



COUNCIL MEETING MINUTES

Tuesday, June 17, 2025
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor G. Boehlke
Councillor K. Hanson
Councillor S. Samra
Councillor A. Schule
Councillor S. Wright

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, Financial & Business Services
B. Scott, Chief of Staff
A. Zaluski, Director, Intergovernmental & Regional Services
A. Latimer, Manager, Economic Development
J. Lee, Manager, Capital and Engineering Services
A. Chell, Supervisor Planning Policy, Planning
L. Cox, Planning and Development Supervisor, Planning
B. Mulrooney, Supervisor Engineering, Capital and Engineering Services
T. Andreasen, Lead Legislative Officer, Legislative Services
K. Andrew, Intergovernmental Advisor, Intergovernmental & Regional Services
C. Berger, Senior Planner, Planning
S. Braak, Business Retention & Expansion Coordinator, Economic Development
B. Manshanden, Intergovernmental Strategist, Intergovernmental & Regional Services
M. Nakonechny, Legislative Officer, Legislative Services
J. Sotocinal, Policy Planner, Planning
D. Wang, Policy Planner, Planning
P. Weber, Municipal Lands Administrator, Asset Management

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m.



B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the June 17, 2025 Council meeting agenda be amended as follows:

- Add Emergent Business Item G-2 – Proposed Bylaw C-8662-2025 – *Water and Wastewater Utility Exclusivity Bylaw*

Carried

MOVED by Deputy Reeve Kochan that the June 17, 2025 Council meeting agenda be approved as amended.

Carried

C-1 June 3, 2025 Council Meeting Minutes

MOVED by Deputy Reeve Kochan that the June 3, 2025 Council meeting minutes be approved as presented.

Carried

**D-1 Division 6 – Bylaw C-8643-2025 & Bylaw C-8644-2025 – Local Plan & Redesignation
Item: Business
File: PL20240121 / PL20240122 (05304002)**

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

Carried

Person(s) who presented: Ken Venner, B&A Studios (Applicant)
Joe Tompalski (Owner)

MOVED by Councillor Samra that Council receive the late public submissions for item D-1 in accordance with section 200 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: None

Person(s) who presented in opposition
or with concerns: Angela Short

MOVED by Councillor Samra that Council approve a 5 minute time extension for the speaker in accordance with section 193 of the *Procedure Bylaw*.

Carried

Person(s) who presented in opposition
or with concerns: Angela Short

Persons(s) who presented rebuttal: Ken Venner, B&A Studios (Applicant)
Joe Tompalski (Owner)



MOVED by Councillor Samra that the public hearing for item D-1 be closed at 10:04 a.m.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be given first reading.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be given second reading.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8643-2025 be given third and final reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be given first reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be given second reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8644-2025 be given third and final reading.
Carried

The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:16 a.m.

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-22

E-2 Closed Session Item – Intergovernmental Update
File: RVC2025-29

MOVED by Deputy Reeve Kochan that Council move into closed session at 10:18 a.m. to consider the following confidential items pursuant to the following sections of the *Access to Information Act*:

E-1 – Bottrel Park Land Use

- Section 28 – Local public body confidences
- Section 29 – Advice from officials

E-2 – Intergovernmental Update

- Section 26 – Disclosure harmful to intergovernmental relations
- Section 29 – 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, Financial & Business Services S. Hulsman, Manager, Asset Management B. Scott, Chief of Staff P. Weber, Municipal Lands Administrator, Asset Management
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Council held the closed session for item E-2 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, Financial & Business Services A. Zaluski, Director, Intergovernmental & Regional Services B. Manshanden, Intergovernmental Strategist, Intergovernmental & Regional Services B. Scott, Chief of Staff
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MOVED by Councillor Hanson that Council move into open session at 10:41 a.m.

Carried

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-22

MOVED by Councillor Wright that Council direct Administration to proceed with Mandate #3 as discussed in confidential report RVC2025-22.

Carried

E-2 Closed Session Item – Intergovernmental Update
File: RVC2025-29

MOVED by Deputy Reeve Kochan that Council direct Administration to engage in dialogue with Administration from Bearspaw First Nation on a proposed Relationship Committee to serve as a forum for future collaboration between the parties, and report back to Council by end of Q1 2026.

Carried



F-1 Division 5 – Proposed Speed Limit Change on Highway 564 from 84 Street NE to Highway 9
File: 1021-275

MOVED by Councillor Boehlke that Council direct Administration to send a letter to Alberta Transportation and Economic Corridors, supporting the reduction of the existing 100 km/h speed limit to 90 km/h along Highway 564 between 84 Street NE to Highway 9.

