

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 28, 2019

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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 May 28, 2019 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

Also Present:

K. Robinson, Executive Director, Corporate Services  
B. Riemann, Executive Director, Operations  
G. Kaiser, Executive Director, Community and Business  
R. Barss, A/Executive Director, Community Development Services  
C. Satink, Municipal Clerk, Municipal Clerk's Office  
S. Hulsman, Manager, Transportation Services  
T. Cochran, Manager, Recreation, Parks, and Community Support  
S. de Caen, Community Services Coordinator, Recreation, Parks, and  
Community Support  
A. Panaguiton, Community Services Coordinator, Recreation, Parks, and  
Community Support  
R. Ell, FCSS Coordinator, Recreation, Parks, and Community Support  
C. Graham, Municipal Lands Administrator, Legal and Land Administration  
O. Newmen, Planner, Planning and Development  
X. Deng, Planner, Planning and Development  
P. Simon, Planner, Planning and Development  
J. Kirychuk, Planner, Planning and Development  
T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

**Call to Order**

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

**1-19-05-28-01**

**Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Schule that the May 28, 2019 Council meeting agenda be amended as follows:

- Add Emergent Business Item D-7 – Airdrie and District Victims Assistance Society Letter

Carried

MOVED by Deputy Reeve Schule that the May 28, 2019 Council meeting agenda be approved as amended.

Carried

**1-19-05-28-02**

**Confirmation of Minutes**

MOVED by Councillor Gautreau that the May 14, 2019 Council meeting minutes be approved as presented.

Carried

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**1-19-05-28-03 (D-1)**

**All Divisions – Spring 2019 Community Recreation Funding Grant: Capital Funding Requests**

**File: 6060**

MOVED by Deputy Reeve Schule that the Bow Valley Community Club's funding request for up to \$7,113.75 to replace the ice scraper be approved from the Bow North Recreation District Public Reserve.

Carried

MOVED by Councillor Gautreau that the Delacour Community Club's funding request for up to \$9,566.00 to replace the flooring in the upper level of the Delacour Community Hall be approved from the Rocky View East Recreation District Public Reserve.

Carried

MOVED by Councillor Kamachi that the Greater Bragg Creek Trails Association's request for up to \$10,000.00 to place and compact GreenDrop Trail Gravel on the 2 km long Banded Peak Trail (BPT) from the hamlet of Bragg Creek to the Banded Peak School be approved from the Rocky View West Recreation District Public Reserve.

Carried

MOVED by Councillor Wright that the Bearspaw Glendale Community Association's request for up to \$16,275.00 to add air conditioning in the banquet hall, stage, and kitchen of the Bearspaw Glendale Lifestyle Centre be approved from the Bearspaw Glendale Recreation District Public Reserve.

Carried

**1-19-05-28-04 (D-2)**

**All Divisions – Spring 2019 Community Recreation Funding Grant: Operational Funding Requests**

**File: 6060**

MOVED by Councillor McKylor that recreation operational district funding be approved as recommended by the Recreation District Boards in the amount of \$632,716.35, as per Attachment 'A'.

Carried

The Chair called for a recess at 9:14 a.m. and called the meeting back to order at 9:19 a.m. with all previously mentioned members present.

**1-19-05-28-05 (D-3)**

**Division 5 – Spring 2019 Community Recreation Funding Grant Requests for the Chestermere-Conrich Recreation District**

**File: 6060-350**

MOVED by Councillor Gautreau that the Camp Chestermere's funding request for \$30,832.93 for insurance and utility costs be approved from the Recreational Tax Levy.

Carried

MOVED by Councillor Gautreau that the Crushers Baseball of Chestermere Rocky View Little League's funding request for \$7,500.00 to subsidize the cost of indoor space and coach clinics and for the purchase of jerseys and three equipment bags be approved from the Recreational Tax Levy.

Carried

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MOVED by Councillor Gautreau that the Synergy Youth and Community Development Society's request for \$5,944.80 to offset the cost of operating the Centre for Community Leadership be approved from the Recreational Tax Levy.

Carried

MOVED by Councillor Gautreau that the Chestermere Regional Community Association's request for \$10,651.19 of capital funding to purchase an outdoor utility vehicle (RTV) to be used for maintenance of the outdoor spaces be approved from the Chestermere-Conrich Recreation District Public Reserve.

Carried

**MOTION ARISING**

MOVED by Councillor Gautreau that Administration be directed to work with and investigate an emergency funding request from the Chestermere Regional Recreation Centre, with a report to be brought back to Council by the end of July, 2019.

Carried

**1-19-05-28-06 (D-4)**

**All Divisions – GPC Recommendations for Spring 2019 Regional Recreation Funding Applications**

**File: 6070-175**

MOVED by Councillor McKylor that the capital funding request for Springbank Park For All Seasons Agricultural Society (SPFAS) in the amount of \$80,000.00 for the purchase of a used bobcat or skid steer, replacement of outdoor rink cover and side membranes, and the replacement of door sets within the SPFAS facilities be approved from the Recreational Tax Levy.

Carried

MOVED by Councillor McKylor that the operational funding request for Springbank Park For All Seasons Agricultural Society in the amount of \$320,000.00 for operating and maintenance costs be approved from the Recreational Tax Levy.

Carried

MOVED by Councillor Kissel that the operational funding request for Spray Lake Sawmills Recreation Park Society in the amount of \$159,020.00 for general operating expenses, including insurance and utilities, at the Spray Lake Sawmills Family Sports Centre be approved from the Recreational Tax Levy.

Carried

MOVED by Deputy Reeve Schule that the capital funding request for Bow Valley Agricultural Society in the amount of \$100,000.00 for the purchase and installation of a new ice plant be approved from the Recreational Tax Levy.

Carried

**1-19-05-28-15 (J-2)**

**Division 1 – Subdivision Item – Agriculture**

**File: PL20180157 (05818002)**

Councillor Henn left the meeting at 9:36 a.m.

MOVED by Councillor Kamachi that Subdivision Application PL20180157 be approved with the conditions noted in Appendix 'A':

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- A. Should the Subdivision Authority with to approve the application to create a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) parcel with a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) remainder within NW-18-25-04-W05M, having 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, 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:

*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.

*Transportation and Access*

- 2) In order to provide access to Lots 1 & 2, the Owner shall:
  - a) Provide a new access easement agreement and right-of-way plan; or
  - b) Amend the existing access easement agreement (instrument # 141 214 626) and provide a right-of-way plan.

*Utility Easements*

- 3) Utility easements, agreements, and right-of-way plans are to be registered separately or concurrently with the Plan of Survey, to the satisfaction of FortisAlberta.

*Payments and Levies*

- 4) 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.

*Taxes*

- 5) 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*.

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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 Henn

**1-19-05-28-16 (J-3)**

**Division 4 – Subdivision Item - Settlers Green Conceptual Scheme – Hamlet Residential Three District**

**File: PL20180132 (03214001/03214009)**

Deputy Reeve Schule declared a pecuniary interest and abstained from the discussion and voting on subdivision application PL20180132. Deputy Reeve Schule proceeded to leave the meeting at 9:40 a.m.

The Chair called for a recess at 9:46 a.m. and called the meeting back to order at 9:54 a.m. with all previously mentioned members present with the exception of Councillor Henn and Deputy Reeve Schule.

MOVED by Councillor Gautreau that condition 3(a) and 3(b) under Phase 1B in Appendix 'A' be moved to condition 3 under Phase 2A and that the conditions be renumbered as necessary.

Carried  
Absent: Councillor Henn  
Abstained: Deputy Reeve Schule

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Councillor Gautreau  
Reeve Boehlke  
Councillor Kissel

Opposed:

Councillor Wright

MOVED by Councillor Gautreau that Subdivision Application PL20180132 be approved with the conditions noted in Appendix 'A' as amended:

- A. **PHASE 1A:** That the application to create 77 residential lots, 3 municipal reserves lots, 1 environmental reserve lot, two public utility lots, and internal subdivision roads within SE-14-23-27-W4M, having 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, 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; and
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to

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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 shall be 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.

*Development Agreement*

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Upgrade of TWP Road 232 from Centre Street east to the site access to a Regional Transitional Paved Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan.
  - b) Construction of Range Road 271 from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Standard (400.10) with the exception of asphalt paving in accordance with the County Servicing Standards as shown in the tentative plan which includes but is not limited to:
    - Complete with offset cul-de-sac bulb at the south end of Range Road 271 where the road enters private property; and
    - Appropriate signage
  - c) Design and construction of an emergency access road (400.20) from the east boundary of phase I through the undeveloped portion of the lands to the road allowance of Range Road 271 in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - Gated access at the east end of the emergency road where it meets Range Road 271; and
    - Appropriate signage
  - d) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - Access onto Township Road 232, complete with appropriate curb returns and culvert;
    - temporary graveled cul-de-sacs as needed;
    - sidewalks on both sides of the collector roads;
    - landscaped boulevards;
    - curb and gutters;
    - trapped lows and catch basins tied to the stormwater collection system;
    - signage and pavement markings; and
    - dark sky street lighting.

