A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall,

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on December 11, 2018 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel (left the meeting at 8:08 p.m.)

Also Present:

- R. McDonald, Interim County Manager
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Director, Marketing and Communications
- R. Barss, Manager, Intergovernmental Affairs
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- M. Wilson, Manager, Planning and Development Services
- D. Hafichuk, Manager, Capital Project Management
- R. Smith, Manager, Fire Services
- B. Woods, Manager, Financial Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- J. Kirychuk, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- L. Ganczar, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- R. Innes, Emergency Management Coordinator, Emergency Management C. Graham, Municipal Lands Administrator, Legal and Land Administration
- J. Koole, Lead Solid Waste and Recycling Advisor, Utility Services
- C. Hawes, Community Peace Officer, Bylaw and Municipal Enforcement
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.

1-18-12-11-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the December 11, 2018 Council meeting agenda be amended as follows:

- Add emergent in camera item K-2 Matter Affecting Municipal Land
- Add emergent in camera item K-3 Personnel Matter

1-18-12-11-02

Confirmation of Minutes

MOVED by Councillor Hanson that the November 27, 2018 Council meeting minutes be approved as presented.

Carried

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1-18-12-11-03 (B-1)

All Divisions – 2019 Draft Operating and Capital Base Budget File: 2025-350

The Chair called for a recess at 9:28 a.m. and called the meeting back to order at 9:33 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the 2019 Draft Operating and Capital Base Budget as attached be approved as per Attachment 'A'.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Gautreau

Councillor McKylor Councillor Hanson Reeve Boehlke Deputy Reeve Schule

Councillor Henn Councillor Wright

Councillor Kissel

The Chair called for a recess at 9:48 a.m. and called the meeting back to order at 9:52 a.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed to schedule future budget deliberations in open Council sessions, including open public input sessions and departmental budget presentations.

Carried

The Chair called for a recess at 9:53 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

1-18-12-11-04 (C-1)

Division 1 – Bylaw C-7842-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm District to Ranch and Farm Three District

File: PL20180099 (05818002)

MOVED by Councillor Kamachi that the public hearing for item C-1 be opened at 10:05 a.m.

Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting, Applicant

MOVED by Councillor McKylor that the late letter for item C-1 be accepted.

<u>-</u>

Person(s) who spoke in favour: Lindsay Eklund, Owner of the subject lands

MOVED by Councillor Kamachi that the additional letters for item C-1 be accepted.

Carried

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Person(s) who spoke in opposition: Gloria Wilkinson

Person(s) who spoke in rebuttal: Lindsay Eklund, Owner of the subject lands

MOVED by Councillor Kamachi that the public hearing for item C-1 be closed at 10:47 a.m.

Carried

MOVED by Councillor Kamachi that Council sets aside Section 8.18 of the County Plan.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Gautreau
Councillor McKylor Councillor Wright
Councillor Hanson Councillor Kissel

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor Kamachi that Bylaw C-7842-2018 be given first reading.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Wright Councillor McKylor Councillor Kissel

Councillor Hanson Councillor Gautreau Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor Henn that Bylaw C-7842-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7842-2018 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7842-2018 be given third and final reading.

Carried

The Chair called for a recess at 10:51 a.m. and called the meeting back to order at 11:00 a.m. with all previously mentioned members present.

1-18-12-11-05 (C-2)

Division 4 – Bylaw C-7737-2017 – Redesignation Item Fragmented Country Residential – Agricultural Holdings District to Residential Two District – Outside of an Area Structure Plan File: PL20170100 (03305007)

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 11:00. a.m.

MOVED by Deputy Reeve Schule that the late letters for item C-2 be accepted.

Carried

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Person(s) who presented: Paul Schneider, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 11:08 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7737-2017 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7737-2017 be given third and final reading.

Carried

1-18-12-11-10 (D-1)

All Divisions – Appointment of the Chief Administrative Officer

File: N/A

TABLING MOTION:

MOVED by Councillor Hanson that item D-1 be tabled.

Lost

<u>In Favour:</u> <u>Opposed:</u>

Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel
Councillor Wright
Councillor Kissel
Councillor Henn
Councillor Hanson
Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

MOVED by Deputy Reeve Schule that in accordance with section 206 of the *Municipal Government Act*, Al Hoggan be appointed as the Chief Administrative Officer of Rocky View County effective December 17, 2018

and that the Reeve be authorized to sign an employment contract as negotiated.

Carried

In Favour: Opposed:

Councillor Kamachi Councillor Hanson
Councillor McKylor Councillor Gautreau
Reeve Boehlke Councillor Wright
Deputy Reeve Schule Councillor Kissel

Councillor Henn

1-18-12-11-26 (J-4)

Councillor Wright Councillor Kissel

Division 2 – Subdivision Item – Residential Two District File: PL20180138 (04723003)

MOVED by Councillor McKylor that the applicant be allowed to address Council on item J-4.

Carried

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<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn
Councillor Hanson
Reeve Boehlke
Councillor Gautreau

The applicant, Ryan Buckley, proceeded to address Council on the proposed conditions of approval for subdivision application PL2018038.

MOVED by Councillor McKylor that condition 8, Transportation Off-Site Levy, be amended to read as follows:

- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) From the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey.
 - b) That the payment of Transportation Off-Site Levy on Lot 2 as shown on the Plan of Survey be deferred.

Carried

MOVED by Councillor McKylor that Subdivision Application PL20180138 be approved with the conditions noted in Appendix 'A' as amended:

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder within Lot 5, Plan 9111699, NW-23-24-03-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be 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:

Plan of Subdivision

1) Subdivision 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.

Transportation and Access

- 2) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 1, to serve as a notice that those lands are intended for the future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of a 12.5 m wide road acquisition along the panhandle of Lot 1; and
 - b) Land is to be purchased for \$1 by the County.
- 3) The Applicant/Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 2 that restricts the erection of any structure on or within 15.0 metres of a future road Right of Way, as shown on the approved Tentative Plan.

Stormwater/Developability

- 4) The Applicant/Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements of the County Servicing Standards and Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a) A Site Improvements / Services Agreement or Development Agreement, to be entered into with the County, addressing the design and construction of the required improvements should the recommendations of the Stormwater Management Plan indicate that improvements are required;
 - b) Registration of any required Easements and/or Utility Rights of Way;
 - Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - d) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Site Servicing

- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the *Water Act*; if they do not, the subdivision shall not be endorsed or registered.
- 6) The Applicant/Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

7) The Applicant/Owner shall pay the County subdivision endorsement fee in accordance with the *Master Rates Bylaw* for the creation of one (1) new Lot.

- ______
 - 8) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) From the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey.
 - b) That the payment of Transportation Off-Site Levy on Lot 2 as shown on the Plan of Survey be deferred.

Taxes

9) 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried

1-18-12-11-11 (D-2)

All Divisions – Springbank Off-Stream Reservoir Report File: N/A

MOVED by Councillor Kamachi that Morten Paulson be allowed to address Council on item D-2.

Carried

<u>In Favour:</u>
Councillor Kamachi

Opposed:
Reeve Boehlke

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn
Councillor Wright
Councillor Kissel

Morton Paulson ceded his presentation to Lee Drewry, who proceeded to address Council on the Springbank Off-Stream Reservoir project.

MAIN MOTION:

MOVED by Councillor Hanson that Council prepare a letter to the Government of Alberta stating that the County cannot support the SR1 project and request a halt to the SR1 process so that all options can be equally be considered for the reasons detailed in the Springbank Off-Stream Reservoir Report of December 11, 2018.

AMENDING MOTION:

MOVED by Deputy Reeve Schule that the main motion be amended as follows:

THAT Council prepare a letter to the Government of Alberta stating that the County cannot support the SR1 project in its current stage and request a halt to the SR1 process so that all options can be equally be considered for the reasons detailed in the Springbank Off-Stream Reservoir Report of December 11, 2018.

