

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 26, 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 – 32<sup>nd</sup> Avenue NE, Calgary, Alberta on September 26, 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. Greig, County Manager
- C. O'Hara, General Manager
- K. Robinson, General Manager
- B. Riemann, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- C. McCullagh, Manager, Recreation & Community Services
- M. Wilson, Supervisor, Planning Services
- A. Zaluski, Policy Supervisor, Planning Services
- A. Bryden, Planner, Planning Services
- J. Anderson, Planner, Planning Services
- P. Simon, Planner, Planning Services
- D. Kazmierczak, Planner, Planning Services
- S. Kunz, Planner, Planning Services
- S. Lamola, Planner, Planning Services
- M. Norman, Planner, Planning Services
- X. Deng, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
- T. Andreasen, Legislative Clerk, Legislative and Legal Services

**Call to Order**

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

**1-17-26-19-01**

**Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Solberg that the September 26, 2017 agenda be accepted as presented.

Carried

**In Favour:**

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

**In Opposition:**

Councillor Bahcheli

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**1-17-09-26-02**  
**Confirmation of Minutes**

MOVED by Deputy Reeve Solberg that the September 14, 2017 Special Council Meeting minutes be approved as presented

Carried

**1-17-09-26-06 (D-1)**  
**Division 4 – Bow Valley Agricultural Society Emergency Funding Request**  
**File: 6070-175**

MOVED by Councillor Ashdown that the Bow Valley Agricultural Society's emergency funding request for up to \$100,000, to be funded from Regional Recreation Operating funds, for Indus Recreation Centre septic field replacement be approved.

Carried

**1-17-09-26-07 (D-2)**  
**Divisions 8 and 9 – Mediation Team Mandate – Glenbow Ranch ASP Intermunicipal Appeals**  
**File: 1013-266 and 1013-267**

MOVED by Councillor Habberfield that the Administration Mediation Team be directed to enter into separate mediation discussions with the City of Calgary and the Town of Cochrane, to negotiate resolution to the appeals against the Glenbow Ranch Area Structure Plan and the County Plan, subject to Council approval of any final agreements or solutions.

Carried

MOVED by Councillor Habberfield that a Mediation Team consisting of members of Administration, particularly Planning Services and Engineering Services, be formed to conduct mediation processes with the City of Calgary and the Town of Cochrane on the matter of the appeal of Glenbow Ranch Area Structure Plan and the County Plan.

Carried

MOVED by Councillor Bahcheli that the mediation costs of the s. 690 appeal by the City of Calgary and Town of Cochrane be reimbursed by the applicants within the Glenbow Ranch ASP prior to subdivision approval.

Lost

**In Favour:**

Councillor Arshinoff  
Councillor Bahcheli

**In Opposition:**

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

Councillor Ashdown left the meeting at 9:30 a.m. and returned to the meeting at 9:33 a.m.

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1-17-09-26-17 (J-1)

Division 9 – Subdivision Item – Residential Subdivision

File: PL20170060 (06834011)

MOVED by Councillor Kendall that Subdivision Application PL20170060 be approved with the conditions as noted in Appendix A:

- A. The application to create four  $\pm$  4.05 hectare ( $\pm$  10.00 acre) parcels within Block 3, Plan 7710065 (NW-34-26-04-W05M), having been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Transportation and Access*

2. The Owner shall upgrade the existing road approach to a mutual paved standard in order to provide access to Lots 1 – 4 (inclusive). In addition, the Owner shall:
  - a) Provide a mutual access right-of-way plan; and
  - b) Prepare and register respective easements on each title, where required.
3. The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the titles of Lots 3 and 4, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:

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- a) The provision of 12.5 m road acquisition along the panhandle portion of Lot 3, and a 12.5 m road acquisition along the panhandle portion of Lot 4; and
  - b) The purchase of land by the County for \$1.00.
4. The Owner is to enter into a Restrictive Covenant, to be registered by caveat prepared by the County, on the titles of Lots 1 and 2, that restricts the erection of any structure on or within 15.0 m of a future road right-of-way, as shown on the approved Tentative Plan.

#### *Site Servicing*

5. Water is to be supplied by individual wells on Lots 1 – 4 (inclusive). The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lots 1 – 4 (inclusive), and that:
    - i. Verification is provided that each well is located within each respective proposed Lot's boundaries; and
    - ii. It has been demonstrated that the new wells are capable of supplying a minimum of one (1) IGPM of water for household purposes.
  - b) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each Lot.
  - c) The results of the aquifer testing must meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
6. The Owner shall remove and/or relocate those portions of the existing private sewage treatment system that are not wholly located within the boundaries of Lot 2, in accordance with the approved Tentative Plan:
  - a) Once removed and/or relocated, the Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the most recent version of the Alberta Private Sewage Systems Standard of Practice.
7. The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1 – 4 (inclusive), indicating:
  - a) Requirements for each future Lot owner to connect to County piped water, wastewater, and stormwater systems at their own cost when such services become available; and
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

#### *Stormwater Management*

8. The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan (SSIP), which meets the requirements outlined in the Cochrane North Master Drainage Plan and the County Servicing Standards, which includes:

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- a) A Site Improvements/Services Agreement, to be entered into with the County, addressing the design and construction of the required improvements, should the recommendations of the SSIP indicate that improvements are required;
  - b) Registration of any required easements and/or utility rights-of-way;
  - c) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
  - d) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

*Utility Easements*

9. Utility Easements, Agreements, and Plans are to be provided and registered concurrently with the Plan of Survey, to the satisfaction of TELUS Communications Inc.

*Payments and Levies*

10. The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three new lots.
11. The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement.
  - a) The TOL shall be applicable on 3.00 acres of each of Lots 1 – 4 (inclusive).

*Municipal Reserve*

12. The provision of Reserve in the amount of 10 percent of the area of Lots 1 – 4 (inclusive), 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 Douglas Pollard, file 17-010-MDRV, dated May 24, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.

*Taxes*

13. 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

**1-17-09-26-18 (J-2)**

**Division 7 – Subdivision Item – New or Distinct Agricultural Operation – Ranch & Farm Three District  
File: PL20170061 (06635007)**

MOVED by Councillor Ashdown that the applicant be allowed to speak to item J-2.

Carried

In Favour:

In Opposition:

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

Councillor Breakey

Presenter(s): Larry Konschuk

MOVED by Councillor Habberfield Subdivision Application PL20170061 be approved with the conditions noted in Appendix A:

- A. That the application to create a  $\pm$  13.35 hectare (33.0 acre) parcel with a  $\pm$  43.32 hectare (107.06 acre) remainder from SW 35-26-02-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations* and, having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The subject lands hold the appropriate land use designation; and
  2. The technical aspects of the subdivision proposal have been considered, and there are no technical limitations to the proposal.
- 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 shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Development Agreement*

2. The Owner shall enter into a Development Agreement for all off-site transportation infrastructure required for the development including the following:
  - a. The upgrade of Range Road 22 from Highway 567 south to the mutual approach, approximately 960.0 m in length, to a Regional Low Volume (gravel) standard.

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*Transportation and Access*

3. The Owner shall construct a new gravel approach on Range Road 22 to provide access to Lots 1 & 2. 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.

*Municipal Reserves*

4. The provision of Reserves, in the amount of 10% 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 as listed in the land appraisal prepared by Douglas Pollard, File 17-008-MDRV, on May 20, 2017, pursuant to Section 666(3) of the *Municipal Government Act*;
  - a. Reserves for Lot 2 are to be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*;

*Payments and Levies*

5. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one 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. Council hereby authorizes the Reeve and Municipal Secretary to sign the Development Agreement.
2. 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

In Favour:

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

In Opposition:

Reeve Boehlke

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MOTION ARISING:

MOVED by Councillor Arshinoff that Council does not consider any further matters related to “new or distinct agricultural uses” until Council has considered Administration's recommendations in this regard.

Lost

In Favour:

Councillor Arshinoff

In Opposition:

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

The Chair called for a recess at 10:04 a.m. and called the meeting back to order at 10:19 a.m. with all previously mentioned members present.

**1-17-09-26-03 (C-1)**

**Division 4 – Bylaw C-7698-2017 – Redesignation Item – First Parcel Out – Ranch & Farm District to Farmstead District**

**File: PL20170056 (01225003)**

MOVED by Councillor Ashdown that the public hearing for item C-1 be opened at 10:20 a.m.

Carried

Person(s) who presented: Jim Novak, Applicant, on behalf of the landowners.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Ashdown that the public hearing for item C-1 be closed at 10:30 a.m.

Carried

MOVED by Councillor Ashdown that Bylaw C-7698-2017 be given first reading.

Carried

MOVED by Councillor Lowther that Bylaw C-7698-2017 be given second reading.

Carried

MOVED by Councillor Kendall that Bylaw C-7698-2017 be considered for third reading.

Carried

MOVED by Councillor Ashdown that Bylaw C-7698-2017 be given third and final reading.

Carried

**1-17-09-26-04 (C-2)**

**Division 6 – Bylaw C-7694-2017 – Redesignation Item – Residential redesignation in an agricultural area**

**File: PL20170099 (06122003)**



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Reeve Boehlke vacated the Chair to Deputy Reeve Solberg.

MOVED by Reeve Boehlke that the public hearing for item C-2 be opened at 10:30 a.m.

Carried

Person(s) who presented: Larry Konschuk, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that Council receive all late submissions for item C-2.

Carried

MOVED by Reeve Boehlke that the public hearing for item C-2 be closed at 10:41 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7694-2017 be given first reading.

Carried

MOVED by Councillor Habberfield that Bylaw C-7694-2017 be given second reading.

Carried

MOVED by Councillor Kendall Bylaw C-7694-2017 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7694-2017 be given third and final reading.

Carried

Deputy Reeve Solberg vacated the Chair to Reeve Boehlke.

**1-17-09-26-19 (J-3)**

**Division 7 – Subdivision Item – Direct Control District 131**

**File: PL20170079 (06404013)**

MOVED by Councillor Habberfield that Subdivision Application PL20170079 be approved with the conditions noted in Appendix A:

- A. That the application to create ± 17.05 hectare (± 42.12 acre) parcel with a ± 81.97 hectare (± 202.55 acre) remainder from Lot 2, Block 2, Plan 1711421 within E-4-26-29-W4M 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 approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with 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 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. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Development Agreement*

- 2) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements (further details are provided in the various sections below):
  - i. Construction of a piped water distribution system (including the registration of necessary easements) and fire suppression system required to service the proposed lot with connection to the East Rocky View Potable Water System;
  - ii. Construction of a piped waste water system (including the registration of necessary easements) required to service the proposed lot with connection to the East Rocky View Wastewater System and related infrastructure;
  - iii. Construction of a fire suppression and distribution system, designed to meet minimum fire flows as per County Standards and Bylaws;
  - iv. Construction and implementation of stormwater management facilities, including, but not limited to, storage facilities, overland and underground network, tie-ins to each lot, and irrigation disposal system, in accordance with the recommendations of the approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of AEP and the County;
  - v. Design and construction of landscaping features for all Public Utility Lots, public pathways and public roadways, in accordance with an approved Landscaping Plan;
  - vi. Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
  - vii. Implementation of the recommendations of the Geotechnical Report;
  - viii. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
  - ix. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
  - x. Contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;

