



**COUNCIL MEETING MINUTES**

Tuesday, July 27, 2021  
9:00 AM

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

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Present: Reeve D. Henn  
Deputy Reeve K. McKylor  
Councillor M. Kamachi (participated electronically) (arrived at 9:03 a.m.)  
Councillor K. Hanson (participated electronically) (arrived at 9:02 a.m.)  
Councillor A. Schule (participated electronically)  
Councillor J. Gautreau (participated electronically)  
Councillor G. Boehlke  
Councillor S. Wright (participated electronically) (arrived at 9:05 a.m.)  
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. Anderson, A/Manager, Planning Policy  
J. Lee, Supervisor Engineering, Planning & Development Services  
R. Siddhartha, Planner, Planning Policy  
L. Cox, Planner, Planning & Development Services  
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services  
M. Mitton, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, Legislative Services

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**A     Call Meeting to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Kamachi, Councillor Hanson and Councillor Wright.

Councillor Hanson arrived to the meeting at 9:02 a.m.

Councillor Kamachi arrived to the meeting at 9:03 a.m.



**B Updates/Approval of Agenda**

MOVED by Councillor Gautreau that the July 27, 2021 Council meeting agenda be amended as follows:

- Add emergent item G-11 – 2021 Master Rates Bylaw – Amendments
- Add emergent closed session item M-2 – CAO Search

AND THAT the July 27, 2021 Council meeting agenda be approved as amended

Carried  
Absent: Councillor Wright

**C-1 July 13, 2021 Council Meeting Minutes**

MOVED by Councillor Gautreau that the July 13, 2021 Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Wright

Councillor Wright arrived to the meeting at 9:05 a.m.

**E-1 Division 4 - Bylaw C-8176-2021 - Residential Redesignation**  
**File: PL20210040 (03215011 – 03215075, 03215078 – 03215100)**

MOVED by Councillor Gautreau that the public hearing for item E-1 be opened at 9:06 a.m.

Carried

Person(s) who presented: Bill Maher (Applicant)

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 9:16 a.m. The Chair called the meeting back to order at 9:21 a.m. with all previously mentioned members present and declared email submissions closed, with the exception of Councillor Gautreau who returned to the meeting at 9:22 a.m.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-1 be closed at 9:22 a.m.

Carried

Carried

Carried

## Carried

Person(s) who presented rebuttal: Steve Grande (Applicant)



MOVED by Councillor Schule that the public hearing for item E-2 be closed at 11:20 a.m.

Carried

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:25 a.m. with all previously mentioned members present, with the exception of Councillor Kissel, who returned to the meeting at 11:26 a.m.

MOVED by Councillor Schule that Bylaw C-8174-2021 be tabled and the applicant directed to work with the three neighbours to create a Joint Planning Area and to formulate a funding formula and revenue sharing plan.

Carried

**F-1 Division 7 - Budget Adjustment – Twinning of Secondary Highway 566 in East Balzac**  
**File: N/A**

MOVED by Councillor Boehlke that the Budget Adjustment for the Twinning of Secondary Highway 566 in East Balzac be approved in accordance with Attachment "B".

Carried

**F-2 Division 6 - East Rocky View Wastewater Transmission Main Repair – Repayment of Reserve**  
**File: 4060-100**

MOVED by Councillor Boehlke that Administration be directed to prepare an amendment to the Master Rates Bylaw that reflects a 10% increase to user rates for the East Rocky View Wastewater System.

Carried

The Chair called for a recess at 11:56 a.m. and called the meeting back to order at 1:02 p.m. with all previously mentioned members present, with the exception of Councillor Schule and Councillor Kissel who both returned to the meeting at 1:03 p.m.

**E-3 Division 2 - Bylaw 8016-2020 - Residential Conceptual Scheme - Riverside Estates**  
**File: PL20170009/10 (05701004)**

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be opened at 1:04 p.m.

Carried

Person(s) who presented:	Samuel Alatorre, IBI Group (Applicant) Elvin Karpovich, IBI Group (Applicant) Rod Sieker, IBI Group (Applicant) Shane Sparks, SD Consulting (Applicant) David Rain, Caribou Capital (Applicant)
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Pre-recorded audio/video presentations in support:	None
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Pre-recorded audio/video submissions in opposition:	None
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The Chair made the final call for email submissions and called for a recess at 2:02 p.m. The Chair called the meeting back to order at 2:08 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the meeting to stand at ease at 2:09 p.m. and called the meeting back to order at 2:16 p.m. with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Kissel.

