



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, July 12, 2022
9:01 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Mayor D. Kochan
Councillor K. Hanson
Councillor S. Wright
Councillor G. Boehlke
Councillor S. Samra

Absent: Deputy Mayor C. Kissel
Councillor A. Schule

Also Present: D. Wandzura, Chief Administrative Officer
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
D. Kazmierczak, A/Executive Director, Community Development Services
A. Zaluski, Director, Legislative and Intergovernmental Services
B. Woods, Manager, Financial Services
J. Anderson, Supervisor, Planning Policy, Planning
A. Pare, Lead Cemetery Administration & Sales, Operational Services
A. Panaguiton, Planner, Planning Policy, Planning
G. Scheffel, Planner, Planning
J. Kaur, Planner, Planning
R. Caskey, Planner, Planning
X, Deng, Planner, Planning
J. Targett, Senior Development Officer, Planning
M. Mitton, Legislative Officer, Legislative and Intergovernmental Services
C. Anderson, Legislative Officer, Legislative and Intergovernmental Services

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 Samra that the July 26, 2022 Council meeting agenda be accepted as presented.

Carried

C-1 July 12, 2022 Council Meeting Minutes

MOVED by Councillor Wright that the July 12, 2022 Council meeting minutes be approved as presented.

Carried



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E-1 Division 5 - Bylaw C-8268-2022 - Redesignation – Direct Control District and Roe Gravel Pit Master Site Development Plan
File: PL20210207 and PL20210208 (07212001)

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

Carried

The Chair called for a recess at 9:33 a.m. and called the meeting back to order at 9:38 a.m. with all previously mentioned members present.

Person(s) who presented: Travis Coates, Burnco (Applicant)
Hazel George, Owner

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Travis Coates, Burnco (Applicant)

MOVED by Councillor Boehlke that the public hearing for item E-1 be closed at 10:22 a.m.

Carried

MOVED by Councillor Boehlke that the 'Roe Gravel Pit Master Site Development Plan' be referred to Administration to work with the Applicant on satisfying the technical requirements and submissions of a Master Site Development Plan. Specifically, the revised Master Site Development Plan shall address the following:

- Technical items to be submitted prior to further consideration of the MSDP. Specifically, a Hydrological Assessment, an Environmental Screening Report, a Noise Impact Memo, and an Air Quality Impact Memo.
- Policies committing the Applicant to submit a Site-Specific Stormwater Management Plan, a Landscaping Plan, an Erosion and Sediment Control Plan, a Construction Management Plan, a Traffic Management Plan, and a Detailed Reclamation Plan prior to future Development Permit stage.
- Removal of language in all policies that states the Applicant "will not submit" technical items or studies "as part of this MSDP or as part of any future DP application".
- Amendments to policies as outlined in the report, including the requirement to reference additional regulations, standards, and County Policies.

Carried

Bylaw C-8268-2022 be referred to Administration to work with the Applicant on satisfying the technical requirements and submissions of a Master Site Development Plan and return to Council no later than January 31, 2023.

Carried

The Chair called for a recess at 10:36 a.m. and called the meeting back to order at 10:47 a.m. with all previously mentioned members present.



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E-2 Division 5 - Bylaw C-8207-2021 - Conceptual Scheme - Industrial Use
File: PL20210095 (06306002/ 003/ 005/ 007/ 008)

E-3 Division 5 - Bylaw C-8205-2021 - Redesignation - Industrial Use
File: PL20210096 (06306002/ 003/ 005/ 007/ 008)

MOVED by Councillor Boehlke that the public hearing for items E-2 and E-3 be opened concurrently at 10:47 a.m.

Carried

MOVED by Councillor Samra that the late submissions for item E-2/E-3 be received and distributed in accordance with section 169 of the *Procedure Bylaw*.

Carried

Person(s) who presented: Ken Venner, B&A Planning (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 items E-2 and E-3 be closed at 11:29 a.m.

Carried

MOVED by Councillor Boehlke that Bylaw C-8207-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Boehlke that Bylaw C-8207-2021 be given second reading, as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8207-2021 be given third and final reading, as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8205-2021 be amended in accordance with Attachment 'D'.

Carried

MOVED by Councillor Boehlke that Bylaw C-8205-2021 be given second reading, as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8205-2021 be given third and final reading, as amended.

Carried



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The Chair called for a recess at 11:31 a.m. and called the meeting back to order at 11:38 a.m. with all previously mentioned members present.

F-1 Division 6 - Waiving of Development Permit Re-Application Interval
File: 03314001/2/03311001/2/3/6

MOVED by Councillor Samra that the requirement of a six-month waiting period for re-application under Section 83 of the County's Land Use Bylaw C-8000-2020 be waived.

Carried

F-2 Divisions 1 and 2 - Request for Direction - Springbank Off-Stream Reservoir Draft Land Use Plan
File: N/A

MOVED by Councillor Hanson that in addition to continued participation in the Joint Land Use Advisory Committee, Administration be directed to undertake a full internal review of the draft SR1 Land Use Plan when released, and to provide the County's feedback directly to Alberta Environment and Parks.

AND THAT Administration be directed to invite feedback from local landowners, residents, and community groups on the draft SR1 Land Use Plan through an online survey and written representations, and to collate this feedback to provide an overall County and community position to Alberta Environment and Parks. Notification of the County's engagement shall be through a mailout to the wider Springbank area and through other digital communication channels.

Carried

F-3 All Divisions - 2022 Tax Recovery Sale - Reserve Bids
File: 0785

MOVED by Councillor Hanson that the reserve bids for the 2022 tax recovery sale be approved as per Attachment 'A'.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

E-4 Division 1 - Bylaw C-8146-2021 - Redesignation - Commercial Use
File: PL20200178 (03912130)

MOVED by Councillor Hanson that the public hearing for item E-4 be opened at 1:02 p.m.

Carried

MOVED by Councillor Hanson that the late submissions for item E-4 be received and distributed in accordance with section 169 of the *Procedure Bylaw*.

Person(s) who presented: Stacy Provins and Sandy Tse (Applicants)

Person(s) who presented in favour: None



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Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Stacy Provins and Sandy Tse (Applicants)

MOVED by Councillor Hanson that the public hearing for item E-4 be closed at 1:23 p.m. Carried

MOVED by Councillor Hanson that Bylaw C-8146-2021 be amended in accordance with Attachment 'C'. Carried

MOVED by Councillor Hanson that Bylaw C-8146-2021 be given second reading, as amended. Carried

MOVED by Councillor Hanson that Bylaw C-8146-2021 be given third and final reading, as amended. Carried

E-5 Division 1 - Bylaw C-8312-2022 - Road Closure Application
File: PL20210092 (04711004)

MOVED by Councillor Hanson that the public hearing for item E-5 be opened at 1:25 p.m. Carried

MOVED by Councillor Hanson that the late submissions for item E-5 be received and distributed in accordance with section 169 of the *Procedure Bylaw*. Carried

Person(s) who presented: Ryan Remington (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Mike Gilchrist on behalf of the Swift Creek Homeowners Association
Carol and Mike Gilchrist
Rhonda Rankin
Dean Schultz
Glenn Carbol
Janet Ballantyne
Margo Doherty

Person(s) who presented rebuttal: Ryan Remington (Applicant)

The Chair called for a recess at 3:14 p.m. and called the meeting back to order at 3:25 p.m. with all previously mentioned members present.

MOVED by Councillor Hanson that application PL20210096 be tabled until after item E-6. Carried



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E-6 Division 1 - Bylaw C-8313-2022 - Road Closure Application
File: PL20210118 (04713039)

MOVED by Councillor Hanson that the public hearing for item E-6 be opened at 3:26 p.m.
Carried

MOVED by Councillor Hanson that the late submissions for item E-6 be received and distributed in accordance with section 169 of the *Procedure Bylaw*.
Carried

Person(s) who presented: Glenn Carbol (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Ryan Remington

Person(s) who presented rebuttal: Glenn Carbol (Applicant)

MOVED by Councillor Hanson that the public hearing for item E-6 be closed at 3:51 p.m.
Carried

E-5 Division 1 - Bylaw C-8312-2022 - Road Closure Application
File: PL20210092 (04711004)

MOVED by Councillor Hanson that application PL20210096 be lifted from the table.
Carried

MOVED by Councillor Hanson that the public hearing for item E-5 be closed at 3:52 p.m.
Carried

MOVED by Councillor Hanson that application PL20210092 be refused.
Carried

E-6 Division 1 - Bylaw C-8313-2022 - Road Closure Application
File: PL20210118 (04713039)

MOVED by Councillor Hanson that application PL20210118 be refused.
Carried

The Chair called for a recess at 4:00 p.m. and called the meeting back to order at 4:04 p.m. with all previously mentioned members present.



Motion Arising

MOVED by Councillor Hanson that Administration be directed to prepare a report for presentation to Council on or before November 29, 2022, outlining options to promote safe and accessible pathway connections to waterbodies and watercourses for recreational purposes along road allowances in conjunction with the Active Transportation Plan. The options shall also explore measures to ensure that impacts from pathway connections are mitigated to a level that does not materially interfere with the use, enjoyment, or value of adjacent private landowners.

Carried

H-1 Division 5 - Subdivision Item - Residential
File: PL20210098 (06532018)

Presenter: Robert Anderson (Applicant)

MOVED by Councillor Boehlke that the applicant for item H-1 be allowed to address Council in accordance with section 79 of the *Procedure Bylaw*.

Carried

MOVED by Councillor Boehlke that proposed condition 3 for Subdivision Application be deleted in its entirety.

Defeated

MOVED by Councillor Boehlke that Subdivision Application PL20210098 be approved with the conditions noted in Attachment 'A'.

Carried

The Chair called for a recess at 5:05 p.m. and called the meeting back to order at 5:17 p.m. with all previously mentioned members present.

H-2 Division 6 - Subdivision Item - Business Live-Work
File: PL20210148 (03323008)

Presenter: Amandeep Bhullar (Owner)

MOVED by Councillor Samra that the applicant for item H-2 be permitted to speak to Council in accordance with section 79 of the *Procedure Bylaw*.

Carried

MOVED by Councillor Samra that the application be tabled until after Administration reports back to Council on potential options for amendment to the Business Live-Work district on or before September 13, 2022.

Carried



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G-1 Division 1 - Bylaw C-8319-2022 - Updated Local Improvement Plan - Wintergreen Woods

File: 0650

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

Carried

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

Carried

MOVED by Councillor Hanson that Borrowing Bylaw C-8319-2022 be given First Reading.

Carried

G-2 All Divisions - Bylaw 8267-2022 - Cemetery Management Bylaw

File: N/A

MOVED by Councillor Wright that Bylaw C-8267-2022 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-8267-2022 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-8267-2022 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-8267-2022 be given third and final reading.

Carried

MOVED by Councillor Wright that Cemetery Perpetual Care Fund Policy C-217 be rescinded.

Carried

G-3 Division 2 - Bylaw C-8315-2022 - First Reading Bylaw – Direct Control Bylaw 129 Amendments

File: PL20210151 (05707130 to 05707167)

G-4 Division 6 - Bylaw C-8265-2022 - First Reading Bylaw – Industrial Use

File: PL20210200 (03321013)

G-5 Division 5 - Bylaw C-8309-2022 - First Reading Bylaw – Agricultural Use

File: PL20220001 (06302002)

G-6 Division 5 - Bylaw C-8317-2022 and Bylaw C-8318-2022 - First Reading Bylaws - Conceptual Scheme Amendment and DC Bylaw Amendment

File: PL20220032/ PL20220033 (06410003)

G-7 Division 2 - Bylaw C-8310-2022 - First Reading Bylaw – Residential Use

File: PL20220042 (04735027)



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G-8 Division 3 - Bylaw C-8308-2022 - First Reading Bylaw – Agricultural Use
File: PL20220063 (06707002)

MOVED by Councillor Hanson that the following bylaws be given first reading:

- Bylaw C-8315-2022;
- Bylaw C-8265-2022;
- Bylaw C-8309-2022;
- Bylaw C-8317-2022;
- Bylaw C-8318-2022;
- Bylaw C-8310-2022; and
- Bylaw C-8308-2022.

Carried

F-4 All Divisions - Chief Administrative Officer Report - Council Priorities
File: N/A

MOVED by Councillor Wright that Council approve a budget adjustment of \$1,038,800 in accordance with Attachment 'C' to advance the identified Strategic Priorities

Carried

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

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

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

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

N Adjourn the Meeting

MOVED by Councillor Samra that the July 26, 2022 Council Meeting be adjourned at 6:14 p.m.

Carried

Mayor or Deputy Mayor

Chief Administrative Officer