



COUNCIL MEETING MINUTES

Tuesday, May 6, 2025
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Deputy Reeve D. Kochan
Councillor G. Boehlke
Councillor K. Hanson
Councillor S. Samra (arrived at 9:05 a.m.)
Councillor A. Schule
Councillor S. Wright

Absent: Reeve C. Kissel

Also Present: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
D. Kazmierczak, Executive Director, Community Services
J. Sopko, Executive Director, Corporate Services
C. Warkentin, Executive Director, Finance & Business Services
A. Zaluski, Director, Intergovernmental & Regional Services
I. Agbonkhese, Manager, Finance Services
A. Latimer, Manager, Economic Development
S. Hulsman, Manager, Asset Management
B. Bateman, Budget and Reporting Supervisor, Financial Services
A. Chell, Planning Policy Supervisor, Planning
J. Rebello, Supervisor, Planning and Development
K. Andrew, Intergovernmental Advisor, Intergovernmental & Regional Services
C. Berger, Senior Planner, Planning
B. Manshanden, Senior Economic Development Strategist, Economic Development
O. Newmen, Senior Planner, Planning
C. Shelton, Development Planner, Planning
T. Andreasen, Lead Legislative Officer, Legislative Services
M. Nakonechny, Legislative Officer, Legislative Services
P. Weber, Municipal Lands Administrator, Asset Management

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m.

Councillor Samra was not present when the meeting was called to order.



B Updates/Approval of Agenda

MOVED by Councillor Hanson that the May 6, 2025 Council meeting agenda be amended as follows:

- Remove Closed Session Item E-2 – Strategic Initiatives Update

Carried
Absent: Councillor Samra

MOVED by Councillor Hanson that the May 6, 2025 Council meeting agenda be approved, as amended.

Carried
Absent: Councillor Samra

C-1 April 22, 2025 Council Meeting Minutes

MOVED by Councillor Wright that the April 22, 2025 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Samra

C-2 April 23, 2025 Special Council Meeting Minutes

MOVED by Councillor Wright that the April 23, 2025 special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Samra

Councillor Samra arrived at the meeting at 9:05 a.m.

**D-1 Division 1 - Bylaw C-8610-2025 - Redesignation Item: Residential
File: PL20240219 (04606407)**

MOVED by Councillor Hanson that the public hearing for item D-1 be opened at 9:05 a.m.

Carried

Person(s) who presented: Elizabeth Moore (Applicant/Owner)

Person(s) who presented in support: None

Person(s) who presented in opposition
or with concerns: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Hanson that the public hearing for item D-1 be closed at 9:16 a.m.

Carried



MOVED by Councillor Hanson that Bylaw C-8610-2025 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8610-2025 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8610-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Hanson that Bylaw C-8610-2025 be given third and final reading.

Carried

The Chair called for a recess at 9:20 a.m. and called the meeting back to order at 9:23 a.m.

MOVED by Councillor Boehlke that Council refund the redesignation fee for file PL20240219 in the amount of \$2,100.

Defeated

D-2 Division 6 - Bylaw C-8587-2024 - Redesignation Item: Residential
File: PL20240155 (04333067)

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:25 a.m.

Carried

MOVED by Councillor Samra that Council table public hearing item D-2.

Carried

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-19

MOVED by Councillor Hanson that Council move into closed session at 9:32 a.m. to consider the confidential item "Bottrel Park Land Use" in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Carried



Council held the closed session for item E-1 with the following additional people in attendance:

Rocky View County:	R. McCullough, Chief Administrative Officer
	B. Riemann, Chief Operating Officer, Infrastructure Services
	D. Kazmierczak, Executive Director, Community Services
	J. Sopko, Executive Director, Corporate Services
	C. Warkentin, Executive Director, Finance & Business Services
	S. Hulsman, Manager, Asset Management
	T. Andreasen, Lead Legislative Officer, Legislative Services
	M. Nakonechny, Legislative Officer, Legislative Services
	P. Weber, Municipal Lands Administrator, Asset Management

MOVED by Councillor Hanson that Council move into open session at 10:19 a.m.

Carried

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-19

MOVED by Councillor Wright that Council direct Administration to proceed with Mandate #4 as identified during the closed session for RVC2025-19.

Carried

D-2 Division 6 - Bylaw C-8587-2024 - Redesignation Item: Residential
File: PL20240155 (04333067)

MOVED by Councillor Samra that Council lift public hearing item D-2 from the table.

Carried

Person(s) who presented:	Lei Wang, Horizon Land Surveys (Applicant)
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Person(s) who presented in support:	None
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Person(s) who presented in opposition or with concerns:	None
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Persons(s) who presented rebuttal:	None
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MOVED by Councillor Samra that the public hearing for item D-2 be closed at 10:33 a.m.

Carried

MOVED by Councillor Samra that Bylaw C-8587-2024 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8587-2024 be given second reading.

Carried



MOVED by Councillor Samra that Bylaw C-8587-2024 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8587-2024 be given third and final reading.
Carried

The Chair called for a recess at 10:36 a.m. and called the meeting back to order at 10:42 a.m.

