



**COUNCIL MEETING MINUTES**

Tuesday, September 13, 2022

9:00 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 Services  
A. Zaluski, Director, Legislative and Intergovernmental Services  
D. Kazmierczak, Manager, Planning  
D. Lang, Manager, Recreation, Parks, and Community Support  
J. Lee, A/Manager, Capital and Engineering Services  
S. Hulsman, Manager, Transportation Services  
S. Altena, Supervisor, Capital and Engineering Services  
J. Rebello, Supervisor, Planning  
J. Anderson, Supervisor, Planning  
S. Vishwakarma, Planner, Planning  
R. Caskey, Planner, Planning  
A. McQueen, Community Services Coordinator, Recreation, Parks, and Community Support  
B. Manshanden, Intergovernmental Strategist, Legislative and Intergovernmental Services  
T. Andreasen, Lead 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 9:00 a.m. with all members present.

Council observed a moment of silence to mark the passing of the late Sovereign, Elizabeth the Second, by the Grace of God of the United Kingdom, Canada and her other Realms and Territories, Head of the Commonwealth, Defender of the Faith.



**B Updates/Approval of Agenda**

MOVED by Councillor Samra that the September 13, 2022 Council meeting agenda be approved as presented.

Carried

**C-1 July 26, 2022 Council Meeting Minutes**

MOVED by Councillor Samra that the July 26, 2022 Council meeting minutes be approved as presented.

Carried

**E-1 Division 5 - Bylaw C-8230-2021 - Master Site Development Plan – Eritrean Orthodox Tewahdo St. Michael Church and Amendment – Direct Control District (DC 99)  
File: PL20210027/PL20210116 (06410067)**

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

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)  
Biniam Yemane

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-1 be closed at 10:06 a.m.

Carried

MOVED by Councillor Boehlke that application PL20210116 be refused.

Defeated

MOVED by Deputy Mayor Kissel that the Eritrean Orthodox Tewahdo St. Michael Church Master Site Development Plan (MSDP) be approved, in accordance with Attachment 'D'.

Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8230-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8230-2021 be given second reading, as amended.

Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8230-2021 be given third and final reading, as amended.

Carried



The Chair called for a recess at 10:18 a.m. and called the meeting back to order at 10:29 a.m. with all previously mentioned members present.

**E-2    Division 4 - Bylaw C-8256-2021 - Redesignation Item - Residential**  
**File: PL20210178 (06712022)**

MOVED by Councillor Wright that the public hearing for item E-2 be opened at 10:29 a.m.  
Carried

Person(s) who presented:                      Shelly McIntosh, Freedom 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 Wright that the public hearing for item E-2 be closed at 10:42 a.m.  
Carried

MOVED by Councillor Wright that Bylaw C-8256-2021 be given second reading.  
Carried

MOVED by Councillor Wright that Bylaw C-8256-2021 be given third and final reading.  
Carried

**H-1    Division 5 - Residential Subdivision - Single Lot**  
**File: PL20200115 (07308013)**

Deputy Mayor Kissel left the meeting at 10:48 a.m.

MOVED by Councillor Boehlke that Mr. Bart Carswell (the Applicant) be permitted to address the Subdivision Authority on item H-1 in accordance with section 116 of the *Procedure Bylaw*.

Carried  
Absent: Deputy Mayor Kissel

Presenter(s):                      Bart Carswell, Carswell Planning (Applicant)

MOVED by Councillor Boehlke that Subdivision Application PL20200115 be approved with the conditions noted in Attachment 'A'.  
Carried  
Absent: Deputy Mayor Kissel

The Chair called for a recess at 11:17 a.m. Deputy Mayor Kissel returned to the meeting during the recess. The Chair called the meeting back to order at 11:25 a.m.



**F-1 All Divisions - Rocky View Foundation Letter of Support**  
**File: 1007-100**

MOVED by Councillor Samra that Administration be authorized to provide a letter of support for the Rocky View Foundation, as per Attachment 'A'.

