

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 24, 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 July 24, 2018 commencing at 9:00 a.m.

Present:

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

Absent: Division 5 Deputy Reeve J. Gautreau

Also Present:

- R. McDonald, Interim County Manager
- B. Riemann, General Manager
- C. O'Hara, General Manager
- G. Kaiser, Acting General Manager
- S. Baers, Manager, Planning Services
- A. Keibel, Manager, Legislative and Legal Services
- M. Wilson, Planning Supervisor, Planning Services
- D. Hafichuk, Capital Infrastructure Projects Supervisor, Engineering Services
- C. Graham, Municipal Lands Administrator, Agricultural and Environmental Services
- I. Smith, Parks Development Coordinator, Agricultural and Environmental Services
- A. Pare, Engineering Support Technician, Engineering Services
- L. Ganczar, Planner, Planning Services
- P. Simon, Planner, Planning Services
- J. Kirychuk, 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 Deputy Reeve Gautreau.

1-18-07-24-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the following emergent in camera item be added to the July 24, 2018 Council meeting agenda as item K-1:

- NOVA Gas Transmission Ltd. Acquisition of Pipeline Right-Of-Way in Cochrane

Carried

MOVED by Councillor Kissel that the July 24, 2018 Council meeting agenda be accepted as amended.

Carried

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1-18-07-24-02

Confirmation of Minutes

MOVED by Councillor Hanson that the July 10, 2018 Council meeting minutes be accepted as presented.

Carried

1-18-07-24-11 (E-3)

All Divisions – Bylaw C-7791-2018 – Records and Information Management Bylaw

File: 0170

MOVED by Councillor Schule that Bylaw C-7791-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7791-2018 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-7791-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7791-2018 be given third and final reading.

Carried

MOVED by Councillor Hanson that Rocky View County Council Policy 132, “Electronic Records Management” be rescinded.

Carried

1-18-07-24-06 (D-1)

All Divisions – Rural Municipalities of Alberta Fall 2018 Resolution – *Water Act* Approval Process

File: 1021-250

MOVED by Councillor Kamachi that Rocky View County Council brings forward resolutions related to streamlining the *Water Act* approval process (Attachment ‘A’ and Attachment ‘B’) to the November 2018 Rural Municipalities of Alberta convention.

Carried

MOVED by Councillor Henn that the Reeve, on behalf of County Council, requests that the Rural Municipalities of Alberta hold a workshop at its November 2018 convention to discuss the *Water Act* approval process.

Carried

1-18-07-24-08 (D-3)

Division 6 – Mineral Lease in Response to Ember Resources Inc. Trespass

File: Agreements 4689/4690

MOVED by Councillor Schule that Administration be directed to execute the two mineral lease agreements affecting County lands legally described as Plan 642X; Block 1; Lot(s) 24 & 25, and Plan 642X; Block 2; Lot(s) 26 & 27.

Carried

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1-18-07-24-07 (D-2)

Division 1 – Banded Peak School – Wastewater Connection Fees

File: 5045-275

MOVED by Councillor Kamachi that Mr. Richard Geleta from CIMA+ and Ms. Colette Winter from Rocky View Schools be allowed to address Council on item D-2.

Carried

In Favour:

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

Opposed:

Councillor McKylor

Ms. Colette Winter from Rocky View Schools and Mr. Richard Geleta from CIMA+ proceeded to address Council on item D-2.

MOVED by Councillor Kamachi that Administration be directed to negotiate a formal agreement between the County and Rocky View Schools on the application of connection fees and offsite levies related to connecting schools to municipal water and wastewater services within Rocky View County.

Carried

In Favour:

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

Opposed:

Councillor Wright

The Chair called for a recess at 10:05 a.m. and called the meeting back to order at 10:14 a.m. with all previously mentioned members present.

1-18-07-24-03 (C-1)

Division 1 – Bylaw C-7795-2018 – Road closure to consolidate a portion of Road Plan 731 388 in Circle 5 Estates

File: PL20180020

MOVED by Councillor Kamachi that the public hearing for item C-1 be opened at 10:14 a.m.

Carried

Person(s) who presented: Chris Chornohos, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Chris Chornohos, Applicant

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

Carried

MOVED by Councillor Kamachi that Bylaw C-7795-2018 be given first reading.

Carried

MOVED by Councillor Kamachi that Administration be directed to forward Bylaw C-7795-2018 to the Minister of Transportation for approval.

Carried

1-18-07-24-04 (C-2)

Division 4 – Bylaw C-7788-2018 – Redesignation Item – Amendment to Direct Control Bylaw C-6247-2006 (DC-112)

File: PL20180009 (03321004)

MOVED by Councillor Schule that the public hearing for item C-2 be opened at 10:22 a.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Developments Consultants Inc., 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 Schule that the public hearing for item C-2 be closed at 10:28 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7788-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7788-2018 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7788-2018 be considered for third reading.

Carried

MOVED by Councillor Schule that Bylaw C-7788-2018 be given third and final reading.

Carried

The Chair called for a recess at 10:30 a.m. and called the meeting back to order at 10:39 a.m. with all previously mentioned members present.

1-18-07-24-05 (C-3)

Division 7 – Bylaw C-7797-2018 – Redesignation Item – Site Specific Amendment to Direct Control Bylaw C-6031-2005 (DC-99)

File: PL20180069 (6411017)

MOVED by Councillor Henn that the public hearing for item C-3 be opened at 10:39 a.m.

Carried

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Person(s) who presented: David McKinnon, Boychuk Design Build Ltd., Applicant
Joel Mandrek, Grow Capital Partners Inc.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Abraham Fares, on behalf of the I.C.A. for the Sons of the Tarika
Shathulia Yashrutia in Canada
Hugh Ham, on behalf of Kim Raffin and PKSR Holdings Ltd.

Person(s) who spoke in rebuttal: Joel Mandrek, Grow Capital Partners Inc.
David McKinnon, Boychuk Design Build Ltd., Applicant

MOVED by Councillor Henn that the public hearing for item C-3 be closed at 11:35 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7797-2018 be given first reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Councillor Schule
Councillor Henn

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-7797-2018 be given second reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Councillor Schule
Councillor Henn

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-7797-2018 be considered for third reading.

Lost

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Schule
Councillor Henn

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

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MOVED by Councillor Henn that Administration be directed to work with the applicants and affected neighbours on potential odor issues prior to further consideration of Bylaw C-7797-2018 at the September 11, 2018 Council meeting.

Carried

In Favour:

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

Opposed:

Councillor Schule

The Chair called for a recess at 11:51 a.m. and called the meeting back to order at 12:00 p.m. with all previously mentioned members present.

1-18-07-24-09 (E-1)

Division 4 – Bylaw C-7749-2017 – Redesignation Item – Ranch and Farm District to Direct Control Bylaw C-7749-2018 (DC159) outside of an identified business area

File: PL20170070 (03321003/08)

MOVED by Councillor Schule that Bylaw C-7749-2018 be amended as per Appendix 'C'.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Councillor Schule that Bylaw C-7749-2018, as amended, be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7749-2018, as amended, be given third and final reading.

Carried

MOTION ARISING:

MOVED by Councillor Schule that Administration be directed to bring a report back to Council addressing different options for south of Highway 560.

Carried

1-18-07-24-10 (E-2)

Division 6 – Bylaw C-7732-2017 – Road Closure and Consolidation Application for a portion of Road Plan 642X within the Hamlet of Keoma

File: PL20170109

MOVED by Councillor Schule that Bylaw C-7732-2017 be given second reading.

Carried

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MOVED by Councillor Henn that Bylaw C-7732-2017 be given third and final reading.

Carried

MOVED by Councillor McKylor that the 0.26 acres of land be transferred and sold to the applicant Donald Smith subject to:

- a) a sales agreement being signed at the appraised value of \$50,000.00, plus \$2,750.00 for the cost of the appraisal, \$1,255.00 for the cost of the Survey and all applicable taxes;
- b) that all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicants; and
- c) the terms of the sales agreement shall be completed within one year after Bylaw C- 7732-2017 receives third and final reading.

Carried

1-18-07-24-13 (K-1)

All Divisions – Emergent In Camera Item – NOVA Gas Transmission Ltd. Acquisition of Pipeline Right-Of-Way in Cochrane

File: RVC2018-18 (06809018)

MOVED by Councillor Hanson that Council move in camera at 12:21 p.m. to consider the emergent in camera item “NOVA Gas Transmission Ltd. Acquisition of Pipeline Right-Of-Way in Cochrane” pursuant to the following section of the *Freedom of Information and Protection of Privacy Act*:

- Section 16 – Disclosure harmful to business interests of a third party

Carried

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
B. Riemann, General Manager
C. O’Hara General Manager
G. Kaiser, Acting General Manager
C. Graham, Municipal Lands Administrator, Agricultural and Environmental Services
I. Smith, Parks Development Coordinator, Agricultural and Environmental Services

Councillor McKylor left during the in camera session and did not return to the meeting.

MOVED by Councillor Schule that Council move out of in camera at 1:58 p.m.

Carried

Absent: Councillor McKylor
Councillor Hanson

Councillor Hanson returned to the meeting at 1:59 p.m.

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MOVED by Councillor Kissel that the report regarding the NOVA Gas Transmission Ltd. Acquisition of Pipeline Right-Of-Way in Cochrane be received as information;

AND THAT the in camera report "NOVA Gas Transmission Ltd. Acquisition of Pipeline Right-Of-Way in Cochrane" discussions, and any related articles, are to remain confidential pursuant to section 16 (disclosure harmful to business interests of a third party) of the *Freedom of Information and Protection of Privacy Act*.

Carried
Absent: Councillor McKylor

Adjournment

MOVED by Councillor Schule that the July 24, 2018 Council Meeting be adjourned at 1:59 p.m.

Carried
Absent: Councillor McKylor



REEVE



CAO or Designate