<u>In Favour:</u> <u>Opposed:</u>

Councillor Hanson Councillor Kamachi
Deputy Reeve Schule Councillor McKylor
Councillor Henn Councillor Gautreau
Councillor Wright Reeve Boehlke

Councillor Kissel

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Hanson that Council prepare a letter to the Government of Alberta stating that the County cannot support the SR1 project in its current stage and request a halt to the SR1 process so that all options can be equally considered for the reasons detailed in the Springbank Off-Stream Reservoir Report of December 11, 2018.

Carried

1-18-12-11-27 (K-1)

Division 4 – In Camera Item – Budget Adjustment for Langdon Fire Hall Project File: RVC2018-24

1-18-12-11-28 (K-2)

All Divisions – Emergent In Camera Item – Matter Affecting Municipal Land File: RVC2018-25

1-18-12-11-29 (K-3)

All Divisions – Emergent In Camera Item – Personnel Matter File: N/A

MOVED by Councillor Henn that Council move in camera at 12:45 p.m. to consider the following in camera items:

- K-1 Langdon Fire Hall Budget Adjustment
- K-2 Matter Affecting Municipal Land (Emergent Item)
- K-3 Personnel Matter (Emergent Item)

Pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

- Section 17 Disclosure harmful to personal privacy
- Section 24 Advice from officials
- Section 25 Disclosure harmful to economic and other interests of a public body

Carried

Council held the in camera session for in camera item K-1 and emergent in camera item K-2 with the following people in attendance to provide a report and advice to Council:

Rocky View County: R. McDonald, Interim County Manager

K. Robinson, Executive Director, Corporate Services

B. Riemann, Executive Director, Operations

- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Director, Marketing and Communications

D. Hafichuk, Manager, Capital Projects Management

R. Smith, Manager, Fire Services

C. Graham, Municipal Lands Administrator, Legal and Land Administration

Council held the in camera session for emergent in camera item K-3 with the following people in attendance to provide advice to Council:

Rocky View County: R. McDonald, Interim County Manager

K. Robinson, Executive Director, Corporate Services

B. Riemann, Executive Director, Operations

S. Baers, Executive Director, Community Development Services

G. Kaiser, Director, Marketing and Communications

MOVED by Deputy Reeve Schule that Council move out of in camera 1:46 p.m.

Carried

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MOVED by Deputy Reeve Schule that the 2018 Capital Budget be amended as described in Attachment 'A' to provide \$5,100,000 for the completion of Langdon Fire Hall Project;

AND that Administration be directed to submit an application to the Province for that funding under the Municipal Sustainability Initiative.

Carried

MOVED by Councillor Henn that Administration be directed to negotiate, subject to Council approval, a purchase sale agreement for the disposal of the former County office located at 911 – 32nd Avenue NE, Calgary, Alberta.

Carried

MOVED by Councillor Wright that Administration be directed to seek further legal advice on the personnel matter discussed in camera.

Carried

1-18-12-11-06 (C-3)

Division 5 – Bylaw C-7834-2018 – Amendment to the Delacour Community Area Structure Plan File: PL20180055 (05219012/002)

1-18-12-11-07 (C-4)

Division 5 – Bylaw C-7833-2018 – Conceptual Scheme Item – Fairways at Delacour Conceptual Scheme File: PL20150148 (05219002/03/05/06/10/11/12/13/14)

MOVED by Councillor Gautreau that the public hearing for items C-3 and C-4 be opened concurrently at 1:48 p.m.

Carried

Person(s) who presented: Bob Westcott, Westcott Consulting Group, Applicant

Person(s) who spoke in favour: Steph Brundige

Person(s) who spoke in opposition: Matthew McElroy

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MOVED by Councillor Gautreau that the late letter for item C-3 and C-4 be accepted.

Carried

In Favour: Opposed: Councillor Kamachi

Councillor McKylor

Reeve Boehlke

Councillor Hanson Councillor Gautreau Deputy Reeve Schule Councillor Henn

Councillor Wright

Councillor Kissel

The Chair called for a recess at 2:36 p.m. and called the meeting back to order at 2:42 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal:

Bob Westcott, Westcott Consulting Group, Applicant

MOVED by Councillor Gautreau that the public hearing for items C-3 and C-4 be closed at 2:55 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7834-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7834-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7834-2018 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7834-2018 be given third and final reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7833-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7833-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7833-2018 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7833-2018 be given third and final reading.

Carried

1-18-12-11-08 (C-5)

Division 7 - Bylaw C-7838-2018 - Redesignation Item - Ranch and Farm District to Direct Control District File: PL20180072 (07320007)

MOVED by Councillor Henn that the public hearing for item C-5 be opened at 2:59 p.m.

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Person(s) who presented: Lindsey Cybulskie, Thorlakson Nature's Call

Jared Kassel, Dillon Consulting, Applicant

The Chair called for a recess at 3:26 p.m. and called the meeting back to order at 3:38 p.m. with all previously mentioned members present.

Person(s) who presented: Milton Scott, Manager, Thorlakson Nature's Call

Keith Barnes, Dillon Consulting, Applicant

Person(s) who spoke in favour: Christy Lyon

Bill Mowat Boyd English Wendy Wenaas Scott Kitt Lora Tilley

William Buchanan Brenda Moon Kier Scott Penny Longworth Rich Vesta Larry Konschuk

The Chair called for a recess at 4:27 p.m. and called the meeting back to order at 4:36 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that the meeting proceed past 5:00 p.m.

Carried

Person(s) who spoke in opposition: Dennis Gieck, on behalf a petition

Tracey Sweetapple

Shawn Sweetapple, on behalf of the Engstrom, Tanner-DeLooze, and

Bare families

Maurice Titley, on behalf of Jim Brigan

Shelly Titley

The Chair called for a recess at 5:29 p.m. and called the meeting back to order at 5:39 p.m. with all previously mentioned members present.

Person(s) who spoke in opposition: Lori Harnack, on behalf of John Harnack and Robyn Jones

Audrey Sluggett

Stefan Johansson, on behalf of Lizeth Delgadillo, Richard Bailey,

Dennis Custead, and Gloria Custead

Tara Lambie Chris Lambie Darlene Atkinson

MOVED by Councillor Henn that the late letters for item C-5 be accepted.

Carried

The Chair called for a recess at 6:18 p.m. and called the meeting back to order at 6:35 p.m. with all previously mentioned members present.

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Person(s) who spoke in rebuttal: Lindsey Cybulskie, Thorlakson Nature's Call

Dana Thomsen, Dillon Consulting, Applicant Milton Scott, Manager, Thorlakson Nature's Call

MOVED by Councillor Henn that the public hearing for item C-5 be closed at 7:02 a.m.

Carried

The Chair called for a recess at 7:04 p.m. and called the meeting back to order at 7:31 p.m. with all previously mentioned members present.

MOVED by Councillor Henn that section 1.4 of Bylaw C-7838-2018 be amended as follows:

1.4 The Development Authority Council is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.

Carried

MOVED by Councillor Henn that Bylaw C-7838-2018 be amended by adding a new section 1.7 with the following wording:

- 1.7 The Development Authority may limit the term of a development permit issued for any uses listed in this Bylaw to one year.
 - a) At the discretion of the *Development Authority*, a development permit may be issued for a period not exceeding three years if the following conditions have been met:
 - i. The use is applying for a renewal of its development permit;
 - ii. The use has met the requirements of this Bylaw and the conditions of its development permit; and
 - iii. There are no active Bylaw Enforcement orders related to the use.

Carried

MOVED by Councillor Henn that Part 2 of Bylaw C-7838-2018 be amended by adding the following definition:

Compost Facility, Type II – means a waste management facility where only vegetative matter, food waste, and/or manure is collected and decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*.

Carried

MOVED by Councillor Henn that Bylaw C-7838-2018 be amended by adding a new section 3.9 with the following wording:

3.9 At the time of Development Permit application for a *Compost Facility, Type II* and *Manure Storage Facility*, the Applicant/Owner shall submit an Air Quality and Odour Assessment and an Air Quality Management System to the satisfaction of the Development Authority.

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MOVED by Councillor Henn that Bylaw C-7838-2018 be amended by adding a new section 3.10 with the following wording:

3.10 The Development Authority may determine at the time of Development Permit renewal that a *Compost Facility, Type II* must be operated as an indoor facility.

Carried

MOVED by Councillor Henn that Bylaw C-7838-2018 be amended by adding a new section 3.11 with the following wording:

3.11 At the time of Development Permit application for a *Compost Facility, Type II* and *Manure Storage Facility*, the Applicant/Owner shall implement improvements at the intersection of Range Road 284 and Highway 567 to the satisfaction of the Development Authority and Alberta Transportation.

Carried

MOVED by Councillor Henn that Bylaw C-7838-2018 be given first reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-7838-2018 be given second reading as amended.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7838-2018 be considered for third reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7838-2018 be given third and final reading as amended.

Carried

1-18-12-11-09 (C-6)

Division 5 – Bylaw C-7809-2018 – Redesignation Item – Residential Two District to Business – Highway Frontage District Outside of a Business Area File: PL20170102 (05322016)

MOVED by Councillor Gautreau that the public hearing for item C-6 be opened at 8:07 p.m.

Carried

Councillor Hanson and Councillor Kissel left the meeting at 8:08 p.m.

Councillor Kissel did not return to the meeting. Councillor Hanson returned to the meeting at 8:10 p.m.

Person(s) who presented: Tom Stepper, on behalf of the Applicant

Sal Handel

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Muneer Gilani

Meb Gilani Wade Campbell

Person(s) who spoke in rebuttal: Tom Stepper, on behalf of the Applicant

MOVED by Councillor Gautreau that the public hearing for item C-6 be closed at 8:52 p.m.

Carried

Absent: Councillor Kissel

MOVED by Councillor Gautreau that application PL20170102 be refused.

Carried

Absent: Councillor Kissel

The Chair called for a recess at 8:56 p.m. and called the meeting back to order at 9:02 p.m. with all previously mentioned members present with the exception of Councillor Kissel.

1-18-12-11-23 (J-1)

Division 9 – Subdivision Item - First Parcel Out File: PL20180067 (08902003)

MOVED by Councillor Wright that Subdivision Application PL20180067 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 8.09 hectare (± 20.0 acre) parcel with a 56.66 hectare (± 140.00 acre) remainder parcel from within SE-1/4-02-28-5-W05M has been evaluated in terms of Section 653 and 654 of the *Municipal Government Act* and Sections 4,5, and 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the County Plan;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and there are no technical limitations to the proposal.
- B. The 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 condition 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 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 is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision 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.
- 2) The Owner is to dedicate, by Plan of Survey, a ± 5.25 m wide portion of land for road widening along the southern boundary of the entire southerly boundary of the site.

Payments and Levies

3) The Owner shall pay the County subdivision endorsement fee in accordance with the *Master Rates Bylaw* for the creation of one new Lot.

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Taxes

4) 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.

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

Absent: Councillor Kissel

1-18-12-11-24 (J-2)

Division 3 - Subdivision Item - Residential One District File: PL20180049 (04711031)

MOVED by Councillor Hanson that the applicant be allowed to address Council on item J-2.

Carried

Absent: Councillor Kissel

In Favour: Opposed: Councillor Kamachi Councillor Hanson Councillor McKylor

Councillor Gautreau Reeve Boehlke Deputy Reeve Schule Councillor Henn Councillor Wright

The applicant, Kevin Peterson, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180049.

MOVED by Councillor Hanson that condition 10, Transportation Off-Site Levy, in Appendix 'A' be amended to read as follows:

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey; and
 - b) That payment of the Transportation Off-Site Levy on Lot 2 to be subdivided as shown on the Plan of Survey be deferred.

Carried

Absent: Councillor Kissel

MOVED by Councillor Hanson that Subdivision Application PL20180049 be approved with the conditions noted in Appendix 'A' as amended:

A. That the application to create an ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 hectare (± 3.39 acre) remainder (Lot 2) from Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:

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- ______
 - 1) The application is consistent with the Central Springbank Area Structure Plan;
 - 2) The subject lands hold the appropriate land use designation; and,
 - 3) The technical aspects of the subdivision proposal were considered, and there are no technical limitations to the proposal.
- B. The 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 condition 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 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 is approved subject to the following conditions of approval:

Plan of Subdivision

- 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.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009.

Development Agreement - Site Improvements/Services Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall:
 - a) Be in accordance with the Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability of Lot 1, Block 1, Plan 0611520 prepared by Sedulous Engineering for the construction of a packaged Private Sewage Treatment System; and
 - b) Be in accordance with the Slope Stability Assessment (Revision 3) prepared by e2K Engineering Ltd.

Transportation and Access

- 4) The Owner shall construct a new paved approach on Grandview Rise in order to provide access to Lot 1. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required, with those lots using the access route, and then be required to join the Homeowner's Association.
- 5) The Applicant/Owner shall enter into an Access Easement Agreement with the adjacent landowner at Lot 3, Block 1, Plan 9510791, within SW-14-24-3-W5M to provide access to Lot 2 only, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan.

Water Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to the Westridge Utility System, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Documentation proving that water supply has been purchased for proposed Lot 1;
 - b) Documentation proving that all necessary water infrastructure is installed.

Erosion and Sediment Control Plan

7) The Owner is to provide a Sediment Control Plan.

Stormwater Conditions

- 8) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Springbank Master Drainage Plan.:
 - a) Should the (Site Specific) Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Municipal Reserves

9) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (R Home Appraisals, File 18106047 dated October 25, 2018), pursuant to Section 666(3) of the *Municipal Government Act*:

Payments and Levies

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey; and
 - b) That payment of the Transportation Off-Site Levy on Lot 2 to be subdivided as shown on the Plan of Survey be deferred.
- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new Lot.

Homeowners Association

- 12) The Owner shall legally amend the existing Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created (Lot 1), requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association:
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for on-site pathways and community landscaping, residential solid waste collection at minimum.

Taxes

13) 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried

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Absent: Councillor Kissel

1-18-12-11-25 (J-3)

Division 9 – Subdivision Item – Residential Two District File: PL20180041 (06801009)

MOVED by Councillor Wright that the applicant be allowed to address Council on item J-3.

Carried

Absent: Councillor Kissel

The applicant, Larry Konschuk, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180041.

MOVED by Councillor Wright that condition 10, Transportation Off-Site Levy, in Appendix 'A' be amended to read as follows:

- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 2 as shown on the Plan of Survey.

Carried

Absent: Councillor Kissel

The Chair called for a recess at 9:37 p.m. and called the meeting back to order at 9:39 p.m. with all previously mentioned members present with the exception of Councillor Kissel.

MOVED by Councillor Wright that condition 5 be removed from Appendix 'A' and that a new condition 6(d) be added with the following wording:

6(d) The construction of a cistern to supply potable water.

Carried

Absent: Councillor Kissel

MOVED by Councillor Wright that Subdivision Application PL20180041 be approved with the conditions listed in Appendix 'A' as amended:

- A. The application to create a ± 4.66 hectare (11.51 acre) parcel with a ± 2.53 hectare (6.24 acre) remainder within NW-1/4-01-26-04-W5M, has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The subject lands hold the appropriate land use designation;
 - 2) 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

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:

Plan of Survey

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.

Transportation and Access

- 2) The Owner shall construct a new mutual, paved approach off Big Hill Road in order to provide access to Lot 1 and Lot 2. The Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 3) The Applicant/Owner will be required to complete site grading to achieve the maximum permissible slope of 8% for the future driveway, in accordance with the Alberta Building Code (ABC) Section 3.2.5.6. The Applicant is required to submit a site grading plan as well as cut and fill plans as per Section 203.1 and 203.2 of the Servicing Standards. These plans shall be reviewed by a geotechnical engineer o confirm they are in accordance with the recommendations made in the Slope Stability Assessment report dated August 9;

Servicing

- 4) The Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements of the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easements and / or utility rights-of-way:
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
- 5) Should the Site Specific Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 6) The Owner is to enter into a Development Agreement (Site Improvements Servicing Agreement) pursuant to Section 655 of the *Municipal Government Act* and shall include the following:
 - a) The construction of a packaged sewage treatment system that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) and the recommendations of the Level II PSTS report

- - prepared by Almor Testing Services Ltd, dated July 25, 2018, including the placement of the system to a maximum depth of 0.9 m below grade.
 - b) The recommendations included in the Shallow Subsoil and Groundwater Site Investigation report prepared by Almor Testing, date June 2017.
 - c) The Development Agreement (Site Improvements Servicing Agreement) shall be in accordance with the recommendations in the Slope Stability Assessment prepared by Rangeland Conservation Service Ltd. dated August 9, 2017.
 - d) The construction of a cistern to supply potable water.
 - 7) The Owner shall enter into a Deferred Services Agreement with the County to be registered on title for Lot 1 and Lot 2 indicating the following:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;

Developability

8) The Owner shall discharge the existing restrictive covenant on title that limits residential development to the northernmost 450 feet on the property, and shall replace it with a new restrictive covenant that addresses the recommendations of the Slope Stability Assessment dated August 9, 2017.

Payments and Levies

- 9) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 2 as shown on the Plan of Survey.

Taxes

11) 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried

Absent: Councillor Kissel

1-18-12-11-12 (D-3) All Divisions – Regional Resilience Program Approval File: N/A

MOVED by Councillor Hanson that the Regional Resilience Program be approved and Administration be directed to continue working on the funding application process with the Canadian Red Cross as per Attachment 'A'.

Carried

Absent: Councillor Kissel

1-18-12-11-13 (D-4)

All Divisions – 2018 Emergency Services Budget Adjustment File: N/A

MOVED by Councillor Gautreau that the emergency services budget adjustment be approved as per Attachment 'A'.

Carried

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Absent: Councillor Kissel

1-18-12-11-14 (D-5)

All Divisions – Appointment of Deputy Directors of Emergency Management File: N/A

MOVED by Councillor Hanson that Executive Director of Community Development Services, Sherry Baers, and Emergency Management Coordinator, Rebecca Innes, be appointed as Deputy Directors of Emergency Management.

Carried

Absent: Councillor Kissel

1-18-12-11-15 (D-6)

Division 5 – Dalroy U.F.A. Association Emergency Funding Request File: 6060-600

MOVED by Councillor Gautreau that the Dalroy U.F.A. Association's emergency request for \$1,343.88 to assist with replacing the north furnace at Dalroy Hall be approved from the Rocky View East Recreation District in the Public Reserve.

Carried

Absent: Councillor Kissel

1-18-12-11-16 (D-7)

Division 9 – Cochrane and District Agricultural Society Emergency Funding Request File: 6060-500

MOVED by Councillor Wright that emergency funding in the amount of \$9,650.00 be approved for the Cochrane and District Agricultural Society's emergency request to assist with repairing the CDAS indoor riding arena roof from the Ranch Lands Recreation District in the Public Reserve.

Carried

Absent: Councillor Kissel

1-18-12-11-17 (D-8)

All Divisions – Terms of Reference – County Plan Amendments File: 1013-135

MOVED by Deputy Reeve Schule that item D-8 be tabled until the January 22, 2019 Council meeting.

Carried

Absent: Councillor Kissel

1-18-12-11-18 (D-9)

Division 1 – Update on Banded Peak Schools Wastewater System Connection File: 5045-100/5045-275

MOVED by Councillor Kamachi that all connection fees described in the *Master Rates Bylaw* for connecting Banded Peak School to the Bragg Creek Wastewater System be collected as described.

Carried

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Absent: Councillor Kissel

1-18-12-11-19 (D-10)

Division 1 – Budget Adjustment for Highway 758 and Highway 22 Improvements File: 5045-100/5045-275

MOVED by Councillor Kamachi that the 2018 Operating Budget be amended as described in Attachment 'C' to provide \$180,000 for the completion of "Engineering Assessment and Design Validation for Intersection Improvements for Highways 758 and 22."

Carried

Absent: Councillor Kissel

1-18-12-11-20 (D-11)

Division 6 – Proposed Speed Limit Change on Highway 2A and Highway 72 from Highway 2 to Crossfield File: N/A

MOVED by Deputy Reeve Schule that Rocky View County not issue a letter of support regarding the proposed speed limit change.

Carried

Absent: Councillor Kissel

1-18-12-11-22 (I-2)

All Divisions – Notice of Motion – Councillor Wright and Councillor Hanson – High-Speed Internet Servicing for all Rocky View County Residents

File: N/A

Notice of Motion: Read in at the December 11, 2018 Council Meeting

To be debated at the January 8, 2019 Council Meeting

Title: High-Speed Internet Servicing for all Rocky View County Residents

Presented By: Councillor Samanntha Wright, Division 8

Councillor Kevin Hanson, Division 3

WHEREAS Internet access serves as more than just a convenience: it is an essential means

by which citizens, businesses, and institutions access information, offer services,

and create opportunities that could otherwise be out of reach;

AND WHEREAS 2 million Canadians cannot access a reliable internet connection;

AND WHEREAS 13% of rural households with Internet cannot even access 5 Mbps download

speeds;

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AND WHEREAS	39% of rural communities report no access to download speeds between 25-50 Mbps;
AND WHEREAS	78% of households cannot access 50 Mbps downloads – the Canadian Radio-Television and Telecommunications Commission's (CRTC) basic service objective;
AND WHEREAS	The Federal Government has pledged \$500 million by 2021 through its Connect to Innovate program to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age;
AND WHEREAS	the CRTC has created a \$750 million Broadband Fund to support projects to build or upgrade infrastructure to provide fixed and mobile wireless broadband Internet service to underserved Canadians;
AND WHEREAS	Some Rocky View residents may be viewed as non-rural due to their proximity to the city and through a flawed CRTC analysis and boundary design;

THEREFORE, BE IT RESOLVED THAT Rocky View County seek to provide all County residents with access to high-speed internet servicing of 50 Mbps or greater for downloads by 2021;

AND THAT Rocky View County engage in detailed analysis of County residents' internet servicing and explore all available funding streams to provide Rocky View with best available internet servicing;

AND THAT Rocky View County ensure that broadband connectivity is supplied into Area Structure Plans with the same vital consideration given to electricity, storm water, potable water, and sewage infrastructure;

AND THAT Rocky View County explore options that eliminate the gap for last-mile connectivity;

AND THAT Rocky View County establish itself as a recognized leader of rural communities in internet service provision.

1-18-12-11-21 (I-1)

All Divisions – Notice of Motion – Councillor Gautreau – Canada Post Mailing Address Changes File: N/A

MOVED by Councillor Gautreau that item I-1 be tabled until the January 8, 2019 Council meeting.

Carried

Absent: Councillor Kissel

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Adjournment

MOVED by Deputy Reeve Schule that the December 11, 2018 Council meeting be adjourned at 10:22 p.m.

Carried

Absent: Councillor Kissel

Reeve or Deputy Reeve

Chief Administrative Officer or Designate