

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
October 8, 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 October 8, 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 3	Councillor K. Hanson (arrived at 9:07 a.m.)
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel (arrived at 9:07 a.m.)

Absent:	Division 2	Councillor K. McKylor
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- 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
- T. Cochran, Manager, Recreation, Parks & Community Support
- B. Woods, Manager, Financial Services
- T. Boyda, Manager, Assessment Services
- S. Hulsman, Manager, Transportation Services
- D. Hafichuk, Manager, Capital Project Management
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- J. Loro, Supervisor, Municipal Enforcement
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- A. Bryden, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- L. Mrozek, Planner, Planning and Development Services
- A. Pare, Engineering Support Technician, Planning and Development Services

**Call to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor McKylor, Councillor Hanson, and Councillor Kissel.

**1-19-10-08-01**

**Updates/Acceptance of Agenda**

MOVED by Councillor Gautreau that the October 8, 2019 Council meeting agenda be approved as presented.

Carried  
Absent: Councillor Hanson  
Councillor Kissel

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**1-19-10-08-02**

**Approval of Minutes**

MOVED by Councillor Gautreau that the September 24, 2019 Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Hanson  
Councillor Kissel

MOVED by Councillor Gautreau that the September 27, 2019 special Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Hanson  
Councillor Kissel

**1-19-10-08-19 (E-5)**

**Division 4 – Further Consideration of Bylaw C-7921-2019 - Redesignation Item – Ranch and Farm District to Industrial - Industrial Storage District**

**File: PL20190017 (03315003)**

**1-19-10-08-14 (D-12)**

**All Divisions – Singer Transportation- Industrial Storage Yard – Master Site Development Plan**

**File: PL20190018 (03315003)**

MOVED by Deputy Reeve Schule that Bylaw C-7921-2019 be given third and final reading.

Carried  
Absent: Councillor Hanson  
Councillor Kissel

MOVED by Deputy Reeve Schule that the Singer Transportation Industrial Storage Yard Master Site Development Plan be adopted in accordance with Appendix 'B'.

Carried  
Absent: Councillor Hanson  
Councillor Kissel

Councillor Kissel and Councillor Hanson arrived to the meeting at 9:07 a.m.

**1-19-10-08-09 (D-7)**

**Division 4 – Langdon Fire Station – Project Update**

**File: 1013-525**

Colin Gallant with Group2 Architecture provided Council with an update on the Langdon Fire Station project.

MOVED by Deputy Reeve Schule that the Langdon Fire Hall – Project Update report be received as information.

Carried

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**1-19-10-08-21 (J-1)**

**Division 7 – Subdivision Item – Residential Subdivision – Residential Two District**

**File: PL20190088**

MOVED by Councillor Henn that the conditions noted in Appendix 'B' be amended by removing condition 4 in its entirety.

Carried

MOVED by Councillor Henn that condition 5(a) in Appendix 'B' be amended to read as follows:

“From the newly created 2 acre parcel of the Lands to be subdivided as shown on the Plan of Survey.”

Carried

MOVED by Councillor Henn that Subdivision Application PL20190088 be approved with the conditions noted in Appendix 'B' as amended:

- A. The application to create a  $\pm 0.81$  ha ( $\pm 2.00$  acre) parcel (Lot 1) with a  $\pm 0.81$  ha ( $\pm 2.00$  acre) remainder (Lot 2) at Lot 1, Plan 7611085 within SW-18-26-01-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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.

*Transportation*

- 2) The Applicant/Owner shall construct a new paved approach on Sunset Ridge Drive in order to provide access to Lot 1. If a mutual approach is constructed the Applicant/Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.

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*Site Servicing*

- 3) The Applicant/Owner shall provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier for Lot 1, as shown on the approved Tentative Plan. This includes providing the following information:
  - a) Confirmation for the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
  - b) Documentation proving that water supply has been purchased for proposed Lot 1;
  - c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

*Payments and Levies*

- 4) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) From the newly created 2 acre parcel of the Lands to be subdivided as shown on the Plan of Survey.
- 5) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.

*Taxes*

- 6) 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

**1-19-10-08-22 (J-2)**

**Division 1 – Subdivision Item – First Parcel Out**

**File: PL20190014**

MOVED by Councillor Kissel that the applicant be allowed to address Council.

Defeated

MOVED by Councillor Kamachi that Subdivision Application PL20190014 be approved with the conditions noted in Appendix 'B':

- A. The application to create a  $\pm$  28.33 hectare (70.00 acre) parcel with a  $\pm$  36.42 hectare (90.00 acre) remainder at NW-12-24-04-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;

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- 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 Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

*Accessibility to a Road*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 657 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
- a) Construction of Range Road 41 from the current termination point to the access point of the subject lands to a Regional Low Volume Gravel Standard in accordance with the County Servicing Standards as shown in the Tentative Plan which includes but is not limited to:
    - i) Complete with a cul-de-sac bulb at the termination point of the road;
    - ii) Road approach(es);
    - iii) Dedication of necessary easements and rights-of-ways;
    - iv) Implementation of the recommendations of the ESC Plan;
    - v) Implementation of the recommendations of the Construction Management Plan; and
    - vi) Appropriate signage.
  - 4) The Owner shall enter into an Encroachment Agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
  - 5) The Owner shall construct a new gravel approach on Range Road 41 in order to provide access to Lot 1. If a mutual approach is constructed, the Owner shall:
    - a) Provide an access right of way plan; and
    - b) Prepare and register respective easements on each title, where required.

*Site Construction*

- 6) 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, fire fighting procedures,

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evacuation plan, hazardous material containment, construction, and management details. Other specific 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 Biophysical Assessment;
- c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

*Site Servicing*

- 7) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas, Fortis Alberta, and Telus Communications.

*Taxes*

- 8) 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

**1-19-10-08-03 (D-1)**

**All Divisions – Quarterly Report – Municipal Enforcement**

**File: N/A**

MOVED by Deputy Reeve Schule that the Municipal Enforcement Year to Date report be received as information.

Carried

**1-19-10-08-04 (D-2)**

**All Divisions – Quarterly Report – Recreation, Parks, and Community Support**

**File: N/A**

MOVED by Councillor Gautreau that the Recreation, Parks & Community Support report be received as information.

Carried

The Chair called for a recess at 10:04 a.m. and called the meeting back to order at 10:17 a.m. with all previously mentioned members present.

**1-19-10-08-05 (D-3)**

**All Divisions – Quarterly Report – Assessment Services**

**File: N/A**

MOVED by Councillor Gautreau that the Assessment Services Quarterly report be received for information.

Carried

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**1-19-10-08-06 (D-4)**

**All Divisions – Quarterly Report – Municipal Clerk’s Office**

**File: N/A**

MOVED by Councillor Hanson that the Municipal Clerk’s Office Quarterly report be received for information.

Carried

**1-19-10-08-07 (D-5)**

**All Divisions – Shallow Gas Tax Relief Initiative**

**File: N/A**

MOVED by Councillor Hanson that Council cancel 35% of the property taxes and any related late payments penalties for all the properties identified in Attachment ‘A’.

Carried

**1-19-10-08-08 (D-6)**

**All Divisions – Property Tax Levy Cancellation Policy**

**File: N/A**

MOVED by Councillor Hanson that the policy be amended as follows:

- section 3(2) be renumbered to section 3(3); and
- section 3(3) be renumbered to section 3(2)

Defeated

MOVED by Councillor Gautreau that the Property Tax Levy Cancellation Policy be approved as presented in Attachment 'A'.

Carried

**1-19-10-08-10 (D-8)**

**All Divisions – Annual Road and Bridge Program Policy C-400**

**File: N/A**

MOVED by Councillor Hanson that Policy C-400 be amended as per Attachment ‘A’.

Carried

**1-19-10-08-11 (D-9)**

**All Divisions – Infrastructure Land Acquisition Policy C-416**

**File: N/A**

MOVED by Councillor Henn that Infrastructure Land Acquisition Policy C-416 be amended as per Attachment ‘A’.

Carried

**1-19-10-08-12 (D-10)**

**All Divisions – Snow and Ice Control Policy C-405**

**File: 4050-100**

MOVED by Councillor Hanson that Policy C-405 be amended to include a definition for snow fencing using the wording of the previous policy.

Carried

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MOVED by Councillor Kissel that the Snow and Ice Control Policy C-405 be amended as per Attachment 'A' as amended.

Carried

MOVED by Councillor Kissel that Snow Fencing Policy C-424, Snow Plowing Private Driveways Policy C-442 and Winter Maintenance of County Roads Under Developer Agreements Policy C-456 be rescinded.

