



ROCKY VIEW
COUNTY

COUNCIL MEETING MINUTES

Tuesday, March 24, 2026
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Reeve S. Samra (participated electronically; left at 11:35 a.m. and did not return)
Deputy Reeve S. Wright
Councillor K. Ball
Councillor G. Boehlke
Councillor K. Hanson
Councillor D. Kochan
Councillor A. Whiting

Also Present: R. McCullough, Chief Administrative Officer
B. Henderson, Chief Operating Officer, Infrastructure Services
D. Kazmierczak, Executive Director, Community Services
S. McMullen, Executive Director, Financial & Business Services
B. Scott, Chief of Staff
T. Andreasen, Manager, Legislative Services
S. Hulsman, Manager, Asset Management
A. Chell, Policy Planning Supervisor, Planning
B. Mulrooney, Engineering Supervisor, Capital and Engineering Services
J. Targett, A/Development Supervisor, Planning
C. Berger, Senior Planner, Planning
X. Deng, Senior Planner, Planning
K. Hamilton, Municipal Engineer, Capital & Engineering Services
M. Mitton, Legislative Officer, Legislative Services
M. Nakonechny, Legislative Officer, Legislative Services
C. Shelton, Planner, Planning
J. Sotocinal, Planner, Planning

A Call Meeting to Order

As Reeve Samra participated in the meeting electronically, Deputy Reeve Wright assumed the Chair in accordance with section 46(1) of the *Procedure Bylaw*.

The Chair called the meeting to order at 9:05 a.m.



B Updates/Approval of Agenda

MOVED by Councillor Whiting that the March 24, 2026 Council meeting agenda be amended as follows:

- Remove closed session item E-2 – Infrastructure Cost Recovery Agreement Extension
- Add emergent business item F-3 – 2025 Municipal Election: Post-Election Candidate Financial Disclosure Statements
- Add emergent business item F-4 – Appointment of Acting Vice-Chair for the March 24, 2026 Council Meeting

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

MOVED by Councillor Whiting that the March 24, 2026 Council meeting agenda be approved, as amended.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

C-1 March 10, 2026 Council Meeting Minutes

MOVED by Councillor Whiting that the March 10, 2026 Council meeting minutes be approved as presented.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None



F-4 Appointment of Acting Vice-Chair for the March 24, 2026 Council Meeting
File: N/A

Deputy Reeve Wright called for nominations for the Acting Vice-Chair for the purposes of the March 24, 2026 Council meeting:

- Councillor Whiting nominated Councillor Kochan. Councillor Kochan accepted the nomination.

There being no further nominations, the Chair ceased nominations. Councillor Kochan was appointed Acting Vice-Chair for the March 24, 2026 Council meeting by acclamation.

MOVED by Councillor Whiting that Council appoints Councillor Kochan as the Acting Vice-Chair for the purposes of the March 24, 2026 Council meeting.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

D-1 Division 1 - Bylaw C-8725-2026 & Bylaw C-8718-2026 - Local Plan & Redesignation
Item: Residential
File: PL20250055 / PL20250007 (03912016)

MOVED by Councillor Hanson that the public hearing for item D-1 be opened at 9:10 a.m.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

Person(s) who presented:

Nicholas Kuhl, O2 Planning & Design (Applicant)
Chris Rowe, Rocky View Foundation (Owner)
Paul Jacobs, Stormwater Solutions

Person(s) who presented in support:

None



Person(s) who submitted pre-recorded audio/video presentations in support:

Lori Young
Janice Wattam on behalf of the Bragg Creek Foundation
Amanda Patterson
David Rupert on behalf of the Bragg Creek Snowbirds Fellowship
Julie Handrahan
Ryan Bennett
Terri-Lynn Duque on behalf of the Bragg Creek Community Association

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

Miya DeAmicis, on behalf of Diane Thompson
Janet David, on behalf of Alan MacDonald and Waterloo Geological Services
Bob Everett, on behalf of Gerry Remper and Tom Walker

MOVED by Councillor Hanson that Council approves a 3-minute time extension for the speaker in accordance with section 193 of the *Procedure Bylaw*.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Reeve Samra
Councillor Ball

Opposed:

Councillor Boehlke

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

Bob Everett, on behalf of Gerry Remper and Tom Walker

Person(s) who submitted pre-recorded audio/video presentations in opposition or with concerns:

None

Persons(s) who presented rebuttal:

Nicholas Kuhl, O2 Planning & Design (Applicant)
Chris Rowe, Rocky View Foundation (Owner)

The Chair called for a recess at 10:59 a.m. and called the meeting back to order at 11:05 a.m.



