



**SPECIAL COUNCIL MEETING MINUTES**

Tuesday, November 1, 2022  
9:00 AM  
Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

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

Absent: Councillor A. Schule

Also Present: D. Wandzura, Chief Administrative Officer  
K. Robinson, Executive Director, Corporate Services  
B. Beach, A/Executive Director, Community Services  
J. Lee, A/Executive Director, Operations  
L. Cox, Supervisor, Planning  
X. Deng, Senior Planner, Planning  
T. Andreasen, Lead Legislative Officer, Legislative and Intergovernmental Services  
K. Tuff, 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 with the exception of Councillor Schule.

**B Updates/Approval of Agenda**

MOVED by Councillor Kochan that the November 1, 2022 Special Council meeting agenda be approved as presented.

Carried

**E-1 Division 2 – Bylaw C-8315-2022 – Direct Control Bylaw C-6688-2008 (DC-129) Amendment**

File: PL20210151 (Harmony Conceptual Scheme)

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

Carried

Person(s) who presented: Birol Fisecki, Harmony Developments (Applicant)  
Claire Woodside, Stantec Consulting (Applicant)



Person(s) who presented in favour: Don O'Dwyer

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Kochan that the public hearing for item E-1 be closed at 9:45 a.m.

Carried

MOVED by Councillor Kochan that Amendment #2 of Schedule 'A' of proposed Bylaw C-8315-2022 be amended as follows:

- a) conditional approval for subdivision has been granted by ~~Council~~ the Subdivision Authority for that cell, and further, that no occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, ~~telephone~~, etc.) are available to and immediately usable by residents of said dwellings and the plan of subdivision has been registered;

Defeated

MOVED by Councillor Kochan that Amendment #7 of Schedule 'A' of proposed Bylaw C-8315-2022 be amended in accordance with Revised Schedule 'A' as distributed at the November 1, 2022 Special Council meeting.

Carried

MOVED by Councillor Kochan that Bylaw C-8315-2022 be amended in accordance with Attachment 'C' as amended.

Carried

MOVED by Councillor Kochan that Bylaw C-8315-2022 be given second reading, as amended.

Carried

MOVED by Councillor Kochan that Bylaw C-8315-2022 be given third reading and final reading, as amended.

Carried

The Chair called for a recess at 9:53 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.



**E-2 Division 7 – Bylaw C-8327-2022 and Bylaw C-8328-2022 – Redesignation and Site-Specific Amendment to the Land Use Bylaw: Bridges of Langdon 3**

File: PL20220124 and PL20220125 (03215001/004/005)

MOVED by Councillor Boehlke that the public hearing for item E-2 be opened at 1:03 p.m.  
Carried

Person(s) who presented: Ken Venner, B&A Planning Group / Pollyco Development Ltd. (Applicant)  
Person(s) who presented in favour: None  
Person(s) who presented in opposition: None  
Person(s) who presented rebuttal: None

MOVED by Deputy Mayor Samra that the public hearing for item E-2 be closed at 1:37 p.m.  
Carried

MOVED by Deputy Mayor Samra that Bylaw C-8327-2022 be given second reading.  
Carried

MOVED by Deputy Mayor Samra that Bylaw C-8327-2022 be given third and final reading.  
Carried

MOVED by Deputy Mayor Samra that Bylaw C-8328-2022 be given second reading.  
Carried

MOVED by Deputy Mayor Samra that Bylaw C-8328-2022 be given third and final reading.  
Carried

The Chair called for a recess at 1:41 p.m. and called the meeting back to order at 1:46 p.m. with all previously mentioned members present.

Motion Arising:

MOVED by Councillor Boehlke that Administration be directed to review the policy on deferred service agreements and the ability for the County to require service connections to adjacent and municipal utilities and to return to Council within eight months.

Carried

**E-3 Division 1 – Bylaw C-8302-2022 Redesignation Item: Residential Use**

File: PL20220047 (04710003)

MOVED by Councillor Hanson that the public hearing for item E-3 be opened at 1:58 p.m.  
Carried

Person(s) who presented: Barrett Gervan, Legacy at Elbow Valley Ltd. / 2056598 Alberta Ltd. (Applicant)



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MOVED by Councillor Hanson 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 in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Barrett Gervan, Legacy at Elbow Valley Ltd. / 2056598 Alberta Ltd. (Applicant)

MOVED by Councillor Hanson that the public hearing for item E-3 be closed at 2:33 p.m.

Carried

MOVED by Councillor Hanson that Bylaw C-8302-2022 be amended to redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR p3.4) in accordance with Attachment 'D'.

Carried

MOVED by Councillor Hanson that Bylaw-8302-2022 be given second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw-8302-2022 be given third and final reading, as amended.

Carried

**N Adjourn the Meeting**

MOVED by Deputy Mayor Samra that the November 1, 2022 Special Council Meeting be adjourned at 2:39 p.m.

Carried

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Mayor

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Chief Administrative Officer