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- xii. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development, and other lands.
  - xiii. Dedication of necessary easements and rights-of-way for utility line assignments;
  - xiv. Installation of power, natural gas, and telephone lines; and
  - xv. Installation of dark sky compliant street lighting.
- 3) The Owner shall enter into a Development Agreement for all off-site transportation infrastructure required for the development, including the following:
    - i. Upgrade Range Road 293 from Colonel Robertson Way to the proposed east/west intersection at the south end of the proposed parcel, from a paved local road standard to an Urban Industrial Street standard;
    - ii. All intersection improvements required at the site access points;
    - iii. Off-site intersection and network improvements at Range Road 293 and the proposed east/west intersection at the south end of the proposed parcel encompassed in the final, approved Traffic Impact Assessment (TIA), to the satisfaction of Rocky View County and Alberta Transportation;
    - iv. Any other off-site improvements identified in the final, approved TIA, to the satisfaction of Rocky View County and Alberta Transportation;
    - v. Access from the new east/west intersection to the subject parcel, including an approach;
    - vi. 1.4 m separate concrete sidewalks; and
    - vii. Dedication of necessary easements and rights-of-way for utility line assignments.
  - 4) The Applicant/Owner is to provide a Traffic Impact Assessment:
    - i. If the recommendations of the Traffic Impact Assessment indicate improvements are required, the Owner shall enter into a Development Agreement with the County;
  - 5) Range Road 293 shall be signed and posted to prohibit its use by commercial truck traffic, to the standard and satisfaction of the County.

*Payments and Levies*

- 6) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot;
- 7) The Applicant/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:
  - i. from the total gross acreage of Lot 1 and the proposed intersection area as show on the Plan of Survey;
- 8) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013. The County shall calculate the total amount owing based on the servicing need for the proposed Lot 1.

*Stormwater Collection and Disposal*

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- 9) The Applicant/Owner shall provide a Stormwater Management Plan, which is to be prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta, and which shall be in accordance with County Servicing Standards and the Nose Creek Watershed Water Management Plan, to the satisfaction of Rocky View County and AEP. The Owner is to:
- i. implement the recommendations of the Stormwater Management Plan;
  - ii. provide a design for the stormwater pond; and
  - iii. Register any required overland drainage easements and/or restrictive covenants, prior to or concurrent with the plan of subdivision registration.

#### *Site Servicing*

- 10) The Applicant/Owner shall provide a detailed sanitary servicing study in order to determine if upgrades or additional lift station capacity is required to service the proposed lot. All improvements shall be constructed as part of the Development Agreement.
- 11) The Applicant/Owner shall provide a detailed hydraulic network analysis in order to determine if upgrades or additional infrastructure is required to service the proposed lot. All improvements shall be constructed as part of the Development Agreement.
- 12) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to Lot 1 based upon the servicing need identified in the potable water and sanitary servicing reports.

#### *Municipal Reserves*

- 13) The provision of Reserve in the amount of 10% 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 as listed in the land appraisal, pursuant to Section 666(3) of the *Municipal Government Act*;
- i. Reserves for Lot 2 are to be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

#### *Cost Recovery*

- 14) 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.
- i. This Agreement shall apply to upgraded roads, intersections, and water mains.

#### *Site Construction*

- 15) The Applicant/Owner shall provide an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.
- 16) The Applicant/Owner is to provide a Construction Management Plan, which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, and construction and management details. Other specific requirements include:
- i. Weed management during the construction phases of the project;

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- ii. Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment; and
  - iii. Implementation of the Construction Management Plan recommendations, which shall be ensured through the Development Agreement.

17) The Applicant/Owner is to submit a Weed Management Plan to the satisfaction of the County.

18) The Applicant/Owner is to provide an Emergency Response Plan, which is to include firefighting procedures, evacuation measures, and procedures for the containment of hazardous spills and derailments, and which is to be registered on the title of each new lot.

*Landscaping*

19) The Owner is to submit a Landscaping Plan, prepared by a qualified professional to the satisfaction of the County. The landscaping plan shall:

- a) be in accordance with the Nose Creek Business Park Conceptual Scheme;
- b) demonstrate how the overall goal of 20% landscaping for the Nose Creek Business Park Conceptual Scheme will be achieved;
- c) provide overall thematic guidelines for landscaping of private lots at the Development Permit stage; and
- d) specify a minimum soil depth of 300 mm for all landscaped areas.

*Taxes*

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

C. SUBDIVISION AUTHORITY DIRECTION

- 1) Prior to final endorsement of the Subdivision, Administration is directed to present the Owner with a Voluntary Recreation Contribution Form and to inquire if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

The Chair called for a recess at 10:54 a.m. and called the meeting back to order at 11:00 a.m. with all previously mentioned members present, with the exception of Councillor Breakey, Councillor Arshinoff, and Councillor Bahcheli.

**1-17-09-26-12 (E-1)**

**Division 4 – Amendment to the Bow North Recreation District Board Bylaw C-7322-2013**

**File: 6060-300**

Councillor Breakey, Councillor Arshinoff, and Councillor Bahcheli returned to the meeting at 11:01 a.m.

MOVED by Councillor Ashdown that Bylaw C-7715-2017 be given first reading.

Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7715-2017 be given second reading.

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Carried

MOVED by Councillor Lowther that Bylaw C-7715-2017 be considered for third reading.

Carried

MOVED by Councillor Ashdown that Bylaw C-7715-2017 be given third and final reading.

Carried

**1-17-09-26-13 (E-2)**

**Division 7 – Further consideration of Bylaw 7586-2016 for Redesignation from Ranch and Farm District to Direct Control District \*\*related to item D-6\*\*  
File: PL20140124 (07507003)**

MOVED by Councillor Habberfield that representatives from the City of Airdrie be allowed to address item E-2.

Carried

Presenter: Stephen Utz, City of Airdrie

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended by renaming Cell 1 (*Agriculture, Special Event Camping, Special Event Parking*), and by deleting section 4.1.0, which reads:

4.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to support sustainable waste management facilities. Prior to development, interim uses include overflow parking and Special Event Camping associated with rodeo and special event uses identified for Development Cell 3.

And replacing it with the following:

4.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to continue to allow for Agriculture, specifically grazing or haying, and Special Event Camping and Special Event Parking.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

MOVED by Councillor Arshinoff that all members of the public be allowed to speak to item E-2.

Lost

In Favour:

Councillor Arshinoff  
Councillor Bahcheli

In Opposition:

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

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MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended by deleting section 4.2.0, which reads:

4.2.0 Uses  
Accessory Buildings  
Agriculture, General  
Class I, Class II Composting Facility  
Special Event Camping (prior to construction of recycling and composting facilities)  
Special Event Parking (prior to construction of recycling and composting facilities)  
Signs

And replacing it with the following:

4.2.0 Uses  
Accessory Buildings  
Agriculture, General  
Special Event Camping  
Special Event Parking  
Signs

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli  
Councillor Ashdown

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended by deleting section 4.3.0, which reads:

4.3.0 Maximum and Minimum Requirements  
4.3.1 Maximum Height of Buildings: 15.00 m (49.21 ft.)

Carried

In Favour:

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

In Opposition:

Reeve Boehlke

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended by deleting section 4.4.0, which reads:

4.4.0 Special Regulations

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4.4.1 Prior to the construction of *Class I, Class II Composting Facility* (waste management facility), Cell 1 may be used for *Special Events Parking and Special Event Camping* associated with the rodeo and / or other special events in Cell 3.

4.4.2 Once a *Class I, Class II Composting Facility* (waste management facility) has been constructed, Cell 1 may continue to be used for Special Event parking subject to a useage agreement being reached between the City of Airdrie, event organizers and/or facility operators. Parking for Special Event Camping shall not be permitted once a *Class I, Class II Composting Facility* (waste management facility) has been constructed.

4.4.3 Consent to vary setback distance for the proposed *Class I, Class II Composting Facility* shall be received from Alberta Environment prior to issuance of a Development Permit.

