



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, May 4, 2021

9:00 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor
Councillor M. Kamachi (participated electronically) (left the meeting at 9:06 a.m.)
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
G. Nijjar, Manager, Planning and Development Services
J. Lee, Senior Municipal Engineer, Planning & Development Services
S. MacLean, Supervisor Planning & Development, Planning & Development
Services
L. Cox, Planner, Planning & Development Services
K. Tuff, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Hanson that the May 4, 2021 Council meeting agenda be accepted as presented.

Carried



E-1 Division 1 - Bylaw C-8126-2021 - Proposed Direct Control Bylaw and Redesignation to allow for the Gateway Village Development within the Hamlet of Bragg Creek
File: PL20200171 (03913076/3075/3045/3044/3043/3001)

F-1 Division 1 - Master Site Development Plan – Gateway Village within the Hamlet of Bragg Creek
File: PL20200170 (03913076/3075/3045/3044/3043/3001)

Councillor Kamachi declared a pecuniary interest and abstained from the discussion and voting on Bylaw C-8126-2021 and the Master Site Development Plan – Gateway Village. Councillor Kamachi left the meeting at 9:06 a.m. and did not return.

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be opened at 9:07 a.m.

Carried
Abstained: Councillor Kamachi

Person(s) who presented: Richard (Dick) Koetsier (Applicant)
Allan Mar (Applicant)
Bela Syal (Applicant)
Audrina Lim (Applicant)
Jason Dunn (Bunt and Associates)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:56 a.m. The Chair called the meeting back to order at 10:06 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: Frederika Demangeat
Renée Delorme
Robert Martin

The Chair called for the meeting to stand at ease at 10:07 a.m. to consider the email submissions and called the meeting back at 10:13 a.m.

Person(s) who presented rebuttal: Richard (Dick) Koetsier (Applicant)
Allan Mar (Applicant)
Bela Syal (Applicant)
Audrina Lim (Applicant)

The Chair called for a recess at 10:30 a.m. and called the meeting back to order at 10:32 a.m. with all previously mentioned members present, with the exception of Councillor Schule.



MOVED by Councillor Hanson that the public hearing for item E-1 be closed at 10:34 a.m.

Carried
Abstained: Councillor Kamachi
Absent: Councillor Schule

Councillor Schule returned to the meeting at 10:35 a.m.

MOVED by Deputy Reeve McKylor that the redline of Schedule A of Bylaw C-8126-2021 found in Attachment C be amended as follows:

C-LUD → Direct Control
~~± 1.66 ha (± 4.10 ac)~~ ± 1.19 ha (± 2.95 ac)

Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8126-2021 be amended in accordance with the amended Attachment C.

Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8126-2021 be amended to include a new section 9.3.5 with the following wording:

9.3.5 1.0 m from a laneway

Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that section 8.0 of Bylaw C-8126-2021 be amended as follows:

8.0 MAXIMUM BUILDING HEIGHT

- 8.1. A maximum of ~~18.0~~ 14.0 m with the exception of an architectural element such as a steeple.
- 8.2 A maximum of 18.0 m for the hotel with the exception of an architectural element such as a steeple.
- 8.23 A maximum of 4 Storeys

Carried
Abstained: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8126-2021 be given second reading, as amended.

Carried
Abstained: Councillor Kamachi

MOVED by Councillor Boehlke that Bylaw C-8126-2021 be given third and final reading, as amended.

Carried
Abstained: Councillor Kamachi



MOVED by Deputy Reeve McKylor that the Gateway Village Master Site Development Plan be adopted as per Attachment 'C'.

Carried
Abstained: Councillor Kamachi

The Chair called for a recess at 10:50 a.m. and called the meeting back to order at 11:00 a.m. with all previously mentioned members present.

F-2 All Divisions - Calgary Metropolitan Region Board Communications Plan
File: N/A

MOVED by Deputy Reeve McKylor that Council move into closed session at 11:09 a.m. to consider the Calgary Metropolitan Region Board Communications Plan pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried
Absent: Councillor Kamachi

Council held the closed session for confidential items M-1 with the following additional people in attendance:

Rocky View County: K. Robinson, Interim Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, Executive Director, Community Development Services
A. Zaluski, Director, Legislative Services
B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 11:56 a.m.

Carried
Absent: Councillor Kamachi

Council rose from closed session without report.

N Adjourn the Meeting

MOVED by Deputy Reeve McKylor that the May 4, 2020 Council Meeting be adjourned at 11:57 a.m.

Carried
Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate