

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 10, 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 September 10, 2019 commencing at 9:00 a.m.

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| 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:

- A. Hoggan, Chief Administrative Officer
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- M. Wilson, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Jewison, Manager, Utility Services
- S. Hulsman, Manager, Transportation Services
- D. Hafichuk, Manager, Capital Project Management
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- S. Hope, Policy Coordinator, Municipal Clerk's Office
- S. de Caen, Community Services Coordinator, Recreation, Parks, and Community Support
- I. Cortada, Community Services Coordinator, Recreation, Parks, and Community Support

Call to Order

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

1-19-09-10-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the September 10, 2019 Council meeting agenda be amended as follows:

- Add Emergent Business Item D-15 – Triple D & GL Ranches Ltd. – Lott Creek Drive Road Dedication/Acquisition
- Remove Items C-4 and C-5 – Sharp Hills Conceptual Scheme

AND THAT the September 10, 2019 Council meeting agenda be approved as amended.

Carried

1-19-09-10-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the July 23, 2019 Council meeting minutes be approved as presented.

Carried

1-19-09-10-29 (J-1)

Division 4 – Subdivision Item – Painted Sky Development Phase 1

File: PL20190052

MOVED by Deputy Reeve Schule that condition 16, municipal reserve dedication, in Appendix 'B' be amended to read as follows:

The provision of Reserve is to be provided by the dedication of ~~± 1.398 ha (± 3.45 ac)~~ **± 2.655 ha (± 6.561 ac)** of land, to be determined by a Plan of Survey, in respect to W ½ -22-23-27-W4M as indicated on the Approved Tentative Plan:

- a) ~~± 8.128 ha (± 20.086 ac)~~ **± 6.871 ha (± 16.979 ac)** of Municipal Reserve owing is to be deferred by caveat to the remainder of W ½ -22-23-27-W4M, pursuant to Section 669 of the *Municipal Government Act*. Note: This amount of MR owing might subject to adjust after road widening and environmental reserve area are determined and deducted at later subdivision phases.

Carried

MOVED by Deputy Reeve Schule that Subdivision Application PL20190052 be approved with the conditions noted in Appendix 'B' as amended:

- A. This application is for Painted Sky Development Phase 1 to create 155 residential lots, one ± 5.01 hectare (12.38 acre) commercial lot for future development, four Municipal Reserve (MR) lots, and two Public Utility Lots (PUL) within a portion of W ½ -22-23-27-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 and relevant agency 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.
- 2) The Owner shall dedicate, a 5 m wide strip of land, by Plan of Survey along the western property line for future road widening on Valeview Road.
- 3) The Owner shall dedicate, a 10 m wide strip of land, by Plan of Survey along the northern property line for future road widening on Highway 560 (Glenmore Trail).

Development Agreement

- 4) 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:
 - The internal Collector Roads constructed to an Urban Residential Collector standard (400.2);
 - Access onto Valeview Road, complete with appropriate curb returns and culvert;
 - temporary graveled cul-de-sacs;
 - sidewalks on both sides of the collector roads;
 - 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:
 - cul-de-sacs;
 - 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) Upgrade of Vale View Road from Highway 560 south to the new site access to a Regional Transitional Paved Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - Appropriate intersection treatment at Vale View Road and Highway 560 in accordance with AT requirements and the approved TIA; and
 - signage and pavement markings.

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- d) Design and construction of a Temporary gravelled access road in accordance with Figure 400.20 of the County Servicing Standards from to the new Sanitary Lift Station.
 - e) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
 - f) 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.
 - g) 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.
 - h) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
 - i) 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.
 - j) Implementation of the recommendations of the updated Traffic Impact Assessment;
 - k) Installation of power, natural gas, telecommunication, and all other shallow utilities;
 - l) Dedication of necessary easements and rights-of-way for utility line assignments;
 - m) Mailboxes to be located in consultation with Canada Post Corporation;
 - n) Implementation of the recommendations and findings of the Geotechnical Reports prepared in support of the proposed development;
 - o) Implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
 - p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
 - q) Implementation of the findings and recommendations of the Noise Attenuation Study for Highway 560 (Glenmore Trail).

Stormwater

- 5) The Owner shall provide an updated Stormwater Management Plan, in accordance with the Painted Sky Staged Master Drainage Plan Pond Report, 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

- 6) 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.
- 7) The Owner shall receive approval for a road naming application from the County.