4.4.4 A Development Permit application for a *Class I, Class II Composting Facility* (waste management facility) shall address the mitigation of odour and visual impacts and meet applicable County and Provincial regulations and Bylaw.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

The Chair called for a recess at 11:48 a.m. and called the meeting back to order at 11:56 a.m. with all previously mentioned members present.

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended by deleting the following definitions:

*'Class I Compost Facility'* – defined as per the *Waste Control Regulation (AR 192/96)*, as amended of the *Alberta Environment Enhancement and Protection Act* means a waste management facility where waste, not including hazardous waste, is decomposed through a controlled bio-oxidation process, including a thermophilic phase, that results in a stable humus-like material, but does not include:

- (i) A residential composter,
- (ii) A compost facility that receives only sludge as defined in the *Wastewater and Storm Drainage Regulation (AR 119/93)*,
- (iii) A Class II compost facility, or
- (iv) A manure storage facility as defined in the *Agricultural Operation Practices Act*.

*'Class II Compost Facility'* – defined as per the *Waste Control Regulation (AR 192/96)*, as amended of the *Alberta Environment Enhancement and Protection Act* means a waste management facility where only vegetative matter or manure is decomposed through a controlled bio-oxidation process, including a thermophilic phase, that results in a stable humus-like materials, but does not include:

- (i) A residential composter, or
- (ii) A manure storage facility as defined in the *Agricultural Operation Practices Act*.

Carried



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MOVED by Councillor Habberfield that Schedule B in Bylaw C-7586-2016 be amended by deleting “Cell 1 – Future Waste Management” and replacing it with “Cell 1 - Agriculture, Special Event Camping, Special Event Parking”.

Carried

MOVED by Councillor Habberfield that Part 3 of Bylaw C-7586-2016 be amended by deleting section 4.0.0, which reads:

4.0.0 Land Use Regulations: Cell 1 (Future Waste Management Area)

And replacing it with:

4.0.0 Land Use Regulations: Cell 1 (Agriculture, Special Event Camping, Special Event Parking)

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

MOVED by Councillor Habberfield that section 2.4.1 in Attachment 2 be amended to reflect the updated traffic impact requirements.

Carried

MOVED by Councillor Habberfield that section 4.4.5 be deleted from Attachment 2 and that the subsequent sections be renumbered accordingly.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be amended in accordance with Attachment 2, as amended.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

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Councillor Kendall  
Councillor Arshinoff

MOVED by Councillor Ashdown that Bylaw C-7586-2016 be given second reading, as amended.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

MOVED by Councillor Habberfield that Bylaw C-7586-2016 be given third and final reading, as amended.

Carried

In Favour:

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

In Opposition:

Councillor Bahcheli

**1-17-09-26-11 (D-6)**

**Division 7 – Revised Master Site Development Plan – Airdrie Eco Park Development \*\*related to item E-2\*\*  
File: PL20140125 (07507003)**

MOVED by Councillor Habberfield that item D-6 be brought back at the October 10, 2017 Council Meeting to reflect the amended DC bylaw.

Carried

The Chair called for a recess at 12:11 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

**1-17-09-26-05 (C-3)**

**Division 5 – Bylaw C-7692-2017 – Redesignation Item – Industrial Development within Conrich Station  
Conceptual Scheme  
File: PL20170088 (05303002)**

MOVED by Deputy Reeve Solberg that the public hearing for item C-3 be opened at 1:30 p.m.

