



COUNCIL MEETING MINUTES

Tuesday, October 11, 2022
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Mayor D. Kochan
Deputy Mayor C. Kissel
Councillor K. Hanson (arrived at 9:13 a.m.)
Councillor S. Wright
Councillor G. Boehlke
Councillor S. Samra
Councillor A. Schule

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
D. Kazmierczak, Manager, Planning
J. Lee, Manager, Capital and Engineering Services
J. Rebello, Planning and Development Supervisor, Planning
S. Vishwakarma, Planner, Planning
G. Scheffel, Planner, Planning
C. Berger, Planner, Planning
A. Wilson, Lead Tax Representative, Financial Services
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 9:03 a.m. with all members present, with the exception of Councillor Hanson.

B Updates/Approval of Agenda

MOVED by Councillor Wright that the October 11, 2022 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Hanson



C Approval of Minutes

MOVED by Councillor Samra that the September 27, 2022 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Hanson

E-1 Division 3 - Bylaw C-8305-2022 - Redesignation Item: Agricultural Use
File: PL20210146 (07923023)

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

Carried
Absent: Councillor Hanson

Councillor Hanson arrived at the meeting at 9:13 a.m.

Person(s) who presented: Ken Hagel (Applicant/Owner)
Terry Hagel (Applicant/Owner)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Barbara O'Shea
Morgan Betz

Person(s) who presented rebuttal: None

MOVED by Deputy Mayor Kissel that the public hearing for item E-1 be closed at 10:21 a.m.

Carried

The Chair called for a recess at 10:21 a.m. and called the meeting back to order at 10:27 a.m. with all previously mentioned members present.

Main Motion:

MOVED by Deputy Mayor Kissel that Bylaw C-8305-2022 be referred back to Administration to address road access and boundary line concerns.

Amending Motion:

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

THAT Bylaw C-8305-2022 be referred back to Administration to address road access and boundary line concerns, **before returning to Council for Subdivision.**

Defeated

Main Motion:

MOVED by Deputy Mayor Kissel that Bylaw C-8305-2022 be referred back to Administration to address road access and boundary line concerns.

Defeated



MOVED by that Bylaw C-8305-2022 be given second reading.

Carried

Reconsideration Motion:

MOVED by Councillor Boehlke that the following main motion for item E-1 be reconsidered:

THAT Bylaw C-8305-2022 be referred back to Administration to address road access and boundary line concerns.

Carried

Main Motion:

MOVED by Deputy Mayor Kissel that Bylaw C-8305-2022 be referred back to Administration to address road access and boundary line concerns.

Carried

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:56 a.m. with all previously mentioned members present.

E-2 Division 3 - Bylaw C-8306-2022 - Redesignation Item: Residential Use
File: PL20220010 (06826030)

MOVED by Deputy Mayor Kissel that the public hearing for item E-2 be opened at 10:56 a.m.

Person(s) who presented: Brent Schartner (Applicant/Owner)

Person(s) who presented in favour: Alan Warnock

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Deputy Mayor Kissel that the public hearing for item E-2 be closed at 11:25 a.m.

Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8306-2022 be given second reading.

Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8306-2022 be given third and final reading.

Defeated

Councillor Hanson left the meeting and the Chair called for a recess at 11:41 a.m. The Chair called the meeting back to order at 11:44 a.m. with all previously mentioned members present.



F-1 Division 4 - Request for Decision: Waiving of Development Permit Re-Application Interval
File: PRDP20221211 (05735070)

MOVED by Councillor Wright that the waiver of the six-month re-application interval be denied.
Carried

The Chair called for a recess at 11:52 a.m. and called the meeting back to order at 1:02 p.m. with all previously mentioned members present.

E-3 Division 6 - Bylaw C-8264-2022 - Redesignation Item: Industrial Use
File: PL20210204 (03321007)

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

MOVED by Councillor Samra 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: Bart Carswell, Carswell Planning (Applicant)
Randhir Brar (Owner)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Samra that the public hearing for item E-3 be closed at 1:27 p.m.
Carried

MOVED by Councillor Samra that Bylaw C-8264-2022 be given second reading.
Carried

MOVED by Councillor Samra that Bylaw C-8264-2022 be given third and final reading.
Carried

E-4 Division 5 - Bylaw C-8280-2022 - Site-Specific Amendment: Commercial Uses
File: PL20220011 (06410060/06410061)

MOVED by Councillor Boehlke that the public hearing for item E-4 be opened at 1:32 p.m.

Person(s) who presented: April Kojima, Rick Balbi Architect Ltd. (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 1:44 p.m.
Carried

MOVED by Councillor Boehlke that Bylaw C-8280-2022 be amended in accordance with Attachment 'C'.
Carried

MOVED by Councillor Boehlke that Bylaw C-8280-2022 be given second reading, as amended.
Carried

MOVED by Councillor Boehlke that Bylaw C-8280-2022 be given third and final reading, as amended.
Carried

The Chair called for a recess at 1:45 p.m. and called the meeting back to order at 1:51 p.m. with all previously mentioned members present.

