

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 10, 2018

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 July 10, 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:

- R. McDonald, Interim County Manager
- K. Robinson, General Manager
- B. Riemann, General Manager
- C. O'Hara, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- C. McCullagh, Manager, Recreation and Community Services
- S. Jewison, Manager, Utility Services
- R. Wiljamaa, Manager, Engineering Services
- C. Nelson, Manager, Agriculture and Environmental Services
- A. Zaluski, Policy Supervisor, Planning Services
- D. Hafichuk, Capital Infrastructure Projects Supervisor, Engineering Services
- C. Graham, Municipal Lands Administrator, Agriculture and Environmental Services
- J. Anderson, 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 with the exception of Councillor Kamachi.

1-18-07-10-01

Updates/Acceptance of Agenda

Administration withdrew items C-1 and J-1 from the agenda. Administration also added an emergent in camera item to the agenda as item K-1.

MOVED by Deputy Reeve Gautreau that the July 10, 2018 Council meeting agenda be accepted as amended.
Carried

1-18-07-10-02

Confirmation of Minutes

MOVED by Deputy Reeve Gautreau that the June 26, 2018 Council meeting minutes be accepted as presented.

Carried

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1-18-07-10-04 (D-1)

All Divisions – Response to Notice of Motion – Removal of Lands Leased by the Cochrane and District Agricultural Society from Disposal List

File: 06809018

MAIN MOTION:

MOVED by Councillor Kissel that Administration be directed to provide a detailed report to Council on September 11, 2018, in camera, providing a complete overview of the history of the 146 parcel of Rocky View County Lands leased by the Cochrane and District Agricultural Society. The report must also include the following:

- 1) The entire justification based on recreation from the original motion should remain;
- 2) Copies of studies completed including the 2010 County Community Needs Assessment Survey, the 2010 Ranch Lands Community Survey, the 2013 Tri-Party Concept Plan, and the 2014 Town of Cochrane Community Survey;
- 3) All past reports to Council including proposed motions and final resolutions;
- 4) Any and all proposed offers of purchase of the Lands;
- 5) An understanding of the policy and ranking criteria that the Municipal Lands department uses to determine that lands are surplus;
- 6) An understanding as to how lands are placed on the disposal list for Council's final approval;
- 7) All copies of titles and transactions dating back to 1900;
- 8) Outline and description of all public engagement sessions and surveys;
- 9) Listing of the lands for sale and all correspondence offers in response prior to or after the listings closed; and
- 10) Any evaluations and assessments and their determination as to land usage.

MOVED by Councillor McKylor that Justin Burwash, President of the Cochrane & District Agricultural Society, be allowed to speak on item D-1.

Lost

In Favour:

Councillor McKylor
Reeve Boehlke
Councillor Henn

Opposed:

Councillor Hanson
Deputy Reeve Gautreau
Councillor Schule
Councillor Wright
Councillor Kissel

The Chair called for a recess at 10:02 a.m. and called the meeting back to order at 10:14 a.m. with all previously mentioned members present.

AMENDING MOTION:

MOVED by Councillor McKylor that the main motion be amended to add the following:

“THAT a comparative report be provided to describe what comparable land Rocky View County could purchase within Division 9 with the proceeds.”

Carried

In Favour:

Councillor McKylor
Councillor Hanson
Deputy Reeve Gautreau
Councillor Schule
Councillor Wright

Opposed:

Reeve Boehlke
Councillor Henn
Councillor Kissel

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AMENDING MOTION:

MOVED by Councillor Henn that the main motion be amended by removing items 5 and 6 and replacing them with the following:

“THAT a Committee be put in place to study and assess reports and information and report to Council.”

Carried

In Favour:

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

Opposed:

Reeve Boehlke

Voting then resumed on the main motion as amended.

MOVED by Councillor Kissel that Administration be directed to provide a detailed report to Council on September 11, 2018, in camera, providing a complete overview of the history of the 146 parcel of Rocky View County Lands leased by the Cochrane and District Agricultural Society. The report must also include the following:

- 1) The entire justification based on recreation from the original motion should remain;
- 2) Copies of studies completed including the 2010 County Community Needs Assessment Survey, the 2010 Ranch Lands Community Survey, the 2013 Tri-Party Concept Plan, and the 2014 Town of Cochrane Community Survey;
- 3) All past reports to Council including proposed motions and final resolutions;
- 4) Any and all proposed offers of purchase of the Lands;
- 5) That a Committee be put in place to study and assess reports and information and report to Council;
- 6) All copies of titles and transactions dating back to 1900;
- 7) Outline and description of all public engagement sessions and surveys;
- 8) Listing of the lands for sale and all correspondence offers in response prior to or after the listings closed;
- 9) Any evaluations and assessments and their determination as to land usage; and
- 10) That a comparative report be provided to describe what comparable land Rocky View County could purchase within Division 9 with the proceeds.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

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MOVED by Councillor Schule that Council move in camera at 10:25 a.m. 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

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

Rocky View County: R. McDonald, Interim County Manager
K. Robinson, General Manager
B. Riemann, General Manager
C. O'Hara General Manager
A. Keibel, Manager, Legislative and Legal Services
C. McCullagh, Manager, Recreation and Community Services
C. Nelson, Manager, Agriculture and Environmental Services
G. Kaiser, Manager, Communication Services
C. Graham, Municipal Lands Administrator, Agriculture and Environmental Services

MOVED by Councillor Schule that Council move out of in camera at 10:48 a.m.

Carried

MOVED by Councillor Hanson that the report regarding the removal of lands leased by the Cochrane and District Agricultural Society be received as information.

Carried

1-18-07-10-05 (D-2)

All Divisions – City of Calgary Master Servicing Agreement – Wastewater

File: 4060-200

MOVED by Councillor Hanson that Council authorizes Administration to enter into a Master Servicing Agreement with the City of Calgary for wastewater services.

Carried

1-18-07-10-06 (D-3)

All Divisions – Public Consultation for Proposed Off-Site Levy Bylaws

File: N/A

MOVED by Deputy Reeve Gautreau that Administration be directed to begin public consultation on the following proposed Off-Site Levy Bylaws:

- Regional Stormwater Off-Site Levy Bylaw C-7801-2018;
- Regional Water and Wastewater Off-Site Levy Bylaw C-7802-2018; and
- Regional Transportation Off-Site Levy Bylaw C-7805-2018.

Carried

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1-18-07-10-07 (E-1)

Division 1 – Bylaw C-7803-2018 – Transfer of Lands to Rocky View County and Designation of Public Utility Lot
File: 1025-700/1007-100

MOVED by Councillor Hanson that Bylaw C-7803-2018 be given first reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7803-2018 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7803-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7803-2018 be given third reading.

Carried

1-18-07-10-10 (J-2)

Division 5 – Subdivision Item – Recreation Business District – Janet ASP
File: PL20180037 (03329002)

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20180037 be approved with the conditions as noted in Appendix 'A':

- A. That the application to create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (± 103.86 acre) remainder within Block 11, Plan 9810626, W-1/2-29-23-28-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 the adjacent land owners 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 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.

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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.
- 2) The Owner is to dedicate, by caveat, 8.00 m of road dedication along the west boundary of Lots 1 and 2, to the satisfaction of the County, and shall include:
 - a) Land is to be purchased for \$1 by the County;
- 3) The Owner is to dedicate, by caveat, a corner cut at the southeast corner of Lot 2 to facilitate the future implementation of an interim intersectional improvement at Glenmore Trail and Range Road 285 in accordance with the draft Functional Planning Study for the future interchange at that intersection, to the satisfaction of the County, and shall include:
 - a) Land is to be purchased for \$1 by the County;

Payments and Levies

- 4) The Owner shall pay to the County the relevant cost recoveries plus applicable interest, for the improvements to Range Road 285 development area, in accordance with the Infrastructure Cost Recovery Agreement. The County shall calculate the total amount owing from the gross acreage as shown on the Plan of Survey submitted for endorsement;
- 5) The Owner shall pay the Transportation Off-Site Levy (base levy and special area levies) in accordance with the Bylaw at the time of subdivision approval for the gross area of lands to be subdivided. The County shall calculate the total amount owing, including the gross acreage of Lot 1, in accordance with the tentative plan and Plan of Survey.
- 6) The Owner shall pay the Stormwater Off-Site Levy in accordance with the Bylaw at the time of subdivision approval for the gross area of lands to be subdivided. The County shall calculate the total amount owing, including the gross acreage of Lot 1, in accordance with the tentative plan and Plan of Survey.
- 7) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Other

- 8) The provision of Reserve in the amount of 10% of Lots 1 and 2 is to be deferred by Caveat proportionately to Lot 1 and 2.

Taxes

- 9) All taxes owing up to and including the year in which the 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 Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

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1-18-07-10-11 (K-1)

Division 1 – Emergent In Camera Item – Budget Adjustment Request – Surface Stabilization of TR242
File: 4050-100/4050-200

MOVED by Councillor Hanson that Council move in camera at 11:32 a.m. to consider the emergent in camera item “Budget Adjustment Request – Surface Stabilization of Township Road 242” pursuant to the following section of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials

Carried

Deputy Reeve Gautreau left the meeting during the in camera session and did not return to the meeting.

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

Rocky View County: R. McDonald, Interim County Manager
K. Robinson, General Manager
B. Riemann, General Manager
C. O’Hara General Manager
A. Keibel, Manager, Legislative and Legal Services
H. Bell, Manager, Roads Maintenance
R. Wiljamaa, Manager, Engineering Services

MOVED by Councillor McKylor that Council move out of in camera at 12:20 p.m.

Carried

Absent: Deputy Reeve Gautreau

MOVED by Councillor McKylor that Council approve a budget adjustment in the amount of \$250,000, transferred from the Tax Stabilization Reserve, to fund a calcium stabilization procedure for 4.9 kms of Township Road 242 west of Highway 22.

Carried

Absent: Deputy Reeve Gautreau

1-18-07-10-08 (G-1)

Council Reports

Council reported on the activities and meetings they attended in their respective divisions.

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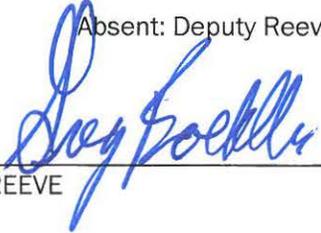
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Adjournment

MOVED by Councillor Schule that the July 10, 2018 Council Meeting be adjourned at 12:23 p.m.

Carried

Absent: Deputy Reeve Gautreau



REEVE



CAO or Designate