Carried

F-2 Divisions 5 & 6 – Joint Planning Area Context Study Project Review and Conclusion
File: N/A

MOVED by Councillor Boehlke that Council receives the Joint Planning Area 1 and Joint Planning Area 2 Vision Statement for information.

Carried

MOVED by Councillor Boehlke that the Joint Planning Area 1 and Joint Planning Area 2 Context Study Terms of Reference be rescinded.

Carried

F-3 All Divisions – Economic Development Initiatives Grant Program Funding Applications
File: N/A

MOVED by Councillor Schule that Council the following Chambers of Commerce as eligible for 2025 funding in accordance with section 6(3) of the *Economic Development Initiatives Grant Program Policy C-350*:

- Airdrie Regional Chamber of Commerce; and
- Bearspaw Chamber of Commerce.

AND THAT Council approve an ongoing budget adjustment of \$25,000, starting 2025, to support the Economic Development Initiatives Grant Program established by *Policy C-350*, as presented in Attachment B.

Carried

MOVED by Councillor Samra that Council approve 2025 funding under the *Economic Development Initiatives Grant Program Policy C-350* as follows:

Applicants	Funding Amount
Airdrie Regional Chamber of Commerce	\$25,000
Bearspaw Chamber of Commerce	\$25,000
Bragg Creek and Area Chamber of Commerce	\$25,000
Langdon and District Chamber of Commerce	\$25,000

Carried



**F-4 Division 6 – Township Road 250 Realignment Project – Designation of Public Utility Lot
File: 4055-700**

MOVED by Councillor Samra that Bylaw C-8655-2025 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8655-2025 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8655-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8655-2025 be given third and final reading.

Carried

**F-5 Division 2 – Highway 1 and Range Road 33 Interchange Improvements – Alberta
Transportation and Economic Corridors Funding Contribution
File: 5011-302**

MOVED by Deputy Reeve Kochan that Council approves the budget adjustment of \$21 million for Highway 1 and Range Road 33 interchange improvements as per Attachment A.

Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to sign the Memorandum of Agreement between the County and Transportation and Economic Corridors for the funding commitment towards the Highway 1 and Range Road 33 interchange improvements.

Carried

**F-6 Division 7 – Langdon Park Improvements – Parking Lot Paving and Stormwater
Drainage
File: 6065-200**

MOVED by Councillor Schule that Council move into closed session at 11:35 a.m. to consider the item F-6 “Langdon Park Improvements – Parking Lot Paving and Stormwater Drainage” in accordance with the following section of the *Access to Information Act*:

- Section 30 – Disclosure harmful to economic and other interests of a public body

Carried

Council held the closed session for item F-6 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, Financial & Business Services
B. Scott, Chief of Staff



MOVED by Councillor Hanson that Council move into open session at 11:46 a.m.

Carried

MOVED by Councillor Schule that Council approves the budget adjustment for \$1.15 million from the Public Reserve to complete underground stormwater construction and parking lot paving within Langdon Park.

Carried

The Chair called for a recess at 12:09 p.m. and called the meeting back to order at 1:00 p.m.

**D-2 Division 6 – Bylaw C-8638-2025, Bylaw C-8645-2025 & Bylaw C-8648-2025 – Beacon AI Hub Area Structure Plan and Redesignation
File: 1011-475**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 1:04 p.m.

Carried

Person(s) who presented:

Joe Shovelin, Beacon Data Centres (Applicant)
Paul McLauchlin, Environmental Leadership Matters
(ELM)

MOVED by Councillor Samra that Council receive the late public submissions for item D-2 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:

Judy and Michael Taylor, and on behalf of the
McKinnon family, Colwell family, and Allen
family

Persons(s) who presented rebuttal:

Joe Shovelin, Beacon Data Centres (Applicant)

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 2:05 p.m.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8638-2025 be given third and final reading.

Carried



MOVED by Councillor Samra that Bylaw C-8648-2025 be given first reading. Carried

MOVED by Councillor Samra that Bylaw C-8648-2025 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8648-2025 be considered for third reading. Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8648-2025 be given third and final reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be given first reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be considered for third reading. Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8645-2025 be given third and final reading. Carried

MOVED by Councillor Samra that the entirety of the Beacon AI Hub Area Structure Plan be renumbered and reformatted as required. Carried

The Chair called for a recess at 2:11 p.m. and called the meeting back to order at 2:20 p.m.

