

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32<sup>nd</sup> Avenue NE, Calgary, Alberta on February 13, 2018 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 5	Deputy Reeve J. Gautreau
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 4	Councillor A. Schule
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Also Present:

- K. Robinson, Acting County Manager
- C. O'Hara, General Manager
- B. Riemann, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- M. Wilson, Planning Supervisor, Planning Services
- X. Deng, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- P. Simon, 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.

**1-18-02-13-01**

**Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Gautreau that the following emergent item be added to the February 13, 2018 Council meeting agenda:

- In Camera Item K-3 – Personnel Matter (RVC2018-07)

Carried

MOVED by Councillor Henn that the February 13, 2018 Council Meeting agenda be approved as amended.

Carried

**1-18-02-13-02**

**Confirmation of Minutes**

MOVED by Councillor Hanson that the January 23, 2018 Council Meeting minutes be approved as presented.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

**1-18-02-13-05 (D-1)**

**All Divisions – Response to Notice of Motion – Councillor Wright – Creation of a List of Electors**

**File: 0205**

MOVED by Councillor Wright that a Rocky View County resident list of electors voter list be created and used in all subsequent Rocky View County elections with a commencement date of no later than Fall 2019.

Carried

In Favour:

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

Opposed:

Councillor Kamachi  
Reeve Boehlke

The Chair called for a recess at 9:58 a.m. and called the meeting back to order at 10:10 a.m. with all previously mentioned members present.

**1-18-02-13-03 (C-1)**

**Division 7 – Bylaw C-7747-2017 – Redesignation Item – Ranch and Farm District to Residential Two District – Range Road 20**

**File: PL20170189 (06613001)**

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:11 a.m.

Carried

Person(s) who presented: Shauna Savill, on behalf of the Applicant/Owner

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:19 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7747-2017 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7747-2017 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7747-2017 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7747-2017 be given third and final reading.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

**1-18-02-13-04 (C-2)**

**Division 4 – Bylaw C-7749-2018 – Redesignation Item – Ranch and Farm District to Direct Control Bylaw outside of an identified business area – Located at the southeast junction of Highway 560 and Range Road 284**

**File: PL20170070 (03321003/08)**

MOVED by Councillor Schule that the public hearing for item C-2 be opened at 10:20 a.m.

Carried

Person(s) who presented: Steve Grande, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Suren Ramlochun, Landowner in the area

Person(s) who spoke in rebuttal: Steve Grande, Applicant

MOVED by Councillor Schule that the public hearing for item C-2 be closed at 11:04 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7749-2018 be given first reading.

Carried

In Favour:

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

Opposed:

Reeve Boehlke  
Councillor Wright

MOVED by Councillor Schule that Administration be directed to refer Application PL20170070 to the City of Calgary/Rocky View County Intermunicipal Committee (IMC).

Carried

The Chair called for a recess at 11:16 a.m. and called the meeting back to order at 11:30 a.m. with all previously mentioned members present.

**1-18-02-13-07 (J-1)**

**Division 8 – Subdivision Item – Residential One District – Bearspaw Way**

**File: PL20170177 (05630027)**

MOVED by Councillor Wright that the requirement for a Concept Plan in Policy 8.1.21 of the Bearspaw Area Structure Plan be waived;

AND THAT Subdivision Application PL20170177 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 0.93 hectare (± 2.29 acre) parcel (Lot 1) with ± 2.82 hectare (± 6.98 acre) remainder (Lot 2) within Lot 5, Block 8, Plan 0411662, NE 30-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

- 
- a) The application is consistent with the statutory policy;
  - b) The subject lands hold the appropriate land use designation; and
  - c) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application 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.

*Stormwater*

- 2) The Applicant/Owner is to provide an updated Site-Specific Stormwater Management Plan (SWMP) which meets the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the Site-Specific Stormwater Management Plan shall include:
  - a) Implementation of all necessary infrastructure required to support the proposed subdivision (to be constructed under the Site Improvements Services Agreement);
  - b) Registration of any required easements and / or utility rights-of-way; and
  - c) Provision of necessary approvals and compensation provided to Alberta Environment and Parks for wetland loss and mitigation.

*Transportation*

- 3) The Applicant/Owner shall construct a new mutual paved approach on Bearspaw Way in order to provide access to Lots 1 and 2 in accordance with the requirements of the County Servicing standards.
- 4) The Applicant/Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 1 and the adjacent parcel to the north (Lot 4, Block 8, Plan 0411662. 23 Bearspaw Way), to serve as notice that those lands are intended for future development as a County road. The Agreement shall include:
  - a) The provision of  $\pm 65$  m ( $\pm 0.15$  ha) of road acquisition along the length of the panhandle of Lot 1 and 65m along the length of the panhandle for Lot 4, Block 8, Plan 0411662; and
  - b) The purchase of land by the County for \$1.

*Site Servicing*

- 5) The Applicant/Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op,

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:

- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;
  - b) Documentation proving that water supply has been purchased for proposed Lot 2; and
  - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Applicant/Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed Lot 2, which shall include the following:
- a) In accordance with Level 3 PSTS Assessment prepared by Sedulous Engineering (June 23, 2017) for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- 7) The Applicant/Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Lot 1 and Lot 2, indicating:
- a) Each future lot Owner is required to connect to County piped wastewater and stormwater systems at their cost when such services become available; and
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

*Payments and Levies*

- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Lot 1 and Lot 2 as shown on the Plan of Survey.
- 9) The Applicant/Owner shall pay the County subdivision endorsement fee for creating one new lot, in accordance with the Master Rates Bylaw.

*Taxes*

- 10) 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, Administration is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

**1-18-02-13-08 (J-2)**

**Division 4 – Subdivision Item – Farmstead District – Township Road 232**

**File: PL20170138 (03310004)**

MOVED by Councillor Schule that the applicant, Paul Schneider, be allowed to speak to item J-2.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Deputy Reeve Gautreau

Opposed:

Reeve Boehlke  
Councillor Hanson

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

Councillor Schule  
Councillor Henn  
Councillor Wright  
Councillor Kissel

The applicant, Paul Schneider, proceeded to address Council on the subdivision application.

The Chair called for a recess at 11:56 a.m. and called the meeting back to order at 12:06 p.m. with all previously mentioned members present.

MOVED by Councillor Schule that condition 2 in Schedule 'A' be replaced with the following:

"The Owner shall construct a new paved approach on Township Road 232 in order to provide access to Lot 2 as per the revised Tentative Plan in accordance with the County servicing standards."

Carried

In Favour:

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

Opposed:

Councillor McKylor  
Reeve Boehlke  
Councillor Wright

MOVED by Councillor Schule that conditions 4 and 5 in Schedule 'A' be deferred until the Development Permit stage.

Lost

In Favour:

Deputy Reeve Gautreau  
Councillor Schule

Opposed:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Reeve Boehlke  
Councillor Henn  
Councillor Wright  
Councillor Kissel

MOVED by Councillor Schule that Subdivision Application PL20170138 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a  $\pm 1.62$  hectare ( $\pm 4.00$  acre) parcel with a  $\pm 4.32$  hectare ( $\pm 10.67$  acre) remainder on Lot 2, Block 1, Plan 1310578, NE-10-23-28-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; and
  - 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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

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.

*Transportation and Access*

- 2) The Owner shall construct a new paved approach on Township Road 232 in order to provide access to Lot 2 as per the revised Tentative Plan in accordance with the County servicing standards.
- 3) The Owner is to provide a Traffic Impact Assessment in accordance with the County Servicing Standards:
  - a) If the recommendations of the Traffic Impact Assessment indicate improvements are required, the Owner shall enter into a Development Agreement with the County.

*Developability*

- 4) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Shepard Regional Drainage Plan. Implementation of the Stormwater Management Plan shall include:
  - a) A Development Agreement (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 Stormwater Management Plan 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.
- 5) Should the recommendations of the Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

*Levies and Payments*

- 6) The 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 from the total gross acreage of Lot 2 as show on the Plan of Survey.
- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

---

*Municipal Reserves*

- 8) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Alpine Appraisals, file 2017-60kw, dated September 5, 2017, pursuant to Section 666(3) of the *Municipal Government Act*:
  - a) The Applicant/Owner is to discharge the existing Deferred Reserve Caveat Registration Number 131 048 356.
  - b) The 10% Municipal Reserve dedication outstanding for Lot 2 (the remainder lot) is to be deferred via Caveat to Lot 2, pursuant to Section 669(2) of the *Municipal Government Act*.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

**1-18-02-13-09 (K-1)**

**Division 9 – In Camera Item – Cochrane Lakes – Monterra Developments**

**File: RVC2018-03**

**1-18-02-13-10 (K-2)**

**All Divisions – In Camera Item – BREC Real Estate Purchase Agreement Status Update**

**File: RVC2018-05**

MOVED by Councillor Hanson that Council move in camera at 12:13 p.m. to consider the in camera reports “Cochrane Lakes – Monterra Developments” and “BREC Real Estate Purchase Agreement Status Update” and a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried

Council held the in camera session for item K-1 with the following people in attendance to provide a report and advice:

Rocky View County: K. Robinson, Acting County Manager  
B. Riemann, General Manager  
C. O’Hara, General Manager  
A. Keibel, Manager Legislative & Legal Services

Brownlee LLP: R. Thorkelsson

Council did not consider item K-2 during the in camera session.



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

Page 9

---

MOVED by Councillor Henn that Council move out of in camera at 1:39 p.m.

Carried

MOVED by Councillor Kissel that Administration initiate and coordinate communications with the interested parties of the Cochrane Lakes Development area to address concerns that have been raised and to ensure consistent messaging.

Carried

MOVED by Councillor Kissel that Administration be directed to respond to any inquiries from legal counsel for any of the interested parties of the Cochrane Lake Development area.

Carried

MOVED by Councillor Kissel that the in camera report, "Cochrane Lake – Monterra Developments", discussions and any related articles remain confidential as attachments are considered advice from Administration and contain privileged information. As a result, they are protected from disclosure under section 24 and 27 of the *Freedom of Information and Protection of Privacy Act*.

Carried

**1-18-02-13-06 (E-1)**

**All Divisions – Bylaw C-7751-2018 – 2018 Master Rates Bylaw**

**File: 0170**

MOVED by Councillor Schule that Administration be directed to bring Master Rates Bylaw C-7751-2018 back to Council after the 2018 budget has been passed and that the public be invited to provide comments on the proposed fee changes.

Carried

In Favour:

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

Opposed:

Councillor McKylor  
Councillor Hanson  
Reeve Boehlke

**1-18-02-13-10 (K-2)**

**All Divisions – In Camera Item – BREC Real Estate Purchase Agreement Status Update**

**File: RVC2018-05**

**1-18-02-13-11 (K-3)**

**All Divisions – In Camera Item – Personnel Matter**

**File: RVC2018-07**

MOVED by Councillor Wright that Council move in camera at 2:00 p.m. to consider the in camera report "BREC Real Estate Purchase Agreement Status Update" and a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
February 13, 2018

Page 10

Council held the in camera session for item K-2 with the following people in attendance to provide a report and advice:

Rocky View County: K. Robinson, Acting County Manager  
B. Riemann, General Manager  
C. O'Hara, General Manager  
A. Keibel, Manager, Legislative & Legal Services  
C. Graham, Municipal Lands Administrator, Agriculture & Environment Services

Council held the in camera session for item K-3 with no members of Administration or the public in attendance.

MOVED by Councillor Schule that Council move out of in camera at 2:39 p.m.

Carried

MOVED by Councillor Henn that Administration be directed to execute the Real Estate Purchase Agreement for the sale of the ±12 acre portion of Fee Simple Land legally described as Plan 7191 JK; Parcel "A" to the Bow RiversEdge Campground Society;

AND THAT the in camera report, "BREC Real Estate Purchase Agreement Status Update", discussions and any related articles remain confidential and attachments are considered advice from Administration and could be harmful to intergovernmental relations. As a result, they are protected from disclosure under section 21 and 24 of the *Freedom of Information and Protection of Privacy Act*.

Carried

MOVED by Councillor Kissel that the report and in camera discussion on RVC2018-07 be held in confidence pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 - Disclosure harmful to personal privacy
- Section 19 - Confidential evaluations

AND that the Reeve and Deputy Reeve be authorized to proceed on the personnel matter based on the mandate received in camera in Confidential Report RVC2018-07.

Carried

Adjournment

MOVED by Councillor Hanson that the February 13, 2018 Council Meeting be adjourned at 2:43 p.m.

Carried

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
Charlotte Satink  
CAO or Designate