Carried

Person(s) who presented: Ken Venner (B & A Planning), Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

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Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Solberg that the public hearing for item C-3 be closed at 1:56 p.m. Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7692-2017 be given first reading. Carried

MOVED by Councillor Habberfield that Bylaw C-7692-2017 be given second reading. Carried

MOVED by Councillor Ashdown that Bylaw C-7692-2017 be considered for third reading. Carried

MOVED by Deputy Reeve Solberg that Bylaw C-7692-2017 be given third and final reading. Carried

**1-17-09-26-14 (E-3)**

**Division 4 – Further consideration of Bylaw C-7676-2017 for the adoption of the proposed Painted Sky Conceptual Scheme \*\*related to item E-4\*\***

**File: PL20160107 (03222002/003/091)**

MOVED by Councillor Ashdown that Bylaw C-7676-2017 be amended in accordance with Attachment 2. Carried

MOVED by Councillor Ashdown that Bylaw C-7676-2017 be given second reading, as amended. Carried

MOVED by Councillor Ashdown that Bylaw C-7676-2017 be given third and final reading, as amended. Carried

**1-17-09-26-15 (E-4)**

**Division 4 – Further consideration of Bylaw 7677-2017 for redesignation from Ranch and Farm District and Residential Three District to Residential Mixed Housing District (proposed new district), Public Services District, and Hamlet Commercial District \*\*related to item E-3\*\***

**File: PL20160108 (03222002/003/091)**

The Chair called for a recess at 2:13 p.m. and called the meeting back to order at 2:27 p.m. with all previously mentioned members present.

MOVED by Councillor Ashdown that the applicant be allowed to speak to item E-4. Carried

Presenter: David Wyatt, B&A Planning Group

MOVED by Councillor Ashdown that the title of section 79 in Schedule B be amended to read “Hamlet Residential (4) District (HR-4)”. Carried

In Favour:

Reeve Boehlke  
Deputy Reeve Solberg  
Councillor Breakey

In Opposition:

Councillor Habberfield

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Councillor Ashdown  
Councillor Bahcheli  
Councillor Lowther  
Councillor Kendall  
Councillor Arshinoff

MOVED by Councillor Ashdown that section 79.5 in Schedule B for phases 1 and 2 be amended to read as follows:

79.5 Subdivision Regulations

- a) Minimum Parcel Size:
  - (i) 427.35 m<sup>2</sup> (4600 ft<sup>2</sup>)
  
- b) Minimum Width of Site:
  - (i) 12.19 m (40 ft.)

Carried

In Favour:

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

In Opposition:

Councillor Habberfield  
Councillor Arshinoff

MOVED by Councillor Ashdown that Schedule A of Bylaw C-7677-2017 be amended in accordance with Revised Schedule A.

Carried

In Favour:

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

In Opposition:

Councillor Habberfield  
Councillor Bahcheli

MOVED by Councillor Ashdown that Bylaw C-7677-2017 be given third and final reading, as amended.

Carried

MOTION ARISING:

MOVED by Councillor Ashdown the Master Rates Bylaw fee for future redesignation application on NW-22-23-27-W4M and a portion of SW -22-23-27-W4M be waived.

MOVED by Councillor Bahcheli that the applicant be allowed to speak to the motion arising.

Carried

Presenter: David Wyatt, B&A Planning Group

AMENDING MOTION:

MOVED by Councillor Bahcheli that the Master Rates Bylaw fee for application PL20160108 be credited for the number of lots that have not been redesignated.

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Carried

In Favour:  
Reeve Boehlke  
Deputy Reeve Solberg  
Councillor Breakey  
Councillor Ashdown  
Councillor Habberfield  
Councillor Lowther  
Councillor Kendall  
Councillor Bahcheli

In Opposition:  
Councillor Arshinoff

**1-17-09-26-16 (E-5)**

**Division 5 – Further Consideration of Bylaw C-7700-2017 for the adoption of the proposed Omni Area Structure Plan**

**File: PL20170094 (1014-390)**

Councillor Bahcheli recused herself from item E-5.

MOVED by Deputy Reeve Solberg that Bylaw C-7700-2017 be amended in accordance with Attachment 1.