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- e) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- f) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- g) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:
- a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;
  - a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;
  - pump controls, including the external generation set;
  - a single connection point to the East Rocky View Wastewater Transmission Main;
  - a blower/heater unit to prevent icing of the wet well; and
  - inlet and outlet piping.
- h) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- i) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- j) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- k) Implementation of the recommendations of the updated Traffic Impact Assessment;
- l) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- m) Dedication of necessary easements and rights-of-way for utility line assignments;
- n) Mailboxes to be located in consultation with Canada Post Corporation;
- o) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- p) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and

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- q) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

*Stormwater*

- 3) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

*Transportation*

- 4) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 5) The Applicant/Owner shall receive approval for a road naming application from the County.

*Site Servicing*

- 6) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 7) The Owner shall provide a Wastewater Lift Station Design Report including:
  - a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for connection into the County's East Rocky View Wastewater Transmission Main;
  - b) Pump sizing rationale;
  - c) Metering information and data transmission;
  - d) Infrastructure Improvement Plan based on the future buildout of the development;
  - e) Lifecycle costs;
  - f) Operating and maintenance costs; and
  - g) Maintenance and operation requirements for the Lift Station.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for Lots 1-77 (inclusive) as shown on the Approved Tentative Plan. This includes providing the following information:



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- a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for Lots 1-77 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-77 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

#### *Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

#### *Payments and Levies*

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 77 lots.
- 13) The 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 Phase 1A as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 1A as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for Phase 1A, prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

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*Municipal Reserves*

- 16) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 5.56$  hectares ( $\pm 13.74$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

*Environmental Reserves*

- 17) The provision of Environmental Reserve is to be provided by the dedication of  $\pm 1.04$  hectares ( $\pm 2.59$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

*Cost Recovery*

- 18) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
- a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, water, wastewater, and transportation).

*Utility Right of Way*

- 19) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the County:
- a) from the eastern boundary of Phase 1A to the eastern boundary of the site over the emergency access road until such time that the future phases of the development are subdivided and lands appropriately dedicated.
- 20) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 21) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 22) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
- a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
- b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 23) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 24) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 25) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

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*Taxes*

- 26) 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*.

**SUBDIVISION AUTHORITY DIRECTION**

- D. Prior to final endorsement of the subdivision, Administration is directed to present the Applicant/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*.
- A. **PHASE 1B:** That the application to create 51 residential lots, 2 municipal reserves lots, and internal subdivision roads within SE-14-23-27-W4M, having 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, 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; and
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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 shall be approved subject to the following conditions of approval:

*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 1B, the survey plan for Phase 1A must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:

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- temporary graveled cul-de-sacs as needed;
  - sidewalks on both sides of the collector roads;
  - landscaped boulevards;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- c) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- d) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
- e) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- f) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- g) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- h) Implementation of the recommendations of the updated Traffic Impact Assessment;
- i) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- j) Dedication of necessary easements and rights-of-way for utility line assignments;
- k) Mailboxes to be located in consultation with Canada Post Corporation;
- l) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- m) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- n) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

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*Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

*Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

*Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for lots 1-51 (inclusive) as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-51 (inclusive).
  - c) Documentation proving that water supply has been purchased for proposed Lots 1-51 (inclusive).
  - d) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

*Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.

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- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

*Payments and Levies*

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 51 lots.
- 13) The 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 Phase 1B as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
- a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 1B as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for Lots 1-51 (inclusive), prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

*Municipal Reserves*

- 16) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 1.27$  hectares ( $\pm 3.16$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

*Cost Recovery*

- 17) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
- 18) This Agreement shall apply to the construction of off-site infrastructure (stormwater, wastewater, water, and transportation).

*Utility Right of Way*

- 19) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 20) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:

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- a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 22) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 23) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 24) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 25) 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*.

SUBDIVISION AUTHORITY DIRECTION

- D. Prior to final endorsement of the subdivision, Administration is directed to present the Applicant/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*.
- A. **PHASE 2A:** That the application to create 53 residential lots, and internal subdivision roads within SE-14-23-27-W4M, having 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, 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; and
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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 shall be approved subject to the following conditions of approval:

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*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 2A, the survey plan for Phase 1B must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary graveled cul-de-sacs as needed;
    - sidewalks on both sides of the collector roads;
    - landscaped boulevards;
    - curb and gutters;
    - trapped lows and catch basins tied to the stormwater collection system;
    - signage and pavement markings; and
    - dark sky street lighting.
  - b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary cul-de-sacs as needed;
    - sidewalks abutting one side of the internal roads;
    - curb and gutters;
    - trapped lows and catch basins tied to the stormwater collection system;
    - signage and pavement markings; and
    - dark sky street lighting.
  - c) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
  - d) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
  - e) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
  - f) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.



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- g) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
  - h) Implementation of the recommendations of the updated Traffic Impact Assessment;
  - i) Installation of power, natural gas, telecommunication, and all other shallow utilities;
  - j) Dedication of necessary easements and rights-of-way for utility line assignments;
  - k) Mailboxes to be located in consultation with Canada Post Corporation;
  - l) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
  - m) Implementation of the recommendations of the Erosion & Sedimentation Control Plan;
  - n) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
  - o) Completion of Range Road 271 (paving) from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan; and
  - o) Upgrade of Dead Horse Road to a 10.0m wide modified collector paved standard from the existing edge of pavement (east of Boulder Creek Drive) to Range Road 271 in accordance with the County Servicing Standards as shown in the tentative plan.

#### *Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

#### *Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

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*Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for proposed Lots 1-53 as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-53 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-53 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

*Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

*Payments and Levies*

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 53 lots.
- 13) The 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 Phase 2A as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 2A as shown on the Plan of Survey.

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- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for proposed Lots 1-53 prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

*Cost Recovery*

- 16) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
- a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, water, wastewater, and transportation).

*Utility Right of Way*

- 17) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
- a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 20) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 21) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 22) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 23) 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*.

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**SUBDIVISION AUTHORITY DIRECTION:**

- D. Prior to final endorsement of the subdivision, Administration is directed to present the Applicant/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*.
- A. **PHASE 2B:** That the application to create 53 residential lots and internal subdivision roads within SE-14-23-27-W4M, having 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, 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; and
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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 shall be approved subject to the following conditions of approval:

*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 2B, the survey plan for Phase 2A must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary graveled cul-de-sacs as needed;
    - sidewalks on both sides of the collector roads;
    - landscaped boulevards;
    - curb and gutters;

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- trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- c) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- d) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
- e) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- f) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- g) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- h) Implementation of the recommendations of the updated Traffic Impact Assessment;
- i) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- j) Dedication of necessary easements and rights-of-way for utility line assignments;
- k) Mailboxes to be located in consultation with Canada Post Corporation;
- l) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- m) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- n) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

*Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:

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- a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

*Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

*Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for proposed Lots 1-53 (inclusive) as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-53 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-53 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

*Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite

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wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

*Payments and Levies*

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 53 lots.
- 13) The 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 Phase 2B as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 2B as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for proposed Lots 1-53 (inclusive), prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

*Cost Recovery*

- 16) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
  - a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, and transportation).

*Utility Right of Way*

- 17) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.

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- 20) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 21) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 22) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 23) 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*.

SUBDIVISION AUTHORITY DIRECTION:

- D. Prior to final endorsement of the subdivision, Administration is directed to present the Applicant/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 Henn  
Abstained: Deputy Reeve Schule

The Chair called for a recess at 9:59 a.m. and called the meeting back to order at 10:01 a.m. with all previously mentioned members present.

**1-19-05-28-14 (J-1)**

**Division 3 – Subdivision Item – Creation of Nine Residential Condominium Units (Alandale Estates Final Phase) and Boundary Adjustment**

**File: PL20190004 (04724177/04724003/04724101)**

Councillor Henn left the meeting at 10:04 a.m.

MOVED by Councillor Hanson that the applicant be allowed to speak to Council on the subdivision conditions.

Carried  
Absent: Councillor Henn

In Favour:

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

Opposed:

Councillor McKylor  
Reeve Boehlke

The applicant, David Wyatt, proceeded to address Council on the proposed conditions of approval for subdivision application PL20190004.

MOVED by Councillor Hanson that condition 13 in Appendix 'A' be amended to read as follows:



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The provision of Municipal Reserve, in the amount of  $\pm 2.30$  hectares ( $\pm 5.69$  acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the Municipal Government Act. Cash-in-lieu payment shall be calculated as follows:

- a) That reserves deferred from the previous subdivision Plan 901 0945 in the amount of  $\pm 0.939$  ha ( $\pm 2.32$  acres) be provided by payment of cash-in-lieu in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
- b) The total amount of money that may be required to be provided shall not exceed 10% of the appraised market value, of the parcel of land less all land required to be provided as conservation reserve or environmental reserve or made subject to an environmental reserve easement.

That Unit 10 comprising  $\pm 2.97$  ha ( $\pm 7.34$  ac) be given the same consideration as land required to be provided as environmental reserve and the land subject to an environmental reserve easement.

- c) The provision of Municipal Reserve, in the amount of  $\pm 1.064$  hectares ( $\pm 2.629$  acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the Municipal Government Act.
- d) That all calculations for Reserves and money's owing shall be verified by the approved Plan of Survey as submitted, all to the satisfaction of Rocky View County.

Carried

Absent: Councillor Henn

MOVED by Councillor Hanson that Subdivision Application PL20190004 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a bareland condominium with nine  $\pm 0.81$  hectare ( $\pm 2.00$  acre) residential lots (Units 1-9), one  $\pm 2.97$  hectare ( $\pm 7.34$  acre) common property unit containing Hogdson Pond (Unit 10), one  $\pm 0.99$  hectare ( $\pm 2.45$  acre) common property unit containing open space (Unit 11), one  $\pm 0.93$  hectare ( $\pm 2.30$  acre) common property unit containing open space (Unit 12), and boundary adjustment within NW-24-24-03-W05M (04724177); Lot 1, Block 3, Plan 1412805, NW-24-24-03-W05M (04724003); Lot 30, Plan 9010945, NW-24-24-03-W05M (04724101), having 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, 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; and
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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

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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 shall be 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.

*Geotechnical*

- 2) The Owner shall provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Confirmation of the California Bearing Ratio (CBR) value for the site and provide recommendation for asphalt pavement design.
  - b) Provide the results and relevant recommendations associated with the laboratory testing for boreholes on the subject lands.
  - c) Confirmation of one (1) contiguous acre of land for development on the proposed Units 4 and 5.

*Stormwater*

- 3) The Owner is to provide and implement a Site-Specific Storm Water Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan. Implementation of the Storm Water Management Plan shall include:
  - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
  - 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 storm water infrastructure system; and
  - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 4) Registration of a Drainage Easement and Right of Way Plan for the existing drainage course on Lot 30, Plan 9010945, NW-24-24-03-W05M (Roll: 04724101).
- 5) The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

*Development Agreement*

- 6) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
  - a) Construction of extension of 100 Alandale Place (Country Residential Standard), complete with cul-de-sacs, and any necessary easement agreements, including complete approaches to each lot, at the Owner's expense, in accordance with the County Servicing Standards;
  - b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
  - c) Water is to be supplied through a water distribution system in accordance with the County

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Servicing Standards;

- d) Installation of hydrants;
- e) Construction of storm water facilities in accordance with the recommendations of an approved Storm Water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan;
- f) Installation of power, natural gas, and telephone lines;
- g) Implementation of the recommendations of the Construction Management Plan;
- h) Implementation of the recommendations of the Erosion and Sedimentation Management Plan.
- i) Construction of a gated Secondary Emergency Access road (gravel standard) that would connect the proposed internal road and 200 Alandale Place, crossing the Municipal Reserve land (Lot 31 MR, Plan 9010945, NW-24-24-03-W05M)

*Site Servicing*

- 7) The Owner is to provide confirmation of the tie-in for connection to Westridge Utilities, an Alberta Environment licensed piped water supplier, for the proposed new residential lots (Units 3-9), as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new residential lots;
  - b) Documentation proving that water supply has been purchased for proposed new residential lots;
  - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 8) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed new residential lots (Units 1, 3-9):
  - a) The Development Agreement (Site Improvements/Services Agreement) shall be in accordance with the Level 4 PSTS Assessment, prepared by Sedulous Engineering Inc., September 18, 2018, for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment on Units 1, 3-9.
- 9) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Units 1-9, indicating the following:
  - a) Each future lot Owner is required to connect to County piped waste water and storm water systems at their cost when such services become available; and
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

*Condominium Association*

- 10) The Owner shall legally establish a Condominium Board for the subdivision, pursuant to the Condominium Property Act:
  - a) The Condominium Board will be responsible for maintaining all common property units owned by the Condominium Board (Unit 10, 11, 12, stormwater system, and associated infrastructure, etc.);
  - b) Upon registration of the Condominium Plan, the Owner shall cause the Condominium Board to register Bylaws, satisfactory to the County, similar to the Bylaws of other Condominium Boards within the Springbank Area Structure Plan area.
- 11) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created,

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requiring that each Lot Owner be subject to development's Architectural Design Guidelines. The Architectural Design Guidelines shall respect the intent of Lazy H Estates Conceptual Scheme and Springbank Area Structure Plan.

- 12) The Owner is to prepare a Solid Waste Management Plan that outlines the responsibility of the Developer and/or Condominium Board for solid waste management.

*Municipal Reserves*

- 13) The provision of Municipal Reserve, in the amount of  $\pm 2.30$  hectares ( $\pm 5.69$  acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*. Cash-in-lieu payment shall be calculated as follows:
- a) That reserves deferred from the previous subdivision Plan 901 0945 in the amount of  $\pm 0.939$  ha ( $\pm 2.32$  acres) be provided by payment of cash-in-lieu in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
  - b) The total amount of money that may be required to be provided shall not exceed 10% of the appraised market value, of the parcel of land less all land required to be provided as conservation reserve or environmental reserve or made subject to an environmental reserve easement.  
  
That Unit 10 comprising  $\pm 2.97$  ha ( $\pm 7.34$  ac) be given the same consideration as land required to be provided as environmental reserve and the land subject to an environmental reserve easement.
  - c) The provision of Municipal Reserve, in the amount of  $\pm 1.064$  hectares ( $\pm 2.629$  acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
  - d) That all calculations for Reserves and money's owing shall be verified by the approved Plan of Survey as submitted, all to the satisfaction of Rocky View County.

*Payments and Levies*

- 14) The Owner is to pay the Transportation Off-Site Levy in accordance with the Bylaw C-7356-2014 prior to endorsement of the subdivision. The County shall calculate the total amount owing on the subject lands (31.24 acres) as shown on the Plan of Survey.
- 15) The Owner is to pay the County subdivision endorsement fee for creating eight new bareland condominium units, in accordance with the *Master Rates Bylaw*.
- 16) The Owner is to pay the County subdivision endorsement fee for boundary adjustment, in accordance with the *Master Rates Bylaw*.

*Others:*

- 17) The Owner is required to obtain Historical Resources Act Approval from Alberta Historic Resource Management Branch.
- 18) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
- a) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;

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Taxes

- 19) 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 Henn

Councillor Henn returned to the meeting at 10:28 a.m.

**1-19-05-28-07 (D-5)**

**Division 5 – Janet Area Structure Plan Amendment – Expanded Study Area**

**File: 1015-251**

MOVED by Councillor Gautreau that the Terms of Reference, as presented in Appendix 'D' for the Janet Area Structure Plan Amendments Long Term Development Area, be approved;

AND THAT the Budget Adjustment, as presented in Appendix 'E' for the Janet Area Structure Plan Amendments, be approved.

Carried

**MOTION ARISING:**

MOVED by Councillor Gautreau that Administration be directed to bring a report to Council before the end of September 2019 outlining feasibility options for proceeding with a new Area Structure Plan for lands along Glenmore Trail, east of Calgary, including potential costs and resources needed.

Carried

**In Favour:**

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

**Opposed:**

Councillor Hanson  
Councillor Wright  
Councilor Kissel

**1-19-05-28-08 (D-6)**

**All Divisions – Hard Surface Road Update**

**File: 4050-200**

MOVED by Councillor McKylor that the Hard Surface Road update be received as information.

Carried

**1-19-05-28-09 (E-1)**

**All Divisions – Bylaw C-7867-2019B – Consideration of third and final reading to Bylaw C-7867-2019B to repeal *Firearms Bylaw C-7782-2018***

**File: N/A**

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MAIN MOTION:

MOVED by Deputy Reeve Schule that Bylaw C-7867-2019B be given third and final reading.

TABLING MOTION:

MOVED by Councillor Wright that the main motion be tabled until this afternoon.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Councillor Gautreau  
Reeve Boehlke  
Councillor Henn  
Councillor Wright  
Councilor Kissel

Opposed:

Deputy Reeve Schule

The Chair called for a recess at 11:14 a.m. and called the meeting back to order at 11:21 a.m. with all previously mentioned members present.

**1-19-05-28-10 (E-2)**

**All Divisions – Bylaw C-7892-2019 and Bylaw C-7895-2019 – Amendments to the *Appeal and Review Panel*  
*Bylaw and Boards and Committees Bylaw***

**File: N/A**

MOVED by Councillor Hanson that Bylaw C-7892-2019 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7892-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7892-2019 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7892-2019 be given third and final reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7895-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7895-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7895-2019 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7895-2019 be given third and final reading.

Carried

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**1-19-05-28-11 (E-3)**

**All Divisions – Bylaw C-7899-2019 – Amendments to *Chief Administrative Officer Bylaw C-7350-2014* – CAO Hiring Process**

**File: N/A**

MOVED by Councillor Wright that Bylaw C-7899-2019 be referred to Administration for a review of the bylaw, and to be brought forward to the June 18, 2019 Policy Review Subcommittee for consideration, and then to be brought forward to the June 25, 2019 Council meeting for consideration.

Lost

In Favour:

Councillor Hanson  
Councillor Wright  
Councillor Kissel  
Councillor Gautreau

Opposed:

Councillor Kamachi  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

The Chair called for a recess at 11:46 a.m. and called the meeting back to order at 11:53 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that Bylaw C-7899-2019 be given first reading.

Lost

In Favour:

Deputy Reeve Schule  
Councillor Henn

Opposed:

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

MOVED by Councillor Gautreau that Schedule 'A' of proposed Bylaw C-7899-2019 be severed from the bylaw and be approved as a recommended CAO hiring process.

Carried

In Favour:

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

Opposed:

Councillor Hanson  
Councillor Wright  
Councillor Kissel

**1-19-05-28-20 (D-7)**

**All Divisions – Emergent Business Item – Airdrie and District Victims Assistance Society Letter**

**File: 4050-200**

MOVED by Councillor Hanson that the Reeve be authorized to sign the letter from the Airdrie and District Victims Assistance Society to the Minister of Justice & Solicitor General.

Carried

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**File: N/A**

Notice of Motion: Read in at the May 28, 2019 Council Meeting

To be debated at the June 11, 2019 Council Meeting

Title: Advocating Rocky View County's Position on the Springbank Off-Stream Reservoir Project

Presented By: Councillor Kim McKylor, Division 2

WHEREAS Rocky View County Council passed a unanimous resolution at its December 11, 2018 meeting stating that it cannot support the Springbank Off-Stream Reservoir (SR1) Project;

AND WHEREAS the same resolution also called for the provincial government to halt the SR1 Project so that all other flood mitigation options can be equally considered;

AND WHEREAS Rocky View County submitted a letter, dated January 11, 2019, to the previous Ministers of Alberta Transportation and Alberta Environment and Parks outlining the County's position and its concerns with the SR1 Project;

AND WHEREAS Rocky View County received a letter of response, dated February 1, 2019, indicating that the provincial government is committed to proceeding with the SR1 Project despite the concerns raised by the County;

AND WHEREAS a provincial election was held on April 16, 2019 and a new provincial government took office on April 30, 2019 led by Premier Jason Kenney and his cabinet;

AND WHEREAS a new provincial government provides a new opportunity for Rocky View County to advocate its position on SR1;

AND WHEREAS Rocky View County Council passed a unanimous resolution at its March 14, 2019 meeting to resend its letter to the new Premier, Ministers, and MLAs representing County residents;

THEREFORE BE IT RESOLVED THAT Administration be directed to engage a lobbyist or lobby firm to advocate for Rocky View County's position on the SR1 project to the new provincial government;

AND THAT a budget of \$40,000 be assigned from the Tax Stabilization Reserve for this purpose.