Email submissions in support: None

Email submissions in opposition: The City of Calgary

Person(s) who presented rebuttal: Shane Sparks, SD Consulting (Applicant)

Councillor Kissel returned to the meeting at 2:18 p.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 2:22 p.m.  
Carried  
Absent: Councillor Kamachi

MOVED by Deputy Reeve McKylor that application PL2017009/10 be refused.  
Carried

**F-3    All Divisions - Regional Off-Site Levy Bylaws – Update**  
**File: N/A**

MOVED by Councillor Boehlke that the Regional Off-Site Levies Bylaw Update report be received for information.  
Carried

**F-4    All Divisions - Terms of Reference for Airdrie-Rocky View Master Shared Services Agreement**  
**File: N/A**

MOVED by Councillor Boehlke that the Terms of Reference and Project Management Plan for the Airdrie-Rocky View Master Shared Services Agreement be approved as presented in Attachments 'A' and 'B'.  
Carried

**F-5    All Divisions - Consideration of Motion - Storm Water Drainage – 254050 Range Road 285, 254082 Range Rd 285, 254048 Range Rd 285**  
**File: N/A**

MOVED by Councillor Gautreau that Administration be directed to bring forward options and associated costs for Council's consideration for the assessment and alleviation of the drainage issues experienced on the private lands adjacent to Range Road, and that the report be brought back to Council by September 7, 2021  
Carried



The chair called for a recess at 3:05 p.m. and called the meeting back to order at 3:17 p.m. with all previously mentioned members present.

**K-1 All Divisions - Range Road 290 – Network Expansion for Service Level Increase for Rocky View County Heavy Industry**

Notice of Motion: To be read in at the July 27, 2021, Council Meeting  
To be debated at the September 7, 2021, Council Meeting

Title: Range Road 290 – Network expansion for service level increase for Rocky View County Heavy Industry

Presented By: Reeve Henn, Division 7  
Councillor Boehlke, Division 6

WHEREAS Industry in Rocky View County are required to utilize Provincial High Load Corridors for the movement of overweight, oversized loads;

AND WHEREAS A High Load Corridor consists of designated highways that have had the overhead utility lines raised to accommodate loads up to 9 metres high unless noted otherwise;

AND WHEREAS The High Load Corridor within the East Balzac area identified by the Province is Highway 566 to Highway 772 to Highway 567 to Highway 22;

AND WHEREAS Industry has been utilizing the Rocky View County's Range Road 290, between Highway 566 and Township Road 270 to gain access to Highway 566 (High Load Corridor);

AND WHEREAS Overhead utilities along Range Road 290 are prohibiting easy access to the High Load Corridor due to height restrictions;

AND WHEREAS Range Road 290 within the section noted above is identified within the Rocky View County's Regional Transportation Offsite Levy Bylaw as a Network 'B' roadway that is characterized as 9.0m Paved Surface within a 30m Right of Way;

AND WHEREAS Range Road 290 is not currently on Rocky View County's 10 year Road Program;

AND WHEREAS There is currently no identified funding source for the improvement to Range Road 290 that would resolve the issue faced by Industry on Range Road 290 and thus allowing for easy and unrestricted access to the High Load Corridor;

THEREFORE, BE IT RESOLVED THAT Administration be directed to bring forward a report that provides options and associated cost estimates for Council's consideration that address the issues related to heavy industry hauling on Range Road 290, between Highway 566 and Township Road 270, and that the report be brought back to Council by September 21, 2021.



- G-1 **Division 2 - Bylaw C-8202-2021 - First Reading Bylaw – Redesignation for Residential Purposes**  
File: PL20210057 (04721006 / 04721022)
- G-2 **Division 2 - Bylaw C-8203-2021 - First Reading Bylaw – Willow Ranch Conceptual Scheme**  
File: PL20210058 (04721006 / 04721022)
- G-3 **Division 9 - Bylaw C-8208-2021 - First Reading Bylaw – Redesignation for Agricultural Purposes**  
File: PL20210073 (06832002)
- G-4 **Division 8 - Bylaw C-8209-2021 - First Reading Bylaw – Residential Redesignation**  
File: PL20210085 (05735019)
- G-5 **Division 7 - Bylaw C-8211-2021 - First Reading Bylaw – New Conceptual Scheme**  
File: PL20210093 (06413001 / 06413002 / 06413004)
- G-6 **Division 7 - Bylaw C-8207-2021 - First Reading Bylaw – High Plains East Conceptual Scheme**  
File: PL20210095 (06306002/3/5/7/8)
- G-7 **Division 7 - Bylaw C-8205-2021 - First Reading Bylaw – Redesignation for Industrial Purposes**  
File: PL20210096 (06306002/3/5/7/8)

MOVED by Deputy Reeve McKylor that the following Bylaws receive first reading:

- Bylaw C-8202-2021;
- Bylaw C-8203-2021;
- Bylaw C-8208-2021;
- Bylaw C-8209-2021;
- Bylaw C-8211-2021;
- Bylaw C-8207-2021; &
- Bylaw C-8205-2021.

