

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 25, 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 June 25, 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:

B. Riemann, A/Chief Administration Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Cochran, Manager, Recreation, Parks, and Community Support
M. Wilson, Manager, Planning and Development
D. Hafichuk, Manager, Capital Project Management
J. Fleischer, Manager, Agricultural and Environmental Services
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
G. Nijjar, Engineering Supervisor, Planning and Development
D. Kazmierczak, Policy Supervisor, Planning and Development
S. Kunz, Senior Planner, Planning and Development
O. Newmen, Planner, Planning and Development
J. Anderson, Planner, Planning and Development
X. Deng, Planner, Planning and Development
J. Kwan, Planner, Planning and Development
J. Kirychuk, Planner, Planning and Development
K. Smigelski, Agricultural Services Officer, Agricultural and Environmental Services
A. Pare, Engineering Support Technician, Planning and Development

Call to Order

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

1-19-06-25-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the June 25, 2019 Council meeting agenda be amended as follows:

- Remove Item J-2 – Subdivision Item – Langdon East Conceptual Scheme – Direct Control 97

Carried

MOVED by Deputy Reeve Schule that the June 25, 2019 Council meeting agenda be approved as presented.

Carried

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1-19-06-25-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the June 11, 2019 Council meeting minutes be approved as presented.

Carried

1-19-06-25-10 (D-1)

All Divisions – 2018 Agricultural Service Board Annual Report

File: 6000-300

MOVED by Councillor Henn that the 2018 Agricultural Service Board Annual Report be received for information.

Carried

1-19-06-25-11 (D-2)

Division 6 – Development Permit – Construction of *Trail Infrastructure* (Meadowlark Trail)

File: PRDP20185144 (07127017/07128021/08103007)

MOVED by Councillor Wright that the late letters in support be received.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke

MOVED by Deputy Reeve Schule that Development Permit No. PRDP20185144 be approved with the conditions noted in Attachment 'A':

Description

- 1) That construction of *trail infrastructure* may take place on the subject site in general accordance with the application and site plan as prepared by McElhanney Consulting Services Ltd., August, 2013 (Project # 2511-00368-0) and includes:
 - a) Bridge installation: Crossfield Creek, affecting approximately 480.00 sq. m (5,166.68 sq. ft.).
 - b) Bridge installation: Rosebud Creek, affecting approximately 450.00 sq. m (4,843.76 sq. ft.).
 - c) Culvert construction: Beiseker drainage ditch, affecting approximately 472.50 sq. m (5,085.95 sq. ft.), in accordance with Condition #3.
 - d) Site Grading.

Prior to Issuance

- 2) That prior to the issuance of this permit, the Applicant/Owner shall provide a Construction Management Plan, including Erosion and Sediment Control measures, in accordance with County Servicing Standards.
- 3) That prior to the issuance of this permit, the Applicant/Owner shall provide a memorandum updating the Hydrotechnical Review (McElhanney Consulting Services Ltd., January 31, 2013), addressing the

proposed culvert diameter with respect to the existing upstream and downstream infrastructure along the same drainage course, to the satisfaction of the County.

- 4) That prior to the issuance of this permit, the Applicant/Owner shall contact County Road Operations with any haul details to determine if the Applicant/Owner shall be required to enter into a Road Use Agreement with the County for use of County road system for any truck haul operation related to the fill placement, bridge installation, or culvert construction, prior to commencement.
 - a) Written confirmation from County Road Operations shall be received confirming the status of this condition.

Permanent

- 5) That any plan, technical submission, or agreement submitted and approved as part of the application shall be implemented and adhered to in perpetuity.
- 6) That this approval shall be for the trail infrastructure (bridges and culvert) only, and does not include installation of any other aspect of the trail.
- 7) That no public access shall be permitted to the site, and that the bridges shall be fenced to prevent public access, until such a time that a future development permit permitting such access is issued.
- 8) That prior to any installation/alteration of any approach(es), the Applicant/Owner shall contact the County Road Operations Department for approval prior to commencement.
- 9) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 10) That the Applicant/Owner shall provide compaction testing results prepared and provided by a qualified professional, to the satisfaction of the County, for any areas of the site where fill is greater than 1.20 m in depth.
- 11) That dust control shall be maintained on the site during construction, and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 12) That no topsoil shall be removed from the subject sites.
- 13) That if any fill is removed from or hauled to the subject site, it shall be hauled off/on in a covered truck/trailer to help prevent the blowing of dust/small rocks onto the road and impact to other incoming/passing vehicles.
- 14) That all garbage and waste related to the proposed development shall be removed from the site as required.

Advisory

- 15) That the site shall remain free, at all times, of prohibited and noxious weeds or other undesirable plant species as determined by the County.
- 16) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant. Additional approvals may include, but are not limited to:
 - a) Department of Fisheries and Oceans; and
 - b) Western Irrigation District
- 17) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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18) That if this Development Permit is not issued by June 30, 2020, then this approval is null and void and the Development Permit shall not be issued.

Note: That the Applicant/Owner shall be responsible for all Alberta Environment approvals/ compensation as there may be wetlands on site that could be impacted by the proposed facility.

Carried

1-19-06-25-12 (D-3)

All Divisions – Status Update – County Wide Recreation Model

File: N/A

MOVED by Councillor McKylor that Administration be granted an extension to July 23, 2019, to develop a comprehensive County wide Recreation Governance model for Council's consideration.

Carried

1-19-06-25-13 (D-4)

Divisions 4 and 5 – Notice of Motion Response – Joint Highway 1 Corridor Area Structure Plan

File: N/A

MOVED by Councillor Gautreau that Administration explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County, to also include the City of Chestermere and the Town of Strathmore.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Councillor McKylor that Administration return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the four municipalities.

Carried

In Favour:

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

Opposed:

Councillor Wright

1-19-06-25-14 (D-5)

All Divisions – Governance and Priorities Committee Terms of Reference Amendments

File: N/A

MOVED by Deputy Reeve Schule that the Governance and Priorities Committee Terms of Reference be amended as follows to reflect that all policies are to be considered by Council:

- 1) Amend section 1(1) to read as follows:
“fulfills its governance responsibilities”
- 2) Delete section 2(1) which presently reads:
“reviewing and approving Council Policies”

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOTION ARISING:

MOVED by Councillor Wright that Rocky View County Council invite the Honourable Kaycee Madu, Minister of Municipal Affairs, to conduct a ministerial inspection into the management, administration, and operations of Rocky View County.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOTION ARISING:

MOVED by Deputy Reeve Schule that the Policy Review Subcommittee and its terms of reference be rescinded.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-06-25-15 (D-6)

All Divisions – Quarterly Report – Capital Projects Management Update

File: 1025-700

MOVED by Deputy Reeve Schule that Item D-6 be tabled until after the public hearings.

Carried

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The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:14 a.m. with all previously mentioned members present.

1-19-06-25-03 (C-1)

Division 7 – Bylaw C-7888-2019 – Redesignation Item – DC150 to Business Highway Frontage and Recreation Business District to Business – Highway Frontage

File: PL20180015 (06513005)

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:15 a.m.

Carried

Person(s) who presented: Rod Potrie, Planning Protocol 3 Inc. (Applicant)

Person(s) who spoke in favour: None

MOVED by Councillor Henn that the late letter in opposition be accepted.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Rod Potrie, Planning Protocol 3 Inc. (Applicant)

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

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:56 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7888-2019 be tabled and that the applicant be directed to prepare a Conceptual Scheme for the entire parcel and return to Council for consideration.

Carried

1-19-06-25-04 (C-2)

Division 2 – Bylaw C-7863-2019 – Conceptual Scheme Item – River Edge Conceptual Scheme – New County Residential Community

File: PL20170170 (04717004/04717005)

1-19-06-25-05 (C-3)

Division 2 – Bylaw C-7864-2019 Redesignation Item – Ranch and Farm District to Direct Control District

File: PL20170171 (04717004/04717005)

MOVED by Councillor McKylor that the public hearing for items C-2 and C-3 be opened concurrently at 11:04 a.m.

Carried

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Person(s) who presented: Robert Price, Price Boychuk & Jackson Corp. (Applicant)
Jeff Boychuk, Price Boychuk & Jackson Corp. (Applicant)
Lyndon Boychuk, Price Boychuk & Jackson Corp. (Applicant)
Art Price (Owner)

Person(s) who spoke in favour: Holly Marshall
Ryan Smith
Ryan Smith
Richard Lindseth
Lynn Thurlow
Lindsay Skabar
Rod Renaud
Byron Brooks

MOVED by Councillor Kamachi that the late letters in support be accepted.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Councillor McKylor
Councillor Hanson	Reeve Boehlke
Councillor Gautreau	
Deputy Reeve Schule	
Councillor Henn	
Councillor Kissel	
Councillor Wright	

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 12:04 p.m. with all previously mentioned members present.

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for items C-2 and C-3 be closed at 12:04 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be given first reading.

Carried

MOVED by Councillor McKylor that application PL20170170 be tabled to allow for the outstanding matters to be addressed including submission of:

- a) a stormwater management plan;
- b) a servicing strategy;
- c) a revised transportation network; and
- d) a revised conceptual scheme.

Carried

MOVED by Councillor McKylor that Bylaw C-7864-2019 be given first reading.

Carried

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MOVED by Councillor McKylor that the Applicant be directed to address the outstanding matters including submission of:

- a) a revised direct control district with associated mapping; and
- b) demonstration of consistency with relevant statutory plans;
- c) a stormwater management plan;
- d) a servicing strategy;
- e) revised transportation network; and
- f) revised conceptual scheme.

Carried

The Chair called for a recess at 12:10 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

1-19-06-25-06 (C-4)

Division 9 – Bylaw C-7900-2019 – Redesignation Item – New or Distinct Agricultural Use

File: PL20190041 (08909001)

MOVED by Councillor Kissel that the public hearing for item C-4 be opened at 1:33 p.m.

Carried

Person(s) who presented: George Stewart, S7 Ranch Ltd. (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Tara Normand, on behalf of John Moriarity, Glen & Nicola Howard, and Leslie, Kiera, & Kyle Jackson

Person(s) who spoke in rebuttal: George Stewart, S7 Ranch Ltd. (Applicant/Owner)

MOVED by Councillor Kissel that the public hearing for item C-4 be closed at 2:06 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7900-2019 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7900-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7900-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7900-2019 be given third and final reading.

Carried

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1-19-06-25-07 (C-5)

Division 2 – Bylaw C-7884-2019 – Redesignation Item – Direct Control Bylaw Amendments – Hamlet of Harmony
File: PL20190020 (05705003/05708080/05708082/05709002)

MOVED by Councillor McKylor that the public hearing for item C-5 be opened at 2:14 p.m.

Carried

Person(s) who presented: Tara Steell, Stantec Consulting (Applicant)
Birol Fisecki, Bordeaux Properties
Elise Harlick, Harmony Developments Inc.

Person(s) who spoke in favour: Kathy Cameron

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for item C-5 be closed at 2:27 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7884-2019 be given first reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7884-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7884-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7884-2019 be given third and final reading.

Carried

1-19-06-25-08 (C-6)

Division 5 – Bylaw C-7893-2019 – Conceptual Scheme – Township Road 250 Transition Area
File: PL20180130 (1015-568)

1-19-06-25-09 (C-7)

Division 5 – Bylaw C-7898-2019 – Live-Work Overlay – Township Road 250 Conceptual Scheme
File: PL20180130 (1015-568)

MOVED by Councillor Gautreau that the public hearing for items C-6 and C-7 be opened concurrently at 2:30 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

MOVED by Councillor Gautreau that the public hearing for items C-6 and C-7 be closed at 2:36 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7893-2019 be given first reading.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7893-2019 be given second reading. Carried

MOVED by Councillor McKylor that Bylaw C-7893-2019 be considered for third reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7893-2019 be given third and final reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7898-2019 be given first reading. Carried

MOVED by Deputy Reeve Schule that Bylaw C-7898-2019 be given second reading. Carried

MOVED by Councillor Henn that Bylaw C-7898-2019 be considered for third reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7898-2019 be given third and final reading. Carried

The Chair called for a recess at 2:39 p.m. and called the meeting back to order at 2:50 p.m. with all previously mentioned members present.