Carried

**F-2 Division 4 - Westbrook School Letter of Support**  
**File: 1007-100**

MOVED by Councillor Wright that Administration be authorized to provide a letter of support for the Westbrook School, as per Attachment 'A'.

Carried

**F-3 Division 6 - Budget Adjustment – Glenmore Trail and Glenmore View Road Intersection Improvement**  
**File: 1007-100**

MOVED by Councillor Samra that the budget adjustment for the Glenmore Trail and the Glenmore View Road Intersection Improvement be approved in accordance with Attachment 'A'.

Carried

**F-4 All Divisions - Regional Off-Site Levy Bylaws Update**  
**File: 1007-100**

MOVED by Councillor Wright that the Regional Off-Site Levy Bylaws Update be received for information.

Carried

**F-5 Division 4 - Waiving of Development Permit Re-Application Interval**  
**File: 05735070**

MOVED by Councillor Wright that the letter from Ms. Bonnie Anderson on behalf of Tanis and Dave Larson on item F-5 be received and distributed to Council in accordance with section 116 of the *Procedure Bylaw*.

Carried

MOVED by Councillor Wright that item F-5 be referred to Administration to work with the Applicants and that this item be brought back to the October 11, 2022 Council meeting.

Carried

The Chair called for a recess at 11:59 a.m. and called the meeting back to order at 1:00 a.m. with all previously mentioned members present.



**E-3 All Divisions - Bylaw C-8316-2022 - Road Licensing Bylaw**  
**File: 1007-100**

MOVED by Deputy Mayor Kissel that the public hearing for item E-3 be opened at 1:02 p.m.  
Carried

MOVED by Councillor Wright that the late public submissions for item E-3 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.  
Carried

Person(s) who presented: Steven Hulsman, Manager, Transportation Services

Person(s) who presented in favour: None

Person(s) who presented in opposition: Shelly Jacober, Springbank Trails and Pathway Association  
Margo Doherty  
Al Schmidt, Springbank Community Association

Councillor Boehlke left the meeting at 2:00 p.m. and returned to the meeting at 2:02 p.m.

Person(s) who presented in opposition: Janet Ballantyne  
Ray Nicoll

The Chair called for a recess at 2:13 p.m. and called the meeting back to order at 2:19 p.m. with all previously mentioned members present.

Person(s) who presented rebuttal: None

MOVED by Councillor Wright that the public hearing for item E-3 be closed at 2:24 p.m.  
Carried

MOVED by Councillor Wright that Bylaw C-8316-2022 be referred to Administration to prepare further amendments to the bylaw, and return to Council no later than January 31, 2023.  
Carried

**F-6 All Divisions - CMRB Growth and Servicing Plan Update**  
**File: N/A**

MOVED by Councillor Samra that the update on the CMRB Growth and Servicing Plans, and next steps be received for information.  
Carried

**F-7 All Divisions - Calgary Metropolitan Region Growth Plan: Planning Assessment**  
**File: N/A**

MOVED by Councillor Wright that the Planning assessment of the Calgary Metropolitan Region Growth Plan be received for information.  
Carried



The Chair called for a recess at 3:34 p.m. and called the meeting back to order at 3:52 p.m. with all previously mentioned members present.

**F-15 Division 1 - Request for Decision: Elbow View Area Structure Plan**  
**File: 1013-220**

MOVED by Councillor Hanson that the letter from Mr. Ben Mercer (Qualico Communities) on item F-15 be received and distributed to Council in accordance with section 116 of the *Procedure Bylaw*.

Carried

MOVED by Councillor Hanson that Mr. Ben Mercer (Qualico Communities) be permitted to address Council on item F-15 in accordance with section 116 of the *Procedure Bylaw*.

Carried

Presenter(s): Ben Mercer, Qualico Communities

MOVED by Councillor Hanson that the Elbow View (Highway 8) ASP Terms of Reference be rescinded.