G-1 Divisions 3 & 4 – Bylaw C-8588-2024 – Bearspaw Area Structure Plan
File: 1011-501

MOVED by Councillor Wright that Bylaw C-8588-2024 be given second reading, as amended. Carried

MOVED by Councillor Wright that Bylaw C-8588-2024 be given third and final reading, as amended. Carried

G-2 All Divisions – Emergent Business Item – Proposed Bylaw C-8662-2025 – Water and Wastewater Utility Exclusivity Bylaw
File: N/A

MOVED by Councillor Wright that Bylaw C-8662-2025 be given first reading. Carried



Main Motion

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from the public and other stakeholders.

Amending Motion

MOVED by Councillor Wright that the main motion be amended as follows:

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **existing utility operators**.

Amending Motion

MOVED by Councillor Wright that the amendment to the main motion be amended as follows:

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **existing utility operators**.

Carried

The Chair then called for a vote on the amending motion, as amended.

Amending Motion

MOVED by Councillor Wright that the main motion be amended as follows:

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **utility operators**.

Carried

The Chair then called for a vote on the main motion, as amended.

Main Motion as Amended

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from utility operators.

Carried

I-1 All Divisions – Reeve Kissel and Councillor Wright – Potential Amendments to Subdivision Authority Bylaw C-8275-2022

This notice of motion was read into the Council record on June 17, 2025. The motion as read into the record will be debated on July 10, 2025.

TITLE: Potential Amendments to *Subdivision Authority Bylaw C-8275-2022*

WHEREAS section 623 of the *Municipal Government Act* requires that Council establish a subdivision authority to exercise subdivision powers and duties on behalf of the municipality, including making decisions on subdivision applications;



- AND WHEREAS pursuant to *Subdivision Authority Bylaw C-8275-2022*, Administration is designated as the subdivision authority except in certain circumstances when subdivision applications are referred to Council for a decision, specifically when:
1. the applicant requests that Council consider their subdivision application;
 2. a landowner within the circulation area, a provincial agency, an adjacent municipality, or a school board objects to the application;
 3. approval would require relaxation of any applicable non-stuatory plan, policy, or Council-adopted standard;
 4. the application does not meet the approval criteria under section 654(1) of the *Municipal Government Act*; or
 5. Council passes a resolution or bylaw designating itself as the subdivision authority for applications related to a specific Land Use Bylaw amendment;
- AND WHEREAS when acting as the subdivision authority, Council's discretion is limited by the *Municipal Government Act*, the *Subdivision Authority Bylaw*, and subdivision policies;
- AND WHEREAS removing Council as a Subdivision Authority would allow Council to maintain its focus on strategic matters and policy development rather than on administrative decision-making;
- AND WHEREAS delegating subdivision decisions to Administration would streamline the subdivision approval process, reduce application turnaround times, and support efficiency and responsiveness;
- THEREFORE BE IT RESOLVED THAT Council direct Administration to prepare a report with information, analysis, and options regarding potential amendments to *Subdivision Authority Bylaw C-8275-2022* that would consider removing Council as the subdivision authority except in instances when applications are referred to Council by Administration;
- AND THAT Administration report back to Council with recommendations and a draft amending bylaw for consideration by the end of Q3 2025.



E-3 Closed Session Item – Chief Administrative Officer Update
File: RVC2025-30

MOVED by Councillor Hanson that Council move into closed session at 3:11 p.m. to consider the following confidential items pursuant to the following sections of the *Access to Information Act*:

E-3 – Chief Administrative Officer Update

- Section 29 – Advice from officials

Carried

Council held the closed session for item E-3 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, Financial & Business Services
	B. Scott, Chief of Staff

MOVED by Councillor Hanson that Council move into open session at 4:40 p.m.

Carried

E-3 Closed Session Item – Chief Administrative Officer Update
File: RVC2025-30

MOVED by Councillor Hanson Council directs Administration to proceed with Mandate #1 as discussed in the closed session for item E-3

Carried

MOVED by Councillor Hanson that Council directs Administration to proceed with Mandate #2 as discussed in the closed session for item E-3.

Carried

MOVED by Councillor Hanson that Council direct the Chief Administrative Officer to send letters of support, in AESO's pro forma letter of support format (Attachment A) to the three project proponents (Beacon, Kinetikor and Kalina) in response to their request to meet the AESO qualification criteria by the June 30, 2025 deadline.

Carried



K Adjourn the Meeting

MOVED by Councillor Samra that the June 17, 2025 Council meeting be adjourned at 4:47 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate