



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, September 27, 2022

9:02 AM

Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Present: Deputy Mayor C. Kissel
Councillor K. Hanson (arrived at 9:06 a.m.)
Councillor S. Wright (participated electronically)
Councillor G. Boehlke
Councillor S. Samra
Councillor A. Schule (arrived at 11:03 a.m.)

Absent: Mayor D. Kochan

Also Present: D. Wandzura, Chief Administrative Officer
J. Fleischer, A/Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
B. Beach, A/Executive Director, Community Services
A. Zaluski, Director, Legislative and Intergovernmental Services
C. Whitney, Director, People and Culture
D. Kazmierczak, Manager, Planning
J. Lee, Manager, Capital & Engineering Services
J. Rebello, Supervisor, Planning
L. Cox, Senior Planner, Planning
X. Deng, Senior Planner, Planning
J. Kaur, Planning, Planner
S. Vishwakarma, Planner, Planning
C. Cresine, FCSS Coordinator, Recreation, Parks & Community Support
T. Andreasen, Lead 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, with the exception of Councillor Hanson and Councillor Schule.

Councillor Hanson arrived to the meeting at 9:06 a.m.



B Updates/Approval of Agenda

MOVED by Councillor Samra that the September 27, 2022 Council meeting agenda be amended as follows:

- Add Closed Session Item M-3 – Annexation Update

AND THAT the September 27, 2022 Council meeting agenda be approved as amended.

Carried
Absent: Councillor Schule

C-1 September 13, 2022 Council Meeting Minutes and September 14, 2022 Special Council Meeting Minutes

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

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that the September 14, 2022 special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Schule

**E-1 Division 4 - Bylaw C-8139-2021 – Road Closure Application
File: PL20210010 (08909002, 08910010, 08910021)**

MOVED by Councillor Boehlke that the public hearing for item E-1 be opened at 9:08 a.m.

Carried
Absent: Councillor Schule

Person(s) who presented: Ted Ammirati

MOVED by Councillor Wright that the late public submissions for item E-1 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.

Carried
Absent: Councillor Schule

Person(s) who presented in favour: Daniel Jalbert

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:53 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Person(s) who presented in opposition: Alesha Berger
Carol Berger
Melanie Keller
Wes Thiessen

Person(s) who presented rebuttal: Ted Ammirati



MOVED by Councillor Boehlke that the public hearing for item E-1 be closed at 10:18 a.m.

Carried
Absent: Councillor Schule

MOVED by Councillor Wright that further consideration of Bylaw C-8139-2021 be tabled until Council has made a decision on Road Licencing Bylaw C-8316-2022.

Carried
Absent: Councillor Schule

The Chair called for a recess at 10:24 a.m. and called the meeting back to order at 10:34 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

E-2 Division 5 - Bylaw C-8317-2022 and Bylaw C-8318-2022 - Conceptual Scheme and Direct Control Bylaw Amendments: Business Uses
File: PL20220032 and PL20220033 (06410003)

MOVED by Councillor Boehlke that the public hearing for item E-2 be opened at 10:35 a.m.

Carried
Absent: Councillor Schule

Councillor Schule arrived to the meeting at 11:03 a.m.

Person(s) who presented: Ken Venner, B & A Planning (Applicant)
Reid Hendry, Beedie

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Reid Hendry, Beedie

MOVED by Councillor Boehlke that the public hearing for item E-2 be closed at 11:31 a.m.

Carried

MOVED by Councillor Boehlke that Bylaw C-8317-2022 be amended to delete Amendment #4 from Schedule 'A' and renumber the remaining sections accordingly.

Carried

MOVED by Councillor Boehlke that Bylaw C-8317-2022 be amended, in accordance with Attachment 'C', as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8317-2022 be given second reading, as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8317-2022 be given third and final reading, as amended.

Carried



MOVED by Councillor Boehlke that Bylaw C-8318-2022 be amended, in accordance with Attachment 'E'.

Defeated

MOVED by Councillor Boehlke that Bylaw C-8318-2022 be given second reading, as amended.

Carried

MOVED by Councillor Boehlke that Bylaw C-8318-2022 be given third and final reading, as amended.

