



ROCKY VIEW
COUNTY

COUNCIL MEETING MINUTES

Tuesday, April 5, 2022
9:02 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Mayor D. Kochan
Deputy Mayor C. Kissel
Councillor K. Hanson
Councillor S. Wright
Councillor G. Boehlke
Councillor S. Samra
Councillor A. Schule (participated electronically) (left at 4:52 p.m.)

Also Present: B. Riemann, A/Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Beach, A/Executive Director, Community Development Services
S. Hulsman, Manager, Transportation Services
B. Woods, Manager, Financial Services
D. Kazmierczak, Manager, Planning
O. Newmen, Supervisor, Planning
L. Cox, Planner, Planning
J. Kaur, Planner, Planning
A. Smith, Community Project Coordinator, Recreation, Parks and Community Support
B. Manshanden, Intergovernmental Advisor, Legislative and Intergovernmental Services
T. Andreasen, Legislative Officer, Legislative and Intergovernmental Services
M. Mitton, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting To Order

The Chair called the meeting to order at 9:02 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Wright that the April 26, 2022 Council meeting agenda be amended as follows:

- Remove Item E-1 – Bylaw C-8137-2021 – Redesignation Agricultural to Residential
- Remove Item G-8 – First Reading – Bylaw C-8296-2022 – Conceptual Scheme Amendment
- Remove Item G-9 – First Reading – Bylaw C-8297-2022 – Conrich Area Structure Plan Amendment
- Remove Item G-10 – First Reading – Bylaw C-8298-2022 – Residential and Commercial Redesignation
- Add Emergent Item G-11 – First Reading – Bylaw 8300-2022 – Municipal Development Plan (County Plan) Amendments



AND THAT the April 26, 2022 Council meeting agenda be approved as amended.

Carried

C-1 April 5, 2022 Council Meeting Minutes

MOVED by Councillor Hanson that the April 5, 2022 Council meeting minutes be approved as amended.

Carried

**D-1 All Divisions - 2021 Year End Financial Statements
File: 630**

Presenter: Julie Oliver, MNP

MOVED by Councillor Hanson that Council move into Closed session at 9:43 a.m. in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried

MOVED by Councillor Wright that Council move into open session at 10:17 a.m.

Carried

MOVED by Councillor Hanson that the 2021 Audited Financial Statements be approved as presented in Attachment 'A'.

Carried

**E-2 Division 2 - Bylaw C-8186-2021 - Redesignation Residential
File: PL20200136 (05714039)**

Mayor Kochan vacated the Chair as the proposed redesignation application is located in Division 2. Deputy Mayor Kissel assumed the Chair

MOVED by Mayor Kochan that the public hearing for item E-2 be opened at 10:21 a.m.

Carried

The Chair called for a recess at 10:38 a.m. and called the meeting back to order at 10:46 a.m. with all previously mentioned members present.

Person(s) who presented: Jacek and Cynthia Pyc (Applicants)
Rob Strom, Strom Engineering

MOVED by Mayor Kochan that the public hearing for Bylaw C-8186-2021 be tabled until after the lunch break.

Carried



The Chair called for a recess at 10:56 a.m. and called the meeting back to order at 11:02 a.m. with all previously mentioned members present.

Deputy Mayor Kissel vacated the Chair and Mayor Kochan reassumed the Chair.

F-1 All Divisions - Spring Budget Finalization
File: N/A

MOVED by Councillor Boehlke that the operating budget adjustment be approved as presented in Attachment 'A'.
Carried

MOVED by Councillor Boehlke that the net amount of \$1,077,900 be transferred to the Tax Stabilization Reserve for future projects/service level funding as presented in Attachment 'B'.
Carried

MOVED by Councillor Boehlke that the budget adjustment to accommodate external requisitions be approved as presented in Attachment 'C'.
Carried

F-2 All Divisions - Bragg Creek Trails Association - Letter of Support for Active Transportation Fund Application
File: N/A

MOVED by Councillor Hanson that Administration be authorized to provide a letter of support for the Bragg Creek Trails Association application to Active Transportation Fund Grant, as per Attachment 'A'.
Carried

F-3 Division 2 & 3 - Request from The Trail Owners Council
File: N/A

MOVED by Councillor Wright that the request from the Trail Owners Council be received for information.
Carried

F-4 Division 1 - Request from Tsuut'ina Nation - Northern Boundary Fencing Project
File: N/A

MOVED by Councillor Hanson that the request for \$80,000 from Tsuut'ina Nation towards a fencing project along the shared boundary be approved as per Attachment 'D'.
Carried