E-5 Division 3 - Bylaw C-8304-2022 - Redesignation Item: Agricultural Use
File: PL20220059 (07804003)

MOVED by Deputy Mayor Kissel that the public hearing for item E-5 be opened at 1:51 p.m.

Person(s) who presented: Vicki Benoit (Applicant/Owner)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Vicki Benoit (Applicant/Owner)

MOVED by Deputy Mayor Kissel that the public hearing for item E-5 be closed at 2:04 p.m.
Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8304-2022 be given second reading.
Carried

MOVED by Deputy Mayor Kissel that Bylaw C-8304-2022 be given third and final reading.
Carried



H-1 Division 5 - Agricultural Subdivision: First Parcel Out
File: PL20220066 (06224004)

Deputy Mayor Kissel left the meeting at 2:05 p.m.

MOVED by Hanson that the applicant's submissions for item H-1 be received and distributed to the Subdivision Authority in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Deputy Mayor Kissel

MOVED by Councillor Boehlke that Subdivision Application PL20220066 be approved with the conditions noted in Attachment 'A':

- A. The application to create a ± 20.23 hectares (± 50.00 acres) parcel with a ± 38.62 hectares (± 95.42 acres) remainder within NE-24-26-27-W04M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District. The following shall be provided:
 - a) A Plan of Survey, including the Application number and Roll number of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.



Payments and Levies

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

- 3) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

Carried
Absent: Deputy Mayor Kissel

Councillor Hanson left the meeting at 2:11 p.m.

Deputy Mayor Kissel returned to the meeting at 2:13 p.m.

Councillor Hanson returned to the meeting at 2:14 p.m.

F-2 All Divisions - Late Tax Payment Penalty Cancellation Request
File: 00010590 and 36928061

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amounts of \$6,957.58 for roll number 00010590, and \$11.89 for roll number 36928061 be approved.

Carried

F-3 Division 6 - Late Tax Payment Penalty Cancellation Request
File: 03331150

Main Motion:

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$371.50 be approved.

Amending Motion:

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

THAT the request for late tax penalty cancellation in the amount of ~~\$375.50~~
\$742.99 be approved.

Defeated

Main Motion:

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$371.50 be approved.

Carried



F-4 Division 6 - Late Tax Payment Penalty Cancellation Request
File: 04324021

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$549.75 be denied.

Carried

F-5 Division 3 - Late Tax Payment Penalty Cancellation Request
File: 05618503

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$377.43 be denied.

Carried

F-6 Division 2 - Late Tax Payment Penalty Cancellation Request
File: 05707116

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$262.46 be approved.

Carried

F-7 Division 4 - Late Tax Payment Penalty Cancellation Request
File: 05631050

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$149.56 be approved.

Carried

F-8 Division 4 - Late Tax Payment Penalty Cancellation Request
File: 05632050

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$650.95 be denied.

Carried

F-9 Division 5 - Late Tax Payment Penalty Cancellation Request
File: 06404172

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$73.08 be denied.

Carried

F-10 Division 1 - Late Tax Payment Penalty Cancellation Request
File: 03917003

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$720.76 be denied.

Carried



F-11 Division 4 - Late Tax Payment Penalty Cancellation Request
File: 07627010

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$812.97 be denied.

Carried

F-5 Division 3 - Late Tax Payment Penalty Cancellation Request
File: 05618503

Reconsideration Motion:

MOVED by Deputy Mayor Kissel that the main motion for item F-5 be reconsidered:

THAT the request for late tax penalty cancellation in the amount of \$377.43 be denied.

Carried

Councillor Hanson, with the unanimous permission of Council, withdrew the main motion to be reconsidered.

MOVED by Councillor Hanson that the late tax penalty cancellation in the amount of \$188.77 be approved.

Carried

The Chair called for a recess at 3:07 p.m. and called the meeting back to order at 3:15 p.m. with all previously mentioned members present.

F-12 All Divisions - Terms of Reference for the Governance Committee (GC)
File: N/A

MOVED by Councillor Hanson that the Governance Committee Terms of Reference be approved as presented in Attachment 'A'.

Carried

MOVED by Councillor Wright that Bylaw C-8342-2022 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8342-2022 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-8342-2022 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-8342-2022 be given third and final reading.

Carried



J-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update
File: N/A

The 2022 Calgary Metropolitan Regional Board (CMRB) Update for October 11, 2022 was provided as information.

K-1 All Divisions - 2022 Council Priorities and Significant Issues List
File: N/A

The 2022 Council Priorities and Significant Issues List for October 11, 2022 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Samra that the October 11, 2022 Council Meeting be adjourned at 3:35 p.m.
Carried

Mayor or Deputy Mayor

Chief Administrative Officer