Site Servicing

- 8) The Owner shall provide confirmation from Langdon Water Works Ltd. including the following information:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 9) 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.
- 10) 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;
 - a) Pump sizing rationale;
 - b) Metering information and data transmission;
 - c) Infrastructure Improvement Plan based on the future buildout of the development;

- d) Lifecycle costs;
- e) Operating and maintenance costs; and
- f) Maintenance and operation requirements for the Lift Station.

Site Construction

- 11) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, evacuation plan, construction and management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Geotechnical Investigation;
 - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 12) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Utility Right of Way

- 13) The Owner shall prepare and register a Utility Right-of-Way Agreement and Plan in favor of the County:
 - a) from the Phase I boundary or adjacent roadways to the new Sanitary Lift Station and all related wastewater infrastructure, to provide legal access to the infrastructure until such time that future phases of the development are subdivided and lands appropriately dedicated;
 - b) from the Phase I boundary or adjacent roadways to all stormwater management infrastructure outside of the boundaries of Phase I, to provide legal access to the stormwater management infrastructure until such time that future phases of the development are subdivided and lands appropriately dedicated.
 - c) for all temporary cul-de-sac bulbs to provide legal access to the cul-de-sacs until such time that the future phases of the development are subdivided and lands appropriately dedicated.
- 14) The Owner shall prepare and register a Utility Right-of-Way Agreement and Plan in favor of the Langdon Waterworks:
 - a) for all watermain alignments outside of the boundaries of Phase I, to provide legal access to the watermain until such time that future phases of the development are subdivided and lands appropriately dedicated.
- 15) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement to the satisfaction of Telus Communications.

Municipal Reserve

- 16) The provision of Reserve is to be provided by the dedication of ± 2.655 ha (± 6.561 ac) of land, to be determined by a Plan of Survey, in respect to W $\frac{1}{2}$ -22-23-27-W4M as indicated on the Approved Tentative Plan:
 - a) ± 6.871 ha (± 16.979 ac) of Municipal Reserve owing is to be deferred by caveat to the remainder of W $\frac{1}{2}$ -22-23-27-W4M, pursuant to Section 669 of the *Municipal Government Act*. Note: This amount of MR owing might subject to adjust after road widening and environmental reserve area are determined and deducted at later subdivision phases.

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.
- a) The Owner may be required pay cost recoveries to others for the upgrades to offsite infrastructure implemented by others that provide direct benefit to the Painted Sky Development (ie. Centre Street culvert upgrade).

Architectural Controls

- 18) 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 Architectural Controls, which shall cover the following items, in accordance with the Painted Sky Conceptual Scheme and in general conformity with the architectural controls applied to the Phase 1 development:
- a) Building form, placement and appearance, including use of high quality external construction materials;
- b) The use of environmental technologies in construction, including the use of low-flow plumbing fixtures and energy efficient design.
- c) Preservation of dark skies

Others

- 19) 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.
- 20) 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) 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.
- 21) 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.
- 22) The Owner shall provide a Noise Attenuation Study to determine the type and appropriate noise attenuation (sound wall) along Highway 560 (Glenmore Trail)

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 24) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013 prior to entering into the Development Agreement. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In

the event that the Langdon Wastewater Treatment Plant 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 for the Applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant, as 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 Owner will 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. The County shall calculate the total amount owing based on projected usage, as detailed in Schedule D, Tables D.1 and D.2, of Bylaw C-7273-2013.

- 26) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 155 new residential lots, 1 commercial lot, 2 public utility lots and 4 municipal reserves lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-09-10-29 (J-2)

Division 7 – Subdivision Item – Ranch and Farm District – Boundary Adjustment

File: PL20190051

MOVED by Councillor Henn that Subdivision Application PL20190051 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 1.0 acre parcel with a ± 120.87 acre remainder at SE-36-28-03-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Payments and Levies

- 2) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the boundary adjustment of Lot 1 and 2.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-09-10-29 (J-3)

Division 6 – Subdivision Item – Subdivision Item – Parcel within Two Municipalities

File: PL20190065

MOVED by Deputy Reeve Schule that the applicants be allowed to address Council.

Defeated

MOVED by Deputy Reeve Schule that Appendix 'B' be amended by deferring conditions 3 and 4 until the building permit stage.

Carried

MOVED by Councillor Gautreau that Appendix 'B' be amended by deleting condition 5.

Carried

MOVED by Deputy Reeve Schule that Subdivision Application PL20190065 be approved with the conditions noted in Appendix 'B' as amended:

- A. That the application to create a ± 1.74 hectare (± 4.92 acre) parcel with a ± 17.26 hectare (± 42.64 acre) remainder from a portion of SW-12-28-26-W4M 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 County 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) In order to ensure legal access to Lot 1, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Payments and Levies

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

Municipal Reserve

- 4) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.032, dated July 26, 2019, pursuant to Section 666(3) of the *Municipal Government Act*. Additionally:
 - a) The Owner shall pay the appraisal fee, in accordance with the *Master Rates Bylaw*.

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*.

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

1-19-09-10-09 (D-1)

All Divisions – Electoral Boundary & Governance Review

File: 0194

Councillor Wright requested a recorded vote on the motion.

MOVED by Councillor Hanson that Administration be directed to undertake a Request for Proposal Process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review based on public participation Engagement Strategy Option #2.

Defeated

In Favour:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Gautreau that Administration be directed to undertake a Request for Proposal Process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review based on public participation Engagement Strategy Option #1.

Carried

1-19-09-10-10 (D-2)

All Divisions – Aqua 7 Regional Water Commission Capital Replacement Reserve

File: 5051-225

MOVED by Deputy Reeve Schule that Council authorize the Reeve and Chief Administrative Officer to sign the Memorandum of Understanding between the Aqua 7 Regional Water Commission and its member municipalities as per Attachment 'A'.

Carried

The Chair called for a recess at 10:01 a.m. and called the meeting back to order at 10:11 a.m. with all previously mentioned members present.

1-19-09-10-03 (C-1)

Division 4 – Bylaw C-7901-2019 – Redesignation Item – Agricultural

File: PL20190032 (02321003/005)

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:12 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be closed at 10:16 a.m.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7901-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7901-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7901-2019 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7901-2019 be given third and final reading.

Carried

1-19-09-10-04 (C-2)

Division 7 – Bylaw C-7918-2019 – Redesignation Item – Farmstead District to Business-Recreation Destination District

File: PL20190055 (06517005)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:18 a.m.

Carried

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

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Larry Konschuk, Konschuk Consulting (Applicant)

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 10:30 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7918-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7918-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7918-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7918-2019 be given third and final reading.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:35 a.m. with all previously mentioned members present.

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1-19-09-10-05 (C-3)

Division 6 – Bylaw C-7924-2019 – Redesignation Item – Ranch and Farm District to Business-Agricultural Services District

File: PL20190056 (08014004)

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be opened at 10:35 a.m.

Carried

Person(s) who presented: Karl Carnegie, Richardson International Ltd. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be closed at 10:55 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7924-2019 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7924-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7924-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7924-2019 be given third and final reading.

Carried

The Chair called for a recess at 10:56 a.m. and called the meeting back to order at 11:06 a.m. with all previously mentioned members present.

1-19-09-10-22 (E-1)

Division 4 – Further Consideration of Bylaw C-7790-2018 – Redesignation Item – Residential Two District to Business Industrial Campus District

File: PL20170134 (03316008)

MOVED by Deputy Reeve Schule that Bylaw C-7790-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7790-2018 be given third and final reading.

Carried

1-19-09-10-23 (E-2)

Division 3 – Consideration of First Reading of Bylaw C-7931-2019 – Commercial Redesignation

File: PL20190099 (04620001)

MOVED by Councillor Hanson that application PL20190081 be tabled until the updated Springbank Area Structure Plan is adopted by Council.

Carried

1-19-09-10-24 (E-3)

Division 7 – Consideration of First Reading of Bylaw C-7930-2019 – Redesignation Item – Site-Specific Amendment to DC-99

File: PL20180139 (06403002)

1-19-09-10-25 (E-4)

Division 7 – Consideration of First Reading of Bylaw C-7929-2019 – Conceptual Scheme Item – Interlink Business Park Conceptual Scheme

File: PL2018140 (06403002)

MOVED by Councillor Hanson that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':

- Auctioneering Services
- Automotive Services
- ~~Cannabis Facility~~
- Child Care Facility
- Dealership/Rental Agency Automotive
- Indoor Participant Recreation Service
- Health Care Service
- Mini Storage
- Personal Service Business
- Religious Assembly

Defeated

MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':

- Auctioneering Services
- Automotive Services
- Cannabis Facility
- ~~Child Care Facility~~
- Dealership/Rental Agency Automotive
- Indoor Participant Recreation Service
- Health Care Service
- Mini Storage
- Personal Service Business
- Religious Assembly

Carried

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MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':

- Auctioneering Services
- Automotive Services
- Cannabis Facility
- Child Care Facility
- Dealership/Rental Agency Automotive
- Indoor Participant Recreation Service
- Health Care Service
- Mini Storage
- Personal Service Business
- ~~Religious Assembly~~

Defeated

MOVED by Councillor Henn that Bylaw C-7930-2019 be given first reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7929-2019 be given first reading.

Carried

1-19-09-10-26 (E-5)

Division 6 – Consideration of First Reading of Bylaw C-7928-2019 – Redesignation Item – Ranch and Farm District to Business-Highway Frontage District
File: PL20190072 (08112002)

MOVED by Deputy Reeve Schule that Bylaw C-7928-2019 be given first reading.

Carried

1-19-09-10-27 (E-6)

Division 8 – Consideration of First Reading of Bylaw C-7933-2019 – Redesignation Item – Residential One District to Commercial-Local Commercial District
File: PL20190081 (05619025)

MOVED by Councillor Wright that Bylaw C-7933-2019 be given first reading.

Carried

MOVED by Councillor Wright that the Applicant must make an application to amend the Bearspaw Area Structure Plan to address inconsistencies with the land use strategy and associated commercial development policies.

Carried

1-19-09-10-27 (E-7)

Division 9 – Consideration of First Reading of Bylaw C-7912-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm Three District
File: PL20190049 (07808011)

MOVED by Councillor Kissel that Bylaw C-7912-2019 be given first reading.

Carried

MOVED by Councillor Kissel that the Applicant must submit the following for consideration as part of the new or distinct agricultural operation:

- 1) A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;
- 2) A demonstration of the need for the new agriculture operation;
- 3) An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation; and
- 4) An assessment of the impact on the environment including air quality, surface water, and groundwater.

Carried

1-19-09-10-28 (I-1)

All Divisions – Notice of Motion – Councillor McKylor and Councillor Henn – Sale of Land to the Cochrane and District Agriculture Society

File: N/A

MOVED by Councillor McKylor that Administration be directed to prepare a response to the notice of motion for the September 24, 2019 Council meeting.

Carried

1-19-09-10-11 (D-3)

All Divisions – Response to Letter from Mountain View County (Re: High Load Corridor)

File: 1052-500

MOVED by Deputy Reeve Schule that Council issue a letter to Mountain View County in support of the proposed alternate routing, in principle, pending an agreement with Alberta Transportation in which the Province assumes ownership of all related infrastructure.

Carried

1-19-09-10-12 (D-4)

All Divisions – Water Conservation Policy C-600

File: 5050-100

MOVED by Councillor Henn that Water Conservation Policy C-600 be approved as per Attachment 'A'.

Carried

1-19-09-10-13 (D-5)

All Divisions – Marigold Library System Funding Policy C-312

File: 1006-600

MOVED by Councillor McKylor that the amended Marigold Library System Funding Policy C-312 be approved as per Attachment 'A'.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

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1-19-09-10-08 (C-6)

Divisions 4, 5, 6, and 7 – Bylaw C-7917-2019 – Live/Work Land Use District

File: PL20190056 (08014004)

MOVED by Councillor Gautreau that the public hearing for item C-6 be opened at 1:32 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-6 be closed at 1:46 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7917-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7917-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7917-2019 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7917-2019 be given third and final reading.

Carried

1-19-09-10-15 (D-7)

All Divisions – County Proclamations Policy C-196

File: N/A

MOVED by Councillor Gautreau that County Proclamations Policy C-196 be amended as per Attachment 'A'.

Carried

1-19-09-10-14 (D-6)

All Divisions – Community Benefits Initiatives Grant Policy C-321

File: N/A

MOVED by Councillor Hanson that section 5 of Policy C-321 be amended as follows:

The maximum grant funding a Community Organization may receive is ~~\$5,000~~ **\$7,500** per year.

Carried

MOVED by Councillor Hanson that the amended Community Benefits Initiatives Grant Policy C-321 be approved as per Attachment 'A' as amended.

