

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

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A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32nd Avenue NE, Calgary, Alberta on February 27, 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
- S. Baers, Manager, Planning Services
- B. Woods, Manager, Financial Services
- H. Bell, Manager, Roads Maintenance
- M. Wilson, Planning Supervisor, Planning Services
- V. Diot, Engineering Supervisor, Engineering Services
- J. Anderson, Planner, Planning Services
- A. Bryden, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- S. de Caen, Community Services Coordinator, Recreation and Community 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.

1-18-02-27-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the February 27, 2018 Council Meeting agenda be approved as presented.
Carried

1-18-02-27-02

Confirmation of Minutes

MOVED by Deputy Reeve Gautreau that the February 13, 2018 Council Meeting minutes be approved as presented.

Carried

1-18-02-27-13 (H-1)

Management Report

Roads Maintenance Manager Howard Bell provided Council with a report regarding road conditions throughout the County.

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1-18-02-27-03 (B-1)

All Divisions – 2018 Draft Operating and Capital Base Budget

File: 2025-350

MOVED by Councillor Schule that the 2018 Draft Operating and Capital Base Budget be approved as per Attachment 'A'.

Carried

1-18-02-27-10 (D-1)

Division 4 – 2017 North Bow Community Facility Board Langdon Recreation Special Tax Funding Request

File: 6060-300

MOVED by Councillor Schule that funding as per the 2017 Langdon Recreation Special Tax Funding Grant be approved for the North Bow Community Facility Board (NBCFB) Quad Baseball Diamond project at the Langdon Joint Use Site for the following:

- a) \$43,886.70 to complete detailed engineering drawings;
- b) \$78,078.00 for project management costs; and
- c) \$545.00 for development permit fees.

Carried

In Favour:

Councillor Kissel
Councillor Henn
Councillor Schule
Deputy Reeve Gautreau
Councillor Kamachi

Opposed:

Councillor Wright
Reeve Boehlke
Councillor Hanson
Councillor McKylor

1-18-02-27-11 (D-2)

All Divisions – Establishment of the Policy Review Subcommittee

File: 0160

MOVED by Councillor Hanson that the Council policy template be approved as presented in Attachment 'A';

AND that the Terms of Reference for the Policy Review Subcommittee of the Policy & Priorities Committee be approved as per Attachment 'B';

AND that Councillor Wright, Councillor Henn, Councillor Hanson, and Councillor McKylor be appointed to the Policy Review Subcommittee until the 2018 Organizational Meeting.

Carried

The Chair called for a recess at 9:50 a.m. and called the meeting back to order at 10:08 a.m. with all previously mentioned members present.

1-18-02-27-04 (C-1)

Division 9 – Bylaw C-7718-2017 – Redesignation Item – Area Structure Plan Amendment – Cochrane North Area Structure Plan

File: PL20160091 (06834003/4)

1-18-02-27-05 (C-2)

Division 9 – Bylaw C-7719-2017 – Conceptual Scheme Item – Cochrane North Conceptual Scheme

File: PL20160092 (06834003/4)

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1-18-02-27-06 (C-3)

**Division 9 – Bylaw C-7720-2017 – Redesignation Item – Ranch and Farm District and Ranch and Farm*
District to Direct Control District
File: PL20160093 (06834003/4)**

MOVED by Councillor Kissel that the public hearing for items C-1, C-2, and C-3 be opened concurrently at 10:08 a.m.

Carried

MOVED by Councillor Kissel that the two late letters be accepted.

Carried

Person(s) who presented: Mike Coldwell, Urban Systems Ltd., Applicant
Asad Niazi, Tulum Development & Management Corp., Applicant
Fred Schickedanz, on behalf of the Landowners

The Chair called for a recess at 11:06 a.m. and called the meeting back to order at 11:14 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: Bruce Kendall, Resident
Chris Brealey, Resident
Charles Lyons, Resident, and on behalf of Janis Stewart
Tom Kenny, Resident, and on behalf of Christina Kenny
Tom Clarke, Resident
Keep Sekhon, Resident
Ken Till, MCL Development Corp.

Person(s) who spoke in opposition: Mark Thomas, President of the Monterra Phase 1 Condominium Board
Sandra Steels, Resident
Megan Wall, Resident

The Chair called for a recess at 12:26 p.m. and called the meeting back to order at 12:35 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Mike Coldwell, Urban Systems Ltd., Applicant
Fred Schickedanz, on behalf of the Landowners

MOVED by Councillor Kissel that the public hearing for items C-1, C-2, and C-3 be closed at 12:51 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7718-2017 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7719-2017 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7720-2017 be given first reading.

Carried

The Chair called for a recess at 12:59 p.m. and called the meeting back to order at 1:35 p.m. with all previously mentioned members present.

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MOVED by Councillor Kissel that Administration be directed to work with Urban System Ltd. to address the following concerns prior to consideration of second and third reading of Bylaws C-7718-2017, C-7719-2017, and C-7720-2017 no later than June 26, 2018:

1. Provide clarification on the earliest timing of the construction and installation of the storm water management pipe and outlet to the Bow River;
2. Reconsider the road network design, including questions of access;
3. Prepare detailed policy regarding the necessary licensing and approvals to ensure appropriate water and waste water servicing to the proposed development; and
4. Provide a comparison of density levels with other areas of the County.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau
Councillor Henn

1-18-02-27-07 (C-4)

Division 6 – Bylaw C-7750-2018 – Redesignation Item – Ranch and Farm District to Business – Highway Frontage District

File: PL20170118 (08422002)

1-18-02-27-12 (D-3)

Division 6 – Consideration of Master Site Development Plan for Co-op Gas Bar/Convenience Store/Drive-Through Restaurant

File: PL20170117 (08422002)

Reeve Boehlke vacated the Chair due to the applications being located in Division 6. Deputy Reeve Gautreau then assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-4 be opened at 1:42 p.m.

Carried

Person(s) who presented:

Ken Venner, B&A Planning Group, Applicant
Ryan Bird, Veritas Development Solutions, 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 the public hearing for item C-4 be closed at 2:12 p.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7750-2018 be given first reading.

Carried

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MOVED by Councillor Schule that Bylaw C-7750-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7750-2018 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7750-2018 be given third and final reading.

Carried

MOVED by Reeve Boehlke that the Master Site Development Plan for the Co-op Gas Bar/Convenience Store/
Drive-Through Restaurant be approved.

Carried

Deputy Reeve Gautreau vacated the Chair. Reeve Boehlke then assumed the Chair.

The Chair called for a recess at 2:19 p.m. and called the meeting back to order at 2:28 p.m. with all
previously mentioned members present.

1-18-02-27-08 (C-5)

**Division 4 – Bylaw C-7753-2018 – Conceptual Scheme Item – Settler’s Green Conceptual Scheme for mixed-
use development in Langdon**

File: PL20170043 (03214009/03214001)

1-18-02-27-09 (C-6)

**Division 4 – Bylaw C-7754-2018 – Redesignation Item – Ranch and Farm District and Agricultural Holdings
District to Hamlet Residential Three District and Hamlet Residential Four District (Amended)**

File: PL20170097 (03214009/03214001)

Councillor Schule abstained from the discussion and voting on items C-5 and C-6 due to being one of the
applicants for both applications. Councillor Schule then proceeded to leave the meeting at 2:28 p.m.

MOVED by Deputy Reeve Gautreau that the public hearing for items C-5 and C-6 be opened concurrently at
2:28 p.m.

Carried

Abstained: Councillor Schule

Person(s) who presented: Bart Carswell, Carswell Planning, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Loren Gurr, Resident, and on behalf of Olena Gurr, the Deins Family,
Nicki Black, Trevor & Dominique Cairns, Tania Cooke, and Devon
Biermann-Bosch
Toma Kicovic, Resident

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning, Applicant

MOVED by Deputy Reeve Gautreau that the public hearing for items C-5 and C-6 be closed at 3:08 p.m.

Carried

Abstained: Councillor Schule

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MOVED by Deputy Reeve Gautreau that Bylaw C-7753-2018 be given first reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor Henn that Bylaw C-7753-2018 be given second reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor McKylor that Bylaw C-7753-2018 be considered for third reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7753-2018 be given third and final reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7754-2018 be given first reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor McKylor that Bylaw C-7754-2018 be given second reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor Henn that Bylaw C-7754-2018 be considered for third reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7754-2018 be given third and final reading.

Carried
Abstained: Councillor Schule

1-18-02-27-13 (K-1)

Division 4 – Land Purchase in Langdon

File: RVC2018-06

MOVED by Councillor McKylor that Council move in camera at 3:12 p.m. to consider the in camera report “Land Purchase in Langdon” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried
Absent: Councillor Schule

Councillor Schule returned to the meeting during the in camera session.

Council held the in camera session with the following additional people in attendance to provide a report and advice:

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

MOVED by Councillor McKylor that Council move out of in camera at 3:31 p.m.

Carried

MOVED by Councillor Schule that Administration be directed to pursue negotiations with the landowners of municipal address 509 Railway Avenue NE, Langdon;

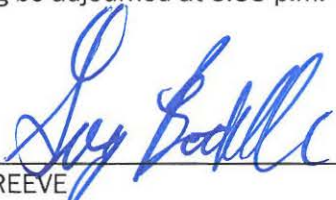
AND that the in camera report "Land Purchase in Langdon" and any discussions, attachments, or related articles remain confidential as they are considered advice from Administration and disclosure could be harmful to the economic and other interests of a public body. As a result, they are protected from disclosure under sections 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

Carried

Adjournment

MOVED by Councillor Henn that the February 27, 2018 Council Meeting be adjourned at 3:33 p.m.

Carried



REEVE



CAO or Designate