1-19-06-25-15 (D-6)
All Divisions – Quarterly Report – Capital Projects Management Update
File: 1025-700

MOVED by Deputy Reeve Schule that item D-6 be lifted from the table. Carried

MOVED by Councillor Henn that the Capital Project Management Quarterly report be received as information. Carried

1-19-06-25-16 (E-1)
Division 1 – Further Consideration of Bylaw C-7795-2018 – Road Closure of a Portion of Plan 731 338 in Circle 5 Estates
File: PL20180020

MOVED by Councillor Kamachi that Bylaw C-7795-2018 be amended as follows:

“THAT PORTION OF ROAD PLAN 731 ~~388~~ 338” Carried

MOVED by Councillor McKylor that Bylaw C-7795-2018, as amended, be given second reading. Carried

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MOVED by Councillor Gautreau that Bylaw C-7795-2018, as amended, be given third and final reading;

AND THAT the 0.20 acre portion of land be transferred to the applicant Chris Chornohos subject to:

- a) Sales agreement being signed at the appraised value of \$9,300.00, plus \$2,500.00 for the cost of the appraisal, and \$1,500.00 for the cost of the survey and all applicable taxes;
- b) That all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicant; and
- c) The terms of the sales agreement shall be completed within one year after Bylaw C-7795-2018 receives third and final reading.

Carried

1-19-06-25-17 (E-2)

All Divisions – Bylaw C-7907-2019 – Procedure Bylaw

File: N/A

MOVED by Deputy Reeve Schule that section 53 of Bylaw C-7907-2019 be amended to reduce the deadline requirement for Notices of Motion from 15 days to 10 days.

Carried

MOVED by Councillor Gautreau that section 54 of Bylaw C-7907-2019 be amended to require Notices of Motion to be seconded.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7907-2019, as amended, be given first reading.

Carried

MOTION TO REFER:

MOVED by Councillor Gautreau that Bylaw C-7907-2019 be referred back to Administration for further amendments.

Carried

1-19-06-25-18 (I-1)

All Divisions – Notice of Motion – Councillor Gautreau and Deputy Reeve Schule – Live/Work Land Use District

File: N/A

Notice of Motion: Read at the June 25, 2019 Council Meeting
 To be debated at the July 9, 2019 Council Meeting

Title: Live/Work Land Use District

Presented By: Councillor Gautreau, Division 5
 Deputy Reeve Al Schule, Division 4

WHEREAS the majority of industrial activity in Rocky View County is located within the Central East Rocky View Region, as defined in the County Plan;

AND WHEREAS the County Plan details the challenges in this region by stating that “Overall, agriculture continues to be challenged by the residential and commercial activity

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in this region, but adverse impacts are reduced by a focus on buffering of the non-agricultural uses”;

AND WHEREAS in these challenging economic times, there are more individuals turning back to self-employment, not only in office related jobs but also in the trades;

AND WHEREAS these individuals need affordable, accessible properties on which to conduct their business and raise their families;

AND WHEREAS the current Home-Based Business Type I and Type II are very restrictive for trades based businesses and make investment in the property challenging due to their time limits;

THEREFORE BE IT RESOLVED THAT Administration be directed to prepare a Live/Work land use district for inclusion in the Land Use Bylaw to allow for more intensive but controlled businesses activity on appropriate residential parcels in the Central East Rocky View Region.