Carried

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1-19-09-10-16 (D-8)

All Divisions – Ditch Management Policy C-427

File: 4050-100/4050-550

MOVED by Councillor Gautreau that Ditch Management Policy C-427 be amended as per Attachment 'A'.

Carried

1-19-09-10-17 (D-9)

All Divisions – Mowing of County Lands Policy C-428

File: 4050-450

MOVED by Councillor Henn that Mowing of County Lands Policy C-428 be rescinded.

Carried

1-19-09-10-17 (D-10)

All Divisions – Non-Hard Surfaced Road Management Policy C-425 and Hard-Surfaced Road Management Policy C-426

File: 4050-550

MOVED by Councillor Hanson that Policy C-425 be amended to delete section 11.

Carried

MOVED by Deputy Reeve Schule that Non-Hard Surfaced Road Management Policy C-425 be amended as per Attachment 'A' as amended;

AND THAT Hard-Surfaced Road Management Policy C-426 be rescinded.

Carried

1-19-09-10-18 (D-11)

All Divisions – Subdivision and Development Security Requirements Policy C-407

File: N/A

MOVED by Deputy Reeve Schule that Subdivision and Development Security Requirements Policy C-407 be amended as per Attachment 'A';

AND THAT Subdivision and Development Security Requirements (Residential) Policy C-407-A be rescinded

Carried

1-19-09-10-19 (D-12)

All Divisions – Road Approaches Policy C-402

File: N/A

MOVED by Deputy Reeve Schule that Road Approaches Policy C-402 be rescinded.

Carried

1-19-09-10-20 (D-13)

All Divisions – Board and Committee Remuneration Policy C-221

File: N/A

MAIN MOTION:

MOVED by Deputy Reeve Schule that Board and Committee Remuneration Policy C-221 be amended as per Attachment 'B'

AMENDING MOTION:

MOVED by Councillor Wright that Board and Committee Remuneration Policy C-221 be amended as per Attachment 'B' with the exception of remuneration for councillors appointed to the Agricultural Service Board.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that Board and Committee Remuneration Policy C-221 be approved as per Attachment 'B' as amended.

Carried

1-19-09-10-21 (D-14)

Division 7 – Madden Curling Club Emergency Funding Request

File: N/A

MOVED by Councillor Henn that the Madden Curling Club's emergency request for up to \$13,293.93 to assist with replacement of curling rink walkways, water softener, and furnaces be approved with funding as follows:

- \$803.29 from the Madden Recreation District in the Public Reserve; and
- \$12,490.64 from the District General Reserve

Carried

The Chair called for a recess at 2:44 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned presented.

1-19-09-10-21 (D-15)

Division 3 – Emergent Business Item – Triple D & GL Ranches Ltd. – Lott Creek Drive Road Dedication/Acquisition

File: N/A

MOVED by Councillor Hanson that representatives from Triple D & GL Ranches Ltd. Be allowed to address Council.

Carried

Cameron Wallace, on behalf of Triple D & GL Ranches Ltd., and Darcy Simonelli proceeded to address Council on the proposed dedication/acquisition of Lott Creek Drive Road.

MOVED by Councillor Hanson that Council direct Administration to work with developers and affected landowners to facilitate the upgrade and acquisition of Lott Creek Drive independently of a subdivision application, and report back to Council by March 2020.

Carried

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1-19-09-10-30 (K-1)

All Divisions – Closed Session – Council Code of Conduct

File: RVC2019-21

MOVED by Councillor Kissel that item K-1 be tabled until the September 24, 2019 Council meeting to be considered at 9:00 a.m.

Defeated

MOVED by Deputy Reeve Schule that Council move into closed session at 3:04 p.m. to consider the confidential report "Council Code of Conduct" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried

Council held the closed session for confidential item K-1 with no members of Administration or the public in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 3:35 p.m.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to schedule item K-1 to the September 24, 2019 Council meeting at 9:00 a.m. for personnel reasons.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that questions by the three sanctioned councillors are to be sent to the Reeve and/or Deputy Reeve no later than the Friday before the next council meeting and all subsequent council meetings until the sanctions have expired.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the September 10, 2019 Council meeting be adjourned at 3:58 p.m.

Carried



Reeve or Deputy Reeve

Chief Administrative Officer or Designate