Carried

**1-19-10-08-13 (D-11)**

**All Divisions – Cattle Guards and Passes Policy C-423**

**File: 4050-100**

MOVED by Councillor Hanson that section 7 of Policy C-423 be amended as follows:

“The cost of maintenance and repair of cattle guards and passes installed ~~subsequent to the adoption of this policy by Council~~ is the responsibility of the landowner utilizing the cattle guard or pass.”

Carried

MOVED by Councillor Hanson that Policy C-423 be amended to include the definitions of cattle guard and cattle pass from the previous policy and renumber as required.

Carried

MOVED by Councillor Henn that Cattle Guards and Passes Policy C-423 be amended as per Attachment 'A' as amended.

Carried

**1-19-10-08-15 (E-1)**

**Division 1 – Consideration of First Reading of Bylaw C-7920-2019 – Redesignation Item – Residential Redesignation**

**File: PL20190034 (03901003)**

MOVED by Councillor Kamachi that that Bylaw C-7920-2019 be given first reading.

Carried

**1-19-10-08-16 (E-2)**

**Division 3 – Consideration of First Reading of Bylaw C-7935-2019 - Redesignation Item – Site-specific Amendment to DC-13**

**File: PL20190067 (04606165)**

MOVED by Councillor Hanson that Bylaw C-7935-2019 be given first reading.

Carried

**1-19-10-08-17 (E-3)**

**Division 4 – Consideration of Bylaw C-7919-2019 to Revise Road Closure Bylaw C-7781-2018**

**File: PL20180001 (02336005)**

Councillor Kamachi left the meeting at 11:30 a.m.

MOVED by Deputy Reeve Schule Bylaw C-7919-2019 be given first reading.

Carried

Absent: Councillor Kamachi



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MOVED by Councillor Gautreau Bylaw C-7919-2019 be given second reading.

Carried  
Absent: Councillor Kamachi

Councilor Kamachi returned to the meeting at 11:34 a.m.

MOVED by Councillor Kissel Bylaw C-7919-2019 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule Bylaw C-7919-2019 be given third and final reading.

Carried

**1-19-10-08-18 (E-4)**

**Division 6 – Consideration of Second and Third Readings of Road Closure Bylaw C-7865-2019**

**File: PL20180125 (06108003/004, 06109001/003)**

MOVED by Deputy Reeve Schule that Bylaw C-7865-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7865-2019 be given third reading.

Carried

MOVED by Councillor Wright that the 8.00 acres of land be transferred to the applicant  
705370 Alberta Ltd. subject to:

- a) Sales agreement being signed at the appraised value of \$17,500.00 plus \$2,500 for the cost of the appraisal, 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-7865-2019 receives third and final reading.

Carried

**1-19-10-08-20 (I-1)**

**All Divisions – Notice of Motion – Councillor Henn and Councillor Kamachi – Rescind Motion**

**RMA Conference and Expenses**

**File: N/A**

Notice of Motion:     Read in at the October 8, 2019 Council Meeting  
                              To be debated at the October 22, 2019 Council Meeting

Title:                     Rescind Motion – RMA Conference and Expenses

Presented By:         Councillor Henn, Division 7

Seconded By:         Councillor Kamachi, Division 1

WHEREAS                On June 11, 2019, Rocky View County Council passed resolutions that it may authorize representation or travel on behalf of, or expensed to Rocky View County for Councillors Kissel, Hanson, and Wright through a Council resolution;

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- AND WHEREAS      On September 24, 2019, Council was presented with a Motion from Councillor Kissel requesting that Councillors Hanson, Wright, and Kissel be allowed to attend the fall RMA conference and have their travel expenses covered;
- AND WHEREAS      On September 24, 2019, Council passed a resolution allowing Councillors Kissel, Hanson, and Wright to attend the fall RMA conference and have their travel expenses covered;
- AND WHEREAS      The majority of Council have reconsidered their positions and would like the motion rescinded;

THEREFORE BE IT RESOLVED THAT Council Rescind the motion approved on September 24, 2019 as noted below:

*"MOVED by Councillor Kissel that Councillors Hanson, Wright, and Kissel be allowed to attend the fall RMA conference and have their expenses covered."*

AND THAT an Administration report is not required in response to this Notice of Motion as it will be debated by Council on October 22, 2019.

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:47 a.m. with all previously mentioned members present.

MOVED by Councillor Henn that an Administration report is not required in response to this Notice of Motion as it will be debated by Council on October 22, 2019.

Carried

**Adjournment**

MOVED by Deputy Reeve Schule that the October 8, 2019 Council meeting be adjourned at 11:47 a.m.

Carried

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