



**COUNCIL MEETING MINUTES**

Tuesday, May 31, 2022  
9:01 AM  
Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

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

Also Present: D. Wandzura, Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
B. Beach, A/Executive Director, Community Development Services  
A. Zaluski, Director, Legislative and Intergovernmental Services  
D. Kazmierczak, Manager, Planning  
O. Newmen, Supervisor Planning & Development, Planning  
R. Siddhartha, Planner, Planning  
G. Scheffel, Planner, Planning  
R. Caskey, Planning, Planning  
J. Targett, Senior Development Officer, Planning  
E. McGuire, Legislative Officer, Legislative and Intergovernmental Services  
M. Mitton, Legislative Officer, Legislative and Intergovernmental Services

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**A     Call Meeting to Order**

The Chair called the meeting to order at 9:01 a.m. with all members present.

**B     Updates/Approval of Agenda**

MOVED by Councillor Hanson that the May 31, 2022 Council meeting agenda be amended as follows:

- Remove item "C-2 – May 17, 2022 Council Meeting Minutes"

Carried

MOVED by Councillor Hanson that the May 31, 2022 Council meeting agenda be approved as amended.

Carried

**C-1   May 10, 2022 Council Meeting Minutes**

MOVED by Councillor Wright that the May 10, 2022 Council meeting minutes be approved as presented.

Carried



**E-1 Division 6 – Bylaw C-8231-2021 – Redesignation Item – Business, Live Work**  
**File: PL20210100 (05308008)**

MOVED by Councillor Samra that the public hearing for item E-1 be opened at 9:04 a.m.

Carried

Person(s) who presented: Steve Grande, on behalf of Terradigm Development Consultants Inc. (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Abraham Martens

Person(s) who presented rebuttal: Steve Grande, on behalf of Terradigm Development Consultants Inc. (Applicant)

MOVED by Councillor Samra that the public hearing for item E-1 be closed at 9:54 a.m.

Carried

MOVED by Councillor Samra that application PL20210100 be refused.

Carried

The Chair called for a recess at 10:01 a.m. and called the meeting back to order at 10:11 a.m. with all previously mentioned members present.

**E-2 Division 6 – Bylaw C-8251-2021 – Redesignation Item – Business, Live-Work**  
**File: PL20210161 (03323013)**

MOVED by Councillor Samra that consideration of Bylaw C-8251-2021 be tabled until after Council has received a report from Administration on the Business Live-Work District on or before September 13, 2022.

Carried

**F-1 Division 6 - Solar Farm / Listed Direct Control Use**  
**File: PRDP20214577 (03314001/2/03311001/2/3/6)**

MOVED by Councillor Hanson that the Applicant be permitted to address Council under section 79 of the Procedure Bylaw.

Carried

Person(s) who presented: Elvin Karpovich, IBI Group on behalf of RealPart Canada (the Applicant)

MOVED by Councillor Samra that Development Permit Application PRDP20214577 be approved with the conditions noted in Attachment 'A'.

Defeated

The Chair called for a recess at 10:54 a.m. and called the meeting back to order at 11:06 a.m. with all previously mentioned members present.



**F-2 All Divisions - Procedure Bylaw C-8277-2022 – Time Extension Request**  
**File: N/A**

MOVED by Deputy Mayor Kissel that Administration be granted a time extension until the June 14, 2022 Council meeting to return to Council for further consideration of Procedure Bylaw C-8277-2022.

Carried

**G-1 Division 5 - Bylaw C-8307-2022 - First Reading Bylaw – Residential Redesignation**  
**File: PL20200116 (07308011)**

**G-2 Division 6 - Bylaw C-8299-2022 - First Reading Bylaw – Commercial Redesignation**  
**File: PL20200191 (03219003)**

**G-3 Division 2 - Bylaw C-8294-2022 - First Reading Bylaw – Agricultural Redesignation**  
**File: PL20220036 (05814006)**

**G-4 Division 6 - Bylaw C-8291-2022 - First Reading Bylaw – Industrial Redesignation**  
**File: PL20220039 (04333053)**

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

- C-8307-2022;
- C-8299-2022;
- C-8294-2022; &
- C-8291-2022.

Carried

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

The Calgary Metropolitan Region Board (CMRB) Update for May 31, 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 May 31, 2022 was provided as information.