Carried

**F-8 Divisions 1 & 2 - Update: Springbank Area Structure Plans Review**  
**File: 1015-550**

MOVED by Councillor Hanson that the update report on the Springbank Area Structure Plans be received for information.

Carried

**F-9 Division 6 - Update: Janet Area Structure Plan Amendments (Long-Term Development Area)**  
**File: 1015-251**

MOVED by Councillor Samra that the update report on the Janet Area Structure Plan Long-Term Development Area amendment project be received for information.

Carried

**F-10 Division 6 - Update: Conrich Area Structure Plan Amendments (Future Policy Area)**  
**File: 1012-370**

MOVED by Councillor Samra that the update report on the Conrich Area Structure Plan Future Policy Area amendment project be received for information.

Carried

**F-11 All Divisions - Request for Decision: Municipal Development Plan**  
**File: 1013-136**

MOVED by Councillor Wright that the County Plan Amendments Comprehensive Review Terms of Reference, approved by Council on January 22, 2019, be rescinded.

Carried



MOVED by Councillor Wright that Administration be directed to prepare a new Terms of Reference and budget adjustment for a comprehensive review of the County's Municipal Development Plan (County Plan) for presentation to Council no later than December 13, 2022. The Terms of Reference shall include sections to guide:

- the project vision and goals;
- the project manager and project team;
- a project schedule and phasing;
- stakeholder and community engagement;
- the project deliverables;
- alignment with higher order statutory plans, including existing Intermunicipal Development Plans and the Calgary Metropolitan Region Growth Plan; and
- appropriate use of previous work completed, and stakeholder feedback received, in preparing the draft Municipal Development Plan Bylaw C-8090-2020.

Carried

**F-12 Division 1 - Request for Decision: Bragg Creek Area Structure Plan (Hamlet Expansion)**  
**File: 1011-534**

MOVED by Councillor Hanson that the Bragg Creek Area Structure Plan Hamlet Expansion Strategy project be placed on hold to accommodate staff resource availability and other Council planning project priorities, and to allow further assessment of development progress within the existing hamlet, servicing capacity, and transportation improvements (specifically White Avenue/Highway 22 intersection discussions).

Carried

MOVED by Councillor Hanson that Administration be directed to present a report with an update on these items, together with a request for direction on continuation of the ASP project, no later than September 2023.

Carried

The Chair called for a recess at 5:41 p.m. and called the meeting back to order at 6:11 p.m. with all previously mentioned members present.

**F-13 Divisions 3 & 4 - Request for Decision: Bearspaw Area Structure Plan Review**  
**File: 1011-501**

MOVED by Councillor Wright that the Bearspaw Area Structure Plan project be placed on hold to accommodate staff resource availability and other Council planning project priorities.

Carried



MOVED by Councillor Wright that Administration be directed to present a report with an update on these items, together with a request for direction on continuation of the ASP project, no later than May 2023.

Carried

**F-14 Division 6 - Request for Decision: Glenmore Trail Area Structure Plan**  
**File: 1013-280**

MOVED by Councillor Samra that the Glenmore Trail Area Structure Plan Terms of Reference be rescinded.

Carried

**G-1 Division 1 - Bylaw C-8319-2022 - Local Improvement - Wintergreen Woods Water Supply Upgrade**  
**File: 0650**

MOVED by Councillor Hanson that Bylaw C-8319-2022 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8319-2022 be given third and final reading.

Carried

MOVED by Councillor Hanson that the budget adjustment presented in Attachment 'B' be approved.

Carried

**G-2 All Divisions - Bylaw C-8333-2022 and Bylaw C-8334-2022 - Borrowing Bylaws for Blazer Water System and Horse Creek Water & Waste Water Services**  
**File: N/A**

MOVED by Councillor Boehlke that Bylaw C-8333-2022 be given first reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8333-2022 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8333-2022 be considered for third reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8333-2022 be given third and final reading.

Carried





MOVED by Councillor Boehlke that Bylaw C-8334-2022 be given first reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8334-2022 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8334-2022 be considered for third reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8334-2022 be given third and final reading.

Carried

**G-3    Division 3 - Bylaw C-8188-2021 - Road Closure Application**  
**File: PL20210002 (06717003)**

MOVED by Deputy Mayor Kissel that application PL20210002 be refused.

Defeated

MOVED by Deputy Mayor Kissel that Bylaw C-8188-2021 be referred back to Administration until such time as the applicant provides an appraisal for the subject Road Allowance (portion of Road Plan 2479Q) to determine the sale value of the Road Allowance.

Carried

**G-4    Division 7 - Bylaw C-8327-2022 and Bylaw C-8328-2022 - First Reading Bylaws – Residential and Special Redesignation; Textual Amendment to the Land Use Bylaw**  
**File: PL20220124/ PL20220125 (03215001/04/05)**

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

- Bylaw C-8327-2022
- Bylaw C-8328-2022

Carried

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

The 2022 Calgary Metropolitan Regional Board (CMRB) Update for September 13, 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 September 13, 2022 was provided as information.



**F-16 All Divisions - Request for Decision: Planning Process and First Reading Options**

**File: N/A**

**F-17 All Divisions - Business Live Work District Review and Home-Based Business 3 Proposal**

**File: N/A**

**F-18 All Divisions - Request for Direction: Special, Future Urban Development District**

**File: N/A**

MOVED by Councillor Hanson that agenda items F-16, F-17 and F-18 be tabled to the September 27, 2022 Council meeting.

Carried

**M-1 All Divisions – Closed Session Item - Proposed City of Calgary Annexation Negotiation Mandate**

**File: RVC2022-19**

**M-2 All Divisions – Local Government Fiscal Framework Update**

**File: RVC2022-21**

MOVED by Councillor Hanson that Council move into closed session at 6:48 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Proposed City of Calgary Annexation Negotiation Mandate

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

M-2 – Local Government Fiscal Framework Update

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

Carried

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

Rocky View County:

D. Wandzura, Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
B. Beach, A/Executive Director, Community Services  
A. Zaluski, Director, Legislative and Intergovernmental Services  
B. Manshanden, Intergovernmental Strategist, Legislative and Intergovernmental Services  
J. Anderson, Supervisor, Planning



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

Rocky View County:

- D. Wandzura, Chief Administrative Officer
- B. Riemann, Executive Director, Operations
- K. Robinson, Executive Director, Corporate Services
- B. Beach, A/Executive Director, Community Services
- A. Zaluski, Director, Legislative and Intergovernmental Services
- B. Manshanden, Intergovernmental Strategist, Legislative and Intergovernmental Services
- K. Andrew, Intergovernmental Advisor, Legislative and Intergovernmental Services

Councillor Schule left the meeting at 7:11 p.m. and did not return to the meeting.

MOVED by Councillor Hanson that Council move into open session.

Carried  
Absent: Councillor Schule

**M-1 All Divisions – Closed Session Item - Proposed City of Calgary Annexation Negotiation Mandate**  
**File: RVC2022-19**

MOVED by Councillor Samra that the Annexation Negotiation Committee be directed to pursue good faith negotiations with the City of Calgary on the proposed annexation as per the mandate given to the Committee by Council (Closed Session Report RVC2022-19).

Carried  
Absent: Councillor Schule

**M-2 All Divisions – Local Government Fiscal Framework Update**  
**File: RVC2022-21**

MOVED by Councillor Hanson that Administration be directed to develop an advocacy campaign as directed during Closed Session Report 2022-21.

Carried  
Absent: Councillor Schule



**N     Adjourn the Meeting**

MOVED by Councillor Samra that the September 13, 2022 Council Meeting be adjourned at 7:23 p.m.

Carried  
Absent: Councillor Schule

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Mayor or Deputy Mayor

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Chief Administrative Officer