ROCKY VIEW
COUNTY

G-1 All Divisions – Bylaw C-8282-2022 – 2022 Tax Rate Bylaw
File: 0785

MOVED by Councillor Hanson that Bylaw C-8282-2022 be given first reading. Carried

MOVED by Councillor Hanson that Bylaw C-8282-2022 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8282-2022 be considered for third reading. Carried

MOVED by Councillor Samra that Bylaw C-8282-2022 be given third and final reading. Carried

G-2 Division 7 - Bylaw C-8283-2022 - 2022 Langdon Special Tax Rate Bylaw
File: 0785

MOVED by Councillor Wright that the budget adjustment be approved as presented in Attachment 'A'. Carried

MOVED by Councillor Wright that Bylaw C-8283-2022 be given first reading. Carried

MOVED by Councillor Wright that Bylaw C-8283-2022 be given second reading. Carried

MOVED by Councillor Wright that Bylaw C-8283-2022 be considered for third reading. Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8283-2022 be given third and final reading. Carried

The Chair called for a recess at 11:56 a.m. and called the meeting back to order at 1:05 p.m. with all previously mentioned members present.

E-3 Division 3 - Bylaw C-8189-2021 - Redesignation Agricultural to Residential
File: PL20210041 (07805013)

MOVED by Deputy Mayor Kissel that the public hearing for item E-3 be opened at 1:06 p.m. Carried

Person(s) who presented: Larry Konschuk (Applicant)

Person(s) who presented in favour: Jean and Gary Spears

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Larry Konschuk (Applicant)



MOVED by Deputy Mayor Kissel that the public hearing for item E-3 be closed at 1:31 p.m.
Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8189-2021 be amended as shown in Attachment 'D'.
Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8189-2021 be given second reading, as amended.
Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8189-2021 be given third and final reading, as amended.
Carried

The Chair called for a recess at 1:35 p.m. and called the meeting back to order at 1:41 p.m. with all previously mentioned members present.

E-4 Division 5 - Bylaw C-8206-2021 - Redesignation Direct Control District
File: PL20210102 (07426001/6002/6003/6004)

MOVED by Councillor Boehlke that the public hearing for item E-4 be opened at 1:42 p.m.
Carried

MOVED by Councillor Wright that the late letter be received.
Carried

Person(s) who presented: Nicholas Kuhl, O2 Planning + Design (Applicant)
James Howland, Hardline Engineering Ltd.
Mark Owerko, General Land & Power
Chris Berrh, General Land & Power

Person(s) who presented in favour: None

Person(s) who presented in opposition: Judy Matlock
Hilda Fletcher
Ben Thorlakson
Tom Thorlakson
Al Stojke

Councillor Schule left the meeting at 2:52 p.m. and returned to the meeting at 2:59 p.m.

Person(s) who presented rebuttal: Nicholas Kuhl, O2 Planning + Design (Applicant)
James Howland, Hardline Engineering Ltd.
Mark Owerko, General Land & Power
Chris Berrh, General Land & Power

Councillor Schule left the meeting at 3:23 p.m.



MOVED by Councillor Boehlke that the public hearing for item E-4 be closed at 3:27 p.m.

Carried
Absent: Councillor Schule

The Chair called for a recess at 3:28 p.m. and called the meeting back to order at 3:37 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Boehlke that application PL20210102 be refused.

Carried
Absent: Councillor Schule

E-5 Division 4 - Bylaw C-8285-2022 - Road Closure Application
File: PL20210152 (06632003)

MOVED by Councillor Wright that the public hearing for item E-5 be opened at 3:45 p.m.

Carried
Absent: Councillor Schule

Councillor Schule returned to the meeting at 3:45 p.m.

Person(s) who presented: Lane Roberts (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Wright that the public hearing for item E-5 be closed at 4:04 p.m.

Carried

MOVED by Councillor Wright that Bylaw C-8285-2022 be referred to the Minister of Transportation for approval.

Carried

E-2 Division 2 - Bylaw C-8186-2021 - Redesignation Residential
File: PL20200136 (05714039)

Mayor Kochan vacated the Chair as the proposed redesignation application is located in Division 2. Deputy Mayor Kissel assumed the Chair

MOVED by Mayor Kochan that Bylaw C-8186-2021 be lifted from the table.