Carried

The Chair called for a recess at 11:37 a.m. and called the meeting back to order at 11:43 a.m. with all previously mentioned members present.

F-1 All Divisions - Request for Decision: Special, Future Urban Development District
File: N/A

MOVED by Councillor Samra that Administration be directed to prepare Municipal Development Plan (County Plan) and Land Use Bylaw (C-8000-2020) amendments comprising the following:

- The removal of the ability to redesignate to the Special, Future Urban Development (S-FUD) land use district, but the continuation of the district (or the allowances therein) for parcels that already hold the land use.
- The addition of policy within the Municipal Development Plan to direct Administration to examine the provision of interim uses within area structure plans upon preparation, review, or amendment of an area structure plan.

Carried

MOVED by Councillor Samra that Administration be required to schedule a public hearing to consider the bylaw amendments at a Council meeting held no later than January 2023.

Carried

MOVED by Councillor Hanson that notwithstanding those bylaws already proceeding to public hearing on September 27, 2022, Administration shall not schedule any bylaw proposing redesignation of a property's land use to the Special, Future Urban Development (S-FUD) district for Council's consideration at a public hearing or otherwise, including first readings, until after Council has considered bylaw amendments to the S-FUD district, to be presented no later than January 2023. Development permit applications on properties holding the S-FUD land use shall be allowed to proceed to a decision.

Carried

Main Motion

MOVED by Councillor Hanson that Administration be directed to notify all landowners and applicants in the County who have a current application for redesignation or a development permit relating to the S-FUD district of Council's direction on the district. Applicants shall be advised of their options with respect to proceeding with their proposals.

Carried



Amending Motion

MOVED by Councillor Boehlke that the main motion be amended as follows:

THAT Administration be directed to notify all landowners and applicants in the County who have a current application for redesignation or a development permit relating to the S-FUD district of Council's direction on the district. Applicants shall be advised of their options with respect to proceeding with their proposals **and the fees paid for the S-FUD application be applied to the new land use proposal.**

Carried

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

MOVED by Councillor Hanson that Administration be directed to notify all landowners and applicants in the County who have a current application for redesignation or a development permit relating to the S-FUD district of Council's direction on the district. Applicants shall be advised of their options with respect to proceeding with their proposals and the fees paid for the S-FUD application be applied to the new land use proposal.

Carried

Motion Arising

MOVED by Councillor Samra that in the event of the applicant withdrawing an S-FUD application, the application fee shall be refunded to the applicant in full notwithstanding the Master Rates Bylaw.

Carried

The Chair called for a recess at 12:21 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present.

E-3 Division 6 - Bylaw C-8299-2022 - Redesignation Item: Commercial
File: PL20200191 (03219003)

MOVED by Councillor Samra that the public hearing for item E-3 be opened at 1:05 p.m.

Carried

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

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*.

Defeated

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

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



MOVED by Councillor Samra that the public hearing for item E-3 be closed at 1:54 p.m.

Carried

MOVED by Councillor Samra that application PL2020191 be refused.

Carried

The Chair called for a recess at 2:01 p.m. and called the meeting back to order at 2:12 p.m. with all previously mentioned members present.

E-4 Division 5 - Bylaw C-8287-2022 - Redesignation Item: Direct Control District for Solar Farm
File: PL20210124 (08410002)

MOVED by Councillor Boehlke that the public hearing for item E-4 be opened at 2:13 p.m.

Carried

Person(s) who presented: Ryan Tourigny, ION Charge Corporation (Applicant)
 Bryan Romanesky, CityTrend (Applicant)

MOVED by Councillor Wright that the late pre-recorded audio/video public submission for item E-4 be received and played to Council in accordance with section 185 of the *Procedure Bylaw*.

Carried

Person(s) who presented in favour: Shakib Verishani

Person(s) who presented in opposition: Terry Manum

Person(s) who presented rebuttal: Bryan Romanesky, CityTrend (Applicant)

MOVED by Councillor Boehlke that the public hearing for item E-4 be closed at 3:10 p.m.

Carried

MOVED by Councillor Boehlke that PL20210124 be refused.

Carried

The Chair called for a recess at 3:17 p.m. and called the meeting back to order at 3:25 p.m. with all previously mentioned members present.