Carried

Abstained: Councillor Bahcheli

In Favour:  
Reeve Boehlke  
Deputy Reeve Solberg  
Councillor Breakey  
Councillor Ashdown  
Councillor Habberfield  
Councillor Lowther  
Councillor Kendall

In Opposition:  
Councillor Arshinoff

MOVED by Deputy Reeve Solberg that Bylaw C-7700-2017 be given second reading, as amended.

Carried

Abstained: Councillor Bahcheli

In Favour:  
Reeve Boehlke  
Deputy Reeve Solberg  
Councillor Breakey  
Councillor Ashdown  
Councillor Habberfield  
Councillor Lowther  
Councillor Kendall

In Opposition:  
Councillor Arshinoff

MOVED by Deputy Reeve Solberg that Bylaw C-7700-2017 be given third and final reading, as amended.

Carried

Abstained: Councillor Bahcheli

In Favour:  
Reeve Boehlke  
Deputy Reeve Solberg  
Councillor Breakey  
Councillor Ashdown  
Councillor Habberfield  
Councillor Lowther

In Opposition:  
Councillor Arshinoff

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Councillor Kendall

The Chair called for a recess at 3:48 p.m. and called the meeting back to order at 4:02 p.m. with all previously mentioned members present.

**1-17-09-26-08 (D-3)**

**Division 9 – Revised Master Site Development Plan – Hughes Gravel Pit (Lafarge Canada)**

**File: PL20150077 (06836001/06836005)**

**1-17-09-26-09 (D-4)**

**Division 9 – Revised Master Site Development Plan – BRADI Gravel Pit (McNair Sand & Gravel)**

**File: PL20160054 (07801003)**

**1-17-09-26-10 (D-5)**

**Division 9 – Revised Master Site Development Plan – Summit Gravel Pit (Mountain Ash Limited)**

**File: PL20150100 (06731002)**

MOVED by Councillor Arshinoff that agenda items D-3, D-4, and D-5 be tabled.

Lost

In Favour:

Councillor Arshinoff

In Opposition:

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

MOVED by Councillor Kendall that the meeting proceed past 5:00pm.

Carried

MOVED by Councillor Kendall that the revised Master Site Development Plans for the proposed Hughes Gravel Pit/Lafarge Canada, Summit Gravel Pit/Mountain Ash Limited Partnership, and BRADI Gravel Pit /McNair Sand & Gravel aggregate extraction and processing operations be further amended by adding the requirements as set out in Exhibits 1, 2, and 3.

Carried

In Favour:

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

In Opposition:

Councillor Arshinoff

MOVED by Councillor Kendall that the revised Master Site Development Plans for the proposed Hughes Gravel Pit/Lafarge Canada, Summit Gravel Pit/Mountain Ash Limited Partnership, and BRADI Gravel Pit /McNair Sand & Gravel aggregate extraction and processing operations, as amended by Exhibits 1, 2, and 3, be approved.

Carried

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In Favour:

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

In Opposition:

Councillor Arshinoff

The Chair called for a recess at 5:21 p.m. and called the meeting back to order at 5:28 p.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Councillor Kendall:

WHEREAS RVC currently collects the provincial CAP levy from aggregate producers; and

WHEREAS the CAP levy is up for renewal and will likely increase; and

WHEREAS the aggregate production in any given area has the potential for health and safety impacts.

NOW THEREFORE be it resolved that RVC establish a joint committee of Council and Administration at the next organizational meeting to consider the allocation of CAP DOLLARS annually to address needed transportation upgrades that are linked to the production and transportation of aggregate within the County.

Lost

In Favour:

Reeve Boehlke  
Councillor Breakey  
Councillor Ashdown  
Councillor Kendall

In Opposition:

Deputy Reeve Solberg  
Councillor Habberfield  
Councillor Lowther  
Councillor Bahcheli  
Councillor Arshinoff

**1-17-09-26-20 (G-1)**

**Councillor Reports**

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


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Adjournment

MOVED by Councillor Ashdown that the September 26, 2017 Council Meeting be adjourned at 5:46 p.m.

Carried

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
CAO or Designate