

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 8, 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 May 8, 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 4	Councillor A. Schule
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright (arrived at 9:09 a.m.)
Division 9	Councillor C. Kissel

Absent: Division 3 Councillor K. Hanson

Also Present:

- K. Robinson, Interim County Manager
- B. Riemann, General Manager
- C. O'Hara, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- B. Woods, Manager, Financial Services
- R. Barss, Manager, Intergovernmental Affairs
- A. Zaluski, Policy Supervisor, Planning Services
- M. Wilson, Planning Supervisor, Planning Services
- D. Hafichuk, Capital Infrastructure Projects Supervisor, Engineering Services
- A. Bryden, Planner, Planning Services
- J. Anderson, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- J. Kwan, Planner, Planning Services
- X. Deng, Planner, Planning Services
- S. de Caen, Community Services Coordinator, Recreation and Community Services
- A. Pare, Support Technician, Engineering 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 with the exception of Councillor Hanson and Councillor Wright.

1-18-05-08-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the May 8, 2018 Council meeting agenda be accepted as presented.

Carried

Absent: Councillor Wright

1-18-05-08-02

Confirmation of Minutes

MOVED by Deputy Reeve Gautreau that the April 24, 2018 Council meeting minutes be accepted as presented.

Carried

Absent: Councillor Wright

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1-18-05-08-07 (D-1)

All Divisions – Calgary Metropolitan Region Board – Interim Growth Plan

File: N/A

Councillor Wright arrived at the meeting at 9:09 a.m.

MOVED by Councillor Schule that item D-1 be tabled.

Carried

1-18-05-08-08 (D-2)

Division 7 – Budget Adjustment for Range Road 290 Subgrade Reconstruction Project

File: 4055-100

MOVED by Councillor Henn that the Range Road 290 Subgrade Reconstruction Project budget adjustment in the amount of \$1,700,000 be approved as per Attachment 'A'.

Carried

1-18-05-08-09 (D-3)

All Divisions – 2018 Specialized Transportation Assistance Grant Allocation

File: 2015-550

MOVED by Deputy Reeve Gautreau that the 2018 Specialized Transportation Assistance Grant funds totaling \$283,700 be approved and awarded as follows:

- a) \$273,700 to the Rocky View Regional Handibus Society for operational services in the County;
- b) \$5,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational services in Bragg Creek; and
- c) \$5,000 among qualified individual applicants.

Carried

1-18-05-08-10 (E-1)

All Divisions – Borrowing Bylaws C-7771-2018 through C-7777-2018 – 2018 Capital Project Funding

File: 2025-350

MOVED by Councillor Schule that Bylaw C-7771-2018 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7771-2018 be given third and final reading.

Carried

MOVED by Councillor Schule that Bylaw C-7772-2018 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-7772-2018 be given third and final reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7773-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7773-2018 be given third and final reading.

Carried

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- MOVED by Councillor Kamachi that Bylaw C-7774-2018 be given second reading. Carried
- MOVED by Councillor Kamachi that Bylaw C-7774-2018 be given third and final reading. Carried
- MOVED by Councillor Henn that first reading of Bylaw C-7775-2018 be rescinded. Carried
- MOVED by Councillor Henn that Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$1,500,000 for a Salt and Sand Storage Building. Carried
- MOVED by Deputy Reeve Gautreau that first reading of Bylaw C-7776-2018 be rescinded. Carried
- MOVED by Deputy Reeve Gautreau that Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$925,000 for paving of Range Road 284. Carried
- MOVED by Councillor Schule that first reading of Bylaw C-7777-2018 be rescinded. Carried
- MOVED by Councillor Schule that Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$965,000 for paving of Township Road 270. Carried
- MOVED by Deputy Reeve Gautreau that the budget adjustment be approved per Attachment 'A'. Carried

1-18-05-08-14 (J-1)

Division 2 – Subdivision Item – Direct Control Bylaw (DC-129) – Harmony Conceptual Scheme Stage 2 Neighbourhood Plan

File: PL20170156 (05708082)

MOVED by Councillor McKylor that Subdivision Application PL20170156 be approved with the conditions noted in Appendix 'A':

- A. The application to create 119 single detached lots ranging from ± 392.87 sq. m (0.097 acre) to ± 1684.72 sq. m (0.416 acre), four (4) townhome lots ranging from ± 2,865.92 sq. m (0.71 acre) to ± 6,596.02 sq. m (1.63 acre); two (2) Municipal Reserve lots, seven (7) Open Space lots, a Beach Club/Multi-Family lot, an internal road/walkway network, and a remainder parcel within Lot 1, Block 2, Plan 111 2762, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the statutory policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

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- 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:

Plan of Survey

- 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:
 - i. Construction of an internal road system and temporary cul-de-sacs (including the registration of necessary easements), in accordance with the County Servicing Standards and as shown in the submitted Tentative Plan, with associated infrastructure which includes the following:
 - a) Sidewalks;
 - b) Dark sky street lighting;
 - c) Signage;
 - ii. Off-site intersection and network improvements encompassed in the final, approved Traffic Impact Assessment (TIA), to the satisfaction of the County and Alberta Transportation;
 - iii. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
 - iv. Construction of a piped potable water and raw water distribution system (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
 - v. Construction of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;
 - vi. Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
 - vii. Construction and implementation of stormwater management facilities and piped stormwater collection 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 the County and Alberta Environment and Parks;

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- viii. Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
 - ix. Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
 - x. Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (as amended);
 - xi. Installation of power, natural gas, and telephone lines; and
 - xii. Mailboxes located in consultation with Canada Post.

Transportation and Access

- 3) The Owner shall provide an updated Traffic Impact Assessment to reflect current on-site and off-site development and network conditions, detailing the related required improvements:
 - i. The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.
- 4) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Site Servicing

- 5) The Owner is to provide a detailed water servicing analysis for potable water and raw water irrigation, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
 - i. Pipe type and sizes;
 - ii. Water treatment plant capacity and reservoir storage requirements.
- 6) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
 - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
 - ii. Documentation proving that water supply has been purchased for proposed lots;
 - iii. 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;
 - iv. Documentation proving all necessary paperwork has been completed.
- 7) The Owner is to provide a detailed waste-water servicing analysis for potable water and raw water irrigation, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
 - i. Pipe type and sizes;
 - ii. Number of lift stations, if applicable; and
 - iii. Wastewater Treatment Plan capacity, and treated effluent storage requirements.

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- 8) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for lots, as shown on the approved Tentative Plan. This includes providing for the following information:
- i. Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
 - ii. Documentation proving that water supply has been purchased for proposed lots;
 - iii. Documentation proving that wastewater supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and wastewater utility, to the satisfaction of the waste-water utility and the County;
 - iv. Documentation proving all necessary paperwork has been completed.

Developability

- 9) The Owner shall submit an updated Geotechnical Report and a Deep Fill Report (for areas where fill exceeds 1.2 m in depth) that address existing site conditions.
- 10) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
- i. Registration of any required easements and / or utility rights-of-way
 - ii. Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - iii. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
 - iv. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Municipal Reserves

- 11) The provision of Reserve is to be provided by the dedication of Lot 1 MR and Lot 26 MR, 1.293 hectares (3.195 acres), to be determined by a Plan of Survey, with respect to Lot 1, Block 2, Plan 1112762 as indicated on the Approved Tentative Plan:
- i. Municipal Reserve dedication outstanding on Lot 1, Block 2, Plan 111 2762 is to be deferred by Caveat to Lot 1, Block 2, Plan 111 2762; Lot 1, Block 3, Plan 111 2762; Lot 1, Block 4, Plan 111 2762; NW 5-25-3 W5M; SE 7-25-3 W5M; SW 7-25-03 W5M; NE 07-25-03 W5M; NW 07-25-03 W5M, pursuant to Section 669 of the *Municipal Government Act*;
- 12) The Owner is to provide a Landscaping Plan for all Municipal Reserves, public pathways, public road rights-of-way, and Owners Association of Harmony open space, in accordance with Direct Control Bylaw C-4841-97 and the Harmony Conceptual Scheme and Stage 2 Neighbourhood Plan:
- i. Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

Homeowners Association

- 13) The Owner shall legally amend the existing Owners' Association of Harmony (OAH), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association;
- i. The HOA / LOA agreement shall specify the future maintenance obligations of the Homeowners' Association for public and Owners Association of Harmony lands for public and private parks, open spaces, and other amenity lands including on-site pathways, community landscaping, residential solid waste collection, stormwater facilities located on private lands, and other features associated with these lands.

Architectural Controls

- 14) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls.

Solid Waste Management Plan

- 15) The Owner is to provide and implement a Waste Management Strategy that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.

Cost Recovery

- 16) 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:

Site Construction

- 17) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
- i. Weed management during the construction phases of the project;
 - ii. Erosion and sedimentation control measures;
 - iii. Dust control measures;
 - iv. Best management practices;
 - v. Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;
- 18) The Owner is to provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents, to the satisfaction of the County.
- 19) The Owner Shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the teaching airport and associated impacts.

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Levies and Payments

- 20) The 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 from the total gross acreage of the lands to be subdivided, as shown on the Plan of Survey.
- 21) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 135 new lots.
- 22) All taxes owing up to and including the year in which 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*.

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.
- 2) Council hereby authorizes the Reeve and Municipal Secretary to sign the (Development Agreement, Deferred Services Agreement and Site Improvements Services Agreement).

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:06 a.m. with all previously mentioned members present with the exception of Councillor Kamachi.

1-18-05-08-03 (C-1)

Division 4 – Bylaw C-7781-2018 – Road closure to consolidate a portion of Road Allowance near the Hamlet of Indus

File: PL20180001 (02336005)

MOVED by Councillor Schule that the public hearing for item C-1 be opened at 10:06 a.m.

Carried

Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 10:07 a.m.

Person(s) who presented: Darrell Barr, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Darrell Barr, Applicant

MOVED by Councillor Schule that the public hearing for item C-1 be closed at 10:21 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7781-2018 be given first reading.

Carried

MOVED by Councillor Schule that Administration be directed to forward Bylaw C-7781-2018 to the Minister of Transportation for approval.

Carried

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1-18-05-08-04 (C-2)

Division 9 – Bylaw C-7705-2017 – Redesignation Item –Ranch & Farm District to Agricultural Holdings District

File: PL20160003 (08916006)

MOVED by Councillor Kissel that the public hearing for item C-2 be opened at 10:21 a.m.

Carried

Person(s) who presented: Patty Fraser, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

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

Carried

The Chair called for a recess at 10:51 a.m. and called the meeting back to order at 10:54 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that Bylaw C-7705-2017 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7705-2017 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-7705-2017 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7705-2017 be given third and final reading.

Carried

The Chair called for a recess at 11:03 a.m. and called the meeting back to order at 11:11 a.m. with all previously mentioned members present.

1-18-05-08-05 (C-3)

Division 3 – Bylaw C-7760-2018 – Redesignation Item – Residential Two District to Residential One District

File: PL20170186 (04711031)

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

Carried

MOVED by Councillor Wright that the late submissions for item C-3 be accepted.

Carried

Person(s) who presented: Kevin Peterson, Applicant

Person(s) who spoke in favour: Sybil Owens, Resident

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Person(s) who spoke in opposition: Brenda Broen, Resident
Mark Crawford, Resident
Martin Teitz, President, Granview Homeowners Association

Person(s) who spoke in rebuttal: Kevin Peterson, Applicant
Josh Clark, E2K Engineering

MOVED by Councillor McKylor that the public hearing for item C-3 be closed at 12:07 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7760-2018 be given first reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Deputy Reeve Gautreau
Councillor McKylor	
Reeve Boehlke	
Councillor Schule	
Councillor Henn	
Councillor Wright	
Councillor Kissel	

MOVED by Councillor Schule that Bylaw C-7760-2018 be given second reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Deputy Reeve Gautreau
Councillor McKylor	
Reeve Boehlke	
Councillor Schule	
Councillor Henn	
Councillor Wright	
Councillor Kissel	

MOVED by Councillor Henn that Bylaw C-7760-2018 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7760-2018 be given third and final reading.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Deputy Reeve Gautreau
Councillor McKylor	
Reeve Boehlke	
Councillor Schule	
Councillor Henn	
Councillor Wright	
Councillor Kissel	

The Chair called for a recess at 12:10 p.m. and called the meeting back to order at 1:31 p.m. with all previously mentioned members present.

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1-18-05-08-06 (C-4)

**Division 3 – Bylaw C-7761-2018 – Redesignation Item – Residential Two District to Residential One District
File: PL20180005 (04702038)**

MOVED by Councillor McKylor that the public hearing for item C-4 be opened at 1:31 p.m.

Carried

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

Person(s) who spoke in favour: Gordon Branson, Resident
Judie Branson, Resident
Michael Greenberg, Resident

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Ken Venner, B&A Planning Group
Rob Deverell, Sedulous Engineering

MOVED by Deputy Reeve Gautreau that the public hearing for item C-4 be closed at 2:28 p.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7761-2018 be given first reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7761-2018 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-7761-2018 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7761-2018 be given third and final reading.

Carried

The Chair called for a recess at 2:30 p.m. and called the meeting back to order at 2:38 p.m. with all previously mentioned members present.

1-18-05-08-11 (E-2)

**Division 9 – Consideration of second and third reading for Bylaw C-7718-2017 – Area Structure Plan
Amendment – Cochrane North Area Structure Plan
File: PL20160091 (06834003/04)**

1-18-05-08-12 (E-3)

**Division 9 – Consideration of second and third reading for Bylaw C-7719-2017 – Conceptual Scheme Item –
Cochrane North Conceptual Scheme
File: PL20160092 (06834003/04)**

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1-18-05-08-13 (E-4)

Division 9 – Consideration of second and third reading for Bylaw C-7720-2017 – Redesignation Item – Ranch and Farm District and Ranch and Farm* District to Direct Control District
File: PL20160093 (06834003/04)

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

Carried

MOVED by Councillor Kissel that Bylaw C-7718-2017 be given third and final reading.

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7719-2017 be given third and final reading.

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7720-2017 be given third and final reading.

Carried

1-18-05-08-15 (J-2)

Division 5 – Subdivision Item – Residential Two District – Conrich Road
File: PL20170161 (04328021)

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

Carried

In Favour:

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

Opposed:

Reeve Boehlke

The applicant, Steven Grande, proceeded to address Council regarding the subdivision application.

The Chair called for a recess at 3:11 p.m. and called the meeting back to order at 3:27 p.m. with all previously mentioned members present.

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1-18-05-08-16 (J-3)

Division 6 – Subdivision Item – Boundary Adjustment

File: PL20170182 (06224003/06/07)

MOVED by Councillor Schule that condition 5 in Schedule 'A' be amended to only require the Transportation Off-Site Levy on Lot 1.

Lost

In Favour:

Councillor Schule

Opposed:

Councillor Kamachi

Councillor McKylor

Reeve Boehlke

Deputy Reeve Gautreau

Councillor Henn

Councillor Wright

Councillor Kissel

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20170182 be approved with the conditions noted in Appendix 'A':

- A. That the application to subdivide and consolidate three existing parcels, in order to create four lots in total - one ± 2.50 hectares (± 6.20 acres) (Lot 1), one ± 11.81 hectares (± 29.2 acres) (Lot 2), one ± 22.17 hectares (± 54.8 acres) (Lot 3), and the other ± 21.57 hectares (± 53.3 acres) (Lot 4) from NW-24-26-27-W04M, Plan RY 226, and W 1/2-24-26-27-W04M - has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations. 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.
- 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 is to dedicate, by caveat, a 30 m wide service road along the highway frontage boundary of proposed Lot 2, to the satisfaction of Alberta Transportation.

Site Servicing

- 3) Water is to be supplied by individual wells on Lots 1 & 2. 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 Lot 1 and Lot 2;
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries.
 - c) It has been demonstrated that the new wells are capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 4) The owner shall provide an update to the Level I PSTS Assessment prepared for the proposed subdivision prepared by Sedulous Engineering Ltd. dated November 2017 taking into consideration the soil conditions within the proposed Lot 2 to determine if the parcel is suitable to support a PSTS

Payments and Levies

- 5) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement.
 - a) The TOL will be applicable for the total gross acreage of Lot 1 and three acres of Lot 2.
 - b) The TOL will be deferred on Lots 3, and 4.
- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Municipal Reserves

- 7) 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 prepared by Weleschuk Associates Ltd. File No. 17-2164 on November 3, 2017 pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) Reserves for Lot 2, 3, and 4 are to be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*;

Taxes

- 8) All taxes owing, up to and including the year in which 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*.

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

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1-18-05-08-15 (J-2)

Division 5 – Subdivision Item – Residential Two District – Conrich Road

File: PL20170161 (04328021)

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20170161 be approved with the conditions noted in the amended Appendix 'A':

- A. That the application to create a two \pm 1.62 hectare (\pm 4 acre) parcels with a \pm 3.04 hectare (\pm 7.5 acre) remainder from NW-28-24-28-W04M 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 application is located in a residential corridor area; and
 - 2) The application is for the purpose of building homes for immediate family members.
- 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 be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision 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 shall dedicate, by Plan of Survey, a 5.0 metres wide portion of land along the entire western boundary of the Lots 1, 2, and the remainder lot for future road widening.

Accessibility to a Road

- 3) The Owner shall construct a new paved mutual approach on Conrich Road in order to provide access to Lots 1 and 2. The Owner shall:
 - a) Provide an access right-of-way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 4) The Owner shall remove and reclaim the existing approach on Conrich Road, as shown on the approved Tentative Plan.
- 5) The Owner shall construct a new gravel approach on Township Road 244B in order to provide access to the remainder lot in accordance with the County Servicing Standards.
- 6) The Owner shall enter into an Agreement, to be register by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - a) The provision of 7.5 metres road widening along the entire western boundary of Lots 1, 2, and the remainder lot; and

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- b) The purchase of land by the County for \$1.
 - 7) The Owner shall enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1, 2, and the remainder lot that restricts the erection of any structure on or within 45.0 metres of a future road-of-way, as shown on the approved Tentative Plan.

Water Servicing

- 8) Water is to be supplied by an individual well on Lots 1, 2, and the remainder lot. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.

Wastewater Servicing

- 9) The Applicant/Owner shall enter into a Site Improvements/Services Agreement with the County, which shall include the following:
 - a) All necessary improvements and recommendations in accordance with the approved Level 3 Private Sewage Treatment System Assessment.

Deferred Servicing Agreement

- 10) The Applicant/Owner shall enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1, 2, and the remainder lot, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County Servicing becomes available;

Stormwater Management

- 11) The Applicant/Owner shall provide and implement a Stormwater Management Plan, which meets the requirements outlined in the County Servicing Standards and the Conrich Master Drainage Plan. The Stormwater Management Plan shall:
 - a) Identify all necessary infrastructure required to support the proposed subdivision;
 - b) Identify and register any necessary easements and/or utility Rights-of-Ways; and
 - c) Identify and provide any necessary approvals from Alberta Environment and Parks for wetland loss and mitigation.
- 12) Should the Stormwater Management Plan indicate the improvements are required; the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.
- 13) Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easements and/or utility rights-of-way;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

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Payments and Levies

- 14) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 15) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 16) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015, prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Lands to be subdivided as shown on the Plan of Survey.

Taxes

- 17) 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 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:

Councillor Kamachi
Deputy Reeve Gautreau
Councillor Schule
Councillor Henn
Councillor Kissel

Opposed:

Councillor McKylor
Reeve Boehlke
Councillor Wright

1-18-05-08-07 (D-1)

All Divisions – Calgary Metropolitan Region Board – Interim Growth Plan

File: N/A

MOVED by Councillor Schule that item D-1 be lifted from the table.

Carried

1-18-05-08-12 (E-3)

Division 9 – Consideration of second and third reading for Bylaw C-7719-2017 – Conceptual Scheme Item – Cochrane North Conceptual Scheme

File: PL20160092 (06834003/04)

MOVED by Councillor Kissel that third reading of Bylaw C-7719-2017 be rescinded.

Carried

MOVED by Councillor Kissel that the Cochrane North Conceptual Scheme be amended in accordance with Appendix 'A'.

Carried

MOVED by Councillor Kissel that Bylaw C-7719-2017, as amended, be given third and final reading.

Carried

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1-18-05-08-07 (D-1)

All Divisions – Calgary Metropolitan Region Board – Interim Growth Plan

File: N/A

MOVED by Councillor Schule that Rocky View County advocate for the principles of the County Plan, which include striving to accept 2.5 to 3% of the growth in the Calgary Metropolitan Region; recognizing the unique nature of the County; and allow for merit based decision making that factors in serviceability and marketability, as well as the social, environmental, and fiscal objectives of sustainable growth.

In doing so, Council recognizes and supports undertaking a review of the County Plan's growth strategy.

Carried

MOTION ARISING:

MOVED by Councillor Schule that Administration be directed to initiate the process of amending the County Plan.

Carried

Adjournment

MOVED by Councillor McKylor that the May 8, 2018 Council Meeting be adjourned at 3:52 p.m.

Carried



REEVE



CAO or Designate