

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 25, 2017

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A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Complex, 911 – 32nd Avenue NE, Calgary, Alberta on July 25, 2017 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 5	Deputy Reeve E. Solberg
Division 1	Councillor L. Breakey
Division 2	Councillor J. Arshinoff
Division 3	Councillor M. Bahcheli
Division 4	Councillor R. Ashdown
Division 7	Councillor L. Habberfield
Division 8	Councillor E. Lowther
Division 9	Councillor B. Kendall

Also Present:

- K. Robinson, General Manager
- B. Riemann, General Manager
- S. Baers, Manager, Planning Services
- A. Keibel, Manager, Legislative and Legal Services
- R. Barss, Manager, Intergovernmental Affairs
- M. Wilson, Supervisor, Planning Services
- A. Zaluski, Policy Supervisor, Planning Services
- J. Fleischer, Supervisor, Agricultural Services
- J. Kirychuk, Planner, Planning Services
- X. Deng, Planner, Planning Services
- D. Kazmierczak, Planner, Planning Services
- P. Simon, Planner, Planning Services
- S. Kunz, Planner, Planning Services
- J. Targett, Development Officer, Planning Services
- S. De Caen, Community and Recreation Services Coordinator, Recreation & Community Services
- C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
- T. Andreasen, Legislative Clerk, Legislative and Legal Services
- N. Parkinson, Administrative Assistant, Legislative and Legal Services

Call to Order

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

1-17-07-25-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Solberg that Council accept the July 25, 2017 agenda.

Carried

1-17-07-25-02

Confirmation of Minutes

MOVED by Deputy Reeve Solberg that the July 11, 2017 meeting minutes be approved.

Carried

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1-17-07-25-08 (D-1)

All Divisions – July 4, 2017 Policy & Priorities Committee Recommendations

File: 0160

MOVED by Councillor Ashdown that Administration issue donation receipts to donors for qualified contributions to the quad baseball diamond complex located on the Langdon Joint Use Site.

Carried

MOVED by Councillor Ashdown that Administration involve the Springbank Trails and Pathways Association (STAPA) and Greater Bragg Creek Trails Association (GBCTA) as part of the Technical Review Committee for the active transportation plans in the Elbow River Ranch Lands (Rocky View West).

Carried

1-17-07-25-09 (D-2)

All Divisions – Spray Lakes Sawmills Family Sports Centre Elevator Installation Funding Request

File: 6070-175

MOVED by Councillor Kendall that Council approve the Town of Cochrane's capital request for up to \$54,525 from the public reserve for Spray Lakes Sawmills Family Sports Centre elevator installation.

MOVED by Councillor Arshinoff that the motion be tabled subject to availability of a grant for New Horizons for Seniors until September of 2017.

Lost

In Favour

Councillor Arshinoff
Councillor Bahcheli

In Opposition

Councillor Breakey
Reeve Boehlke
Deputy Reeve Solberg
Councillor Ashdown
Councillor Habberfield
Councillor Lowther
Councillor Kendall

Voting then resumed on the main motion.

Carried.

MOTION ARISING:

MOVED by Councillor Arshinoff that administration be directed to investigate the availability of the New Horizons for Seniors grant for the Spray Lakes Sawmills Family Sports Centre elevator installation project.

Carried

In Favour

Councillor Arshinoff
Councillor Bahcheli
Deputy Reeve Solberg
Councillor Ashdown
Councillor Lowther
Councillor Kendall
Reeve Boehlke
Councillor Breakey

In Opposition

Councillor Habberfield

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1-17-07-25-10 (D-3)

All Divisions – Response to Councillor Kendall Notice of Motion – Improved Protection of Agricultural Lands in Rocky View County

File: N/A

MOVED by Councillor Kendall that Council:

- i. impose, immediately, a moratorium on the importation of soils onto all agricultural zoned lands, excepting residential landscaping and soils required for construction and/or reclamation of manmade features such as, but not limited to, dugouts, silage pits, etc.; and
- ii. direct the Infrastructure and Operations department and Planning department to review current practices and develop a more comprehensive Development Permit process and report the recommendation to Council.

Carried

In Favour

Councillor Arshinoff
Deputy Reeve Solberg
Councillor Lowther
Councillor Kendall
Councillor Breakey
Councillor Habberfield

In Opposition

Councillor Bahcheli
Reeve Boehlke
Councillor Ashdown

The Chair called a recess at 9:56 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present.

1-17-07-25-03 (C-1)

Division 5 – Bylaw C-7686-2017 – Redesignation Item – Ranch and Farm District to Agricultural Holdings District

File: PL20170065 (05331007)

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

Carried

MOVED by Councillor Ashdown that all late letters for agenda item C-1 be accepted.

Carried

Person(s) who presented: Al Shule, Representing the applicants

Person(s) who spoke in favour: No One

Person(s) who spoke in opposition: No One

Person(s) who spoke in rebuttal: No One

MOVED by Deputy Reeve Solberg that the public hearing for item C-1 be closed at 10:23 a.m.

Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7686-2017 be given first reading.

Carried

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MOVED by Councillor Ashdown that Bylaw C-7686-2017 be given second reading.

Carried

MOVED by Councillor Habberfield that Bylaw C-7686-2017 be considered for third reading.

Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7686-2017 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Councillor Bahchelli that Administration be directed to return to Council with a report by the October 10, 2017 Council Meeting on methods and implementations of inspections with ag holding property compliance and their underlying business rationales.

Lost

In Favour

Councillor Arshinoff
Councillor Bahcheli
Councillor Ashdown
Councillor Breakey

In Opposition

Deputy Reeve Solberg
Reeve Boehlke
Councillor Lowther
Councillor Kendall
Councillor Habberfield

1-17-07-25-04 (C-2)

**Division 7 – Bylaw C-7685-2017 – Redesignation Item – Residential Three District to Residential Two District
File: PL20170063 (08604008)**

MOVED by Councillor Habberfield that the public hearing for item C-2 be opened at 10:43 a.m.

Carried

Person(s) who presented: Tom Zurbruegg, Landowner

Person(s) who spoke in favour: No One

Person(s) who spoke in opposition: No One

Person(s) who spoke in rebuttal: No One

MOVED by Councillor Habberfield that the public hearing for item C-2 be closed at 10:50 a.m.

Carried

MOVED by Councillor Habberfield that application PL20170063 be refused.

Carried

In Favour

Councillor Arshinoff
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall

In Opposition

Deputy Reeve Solberg
Reeve Boehlke
Councillor Ashdown

The Chair called a recess at 10:52 a.m. and called the meeting back to order at 11:02 a.m. with all previously mentioned members present.

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1-17-07-25-05 (C-3)

**Division 9 – Bylaw C-7691-2017 – Redesignation Item – New or Distinct Agricultural Use
File: PL20160125 (07936005)**

MOVED by Councillor Kendall that the public hearing for item C-3 be opened at 11:02 a.m.

Carried

Person(s) who presented: Kevin Wttewaall and Soraya Arteaga, Applicants

Person(s) who spoke in favour: No One

Person(s) who spoke in opposition: No One

Person(s) who spoke in rebuttal: No One

MOVED by Councillor Kendall that the public hearing for item C-3 be closed at 11:12 a.m.

Carried

MOVED by Councillor Kendall that Bylaw C-7691-2017 be given first reading.

Carried

MOVED by Councillor Lowther that Bylaw C-7691-2017 be given second reading.

Carried

MOVED by Councillor Habberfield that Bylaw C-7691-2017 be considered for third reading.

Carried

MOVED by Councillor Kendall that Bylaw C-7691-2017 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Councillor Arshinoff that Administration be directed to develop clear parameters in regards to applications for new and distinct agriculture uses and bring them forward at a future workshop.

Carried

1-17-07-25-12 (E-1)

Division 8 and 9 – Further consideration of Bylaw C-7667-2017 – To consider amendments and adoption of the proposed Glenbow Ranch Area Structure Plan **related to items E-2 and E-3**

File: 1013-265

MOVED by Councillor Lowther that Bylaw C-7667-2017 be amended as per the recommendations in Attachment A.

Carried

MOVED by Councillor Lowther that Bylaw C-7667-2017 be given second reading, as amended.

Carried

In Favour

Councillor Ashdown

Councillor Bahcheli

Councillor Lowther

In Opposition

Councillor Arshinoff

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Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

MOVED by Councillor Kendall that Bylaw C-7667-2017 be given third and final reading, as amended.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff

1-17-07-25-13 (E-2)

Division 8 and 9 – Further consideration of Bylaw C-7664-2017 – To consider amendments to the Bears paw Area Structure to adopt the proposed Glenbow Ranch Area Structure Plan **related to items E-1 and E-3
File: 1011-498**

MOVED by Councillor Kendall that Bylaw C-7664-2017 be given second reading.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff

MOVED by Councillor Lowther that Bylaw C-7664-2017 be given third and final reading.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff

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1-17-07-25-14 (E-3)

Division 8 and 9 – Further consideration of Bylaw C-7665-2017 – To consider amendments to the County Plan to adopt the proposed Glenbow Ranch Area Structure Plan **related to items E-1 and E-2**

File: 1011-498

MOVED by Councillor Habberfield that Bylaw C-7665-2017 be given second reading.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff

MOVED by Councillor Lowther that Bylaw C-7665-2017 be given third and final reading.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff

1-17-07-25-18 (J-2)

Division 3 – Subdivision Item – Creation of Eight New Residential One District Parcels

File: PL20140096 (04630019)

MOVED by Councillor Bahcheli that Subdivision Application No. PL20140096 be refused as per the reasons noted:

A. That the application to create five (5) parcels ≥ 0.78 hectares (≥ 1.93 acres) in size and three (3) parcels ≥ 0.80 hectares (≥ 1.98 acres) in size, with a ≥ 0.80 hectare (≥ 1.98 acre) remainder from Block D, Plan 3035 HE, SW-30-24-2-W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 7 and 14 of the Subdivision and Development Regulations and, having considered adjacent landowner submissions, it is recommended that the application be refused for the reasons listed below:

1. The application is not consistent with statutory policy;
2. The application proposes parcel sizes that are below the minimum required for the Residential One Land Use District; and

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3. The technical aspects of the subdivision proposal are not appropriate to accommodate the proposed parcel sizes.

Carried

In Favour

Councillor Arshinoff
Councillor Bahcheli
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Ashdown
Councillor Lowther

1-17-07-25-19 (K-1)

Division 9 – In Camera Item – Current Status of Application and Letter of Intent for Sale of Fee Simple Lands – Bow RiversEdge Campground

File: RVC2017-21

MOVED by Councillor Kendall that Council move in camera at 12:16 a.m. to consider the Current Status of Application for the Sale of Fee Simple Lands – Bow RiversEdge Campground, pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – (Confidential Evaluations)
- Section 24 – (Advice from Officials)
- Section 25 – (Disclosure Harmful to Economic or Other Interests of a Public Body)

Carried

MOVED by Councillor Kendall that Council move into open session at 1:30 p.m.

Carried

MOVED by Councillor Kendall that Administration be directed to negotiate a Sales Agreement to sell the ± 12 acre portion of County owned land legally described as Plan: 7191 JK; Lot: PCL. A, once completed to be presented to Council for Approval;

That the in camera report, ‘Current Status of Application for Sale of Fee Simple Lands – Bow RiversEdge Campground Society Lands’, discussions and any related articles remain confidential pursuant to Section 24 and Section 25 of the *Freedom of Information and Protection of Privacy Act*;

That Administration advise the Town of Cochrane that the current Public Service Land Use designation for the ± 12 acre campground land is sufficient;

AND

That Administration be directed to immediately exercise the County’s right to terminate the existing ‘Bow RiversEdge Campground Agreement’, and enter into negotiations with the current occupant for a new mutually agreeable Agreement.

Carried

In Favour

Councillor Ashdown
Councillor Bahcheli
Councillor Lowther

In Opposition

Councillor Arshinoff

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Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

1-17-07-25-06 (C-4)

Division 4 – Bylaw C-7682-2017 – Redesignation Item – Ranch and Farm District to Residential Estate Dwelling District (proposed new district) and Public Services District
File: PL20170054 (03215004)

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

Carried

Person(s) who presented: Jack Moddle, Applicant
 Bill Turnbull, Applicant

The Chair called a recess at 2:02 p.m. and called the meeting back to order at 2:12 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: No One

Person(s) who spoke in opposition: No One

Person(s) who spoke in rebuttal: Jack Moddle, Applicant

MOVED by Councillor Ashdown that the public hearing for item C-4 be closed at 2:37 p.m.

Carried

MOVED by Councillor Ashdown that Bylaw C-7682-2017 be amended to change the title of the proposed new land use district from Residential Estate Dwelling District to Hamlet Residential (3);

AND

That pages of 20 and 21 of the administrative report be labelled Schedule "B."

Carried

MOVED by Councillor Ashdown that Bylaw C-7682-2017 be given first reading as amended.

Carried

MOVED by Councillor Habberfield that Bylaw C-7682-2017 be given second reading as amended.

Carried

MOVED by Councillor Bahchelli that Bylaw C-7682-2017 be considered for third reading.

Carried

MOVED by Councillor Ashdown that Bylaw C-7682-2017 be given third and final reading as amended.

Carried

The Chair called a recess at 2:46 p.m. and called the meeting back to order at 2:54 p.m. with all previously mentioned members present.

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1-17-07-25-07 (C-5)

Division 4 – Bylaw C-7687-2017 – Textual Amendments to the Direct Control District 149 (C-7209-2012)

****related to item D-4****

File: PL20170098 (03216002)

MOVED by Councillor Ashdown that the public hearing for item C-5 be opened at 2:55 p.m.

Carried

Person(s) who presented: Chris Davis, Applicant
John Grove, AltaLink
Mohamed Teja, AltaLink
David Bartles, Lawson Projects

Person(s) who spoke in favour: No One

Person(s) who spoke in opposition: No One

Person(s) who spoke in rebuttal: No One

MOVED by Councillor Ashdown that the public hearing for item C-5 be closed at 3:16 p.m.

Carried

MOVED by Councillor Ashdown that Bylaw C-7687-2017 be given first reading.

Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7687-2017 be given second reading.

Carried

MOVED by Councillor Lowther that Bylaw C-7687-2017 be considered for third reading.

Carried

MOVED by Councillor Ashdown that Bylaw C-7687-2017 be given third and final reading.

Carried

1-17-07-25-11 (D-4)

Division 4 – Development Permit – Construction of a Principal (Field Office & Maintenance) Building

****related to item C-5****

File: PRDP20172200 (03216002)

MOVED by Councillor Kendall that Section 16 of the Land Use Bylaw C-4841-97 requirement for a six (6) month waiting period for re-application be waived by Resolution.

Carried

MOVED by Councillor Ashdown that Development Permit No. PRD20172200 be approved with the conditions noted in Attachment A.

Carried

Description:

1. That construction of a *Principal (Field Office & Maintenance) Building*, may take place on the subject site in general accordance with the application and site plan as prepared by Stantec, dated May 10, 2017 (Job # 144202975) and includes:

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- i. Proposed Building Gross Area: 74,836.50 sq. ft. (6,952.53 sq. m);
 - ii. Storage Area (not exceeding 6,781.92 sq. m (73,000.00 sq. ft.) in area);
 - iii. Placement of up to five sea containers, each approximately 27.87 sq. m (300.00 sq. ft.) in building area;
 - iv. Signs (one façade sign, and security signage);
 - v. Perimeter chain-link fencing 2.40 m (7.87 ft.) in height; and
 - vi. Site Grading.

Prior to Issuance:

Fees:

2. That prior to issuance of this permit, the Applicant/Owner shall provide payment of the Transportation Offsite Levy (TOL) in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands to be developed as part of this permit application. Note: The TOL will not be applicable on any site towers, but shall be applicable on any parking, building, storage areas and access roads.

General:

3. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of the County. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management detail.
4. That prior to the issuance of this permit, the Applicant/Owner shall prepare and submit a Site Development Plan, to the satisfaction of the Development Authority. The Site Development plan shall describe how the subject land is to be developed, illustrating all proposed site improvements such as tower structures, accessory buildings, roadways, parking/loading areas, fencing, signage, and landscaping.

Geotechnical:

5. That prior to the issuance of this permit, the Applicant/Owner shall conduct an onsite geotechnical investigation, prepared by a qualified professional, and submit the report to the County, providing the results of a groundwater measurement program as well as design recommendations for the required storm pond liners for the onsite ponds, in accordance with the requirements of the County Servicing Standards.
6. That prior to the issuance of this permit, the Applicant/Owner shall provide a revised Pavement Structure Design report that provides specific recommendations for the asphalt overlay of Range Road 274 to bring the road to a commercial/industrial standard as defined in the County Servicing Standards.

Transportation:

7. That prior to the issuance of this permit, the Applicant/Owner shall enter into a Road Right-of-Way (ROW) Construction Agreement with the County for the upgrades (grade widening and asphalt overlay) of Range Road 274 to a 10.00 m wide industrial/commercial standard from Highway 560 south to the entrance of the proposed principal building, and for the upgrade of the Highway 560 and Range Road 274 intersection to a modified Type IVc standard:
 - i) That the Applicant/Owner shall provide a stormwater management plan for the grade widening and asphalt overlay of Range Road 274, and upgrade of the intersection at Highway 560 and

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Range Road 274 to a modified Type IVc standard. The recommendations of the stormwater management plan are required to be implemented under the Road ROW Construction Agreement;

- ii) That the Applicant/Owner shall be responsible to provide all Alberta Environment and Parks approvals for the disturbance to any wetlands effected by the proposed improvements prior to the signing of the Road ROW Construction Agreement;
- iii) That the Applicant/Owner shall be responsible for the acquisition of the necessary ROW to accommodate the widening and paving of Range Road 274, the upgrade of the intersection at Highway 560 and Range Road 274 to a modified Type IVc standard and all other associated infrastructure; and
- iv) That the Applicant will be eligible to enter into a Cost Recovery agreement for upfront costs associated with the upgrades to Range Road 274 and intersectional upgrades at Range Road 274 and Highway 560.

Servicing:

- 8. That prior to the issuance of this permit, the Applicant/Owner shall provide written confirmation as to whether they choose to source groundwater to supply the development or use cisterns.
 - i. If confirmation is received that groundwater will be used, the Applicant/Owner shall provide the County with the following submissions:
 - a. A valid license issued from Alberta Environment and Parks for the use of a groundwater well; and
 - b. A Phase I Groundwater Evaluation & a Phase II Aquifer Pump Test that will evaluate the impact of the proposed development to existing groundwater users in the area, and to confirm the ability of the underlying aquifer to supply potable water to the proposed development for the long term. The report(s) shall be prepared by a qualified professional, and shall meet the requirements of the County Servicing Standards.
 - ii. If confirmation is received that the development will use cisterns, detailed drawings to determine accessibility shall be submitted, and they shall meet the requirements of the County Servicing Standards.
- 9. That prior to the issuance of this permit, the Applicant/Owner shall conduct a Level I Private Sewage Treatment System (PSTS) assessment, prepared by a qualified professional, to determine the sites suitability to support a PSTS based on the sewage effluent loading from the proposed facility. The report shall be reviewed and approved to the satisfaction of the County.
- 10. That prior to the issuance of this permit, the Applicant/Owner shall address all fire suppression requirements for the proposed development, in accordance with the requirements of the National Fire Protection Association (NFPA) 1142, the Alberta Building Code and all applicable County standards and bylaws.

Stormwater:

- 11. That prior to issuance of this permit, the Applicant/Owner shall submit the noted site-specific stormwater management plan/report (prepared by Westhoff Engineering Resources, dated February 1, 2017) to the County for review, and shall address any comments or concerns.
- 12. That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) plan that identifies the ESC measures to be implemented during the construction of the proposed development and infrastructure.

Prior to Occupancy:

13. That prior to site occupancy, all landscaping shall be in place, in accordance with the submitted Landscaping Plan.
14. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit, in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee that the works shall be completed by the 30th day of June immediately thereafter.
15. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings to the County, which are to be signed and stamped by a professional engineer. The as-built drawings shall include all elements related to the Stormwater Infrastructure.
16. That prior to site and building occupancy, the County shall perform an inspection of the proposed stormwater facilities to ensure the proposed facilities were constructed as per the approved designs.
17. That prior to site and building occupancy, the Applicant/Owner shall have received a Construction Completion Certificate from the County, for the upgrades to Range Road 274.
18. That prior to site and building occupancy, the Applicant/Owner shall have received a Construction Completion Certificate from Alberta Transportation for the upgrades to the intersection of Highway 560 and Range Road 274.

Permanent:

19. That any plan, technical submission, or agreement submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
20. That the hours of operation for the *Principal (Field Office & Maintenance) Building* shall be unrestricted as to days and hours of operation.
21. That this approval shall be for the Principal Building only, and does not include installation of any steel or wood transmission line towers.
22. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
23. That the Applicant/Owner shall be responsible for dedication of all necessary Easements and Rights-of Way for utility line assignments, and provide for the installation of all underground shallow utilities with all necessary utility providers, to the satisfaction of the County.
24. That the Applicant/Owner shall adhere and implement the recommendations and requirements of the submitted and approved Pavement Structure Design report, prepared by AMEC Foster Wheeler, dated November 07, 2016.
25. 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.
26. That dust control shall be maintained on the site during construction, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
27. That the Applicant/Owner shall use holding tanks and a trucked service, or an approved Septic Field, to store and dispose of all wastewater, in accordance with County Policy 449.
28. That the Applicant/Owner shall use cisterns and a trucked service, or an approved Well, to supply potable water to the proposed development, in accordance with County Policy 449.

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29. That landscaping shall provide for a minimum of 300.00 mm of topsoil.
 30. That all landscaping shall be in accordance with the approved Landscaping Plan.
 31. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs or plants, within 30 days or by June 30th of the next growing season.
 32. That all onsite lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
 33. 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.
 34. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers within the garbage enclosure, and screened from view by all adjacent properties and public thoroughfares.
 35. That there shall be a minimum of 103 parking stalls maintained on site at all times, in accordance with the approved parking plan.

Advisory:

36. That it is recommended that the Applicant/Owner install landscaping or screening elements along the southern property line, to help provide a buffer area from the adjacent agricultural property, as long as the landscaping or screening elements do not interfere with any power lines, transmission lines, or helicopter flight paths.
37. That 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, prior to commencement.
38. 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.
39. That the site shall remain free, at all times, of prohibited and noxious weeds or other undesirable plant species as determined by the Development Authority.
40. That a Building Permit shall be obtained through Building Services prior to starting construction.
41. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
42. 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 24 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.
43. That if this Development Permit is not issued by **April 30, 2018**, 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.

The Chair called a recess at 3:26 p.m. and called the meeting back to order at 3:37 p.m. with all previously mentioned members present with the exception of Councillor Habberfield and Councillor Lowther.

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Councillor Habberfield returned at 3:39 p.m. and Councillor Lowther returned at 3:41 p.m.

1-17-07-25-15 (E-4)

Division 9 – Further Consideration of Bylaw C-7583-2016 – Redesignation Item – Ranch and Farm District and Farmstead District to Natural Resource Industrial District
File: PL20150079 (06836005 and 06836001)

MOVED by Councillor Kendall that Bylaw C-7583-2016 be given third and final reading.

Carried

In Favour

Councillor Ashdown
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff
Councillor Bahcheli

MOVED by Councillor Ashdown that Council move in camera at 3:48 p.m. in accordance with Section 27 (Privileged Information) and Section 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

Carried

MOVED by Councillor Ashdown that Council move into open session at 4:13 p.m.

Carried

Absent: Councillor Lowther

Councillor Lowther returned to the meeting at 4:14 p.m.

1-17-07-25-16 (E-5)

Division 9 – Further Consideration of Bylaw C-7588-2016 – Redesignation Item – Ranch and Farm District and Farmstead District to Natural Resource Industrial District
File: PL20140031 (07801003)

MOVED by Councillor Kendall that Bylaw C-7588-2016 be given third and final reading.

Carried

In Favour

Councillor Ashdown
Councillor Lowther
Councillor Breakey
Councillor Habberfield
Councillor Kendall
Deputy Reeve Solberg
Reeve Boehlke

In Opposition

Councillor Arshinoff
Councillor Bahcheli

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1-17-07-25-17 (J-1)

**Division 1 – Subdivision Item – Agricultural Holdings District and Ranch and Farm Two District
File: PL20170076 (05828006)**

MOVED by Councillor Lowther that the transportation offsite levy on Lot 1 of Subdivision Application PL20170076 be deferred.

Carried

In Favour

Councillor Ashdown
Councillor Lowther
Councillor Breakey
Deputy Reeve Solberg
Councillor Arshinoff

In Opposition

Reeve Boehlke
Councillor Bahcheli
Councillor Habberfield
Councillor Kendall

MOVED by Councillor Breakey that that the municipal reserve on Lot 1 and Lot 2 of Subdivision Application PL20170076 be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Carried

In Favour

Councillor Ashdown
Councillor Lowther
Councillor Breakey
Deputy Reeve Solberg
Councillor Arshinoff
Councillor Kendall
Councillor Habberfield

In Opposition

Reeve Boehlke
Councillor Bahcheli

MOVED by Councillor Breakey that Subdivision Application PL20170076 be approved as amended with the conditions noted in Attachment A.

Carried

- A. That the application to create a ± 8.28 hectare (20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (61.43 acre) remainder (Lot 2) within SE-28-25-04-W05M, having been evaluated in terms of Section 654 of the Municipal Government Act and Sections 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; and
 - 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 that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County and any other additional party named within a specific condition. Technical reports required and 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

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this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

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

Plan of Survey

- 1) The subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 5 m wide portion of land for road widening along the southern boundary of Lot 2.

Transportation

- 3) The Applicant/Owner shall provide an Access Right of Way Plan, and prepare and register an Access Easement Agreement on title of Lot 1 and Lot 2.

Municipal Reserves

- 4) The provision of Reserve, in the amount of 10% of the area of Lot 1 and Lot 2, are to be deferred by Caveat, pursuant to Section 669(2) of the Municipal Government Act.

Payments and Levies

- 5) The Applicant/Owner shall pay the County Subdivision Endorsement Fee for creating one new lot, in accordance with the Master Rates Bylaw.

Utilities:

- 6) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of FortisAlberta and Pengrowth Energy Corporation.

Taxes

- 7) 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 / 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.

MOVED by Councillor Kendall the following item be added to the July 25, 2017 Rocky View County Council Agenda as follows:

- Addition of a Regular Council Meeting on Tuesday, September 19, 2017, commencing at 9:00 a.m.

Carried

MOVED by Councillor Habberfield that Tuesday, September 19, 2017 be scheduled as a Regular Council Meeting, commencing at 9:00am.

Carried

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MOVED by Councillor Ashdown that Council proceed past 5:00 p.m. in accordance with section 8(2) of the Procedure Bylaw.

Carried

1-17-06-27-16 (G-1)

Councillor Reports

The Councillors reported on the activities and meetings they attended during the past two weeks in their respective divisions.

Reeve Boehlke left the meeting and vacated the chair to Deputy Reeve Solberg at 5:03 p.m. and returned to the meeting and the chair at 5:06 p.m.

Adjournment

MOVED by Councillor Ashdown that the July 25, 2017 Council Meeting be adjourned at 5:10 p.m.

Carried



REEVE



CAO or Designate