1-19-05-28-13 (I-2)

## Division 7 – Notice of Motion – Councillor Henn – Road Name Change and Fee Waiver Request

**File: N/A**

Notice of Motion: Read in at the May 28, 2019 Council Meeting

To be debated at the June 11, 2019 Council Meeting

Title: Road Name Change and Fee Waiver Request



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Presented By: Councillor Dan Henn, Division 7

WHEREAS On February 5, 2019, Council passed the Road Naming Policy C-701 that provides guidance for considering road name or road renaming requests for new and existing streets and roads in Rocky View County;

AND WHEREAS In its policy, the County is committed to choosing road names that acknowledge and honour the history of the County, as well as are consistent with the geographic areas;

AND WHEREAS It is important to recognize the County's legacy families in the Balzac community and also to maintain the existing character of the community;

AND WHEREAS A formal request has been made by the Balzac Business Community to change the name of Range Road 291 to John Church Lane which recognizes a strong historical family reference in the Balzac Community;

AND WHEREAS The Master Rates Bylaw C-7857-2019 provides that the fee applicable for road renaming applications is \$500.00; and

AND WHEREAS Only Council can waive fees outlined in the Master Rates Bylaw.

THEREFORE, BE IT RESOLVED THAT Range Road 291 be renamed to John Church Lane;

AND THAT the \$500.00 application fee be waived.

**1-19-05-28-17 (K-1)**

**All Divisions – Confidential In Camera Item – 2019 Surplus Land Sale Work Plan**

**File: RVC2019-12**

MOVED by Deputy Reeve Schule that Council move in camera at 12:10 p.m. to consider the confidential item "2019 Surplus Land Sale Work Plan" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- 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 confidential item K-1 with the following people in attendance to provide a report and advice to Council:

Rocky View County: K. Robinson, Executive Director, Corporate Services  
B. Riemann, Executive Director, Operations  
G. Kaiser, Executive Director, Community and Business Connections  
R. Barss, A/Executive Director, Community Development Services  
C. Graham, Municipal Lands Administrator, Legal and Land Administration

MOVED by Councillor Henn that Council move out of in camera at 1:35 p.m.

Carried

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MOVED by Councillor McKylor that Administration be directed to proceed with the 2019 Surplus Land Sale Work Plan discussed in confidential report # RVC2019-12 and to sell County surplus lands, excluding any municipal reserve properties and the Airdrie Grader Shed property, at Fair Market Value.

Carried

MOTION ARISING:

MOVED by Councillor McKylor that Administration be directed to notify the Rocky View School Division and the Calgary Roman Catholic Separate School District that the County intends to commence a review of the 1998 Reserves Agreement;

AND THAT Administration be further directed to schedule a meeting of the Reserves Coordination Committee as set out in the 1998 Reserves Agreement.

Carried

**1-19-05-28-09 (E-1)**

**All Divisions – Bylaw C-7867-2019B – Consideration of third and final reading to Bylaw C-7867-2019B to repeal *Firearms Bylaw C-7782-2018***

**File: N/A**

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Henn that the main motion be lifted from the table.

Carried

MAIN MOTION:

MOVED by Deputy Reeve Schule that Bylaw C-7867-2019B be given third and final reading.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Gautreau  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Reeve Boehlke  
Councillor Wright  
Councillor Kissel

MOTION ARISING:

MOVED by Councillor McKylor that Administration be directed to begin the preparation of a new Firearms Bylaw.  
Lost

In Favour:

Councillor McKylor  
Councillor Hanson  
Councillor Wright  
Councillor Kissel

Opposed:

Councillor Kamachi  
Councillor Gautreau  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

**1-19-05-28-18 (K-2)**

**All Divisions – Confidential In Camera Item – Personnel Matter**

**File: RVC2019-14**

**1-19-05-28-19 (K-3)**

**All Divisions – Confidential In Camera Item – Advice for Government Officials**

**File: RVC2019-15**

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MOVED by Councillor Henn that Council move in camera at 2:08 a.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 (Personnel Matter)

- Section 17 – Disclosure harmful to personal privacy
- Section 24 – Advice from officials

K-3 (Advice for Government Officials)

- Section 24 – Advice from officials
- Section 27 – Privileged Information

Carried

Council held the in camera session for confidential items K-2 and K-3 without any additional persons in attendance.

MOVED by Councillor McKylor that Council move out of in camera at 3:12 p.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 3:13 p.m.

**Adjournment**

MOVED by Councillor McKylor that the May 28, 2019 Council meeting be adjourned at 3:13 p.m.

Carried

  
\_\_\_\_\_  
Reeve or Deputy Reeve  
\_\_\_\_\_  
Chief Administrative Officer or Designate