The Chair called for a recess at 11:13 a.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present.

**E-3 Division 5 – Bylaw C-8262-2022 – Redesignation Item: Agricultural Use**  
**File: PL20210198 (06331004)**

MOVED by Councillor Boehlke that the public hearing for item E-3 be opened at 1:03 p.m.

Carried

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

Person(s) who presented in favour: None



Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item E-3 be closed at 1:37 p.m.  
Carried

MOVED by Councillor Boehlke that Bylaw C-8262-2022 be given second reading.  
Carried

MOVED by Councillor Boehlke that Bylaw C-8262-2022 be given third and final reading.  
Carried

The Chair called for a recess at 1:45 p.m. and called the meeting back to order at 1:54 p.m.  
with all previously mentioned members present.

**E-4 Division 5 – Bylaw C-8218-2021 – Redesignation Item: Residential Use**  
**File: PL20210129 (07218004)**

MOVED by Councillor Boehlke that the public hearing for item E-4 be opened at 1:55 p.m.  
Carried

Person(s) who presented: Dave Beukema  
Dustin Hahn on behalf of Edward Spronk (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item E-4 be closed at 2:14 p.m.  
Carried

MOVED by Councillor Boehlke that application PL20210129 be referred back to Administration  
to consult with the Applicant and for further policy analysis.  
Carried

**E-5 All Divisions – Bylaw C-8300-2022 – Amendments to the Municipal Development Plan**  
**(County Plan) – First Parcel Out**  
**File: 1013-136**

MOVED by Councillor Samra that the public hearing for item E-5 be opened at 2:36 p.m.  
Carried

Person(s) who presented: Dominic Kazmierczak, Planning

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None



MOVED by Councillor Schule that the public hearing for item E-5 be closed at 2:48 p.m.

Carried

MOVED by Councillor Schule that Bylaw C-8300-2022 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-8300-2022 be given third and final reading.

Carried

The Chair called for a recess at 2:49 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

**E-6    Division 6 – Bylaw C-8194-2021 – Amendments to the Conrich ASP**  
**File: PL20210079 (04329003)**

**E-7    Division 6 – Bylaw C-8193-2021 – Amendments to the South Conrich Conceptual Scheme**  
**File: PL20210078 (04329003)**

**E-8    Division 6 – Bylaw C-8195-2021 – Commercial and Residential Land Use Redesignations**  
**File: PL20210080 (04329003)**

MOVED by Councillor Samra that the public hearing for items E-6, E-7, & E-8 be opened at 3:02 p.m.

Carried

Person(s) who presented:                      N. Darrell Grant (Applicant)  
   Rani Durha, Durha Financial Ltd.  
   Jason Dunn, Bunt & Associates Engineering.

Person(s) who presented in favour:                      Shibum Rakur  
   Dharminder Premi

Person(s) who presented in opposition:                      None

Person(s) who presented rebuttal:                      None

MOVED by Councillor Samra that the public hearing for items E-6, E-7, & E-8 be closed at 3:40 p.m.

Carried

MOVED by Councillor Samra that Bylaw C-8194-2021 be amended in accordance with Attachment G.

Carried

MOVED by Councillor Samra that Bylaw C-8194-2021 be given second reading, as amended.

Carried



MOVED by Councillor Samra that Bylaw C-8194-2021 be given third reading, as amended.  
Carried

MOVED by Councillor Samra that Bylaw C-8193-2021 be amended in accordance with Attachment D.  
Carried

MOVED by Councillor Samra that Bylaw C-8193-2021 be given second reading, as amended.  
Carried

MOVED by Councillor Samra that Bylaw C-8193-2021 be given third reading, as amended.  
Carried

MOVED by Councillor Samra that Bylaw C-8195-2021 be amended in accordance with Attachment I.  
Carried

MOVED by Councillor Samra that Bylaw C-8195-2021 be given second reading, as amended.  
Carried

MOVED by Councillor Samra that Bylaw C-8195-2021 be given third reading, as amended.  
Carried

**N     Adjourn the Meeting**

MOVED by Councillor Schule that the May 31, 2022 Council Meeting be adjourned at 3:46 p.m.  
Carried

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Mayor

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Chief Administrative Officer