F-2 All Divisions - Request for Decision: Business Live Work District and Home-Based Business 3 Proposal
File: N/A

MOVED by Councillor Hanson that Administration be directed to prepare Municipal Development Plan (County Plan) and Land Use Bylaw (C-8000-2020) amendments comprising the following:

- The removal of the ability to redesignate to the Business Live-Work (B-LWK) land use district, but the continuation of the district (or the allowances therein) for parcels that already hold the land use;
- The removal of Special Function Business as a use from all districts that currently allow for that use;
- The replacement of the B-LWK district and the Special Function Business use with a Home-Based Business Type 3 use to be available through site-specific amendment in all residential and agricultural districts;
- The creation of locational principles and site criteria in the County Plan for Home-Based Business Type 3 uses to guide the location of these uses to compatible areas;
- The creation of Home-Based Business Type 3 General Regulations in the Land Use Bylaw to provide additional land use bylaw regulatory requirements, including setbacks from residential dwellings on surrounding lands, minimum and maximum parcel sizes, screening and setback requirements on outdoor storage areas, established presence of dwelling(s) on the subject parcel, and limitations on subdivision of the subject parcel.

Carried

MOVED by Councillor Hanson that Administration be required to schedule a public hearing to consider the bylaw amendments at a Council meeting held no later than January 2023.

Carried

MOVED by Councillor Samra that Administration shall not schedule any bylaw proposing redesignation of a property's land use to the Business Live-Work district for Council's consideration at public hearing or otherwise, including first readings, until after Council has considered bylaw amendments to the Business Live-Work district, to be presented no later than January 2023. Subdivision and development permit applications on properties holding the Business Live-Work land use shall be allowed to proceed to a decision.

Carried

MOVED by Councillor Samra that Administration be directed to notify all landowners and applicants in the County that have a current application for redesignation, subdivision, or development relating to the Business Live-Work district of Council's direction on the district. Applicants shall be advised of their options with respect to proceeding with their proposals

Carried



Motion Arising

MOVED by Councillor Samra that in the event of the applicant withdrawing a Business-Live-Work application, the application fee shall be refunded to the applicant in full notwithstanding the Master Rates Bylaw.

Carried

Motion Arising – Main Motion

MOVED by Councillor Samra that Administration be directed to investigate creating a business directory for all home-based type businesses in the County to be brought back to Council no later than January 2023.

Amending Motion

Moved by Councillor Wright that the main motion be amended as follows:

Administration be directed to investigate creating a business directory for all home-based type businesses in the County to be brought back to Council no later than January 31st 2023.

Carried

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

Motion Arising

MOVED by Councillor Samra that Administration be directed to investigate creating a business directory for all home-based type businesses in the County to be brought back to Council no later than January 31st 2023.

Carried

The Chair called for a recess at 4:07 p.m. and called the meeting back to order at 4:11 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 4:12 p.m.

F-3 All Divisions - Request for Decision: Planning Process and First Reading Options
File: N/A

MOVED by Councillor Hanson that Administration be directed to prepare amendments to Procedure Bylaw C-8277-2022 and any other County Bylaw, Policy, or Procedure to facilitate the consideration of first reading after the associated public hearing, and to facilitate the consideration of three readings at the same Council meeting, on bylaws requiring a public hearing.

Carried

F-4 All Divisions - Marigold Library System Agreement
File: N/A

MOVED by Councillor Samra that the Marigold Library Agreement be approved as presented.

Carried



F-5 Divisions 1 and 2 - Springbank Off-Stream Reservoir – Road Improvements on Range Road 40 and Township Road 245
File: 1021-100

MOVED by Councillor Hanson that the Budget Adjustment for Range Road 40 and Township Road 245 be approved in accordance with Attachment 'C'.

Carried

Motion Arising

MOVED by Councillor Hanson that:

WHEREAS Rocky View County, alongside other stakeholders, is representing community interests through participation in the provincial Springbank Reservoir Joint Land Use Advisory Committee overseen by Alberta Environment and Parks;

AND WHEREAS a guiding principle of the SR-1 Land Use Plan project is to permit non-motorized recreational use within the reservoir area;

AND WHEREAS the Province initially appears to be amenable to utilizing SR-1 infrastructure to provide pathway connections and other community amenities through the SR-1 area as secondary land uses;

AND WHEREAS there is significant opportunity to leverage the SR-1 project to provide an active transportation corridor between the hamlet of Harmony and Highway 22 as a safer alternative route to current use of the Highway 22 road right of way;

AND WHEREAS a north-south pathway connection along Range Road 40, between Township Road 250 and Springbank Road, could provide a safe route for cyclists and hikers, tying in with the SR-1 project area;

AND WHEREAS creation of this active transportation corridor would create the further long-term potential to extend connections to Cochrane, Bearspaw, Glenbow Ranch and Bragg Creek in alignment with the Great Trail (Trans Canada Trail) initiative.

THEREFORE BE IT RESOLVED THAT Council directs Administration to continue collaboration with the Province through the Springbank Reservoir Joint Land Use Advisory Committee and other forums, to explore and advocate for the construction of a north-south pathway connection along Range Road 40, leveraging recreational opportunities that may be provided within the SR-1 area

AND THAT the need to acquire linear sections of land along Range Road 40, between Township Road 250 and Springbank Road, shall be explored to provide for a safe active transportation corridor

AND THAT Administration shall prepare a report on any outcomes or further considerations resulting from collaborative efforts with the Province on pathway connections along Range Road 40, and shall present the report for Council's consideration no later than February 2023.

Carried



F-6 All Divisions - Update: County Response to National Day for Truth and Reconciliation
File: N/A

MOVED by Councillor Hanson that the County Response to the National Day for Truth and Reconciliation update report be received as information.

Carried

F-7 All Divisions - Request for Decision: Creation of a Council Committee of the Whole
File: N/A

MOVED by Councillor Schule that Administration be directed to prepare a Terms of Reference for a Council Committee of the Whole and associated amendments to the Boards and Committees Bylaw and to return to Council with these items on October 11, 2022.

Carried

G-1 Division 6 - Bylaw C-8292-2022 - First Reading Bylaw – Residential Redesignation
File: PL20220020 (04324022)

G-2 Division 5 - Bylaw C-8325-2022 - First Reading Bylaw – Residential Redesignation
File: PL20220107 (07108011)

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

- Bylaw C-8292-2022
- Bylaw C-8325-2022

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 27, 2022 was provided as information.

M-1 All Divisions – Closed Session Item – Personnel Update
File: RVC2022-19

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

M-3 All Divisions – Annexation Update
File: RVC2022-26



MOVED by Councillor Samra that Council move into closed session at 5:02 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 – Personnel Update

- Section 24 – Advice from officials

M-2 – Chief Administrative Officer Update

- Section 24 – Advice from officials

M-3 – Annexation Update

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

Carried

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

Rocky View County:

D. Wandzura, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Beach, A/Executive Director, Community Services
C. Whitney, Director, People and Culture
T. Andreasen, Lead Legislative Officer, Legislative and Intergovernmental Services

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

Rocky View County:

D. Wandzura, Chief Administrative Officer

Council held the closed session for confidential item M-3 with the following additional people in attendance:

Rocky View County:

D. Wandzura, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Beach, A/Executive Director, Community Services
A. Zaluski, Director, Legislative and Intergovernmental Services

Councillor Schule was present during the closed session but did not return to the meeting following the closed session.

MOVED by Councillor Samra that Council move into open session at 6:17 p.m.

Carried
Absent: Councillor Schule



M-1 All Divisions – Closed Session Item – Personnel Update
File: RVC2022-19

MOVED by Councillor Hanson that Council approve a 2% cost of living increase for all non-unionized staff, effective October 3, 2022.

Carried
Absent: Councillor Schule

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

Council rose without report following the closed session.

M-3 All Divisions – Annexation Update
File: RVC2022-26

Council rose without report following the closed session.

N Adjourn the Meeting

MOVED by Councillor Samra that the September 27, 2022 Council Meeting be adjourned at 6:19 p.m.

Carried
Absent: Councillor Schule

Mayor or Deputy Mayor

Chief Administrative Officer