Person(s) who presented: Jacek and Cynthia Pyc (Applicants)
Rob Strom, Strom Engineering



ROCKY VIEW
COUNTY

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Mayor Kochan that the public hearing for item E-2 be closed at 4:44 p.m. Carried

MOVED by Mayor Kochan that application PL20200136 be refused. Defeated

MOVED by Councillor Hanson that Bylaw C-8186-2021 be amended in accordance with Attachment C. Carried

MOVED by Councillor Hanson that Bylaw C-8186-2021 be given second reading, as amended. Carried

MOVED by Councillor Hanson that Bylaw C-8186-2021 be given third and final reading, as amended. Carried

Deputy Mayor Kissel vacated the Chair and Mayor Kochan reassumed the Chair.

Councillor Schule left the meeting at 4:52 p.m. and did not return to the meeting.

G-3 All Divisions – Bylaw C-8284-2022 – Local Improvement Tax – Country Lane Estates Water Infrastructure
File: 2025-350

MOVED by Councillor Wright that Bylaw C-8284-2022 be given first reading. Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Bylaw C-8284-2022 be given second reading. Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Bylaw C-8284-2022 be considered for third reading. Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Bylaw C-8284-2022 be given third and final reading. Carried
Absent: Councillor Schule



ROCKY VIEW
COUNTY

- G-4 **Division 5 - Bylaw C-8280-2022 - First Reading Bylaw: Site Specific Direct Control District Amendment**
File: PL20220011 (06410060)
- G-5 **Division 1- Bylaw C-8286-2022 - First Reading Bylaw Residential Redesignation**
File: PL20220024 (03909064)
- G-6 **Division 6 - Bylaw C-8288-2022 - First Reading Bylaw Industrial Redesignation**
File: PL20210187 (03322008)
- G-7 **Division 6 - Bylaw C-8289-2022 - First Reading Bylaw Commercial Redesignation**
File: PL20210188 (03322005)
- G-11 **All Divisions – Bylaw C-8300-2022 – First Reading Bylaw Municipal Development Plan (County Plan) Amendments**
File: 1013-134

MOVED by Councillor Hanson that the following bylaws receive first reading:

- C-8280-2022;
- C-8286-2022;
- C-8288-2022;
- C-8289-2022; &
- C-8300-2022

Carried
Absent: Councillor Schule

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

The Calgary Metropolitan Region Board (CMRB) Update for April 26, 2022 was provided as information.

J-1 All Divisions - 2022 Council Priorities and Significant Issues List

The 2022 Council Priorities and Significant Issues List for April 26, 2022 was provided as information.



K-1 All Divisions - Councillor Wright and Deputy Mayor Kissel - To Review Live / Work and Explore Additional Home-Based Business Options

Notice of Motion: To be read at the April 26, 2022 Council meeting
To be debated at the May 10, 2022 Council meeting

Title: To Review Live / Work and Explore Additional Home-Based Business Options

Presented By: Councillor Wright, Division 4
Deputy Mayor Kissel, Division 3

WHEREAS It is becoming increasingly evident that there is confusion around the intent and implementation of the Live / Work land use;

AND WHEREAS This confusion indicates that the scope of the current Live / Work framework needs to be reviewed;

AND WHEREAS To clarify the original intent of the Live / Work land use designation, it would be useful to reassess how the existing provisions are applied;

AND WHEREAS Many Live / Work applications, as well as other applications throughout the County, could be covered under a new Home-Based Business development permit for expanded uses beyond those in the existing Home-Based Business Type 1 and 2 development permits.

THEREFORE BE IT RESOLVED THAT Administration be directed to bring back the Live / Work land use for Council review along with an assessment of the advantages and disadvantages of introducing one or more new Home-Based Business development permit options e.g., Home-Based Business 3, no later than July 26, 2022.

**M-1 RVC2022-10 - Spray Lakes Sawmills Family Sports Centre Personnel Matter
File: RVC2022-10**

MOVED by Councillor Hanson that Council move into closed session at 5:01 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – RVC2022-10 - Spray Lakes Sawmills Family Sports Centre Personnel Matter

- Section 23 – Local public body confidences.
- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

Carried
Absent: Councillor Schule



ROCKY VIEW
COUNTY

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

Rocky View County: B. Riemann, A/Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Beach, A/Executive Director, Community Development Services
D. Lang, Manager, Recreation, Parks and Community Support
B. Scott, Executive Coordination

MOVED by Councillor Hanson that Council move into open session at 5:09 p.m.

Carried
Absent: Councillor Schule

N Adjourn the Meeting

MOVED by Councillor Samra that the April 26, 2022 Council Meeting be adjourned at 5:10 p.m.

Carried
Absent: Councillor Schule

Mayor or Deputy Mayor

Chief Administrative Officer or Designate