Carried

- G-8 **Division 1 - Bylaw C-8217-2021 - Local Improvement Tax for Water Supply Conversion – Wintergreen Woods**  
File: N/A

Councillor Kamachi declared a pecuniary interest and abstained from the voting on Bylaw C-8217-2021. Councillor Kamachi left the meeting at 3:24 p.m.

MOVED by Councillor Hanson that the Declaration of Sufficient Petition be received for information.

Carried  
Absent: Councillor Kamachi



MOVED by Councillor Hanson that Administration be directed to prepare and send a Local Improvement Plan to all affected land owners for the water supply upgrade and conversion system installation in the Wintergreen Woods subdivision.

Carried  
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Borrowing Bylaw C-8217-2021 be given first reading as presented in Attachment 'B'.

Carried  
Absent: Councillor Kamachi

**G-9    All Divisions - Bylaw C-8216-2021 - Public Hearing Participation Methods**  
**File: N/A**

Main Motion

MOVED by Councillor Wright that Section 169 be amended as:

~~No w~~Written or ~~and audio/video~~ submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing ~~may be added through a resolution of Council~~.

Amending Motion

MOVED by Deputy Reeve McKylor that the main motion be amended as follows:

~~No w~~Written or ~~and audio/video~~ submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing ~~may be added through a resolution of Council~~.

Carried  
Absent: Councillor Kamachi

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

Main Motion

MOVED by Councillor Wright that Section 169 be amended as:

Written submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council.

Carried  
Absent: Councillor Kamachi

MOVED by Reeve Henn that Section 185(2) of the Procedure Bylaw be further amended to change the time limit for presentations from groups during a public hearing from 10 minutes to 5 minutes.

Carried  
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8216-2021 be given first reading.

Carried  
Absent: Councillor Kamachi





Councillor Kamachi returned to the meeting at 3:55 p.m.

MOVED by Councillor Hanson that Bylaw C-8216-2021 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.

Defeated

The Chair called for a recess at 4:04 p.m. and called the meeting back to order at 4:06 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve McKylor that the previous motion be reconsidered:

*MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.*

*Defeated*

Carried

MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.

Defeated

**G-10 Division 2 - Further Consideration of Bylaw C-8111-2020 - Elbow View Area Structure Plan**  
**File: 1013-220**

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended to insert a new policy (Policy 26.9) that reads:

*To provide a holistic, efficient, and thorough approach to community development in Elbow View, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.*

Carried

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 21 in accordance with Attachment 'A', including insertion of a new policy (Policy 21.9) that reads:

*As part of the initial local plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.*

Carried

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 20 (Transportation) of the Area Structure Plan in accordance with Attachment 'A'.

Carried



MOVED by Councillor Boehlke that Bylaw C-8111-2020, as amended, be re-submitted to the Calgary Metropolitan Region Board for approval.

Carried

**G-11 All Divisions – 2021 Master Rates Bylaw - Amendments**  
**File: 1007-500**

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given third and final reading.

Carried

Councillor Hanson left the meeting at 4:30 p.m. and returned to the meeting at 4:32 p.m.

**I-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update**

The Calgary Metropolitan Region Board (CMRB) Update for July 27, 2021 was provided as information.

**J-1 All Divisions - 2021 Council Priorities and Significant Issues List**

The 2021 Council Priorities and Significant Issues List for July 27, 2021 was provided as information.

**M-1 Closed Session Item – Grader Replacement**  
**File: RVC2021-26**

**M-2 Closed Session Item – CAO Search**  
**File: RVC2021-28**

MOVED by Councillor Hanson that Council move into closed session at 4:44 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Grader Replacement

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

M-2 – CAO Search

- Section 24 – Advice from officials

Carried



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

Rocky View County: K. Robinson, A/Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
B. Beach, A/Executive Director, Community Development Services  
S. Seroya, Manager, Utility Services  
B. Scott, Executive Coordination

Council held the closed session for confidential item M-2 with the following additional people in attendance:

Rocky View County: K. Robinson, A/Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
B. Beach, A/Executive Director, Community Development Services  
B. Scott, Executive Coordination

MOVED by Councillor Hanson that Council move into open session at 5:35 p.m.

Carried

**M-1 Closed Session Item – Grader Replacement**  
**File: RVC2021-26**

MOVED by Deputy Reeve McKylor that the 5-year operating lease methodology to supply 10 new graders be supported in the 2022 Operating Budget.

Carried

**M-2 Closed Session Item – CAO Search**  
**File: RVC2021-28**

Council rose without report from the closed session.

**N Adjourn the Meeting**

MOVED by Deputy Reeve McKylor that the July 27, 2021 Council Meeting be adjourned at 5:36 p.m.

Carried

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Reeve or Deputy Reeve

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Chief Administrative Officer or Designate