1-19-06-25-19 (I-2)

All Divisions – Notice of Motion – Councillor McKylor – Review and Disposal of Surplus County Land
File: N/A

Notice of Motion: Read at the June 25, 2019 Council Meeting
To be debated at the July 9, 2019 Council Meeting

Title: Review and Disposal of Surplus County Land

Presented By: Councillor McKylor, Division 2

WHEREAS Rocky View County owns a number of fee-simple lands that are deemed surplus and not needed for any current or future municipal purpose;

AND WHEREAS these surplus lands have significant monetary value to Rocky View County;

AND WHEREAS Rocky View County has significant costs associated with providing recreational and cultural facilities and services to County residents;

AND WHEREAS Rocky View County also has significant costs associated with contributing funding to recreational and cultural facilities provided by municipalities in the surrounding region;

THEREFORE BE IT RESOLVED THAT Administration be directed to prepare and provide Council with a complete list of fee-simple lands owned by Rocky View County that are deemed surplus and not needed for any current or future municipal purpose;

AND THAT once completed, Council consider the list of surplus lands for disposal by sale at fair market value, with any net proceeds from the sale to be placed in a separate fund for special recreational and cultural capital projects within Rocky View County. This fund will be utilized as one source of funds to support recreation in conjunction with other funding availability.

AND THAT Administration be directed to prepare a policy that guides the dispersal of these funds by Council for the benefit of Rocky View County residents and the region.

1-19-06-25-20 (J-1)

Division 2 – Subdivision Item – Single Lot Residential Subdivision

File: PL20180155 (04721021)

MOVED by Councillor McKylor that Subdivision Application PL20180155 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.81 hectare (± 2.00 acre) from Lot 15, Plan 9612476 within NE-21-24-03-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Central Springbank Area Structure Plan;
 - 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 Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Accessibility to a Road

- 2) The Owner shall construct a new paved approach on Hillcrest Estates in order to provide access to Lot 2, as shown on the approved Tentative Plan.

Water Servicing

- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the locations of the well Lot 1; and
 - b) The results of the aquifer testing meet the requirements of the Water Act.

Waste Water Servicing

- 4) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:

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- a) Construction of a Packaged Sewage Treatment Plant in accordance with the recommendations of the Level III PSTS Assessment prepared by Groundwater Information Technologies Ltd., March 8, 2019).

Deferred Services Agreement

- 5) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on each title for proposed Lot 1 and Lot 2, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water and wastewater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Storm Water

- 6) The Owner is to provide a Site-Specific Storm Water Implementation Plan (SSIP). Implementation of the SSIP shall include:
 - a) If the recommendations of the SSIP require improvements, then a Site Improvements / Services Agreement shall be entered into;
 - 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;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Payments and Levies

- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided, as shown on the Plan of Survey.
- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of One new Lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the 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

1-19-06-25-21 (K-1)

Division 9 – Confidential In Camera Item – Water and Wastewater Servicing at Cochrane Lakes

File: RVC2019-17

1-19-06-25-22 (K-2)

All Divisions – Confidential In Camera Item – Personnel Matter

File: RVC2019-14

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 25, 2019

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MOVED by Councillor McKylor that Council move in camera at 4:00 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – Water and Wastewater Servicing at Cochrane Lakes

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

K-2 – Personnel Matter

- Section 19 – Confidential Evaluations
- Section 24 – Advice from officials

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: B. Riemann, A/Chief Administrative Officer
 K. Robinson, Executive Director, Corporate Services
 G. Kaiser, Executive Director, Community and Business Connections
 B. Beach, A/Executive Director, Community Development Services
 C. Nelson, Manager, Corporate Business Development
 S. Jewison, Manager, Utility Services
 S. Seroya, Strategy & Customer Service, Utility Services

Council held the in camera session for confidential item K-2 without any additional persons in attendance.
MOVED by Councillor Gautreau that Council move out of in camera at 5:09 p.m.

Carried

Absent: Councillor Henn

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

Carried

Absent: Councillor Henn

Councillor Henn returned to the meeting at 5:11 p.m.

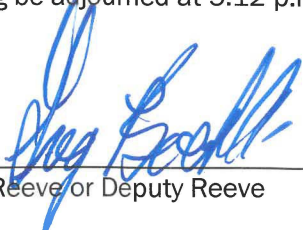
MOVED by Councillor Gautreau that Administration be directed to continue its negotiations with Horse Creek Water Services Inc. under the terms outlined in the in camera report.

Carried

Adjournment

MOVED by Councillor Gautreau that the June 25, 2019 Council meeting be adjourned at 5:12 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate