

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 22, 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 22, 2018 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 5	Deputy Reeve J. Gautreau
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

Absent: Division 1 Councillor M. Kamachi

Also Present:

- K. Robinson, Interim County Manager
- B. Riemann, General Manager
- S. Baers, Manager, Planning Services
- A. Keibel, Manager, Legislative and Legal Services
- L. Wesley-Riley, Manager, Enforcement Services
- R. Smith, Fire Chief, Fire Services
- A. Zaluski, Policy Supervisor, Planning Services
- M. Wilson, Planning Supervisor, Planning Services
- V. Diot, Engineering Supervisor, Engineering Services
- D. Hafichuk, Capital Infrastructure Projects Supervisor, Engineering Services
- L. Ganczar, Planner, Planning Services
- O. Newmen, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- J. Kwan, 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 with the exception of Councillor Kamachi.

1-18-05-22-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the May 22, 2018 Council meeting agenda be accepted as presented.

Carried

1-18-05-22-02

Confirmation of Minutes

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

Carried

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1-18-05-22-09 (D-1)

Division 1 – Bragg Creek FireSmart Committee Appointments

File: 0160

MOVED by Councillor McKylor that section 2(b) of the Bragg Creek FireSmart Committee Terms of Reference be amended to read as follows:

“A minimum of six Members at Large from the Greater Bragg Creek area for a one year term to be appointed at the Organizational Meeting of Council.”

Carried

MOVED by Councillor McKylor that the following individuals be appointed to the Bragg Creek FireSmart Committee as Members at Large until the October 2019 Organizational Meeting:

- | | |
|---------------------|------------------|
| 1. David Rupert | 5. Michele Longo |
| 2. Gary Nikiforuk | 6. Peter Dwan |
| 3. Jorge de Freitas | 7. Roche Herbst |
| 4. Mark Betts | |

Carried

1-18-05-22-10 (D-2)

All Divisions – PPC Recommendations for 2018 Regional Recreation Funding Applications

File: 6070-175

MOVED by Councillor Hanson that the operational funding request for Springbank Park For All Seasons in the amount of \$320,000.00 for operating and maintenance costs be approved from the Recreational Tax Levy;

AND that the capital funding request for Springbank Park For All Seasons in the amount of \$80,000.00 for arena heaters, refrigeration equipment replacement, and curling improvements be approved from the Recreational Tax Levy;

AND that the operational funding request for Spray Lake Sawmills Recreation Park Society in the amount of \$158,550.00 for operations and lifecycle and capital projects at the Spray Lake Sawmills Family Sports Centre be approved from the Recreational Tax Levy;

AND that the capital funding request for Spray Lake Sawmills Recreation Park Society in the amount of \$75,000.00 for arena parking lot paving and ice resurfacers be approved from the Public Reserve.

Carried

1-18-05-22-11 (D-3)

Divisions 4 & 5 – Langdon Policing Solution

File: 3000-300

MOVED by Councillor Schule that the County contract the services of the RCMP as the policing solution for the Hamlet of Langdon in order to comply with the Alberta *Police Act*.

Carried

MOVED by Councillor Schule that Administration be directed to assess other alternatives, including Regional Policing, for the provision of policing within the County.

Carried

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1-18-05-22-12 (D-4)

Divisions 4 & 5 – Renewal of the Strathmore RCMP Enhanced Position

File: 3000-300

MOVED by Councillor Schule that Administration be authorized to renew the three year agreement with Alberta Justice and Solicitor General and the Memorandum of Understanding with the RCMP K Division for an enhanced RCMP position, reporting from the Strathmore Detachment, for Division 4 and the part of Division 5 that forms Rocky View County's part of the Strathmore rural response area.

Carried

The Chair called for a recess at 9:24 a.m. and called the meeting back to order at 9:30 a.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Councillor Schule that Administration be directed to bring a report back to Council regarding an additional shared watch clerk position for the Strathmore RCMP Detachment.

Carried

1-18-05-22-13 (D-5)

All Divisions – Request for Safety Audit on Highway 9 from Highway 1 north to the Town of Beiseker

File: 1021-275

MOVED by Councillor Schule that the County submit a letter to the Minister of Transportation requesting a Highway Safety Audit on Highway 9 from Highway 1 north to the Town of Beiseker as per Attachment 'A' with the following amendment:

1. That the letter include the word "fatal."

Carried

1-18-05-22-14 (E-1)

All Divisions – Bylaw C-7782-2018 – Firearms Bylaw

File: 3000-300

The Chair called for a recess at 9:47 a.m. and called the meeting back to order at 9:50 a.m. with all previously mentioned members present.

MOVED by Councillor Schule that Bylaw C-7782-2018 be amended to include maps of all Rocky View County Hamlets as an additional appendix.

Carried

MOVED by Councillor McKylor that Administration be directed to bring item E-1 back to Council after the public hearings.

Carried

The Chair called for a recess at 10:00 a.m. and called the meeting back to order at 10:10 a.m. with all previously mentioned members present.

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1-18-05-22-03 (C-1)

Division 5 – Bylaw C-7735-2017 – Redesignation Item – Fragmented Quarter Section – Agricultural Holdings District to Residential One District – Outside of an Area Structure Plan
File: PL20170133 (03336027)

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

Carried

Person(s) who presented: Gordon Robins, Manor House Designs, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Gautreau that the public hearing for item C-1 be closed at 10:26 a.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7735-2017 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7735-2017 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7735-2017 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7735-2017 be given third and final reading.

Carried

1-18-05-22-04 (C-2)

Division 1 – Bylaw C-7752-2018 – Redesignation Item – New or Distinct Agricultural Operation – Ranch and Farm District to Agricultural Holdings District
File: PL20160082 (04835001)

MOVED by Deputy Reeve Gautreau that the public hearing for item C-2 be opened at 10:28 a.m.

Carried

Person(s) who presented: Janice Lambert, Applicant and Owner

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Schule that the public hearing for item C-2 be closed at 10:40 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7752-2018 be given first reading.

Carried

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MOVED by Councillor Henn that Bylaw C-7752-2018 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7752-2018 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7752-2018 be given third and final reading.

Carried

The Chair called for a recess at 10:42 a.m. and called the meeting back to order at 10:49 a.m. with all previously mentioned members present.

1-18-05-22-05 (C-3)

Division 5 – Bylaw C-7779-2018 – Redesignation Item – From Ranch and Farm District to Agriculture Holdings District and Industrial-Industrial Activity District

File: PL20180010 (03331006)

MOVED by Deputy Reeve Gautreau that the public hearing for item C-3 be opened at 10:49 a.m.

Carried

Person(s) who presented: Chris Davis, Christopher Davis Law, Applicant
John Grove, Municipal and Community Relations Manager, AltaLink

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

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

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7779-2018 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7779-2018 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7779-2018 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7779-2018 be given third and final reading.

Carried

The Chair called for a recess at 11:14 a.m. and called the meeting back to order at 11:29 a.m. with all previously mentioned members present.

1-18-05-22-14 (E-1)

All Divisions – Bylaw C-7782-2018 – Firearms Bylaw

File: 3000-300

MOVED by Councillor Wright that Bylaw C-7782-2018 be amended as follows:

- 1) Add section 2(i) that reads as follows:

“Land Use Bylaw’ means Rocky View County Bylaw No. C-4841-97, Land Use Bylaw, or as amended from time to time;”

- 2) Amend section 2(h) to read as follows:

“Property located within a Hamlet, as illustrated in Schedule ‘I’ of this Bylaw;”

- 3) Add section 8(b) that reads as follows:

“any person who uses or discharges a Weapon for pest control within the following agricultural districts as defined in the Land Use Bylaw:

- i. Ranch and Farm District (RF),
- ii. Ranch and Farm Two District (RF-2),
- iii. Ranch and Farm Three District (RF-3),
- iv. Agricultural Holdings District (AH), and
- v. Farmstead District (F);”

- 4) That Bylaw C-7782-2018 be renumbered as necessary.

Carried

MOVED by Councillor Wright that Bylaw C-7782-2018 be given first reading as amended.

Carried

MOVED by Councillor Schule that Bylaw C-7782-2018 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Administration be directed to forward Bylaw C-7782-2018 to the Minister of Environment and Parks for approval.

Carried

1-18-05-22-16 (J-1)

Division 6 – Subdivision Item – Residential Three District

File: PL20180003 (08501008)

Reeve Boehlke vacated the Chair as application PL20180003 was located in his division. Deputy Reeve Gautreau then assumed the Chair.

MOVED by Councillor Schule that condition 7, municipal reserves, in Appendix ‘A’ be amended to read as follows:

- 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*;

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- a) The provision of Reserve in the amount of 10% of the area of Lot 2 is to be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Reeve Boehlke that Subdivision Application PL20180003 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a \pm 3.84 hectare (9.88 acre) parcel (Lot 1) with a \pm 4.45 hectare (111.00 acre) remainder (Lot 2) within NW-1-28-1-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations. 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 shall upgrade the existing road approach on Township Road 280A to a mutual GRAVEL standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2.
- 3) The Owner is to enter into an Access Easement Agreement to provide access to Lots 1 and 2, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan;

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Site Servicing

- 4) Water is to be supplied by an individual well on Lot 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;
 - b) Verification has been provided that each well is located within each respective proposed lot's boundaries.
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

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. The County shall calculate the total amount owing as follows:
 - a) The TOL will be applicable for 1.2 hectares (3.0 acres) of Lots 1 and 2.
- 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) The provision of Reserve in the amount of 10% of the area of Lot 2 is to be deferred by caveat pursuant to section 669 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

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

1-18-05-22-17 (J-2)

Division 5 – Subdivision Item – Commercial – Canadian National Railway Company

File: PL20170168 (05303002)

MOVED by Deputy Reeve Gautreau that condition 17 in Appendix 'A' be amended to read as follows:

- 17) The provision of Reserve is to be provided by the dedication of MR, (a minimum of 10 metres in width fronting Township Road 250, outside of lands identified for future road widening, and outside of utility line assignments/easements/right(s)-of-way, 1.9 acres), being 1.45 % Reserve land dedication owing, to be determined by a Plan of Survey, in respect to parent parcel roll no. 05303002 as indicated on the Approved Tentative Plan.

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- a) The provision of the remainder of the Reserve in the amount of 8.55% of the area of Lot(s) 1, 2, and 3, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in the amount of \$45,000 per acre, pursuant to Section 666(3) of the *Municipal Government Act*; Carried

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20170168 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create four parcels composed of a \pm 40.56 hectare (\pm 103.21 acre) industrial parcel (Lot 1), a \pm 4.94 hectare (\pm 12.21 acre) stormwater irrigation parcel (Lot 2), and a \pm 6.49 hectare (\pm 16.04 acre) public utility lot (Lot 3) within SW-03-25-28-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 consistent with the Conrich Area Structure Plan;
 - 2) The application is consistent with the Conrich Station Conceptual Scheme;
 - 3) The application is consistent with the Land Use Bylaw;
 - 4) The application is consistent with Direct Control District 156;
 - 5) The subject lands hold the appropriate land use designation; and
 - 6) 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:

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 is to dedicate, by Plan of Survey, a 3 m wide portion of land for road widening along the entire southern border of the subject lands;

Development Agreement

- 3) 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):
 - a) Construction and implementation of stormwater management facilities, including, but not limited to, storage facilities and forebay, overland drainage swales, an emergency overland conveyance route, and an 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;

- b) Construction of the maintenance vehicle access road;
- c) Construction of a sanitary sewer main extension, to secure a wastewater service connection for the subject lands;
- d) Implementation of the recommendations of the approved Construction Management Plan;
- e) Implementation of the site grading plan in accordance with the recommendations of the approved Geotechnical Report;
- f) Construction of a 2.5 metre wide asphalt regional pathway within the Municipal Reserve.

Transportation and Access

- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 1, 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:
 - a) The provision of a 30 metre wide portion of the proposed Lot 1, parallel and adjacent to the Atco Pipeline Utility Right-of-Way 0113344 (instrument 011356739), which runs along the northern boundary of the Lot 1.
- 5) The Owner is to enter into an Access Easement Agreement with the County to provide a 6 m wide access right-of-way for the maintenance vehicle access road to the Public Utility Lot and irrigation area, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan.

Payments and Levies

- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three new Lot(s);
- 7) 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.
- 8) 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 the Lands to be subdivided as shown on the Plan of Survey.

Stormwater / Developability

- 9) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:
 - a) Provision of the necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - b) Provision of the necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
 - c) For the interim, the stormwater system shall be designed to retain 100% of the surface runoff generated within the subject lands until such time that a discharge to SRDP or CSMI is secured. The Stormwater Management Plan shall include details for the outlet control structure to allow for future discharge;
 - d) Detailed design of the stormwater pond and forebay;

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- e) Detailed design of the emergency overland conveyance route to the CN stormwater pond on the South Customer Warehouse Lands;
 - f) Detailed design of the drainage swale along the Altalink URW;
 - g) Detailed design of the irrigation system;
 - h) All necessary engineered drawings;
 - i) Stormwater management facilities shall be located on Public Utility Lots;
 - j) Identification of any required overland drainage easements and/or utility rights-of-way;
 - k) Identification of private landscaped easement areas; and
 - l) The Stormwater Management Plan shall follow the concepts and recommendations laid out in the Conrich Station Phase 1 – Staged Master Drainage Plan (Westhoff Engineering Resources, Inc. – May 31, 2016), the Sub Catchment Master Drainage Plan for Conrich Station (Westhoff Engineering Resources, Inc. – December 9, 2013), the Conrich ASP, and the Conrich MDP.
- 10) The Owner shall provide an irrigation plan, to be registered on title by caveat, for each lot proposed to be subdivided. The irrigation plan shall specify that each lot shall have 10% of landscaped area for irrigation purposes.
- 11) The Owner shall provide, for implementation and registration, any overland drainage easements and/or utility rights-of-way and/or restrictive covenants as determined by the Stormwater Management Plan and Irrigation Plan, all to the satisfaction of Alberta Environment and the County
- 12) The Owner shall be required to submit a Wetland Impact Assessment in accordance with the County Servicing Standards and Conrich Station Conceptual Scheme.

Site Servicing

- 13) The Owner shall provide an assessment of water demand and wastewater generation, which shall give consideration to the Preliminary Engineering Report (Sedulous Engineering Inc. - December 2016) and shall:
- a) Determine the wastewater capacities to be reallocated from the North or South Customer Warehouse Lands to the subject lands; and
 - b) Confirm that the water demands align with the current capacity allocated to the subject lands (under the August 30, 2011 Cost Contribution and Capacity Allocation Agreement).
- 14) The Owner shall enter into an amended Cost Contribution and Capacity Allocation (CC&CA) Agreement in order to reallocate the previously purchased wastewater capacity from the North or South Customer Warehouse Lands to the subject lands.
- 15) Utility Easements, Agreements, and Plans are to be provided and registered (concurrent with a plan of survey or prior to registration) for:
- a) Telus;
 - b) ATCO Gas; and
 - c) ATCO Pipelines
- 16) The Owner is responsible for implementation of a Franchise Utility Servicing Plan, satisfactory to the County, that reflects the operational details of stormwater management and irrigation infrastructure in accordance with the Development Agreement, including without restriction:
- a) Ownership of the stormwater management and irrigation infrastructure, and related facilities;

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- b) Operation / Maintenance of the stormwater management and irrigation infrastructure, and related facilities;
 - c) A Franchise Agreement, satisfactory to the County, including, without restriction, stipulation of service levels and operational requirements to be maintained by the franchised utility provider;
 - d) Franchised utility provider, satisfactory to the County.

Municipal Reserves

Reserve Land Dedication

- 17) The provision of Reserve is to be provided by the dedication of MR, (a minimum of 10 metres in width fronting Township Road 250, outside of lands identified for future road widening, and outside of utility line assignments/easements/right(s)-of-way, 1.9 acres), being 1.45 % Reserve land dedication owing, to be determined by a Plan of Survey, in respect to parent parcel roll no. 05303002 as indicated on the Approved Tentative Plan.
 - a) The provision of the remainder of the Reserve in the amount of 8.55% of the area of Lot(s) 1, 2, and 3, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in the amount of \$45,000 per acre, pursuant to Section 666(3) of the *Municipal Government Act*;
- 18) The Owner shall provide a 2.5 metre wide asphalt regional pathway within the Municipal Reserve, to ensure continuity with the existing pathway alignment west of the subdivision. The regional pathway shall tie directly in to the PUL stormwater pond maintenance access road, serving a secondary use as a trail until such time that direct access to the Municipal Reserve and pathway is achieved. The path should be located 0.5 metres adjacent from the northern extent of the Municipal Reserve property line.
- 19) The Owner shall provide County approved signage to be installed at the terminus of the pathway indicating “end of pathway” or similar messaging.
- 20) The provision of Reserve for the remainder of the required 10%, 8.55% totaling 11.246 acres of the area of Lots 1, 2, and 3, 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 (Weleschuk Associates Ltd., file 17-2161, dated October 20, 2017), pursuant to Section 666(3) of the *Municipal Government Act*.
- 21) The Owner shall provide a Landscaping & Public Amenities Plan to detail the anticipated public improvements, including expectations for use and maintenance responsibilities.

Association Information

- 22) The Owner shall legally establish a Lot Owner’s Association (LOA), 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 Lot Owners’ Association;
 - a) The LOA agreement shall specify the future maintenance and operation obligations of the Lot Owner’s Association for on-site pathways and community landscaping, solid waste collection, and stormwater infrastructure located on private and public lands.

Architectural Controls

- 23) 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, which require: the architectural theme, parking and loading expectations, fencing and screening considerations, signage and lighting elements, etc.

Solid Waste Management Plan

- 24) The Owner is to prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Lot Owner's Association for management of solid waste.

Cost Recovery

- 25) The County will enter into a Conceptual Scheme Cost Recovery Agreement with the Owner to determine the proportionate recovery of conceptual scheme money spent by the Owner to prepare the conceptual scheme that will consequently provide benefit to other lands.

Site Construction

- 26) 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:
- a) Weed management during the construction phases of the project;
 - b) An Erosion and Sedimentation Control Plan; and
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;
- 27) The Owner shall submit an update to the Geotechnical Report (McIntosh Lalani Engineering Ltd. – September, 2015), in accordance with the County Servicing Standards and the recommendations for the Geotechnical Investigations Report (McIntosh Lalani Engineering Ltd. – September, 2015). The updated report shall include:
- a) Road pavement structure requirements based on site CBR testing results, in accordance with the County Servicing Standards;
 - b) Recommendations for stormwater pond construction based on the suitability of native soils for use as clay liner, and effects of groundwater on stormwater pond construction; and
 - c) Updated water table measurements and considerations for groundwater effects on stormwater ponds.
- 28) The Owner shall submit a deep fill report, if any areas of fill are greater than 1.2 metres in depth.
- 29) The Owner shall submit a site grading plan, which shall be in accordance with the recommendations of the geotechnical report submitted.

Landscaping

- 30) The Owner shall submit a Landscaping Plan for the Municipal Reserve lands.

Taxes

- 31) 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*;

Subdivision Authority Direction

- 32) 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.

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1-18-05-22-18 (K-1)

All Divisions – In Camera Item – Town of Cochrane Annexation Negotiations

File: RVC2018-14

MOVED by Councillor Henn that Council move in camera at 12:09 p.m. to consider the in camera report “Town of Cochrane – Annexation Negotiations” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Carried

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

Rocky View County: K. Robinson, Interim County Manager
 B. Riemann, General Manager
 S. Baers, Manager, Planning Services
 M. Wilson, Planning Supervisor, Planning Services

MOVED by Councillor McKylor that Council move out of in camera at 1:37 p.m.

Carried

MOVED by Councillor Kissel that Council direct Administration to proceed with public engagement regarding the proposed annexation and report back to Council.

Carried

1-18-05-22-06 (C-4)

Division 9 – Bylaw C-7759-2018 – Redesignation Item – Ranch and Farm District to Residential Three District

File: PL20170178 (06832001)

MOVED by Councillor Kissel that the public hearing for item C-4 be opened at 1:38 p.m.

Carried

Person(s) who presented: Pam Moores, Applicant and Owner

MOVED by Councillor Wright the letter in opposition be accepted.

Carried

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-4 be closed at 2:02 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7759-2018 be given first reading.

Carried

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MOVED by Councillor Schule that Bylaw C-7759-2018 be given second reading. Carried

MOVED by Councillor Kissel that Bylaw C-7759-2018 be considered for third reading. Carried

MOVED by Councillor Kissel that Bylaw C-7759-2018 be given third and final reading. Carried

1-18-05-22-07 (C-5)

Division 3 – Bylaw C-7755-2018 – Conceptual Scheme Item – Atkins Conceptual Scheme
File: PL20170158 (04618004/04618019)

1-18-05-22-08 (C-6)

Division 3 – Bylaw C-7756-2018 – Land Use Redesignation – Ranch and Farm District to Residential Two District
File: PL20170169 (04618019)

MOVED by Councillor Hanson that the public hearing for items C-5 and C-6 be opened concurrently at 2:04 p.m. Carried

MOVED by Councillor Hanson that the five late letters in support be received. Carried

Person(s) who presented: Robert Weston, ERW Consulting Inc., Applicant
Ken Hugo, Groundwater Information Technologies Ltd.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Robert Weston, ERW Consulting Inc., Applicant

MOVED by Councillor Hanson that the public hearing for items C-5 and C-6 be closed at 2:51 p.m. Carried

MOVED by Councillor Hanson that Council accepts the alternate conceptual scheme area as defined in the Atkins Conceptual Scheme;

AND that Council accepts the use of water wells for the proposed Atkins Conceptual Scheme, subject to further studies and confirmation at the subdivision stage. Carried

MOVED by Councillor Hanson that Bylaw C-7755-2018 be given first reading. Carried

MOVED by Councillor Henn that Bylaw C-7755-2018 be given second reading. Carried

MOVED by Councillor Schule that Bylaw C-7755-2018 be considered for third reading. Carried

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MOVED by Councillor Hanson that Bylaw C-7755-2018 be given third and final reading. Carried

MOVED by Councillor Hanson that Bylaw C-7756-2018 be given first reading. Carried

MOVED by Councillor Henn that Bylaw C-7756-2018 be given second reading. Carried

MOVED by Councillor McKylor that Bylaw C-7756-2018 be considered for third reading. Carried

MOVED by Councillor Hanson that Bylaw C-7756-2018 be given third and final reading. Carried

1-18-05-22-15 (E-2)

All Divisions – Bylaw C-7748-2018 – Community Aggregate Payment Levy Bylaw

File: 1007-100

MOVED by Councillor Henn that Bylaw C-7748-2018 be given first reading. Carried

MOVED by Councillor Schule that Bylaw C-7748-2018 be given seconding reading. Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7748-2018 be considered for third reading. Carried

MOVED by Councillor Henn that Bylaw C-7748-2018 be given third and final reading Carried

Adjournment

MOVED by Councillor Henn that the May 22, 2018 Council Meeting be adjourned at 3:22 p.m. Carried



REEVE



CAO or Designate