MOVED by Councillor Hanson that the public hearing for item D-1 be closed at 11:32 a.m.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Reeve Samra
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Councillor Hanson that Council amends Bylaw C-8725-2026 to add the new policies to the "Bragg Creek Affordable Independent Seniors Villa Master Site Development Plan", as set out within Attachment G.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

MOVED by Councillor Hanson that Bylaw C-8725-2026 be given first reading, as amended.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None

MOVED by Councillor Hanson that Bylaw C-8725-2026 be given second reading, as amended.

Carried

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Reeve Samra
Councillor Ball

Opposed:

None



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MOVED by Councillor Hanson that Bylaw C-8725-2026 be considered for third reading, as amended.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8725-2026 be given third and final reading, as amended.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8718-2026 be given first reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8718-2026 be given second reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	



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MOVED by Councillor Hanson that Bylaw C-8718-2026 be considered for third reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8718-2026 be given third and final reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Reeve Samra	
Councillor Ball	

The Chair called for a recess at 11:35 a.m. and called the meeting back to order at 11:45 a.m.

Reeve Samra left the meeting during the recess and did not return to the meeting.

D-2 Division 5 - Bylaw C-8730-2026 & Bylaw C-8731-2026 - Local Plan & Direct Control Bylaw Amendment Item: Business File: PL20240061 & PL20240063 (06403007)

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 11:45 a.m.

Carried

Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

Person(s) who presented: Michelle Ouellette, Arcadis Professional Services (Canada) Inc. (Applicant)

Person(s) who presented in support: None

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



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Person(s) who submitted pre-recorded audio/video presentations in support: None

Person(s) who submitted pre-recorded audio/video presentations in opposition or with concerns: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 12:13 p.m.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson receives the late public submission in accordance with section 95 of the *Procedure Bylaw*.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	Councillor Boehlke
Councillor Kochan	Councillor Ball
Councillor Whiting	
Deputy Reeve Wright	

MOVED by Councillor Boehlke that Applications PL20240061 and PL20240063 be referred to Administration until Council has reviewed and approved the GB East Balzac Industrial Park Conceptual Scheme, to ensure the following matters are addressed:

- a. Access considerations;
- b. Servicing, including stormwater considerations;
- c. Lot Owner Association requirements;
- d. Architectural Controls that align with the County’s Commercial, Office and Industrial Design Guidelines and adjacent conceptual schemes.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	



The Chair called for a recess at 12:15 p.m. and called the meeting back to order at 1:04 p.m.

Councillor Ball was not in attendance when the meeting was called back to order.

**D-3 Division 4 - Bylaw C-8726-2026 & Bylaw C-8727-2026 - Conceptual Scheme & Redesignation Item: Residential
File: PL20240041 & PL20240042 (05632004)**

Deputy Reeve Wright vacated the Chair in accordance with section 16 of the *Procedure Bylaw* as the applications for item D-3 were located in her electoral division.

Councillor Kochan assumed the Chair.

MOVED by Deputy Reeve Wright that the public hearing for item D-3 be opened at 1:05 p.m.

Carried
Absent: Reeve Samra
Councillor Ball

In Favour:
Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke

Opposed:
None

Councillor Ball returned to the meeting at 1:05 p.m.

Person(s) who presented: Van Ridout, Western Water Resources Inc.
(Applicant)

Person(s) who presented in support: Sam Amini (Owner)

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

Person(s) who submitted pre-recorded audio/video presentations in support: None

Person(s) who submitted pre-recorded audio/video presentations in opposition or with concerns: None

Persons(s) who presented rebuttal: None



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MOVED by Deputy Reeve Wright that the public hearing for item D-3 be closed at 1:29 p.m.

Carried

Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8726-2026 be amended as shown in Attachment H.

Carried

Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8726-2026 be given first reading, as amended.

Carried

Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8726-2026 be given second reading, as amended.

Carried

Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None



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MOVED by Deputy Reeve Wright that Bylaw C-8726-2026 be considered for third reading, as amended.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8726-2026 be given third and final reading, as amended.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8727-2026 be given first reading.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None



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MOVED by Deputy Reeve Wright that Bylaw C-8727-2026 be given second reading.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8727-2026 be considered for third reading.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Deputy Reeve Wright that Bylaw C-8727-2026 be given third and final reading.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None



MOVED by Deputy Reeve Wright that Council directs Administration to review and prepare amendments to Council Policy C-325 (Service Delivery Policy for Redesignation and Subdivision Applications), to address the following:

1. Determine criteria for and set a limit on the number of application revisions permitted once an application has been submitted, prior to the application being presented to Council.
2. Guidance around timelines for both Administration and Applicants respecting application deficiency notices and addressing deficiencies.
3. Requirements to adhere to County conceptual scheme templates and standard policies.
4. Master Rates Bylaw amendments establishing:
 - a. Administrative fee structure related to the preparation of amendments required to achieve satisfactory policy guidance for instances where the limit of submissions has been reached and deficiencies still exist.
 - b. Refund rates more closely reflecting current workflows.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

Councillor Kochan vacated the Chair and Deputy Reeve Wright assumed the Chair.

The Chair called for a recess at 1:42 p.m. and called the meeting back to order at 1:50 p.m.



F-2 Division 1 - Development Permit: Condition Expiry Time Extension Agreement Request

File: PRDP20224566 (03913077)

MOVED by Councillor Hanson that Council permits the Applicant to speak to item F-2 for 5 minutes in accordance with section 95 of the *Procedure Bylaw*.

Carried
Absent: Reeve Samra

<u>In Favour:</u> Councillor Hanson Councillor Whiting Deputy Reeve Wright Councillor Ball	<u>Opposed:</u> Councillor Kochan Councillor Boehlke
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Presenters: Connie DeSousa, on behalf of the Applicants

MOVED by Councillor Hanson that Council approves the time extension request for Development Permit application PRDP20224566 to February 7, 2027.

Carried
Absent: Reeve Samra

<u>In Favour:</u> Councillor Hanson Councillor Kochan Councillor Whiting Deputy Reeve Wright Councillor Boehlke Councillor Ball	<u>Opposed:</u> None
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F-1 Divisions 6 & 7 – Langdon Servicing – Technical Review Committee Project Update
File: 1013-685

Presenters: Alan Boucher, Chair – Technical Review Committee

MOVED by Councillor Ball that Council approves the revised Terms of Reference (TOR) for the Langdon Servicing Technical Review Committee, as set out in Attachment A.

Carried
Absent: Reeve Samra

<u>In Favour:</u> Councillor Hanson Councillor Kochan Councillor Whiting Deputy Reeve Wright Councillor Boehlke Councillor Ball	<u>Opposed:</u> None
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The Chair called for a recess at 2:22 p.m. and called the meeting back to order at 2:33 p.m.



F-3 All Divisions - 2025 Municipal Election: Post-Election Candidate Financial Disclosure Statements
File: N/A

MOVED by Councillor Hanson that Council receives the 2025 Municipal Election: Post-Election Candidate Financial Disclosure Statements report for information.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

G-1 All Divisions - Bylaw C-8733-2026 – Minor Revisions and General Repeals Bylaw
File: N/A

MOVED by Councillor Hanson that Bylaw C-8733-2026 be given first reading.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8733-2026 be given second reading.

Carried
Absent: Reeve Samra

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	



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MOVED by Councillor Hanson that Bylaw C-8733-2026 be considered for third reading.

Carried
Absent: Reeve Samra

In Favour:
Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:
None

MOVED by Councillor Hanson that Bylaw C-8733-2026 be given third and final reading.

Carried
Absent: Reeve Samra

In Favour:
Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:
None

E-1 Closed Session Item – Chief Administrative Officer Update
File: RVC2026-17

MOVED by Councillor Whiting that Council move into closed session at 2:55 p.m. to consider the confidential item "Chief Administrative Officer Update" in accordance with the following sections of the *Access to Information Act*:

- Section 29 – Advice from Officials

Carried
Absent: Reeve Samra

In Favour:
Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:
None



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

Rocky View County:

- R. McCullough, Chief Administrative Officer
- B. Henderson, Chief Operating Officer, Infrastructure Services
- D. Kazmierczak, Executive Director, Community Services
- S. McMullen, Executive Director, Financial & Business Services
- B. Scott, Chief of Staff
- T. Andreasen, Manager, Legislative Services
- S. Hulsman, Manager, Asset Management

MOVED by Councillor Kochan that Council move into open session at 4:11 p.m.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

MOVED by Councillor Kochan that Council directs Administration to proceed with Mandate #1 as outlined in confidential report RVC2026-17, and if a formal application for the purchase of the subject lands accompanied by a signed License of Occupation is not received by April 30, 2026, then Administration is further directed to proceed with Mandate #2 remediation and report to Council on campground feasibility by Q4 2026.

Carried
Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke

Opposed:

Councillor Ball



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J Adjourn the Meeting

MOVED by Councillor Hanson that the March 24, 2026 Council meeting be adjourned at 4:12 p.m.

Carried

Absent: Reeve Samra

In Favour:

Councillor Hanson
Councillor Kochan
Councillor Whiting
Deputy Reeve Wright
Councillor Boehlke
Councillor Ball

Opposed:

None

Reeve or Deputy Reeve

Chief Administrative Officer or designate