F-1 Division 1 - Forest Resource Improvement Association (FRIAA) Grant Application
File: N/A

MOVED by Councillor Hanson that Council approve the submission of a Forest Resource Improvement Association of Alberta grant application for an additional 2025/2026 Bragg Creek FireSmart Vegetation Management project.
Carried

F-2 All Divisions - Rocky View Foundation Affordable Housing Reserve Fund Request
File: N/A

MOVED by Councillor Boehlke that Council supports Rocky View Foundation's plan to establish an Affordable Housing Reserve Fund as a dedicated capital reserve to help support future regional housing projects.
Carried

F-3 Division 6 - Prairie Gateway Oversight Committee Terms of Reference
File: N/A

MOVED by Councillor Samra that Council approves the Prairie Gateway Oversight Committee Terms of Reference as outlined in Attachment A.
Carried

MOVED by Councillor Samra that Council appoints Reeve Kissel, Councillor Schule, and Councillor Samra as County representatives on the Prairie Gateway Oversight Committee until October 27, 2025.
Carried

F-4 Division 6 - Conrich Area Structure Plan: Future Policy Area - Revised Terms of Reference
File: 1012-370

MOVED by Councillor Samra that Council approves the Conrich Area Structure Plan: Future Policy Area - Revised Terms of Reference as presented in Attachment A.
Carried



F-5 Division 6 – Request for Direction: Business, Live-Work District (B-LWK) Applications
File: N/A

Councillor Boehlke left the meeting at 11:22 a.m. and returned to the meeting at 11:24 a.m.

MOVED by Councillor Samra that Council directs Administration to prepare a terms of reference and budget adjustment for the completion of County-led area structure plans covering the Business, Live-Work overlay areas along Sunshine Road and Range Road 282 no later than the end of Q4 2025.

Carried

Main Motion:

MOVED by Councillor Samra that Council directs that for all discretionary uses in the Business, Live-Work District:

- Development permit application may be granted for a maximum of one (1) year, until such time as an adopted area structure plan is approved by Council.

Amending Motion:

MOVED by Councillor Boehlke that the original motion be amended as follows:

THAT Council directs that for all discretionary uses in the Business, Live-Work District:

- Development permit application may be granted for a maximum of ~~one (1) year~~ **three years**, until such time as an adopted area structure plan is approved by Council.

Defeated

Main Motion:

MOVED by Councillor Samra that Council directs that for all discretionary uses in the Business, Live-Work District:

- Development permit application may be granted for a maximum of one (1) year, until such time as an adopted area structure plan is approved by Council.

Carried



F-6 All Divisions - Fiscal Management Strategy - Key Financial Policies

File: N/A

MOVED by Councillor Hanson that Council approve Capital Budget Policy C-707, as presented in Attachment A.

Carried

MOVED by Councillor Hanson that Council approve Asset Management Policy C-708, as presented in Attachment B.

Carried

MOVED by Councillor Hanson that Council approve Multi-Year Budgeting Policy C-709, as presented in Attachment C.

Carried

MOVED by Councillor Hanson that Council approve Capital Committee Terms of Reference, as presented in Attachment D.

Carried

MOVED by Councillor Hanson that Bylaw C-8627-2025 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8627-2025 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8627-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Hanson that Bylaw C-8627-2025 be given third and final reading.

Carried

The Chair called for a recess at 11:41 a.m. and called the meeting back to order at 1:00 p.m.

Councillor Hanson was not present when the meeting was called back to order.

D-3 Division 6 - Bylaw C-8630-2025 - Redesignation Item: Business

File: PL20240062 (05303003)

MOVED by Councillor Samra that the public hearing for item D-3 be opened at 1:01 p.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:02 p.m.

Person(s) who presented:

Andrew Ulmer, Terradigm Consultants (Applicant)
Michael Ulmer, Terradigm Consultants (Applicant)



Person(s) who presented in support: None

Person(s) who presented in opposition or with concerns: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Samra that the public hearing for item D-3 be closed at 1:17 p.m.

Carried

MOVED by Councillor Samra that Bylaw C-8630-2025 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8630-2025 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8630-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8630-2025 be given third and final reading.

Carried

D-4 Division 5 - Bylaw C-8628-2025 - Redesignation Item: Business
File: PL20230091 (05330007)

MOVED by Councillor Boehlke that the public hearing for item D-4 be opened at 1:19 p.m.

Carried

Person(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)
Michael Ulmer, Terradigm Consultants (Applicant)

MOVED by Councillor Wright that Council receive the late public submissions for item D-4 in accordance with section 200 of the *Procedure Bylaw*.

Defeated

Person(s) who presented in support: None

Person(s) who presented in opposition or with concerns: None

Persons(s) who presented rebuttal: Andrew Ulmer, Terradigm Consultants (Applicant)
Michael Ulmer, Terradigm Consultants (Applicant)

MOVED by Councillor Boehlke that the public hearing for item D-3 be closed at 1:53 p.m.

Carried

The Chair called for a recess at 1:56 p.m. and called the meeting back to order at 2:01 p.m.



MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to redesignate the entirety of the property to provide consistency in land use regulations across the subject parcel within the Direct Control District.

Carried

The Chair called for a recess at 2:16 p.m. and called the meeting back to order at 2:23 p.m.

MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to transfer the following uses from section 4.1 (Permitted Uses) to section 4.2 (Discretionary Uses):

- Automotive Services (Minor)
- Office
- Vehicle (Commercial) Storage

AND THAT Section 3.2 of the bylaw be deleted.

Carried

MOVED by Councillor Boehlke that Council direct Administration to schedule a second public hearing for Bylaw C-8628-2025 no later than the end of July 2025.

Carried

K Adjourn the Meeting

MOVED by Councillor Samra that the May 6, 2025 Council meeting be adjourned at 2:26 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate