

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 1

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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 – 32<sup>nd</sup> Avenue NE, Calgary, Alberta on September 25, 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
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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
- S. Baers, Manager, Planning Services
- R. Barss, Manager, Intergovernmental Affairs
- B. Woods, Manager, Financial Services
- S. Jewison, Manager, Utility Services
- L. Plante, eRecords & GIS Solutions Supervisor, Information Services
- A. Zaluski, Policy Supervisor, Planning Services
- M. Wilson, Planning Supervisor, Planning Services
- V. Diot, Engineering Supervisor, Engineering Services
- S. de Caen, Community Services Coordinator, Recreation and Community Services
- S. Kunz, Planner, Planning Services
- P. Simon, Planner, Planning Services
- X. Deng, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- S. MacLean, Planner, Planning Services
- L. Ganczar, Planner, Planning Services
- D. Kazmierczak, Planner, Planning 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.

**1-18-09-25-01**

**Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Gautreau that the September 25, 2018 Council meeting agenda be accepted as amended.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 2

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MOVED by Deputy Reeve Gautreau that the September 25, 2018 Council meeting agenda be accepted as amended by adding emergent business item D-8 to the agenda.

Carried

**1-18-09-25-02**  
**Confirmation of Minutes**

MOVED by Councillor Hanson that the September 11, 2018 Council meeting minutes be accepted as presented.

Carried

**1-18-09-25-14 (D-5)**  
**Division 3 – Elbow Valley West Sanitary Sewer Connection – Budget Adjustment**  
**File: 4060-200**

MOVED by Councillor Hanson that the budget adjustment of \$60,000.00 to fund the connection of Elbow Valley West to the Elbow Valley Pinebrook Wastewater System be approved as per Attachment 'A'.

Carried

**1-18-09-25-10 (D-1)**  
**Division 4 – Langdon Recreation Special Tax Funding Grant Applications**  
**File: 6060-300**

MOVED by Councillor Schule that the Langdon Recreation Special Tax Funding Grant applications be refused.  
Lost

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

MOVED by Councillor Schule that item D-1 be tabled until later in the meeting.

Carried

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

**1-18-09-25-11 (D-2)**  
**Division 4 – Road Renaming – Range Road 25A**  
**File: 4557**

MOVED by Councillor Henn that the Master Rates Bylaw road renaming application fee of \$500.00 be waived;

AND that Range Road 25A, as shown on Attachment B, be renamed Township Road 285A;

AND that Administration be directed to prepare a Policy regarding road renaming applications to be presented to the Policy & Priorities Committee for review and approval.

Carried

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**1-18-09-25-12 (D-3)**

**Division 2 – Tax Relief Due To Fire Loss – Roll 04722021**

**File: N/A**

MOVED by Deputy Reeve Gautreau that the 2017 municipal tax cancellation request for roll #04722021 due to fire damage, in the amount of \$195.75, be approved;

AND that Administration be directed to prepare a Policy regarding municipal tax cancellation requests due to fire to be presented to the Policy & Priorities Committee for review and approval.

Carried

**1-18-09-25-13 (D-4)**

**All Divisions – Appointment of County External Auditor**

**File: 2025-600**

MOVED by Councillor Hanson that MNP LLP be appointed as Rocky View County's auditor for a period of 5 years.

Carried

**1-18-09-25-17 (J-1)**

**Division 7 – Subdivision Item – Industrial – Industrial Activity District**

**File: PL20180084 (06401020/06401004)**

MOVED by Councillor Henn that Subdivision Application PL20180084 be approved with the conditions noted in Appendix 'A':

- A. The application to create a  $\pm 6.07$  hectare ( $\pm 15.00$  acre) parcel, a  $\pm 8.97$  hectare ( $\pm 22.17$  acre) parcel (together with a boundary adjustment with Lot 3, Block 2, Plan 1711389), and an internal subdivision road with a  $\pm 35.56$  hectare ( $\pm 87.88$  acre) remainder within Lot 1 and Lot 3, Block 2, Plan 1113277 within NE-1/4-01-26-29-W04M, having 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, 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.
- 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 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.

*Transportation and Access*

- 2) The Applicant/Owner is to provide a Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.
  - i. If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 3) The Owner shall obtain approval for a road name by way of application to, and consultation with, the County for the extension of High Plains Way.

*Stormwater/Developability*

- 4) The Applicant/Owner shall complete a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
  - i. For areas with greater than 1.2 m of fill, a Deep Fill report is required.
- 5) The Applicant/Owner shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water reuse, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - i. All improvements shall be constructed under a Development Agreement.
  - ii. Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 6) The Applicant/Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.
- 7) The Applicant/Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - ii. Weed management during the construction phases of the project;
  - iii. Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 8) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan, and as contemplated by, and in accordance with, Sections 650, 655, 651 and 648 of the *Municipal Government Act* and Council policies respecting infrastructure and cost recovery the Development Agreement shall include the following:
  - i. Design and construction of a public road system with associated infrastructure which includes the following:
    - (a) Intersection treatment in accordance with the approved TIA;
    - (b) Approaches to each lot;
    - (c) Temporary cul-de-sac including access easement;

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- (d) Sidewalks/Pathways;
- ii. Design and construction of Landscaping features for all public pathways and roadways, and the Environmental Easement, in accordance with the approved Landscaping Plan;
  - iii. Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
  - iv. A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
  - v. Design and construction of a piped water distribution system and fire suppression system;
  - vi. A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
  - vii. Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013;
  - viii. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
  - ix. Dedication of necessary easements and rights of way for utility line assignments;
  - x. Mailboxes are to be located in consultation with Canada Post;
  - xi. Installation of power, natural gas, and telephone lines;
  - xii. Implementation of the recommendations of the Construction Management Plan;
  - xiii. Implementation of the recommendations of the Geotechnical Report;
  - xiv. Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment;
  - xv. Alberta Environment approvals are required for disturbance to any on-site wetlands, prior to signing of the Development Agreement.
  - xvi. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
  - xvii. Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
  - xviii. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands;

*Site Servicing*

- 9) The Applicant/Owner shall submit a Detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
  - i. If offsite upgrades or additional lift station capacity are required, than all improvement shall be constructed under a Development Agreement.
  - ii. Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 10) The Applicant/Owner shall submit a Detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

---

confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.

- i. If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Applicant/Owner shall enter into a Development Agreement.

- 11) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots to be created in Phase 3C based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

*Landscaping*

- 12) The Owner is to provide a Landscaping Plan for the Landscaping Easement, as shown on the Tentative Plan;

- i. Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

*Association Information*

- 13) That 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 High Plains Development Association.

- 14) The Owner is to prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.

- 15) 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 Guidelines as listed in the Conceptual Scheme.

*Payments and Levies*

- 16) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.

- 17) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:

- i. From the total gross acreage of Lot 1, Lot 2, and the area being dedicated as road right-of-way, as shown on the Plan of Survey.

- 18) The Applicant/Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013, for Lots 1 and 2.

- i. If required, the Applicant/Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.

*Municipal Reserve*

- 19) The provision of Reserve in the amount of 10 percent of the area of Lot 1 and Lot 2 is to be deferred by Caveat to Lot 3, determined by the Plan of Survey, pursuant to Section 669(2) of the Municipal Government Act.

- i. The existing Deferred Reserve Caveat (171 144 440) shall be discharged.

*Taxes*

- 20) 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.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

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D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department 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

**1-18-09-25-19 (D-8)**

**All Divisions – Appointing Councillors to Cochrane Ag Lands Advisory Committee**

**File: N/A**

MOVED by Councillor Schule that the following members of Council be appointed to the Cochrane Ag Lands Advisory Committee:

1. Councillor Kissel
2. Councillor Hanson

Carried

In Favour:

Councillor Hanson  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Wright  
Councillor Kissel

Opposed:

Councillor McKylor  
Councillor Henn

**1-18-09-25-03 (C-1)**

**Division 6 – Bylaw C-7823-2018 – Redesignation Item – Ranch and Farm District to Direct Control District, for construction of a recreational non-motorized trail**

**File: PL20170174 (07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008)**

The Chair called for a recess at 10:00 a.m. and called the meeting back to order at 10:16 a.m. with all previously mentioned members present.

Reeve Boehlke vacated the Chair as the redesignation application was located in Division 6 and he wished to participate in the debate and voting. Deputy Reeve Gautreau then assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-1 be opened at 10:17 a.m.

Carried

MOVED by Reeve Boehlke that the late letters of support be accepted.

Carried

MOVED by Councillor Wright that the additional late letter of support be accepted.

Carried

Person(s) who presented:

Linda Strong-Watson, Executive Director, Alberta TrailNet Society  
Jeannette Richter, Chair, Meadowlark Trail Committee  
Dave Fegan, Treasurer, Meadowlark Trail Committee  
Dave Wyatt, B&A Planning Group

Person(s) who spoke in favour:

Kim Schmaltz, Deputy Mayor, Town of Irricana

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

---

The Chair called for a recess at 11:30 a.m. and called the meeting back to order at 11:40 a.m. with all previously mentioned members present with the exception of Councillor Hanson.

Councillor Hanson returned to the meeting at 11:41 a.m.

Person(s) who spoke in favour: Louise Reid  
Ortrud Finck  
Karen Ursu  
Heidi Hagel  
Al Henuset, Mayor, Village of Beiseker  
Brenda Campbell  
Don Hollingshead, VP Recreation & Transport, Alberta Bicycle Association  
Doug McCullak  
Ross Hayes, President, Alberta TrailNet Society

Person(s) who spoke in opposition: Gary Gibson, President, Pioneer Acres Museum

MOVED by Councillor Wright that the amended letter of opposition be accepted.

Carried

In Favour:  
Councillor McKylor  
Councillor Hanson  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn  
Councillor Wright  
Councillor Kissel

Opposed:  
Reeve Boehlke

Person(s) who spoke in opposition: Matthew Fasoli on behalf of the following:  
Bill and Elaine Reddaway  
Dave and Claire Andrews  
Matthew Josh and Violet Scott  
Elaine Walker  
Rick Hagel  
Corrina Nolan  
Ken Dyck  
Glen and Janice Culp  
Susan Berdahl  
Greg Whitlow

The Chair called for a recess at 12:26 p.m. and called the meeting back to order at 12:31 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Linda Strong-Watson, Executive Director, Alberta TrailNet Society  
Dave Wyatt, B&A Planning Group

MOVED by Reeve Boehlke that the public hearing for item C-1 be closed at 12:55 p.m.

Carried



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

---

MOVED by Reeve Boehlke that section 1.3.0 of Bylaw C-7823-2018 be amended as follows:

**Council** ~~The Development Authority~~ shall be responsible for the issuance of Development Permit(s) for the Lands subject to this bylaw.

Carried

MOVED by Reeve Boehlke that Bylaw C-7823-2018 be given first reading as amended.

Carried

MOVED by Councillor Schule that Bylaw C-7823-2018 be given second reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-7823-2018 be considered for third reading as amended.

Carried

MOVED by Reeve Boehlke that Bylaw C-7823-2018 be given third and final reading as amended.

Carried

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

The Chair called for a recess at 1:06 p.m. and called the meeting back to order at 2:04 p.m. with all previously mentioned members present with the exception of Councillor Hanson.

**1-18-09-25-04 (C-2)**

**Division 7 – Bylaw C-7814-2018 – Redesignation Item – Recreation Business District to Industrial – Industrial Storage District**

**File: PL20180028 (06513017)**

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 2:04 p.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 2:05 p.m.

MOVED by Councillor Henn that the late letter of opposition be accepted.

Carried

Person(s) who presented: Rod Potrie, Planning Protocol, Applicant

The Chair called for a recess at 2:26 p.m. and called the meeting back to order at 2:27 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Rod Potrie, Planning Protocol, Applicant

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 2:33 p.m.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 10

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MOVED by Councillor Henn that application PL20180028 be refused.

Carried

In Favour:

Councillor Hanson  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn  
Councillor Wright

Opposed:

Councillor McKylor  
Councillor Kissel

**1-18-09-25-05 (C-3)**

**Division 8 – Bylaw C-7811-2018 – Redesignation Item – Residential Two District to Residential One District  
File: PL20180080 (06712114)**

MOVED by Councillor Wright that the public hearing for item C-3 be opened at 2:41 p.m.

Carried

MOVED by Councillor Wright that the late letter of opposition be accepted.

Carried

Person(s) who presented: Travis Siltala, Vista Geomatics Ltd., 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 Wright that the public hearing for item C-3 be closed at 2:52 p.m.

Carried

MOVED by Councillor Wright that Bylaw C-7811-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7811-2018 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7811-2018 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7811-2018 be given third and final reading.

Carried

The Chair called for a recess at 2:54 p.m. and called the meeting back to order at 2:59 p.m. with all previously mentioned members present with the exception of Councillor Hanson.

**1-18-09-25-06 (C-4)**

**Division 2 – Bylaw C-7793-2018 – Redesignation Item – Residential Two District to Residential One District  
File: PL20170121 (04726013)**

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

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MOVED by Councillor McKylor that the public hearing for item C-4 be opened at 2:59 p.m.

Carried  
Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 3:01 p.m.

Person(s) who presented: Wayne Burwash, 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 McKylor that the public hearing for item C-4 be closed at 3:10 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7793-2018 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7793-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7793-2018 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7793-2018 be given third and final reading.

Carried

**1-18-09-25-07 (C-5)**

**Division 7 – Bylaw C-7822-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm District to Ranch and Farm Three District**

**File: PL20180043 (06736003)**

MOVED by Councillor Henn that the public hearing for item C-5 be opened at 3:13 p.m.

Carried

MOVED by Councillor Henn that the late letter of support be accepted.

Carried

Person(s) who presented: Larry Konschuk, Applicant

Person(s) who spoke in favour: Frank Turner

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-5 be closed at 3:27 p.m.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 12

---

MOVED by Councillor Henn that Bylaw C-7822-2018 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7822-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7822-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7822-2018 be given third and final reading.

Carried

The Chair called for a recess at 3:28 p.m. and called the meeting back to order at 3:37 p.m. with all previously mentioned members present.

**1-18-09-25-08 (C-6)**

**Division 4 – Bylaw C-7810-2018 – Redesignation Item – Ranch and Farm District to Agricultural Holdings District  
File: PL20180052 (03322005)**

MOVED by Councillor Schule that the public hearing for item C-6 be opened at 3:37 p.m.

Carried

Person(s) who presented: Larry Konschuk, Applicant

Person(s) who spoke in favour: Linda Meyer  
Bruce McIntosh

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-6 be closed at 4:03 p.m.

Carried

MOVED by Councillor Schule that Council sets aside Policy 8.1.2 of the Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) with respect to Identified City of Calgary Growth Areas for redesignation application PL20180052.

Carried

In Favour:  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

Opposed:  
Councillor Hanson  
Councillor Kissel  
Councillor Wright

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 13

---

MOVED by Councillor Schule that Council sets aside Policy 8.22 of the County Plan (Bylaw C-7210-2018) with respect to redesignation and subdivision for agricultural purposes for redesignation application PL20180052. Carried

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

MOVED by Councillor Schule that Bylaw C-7810-2018 be given first reading. Carried

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

MOVED by Councillor Henn that Bylaw C-7810-2018 be given second reading. Carried

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

MOVED by Councillor McKylor that Bylaw C-7810-2018 be considered for third reading. Lost

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

The Chair called for a recess at 4:08 p.m. and called the meeting back to order at 4:21 p.m. with all previously mentioned members present.

**1-18-09-25-09 (C-7)**

**Division 2 – Bylaw C-7824-2018 – Redesignation Item – Residential Two District to Residential One District  
File: PL20180045 (05714035)**

MOVED by Councillor McKylor that the public hearing for item C-7 be opened at 4:21 p.m. Carried

Person(s) who presented: Mark Broddle, Lighthouse Studios Inc., Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: John Labu on behalf of the two neighbours south of the subject lands

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 14

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Person(s) who spoke in rebuttal: Mark Broddle, Lighthouse Studios Inc., Applicant

MOVED by Councillor McKylor that the public hearing for item C-7 be closed at 4:51 p.m.

Carried

MOVED by Councillor Kissel that the meeting proceed past 5:00 p.m.

Carried

MOVED by Councillor McKylor that application PL20180052 be refused.

Lost

In Favour:

Councillor McKylor  
Councillor Kissel  
Councillor Wright

Opposed:

Councillor Hanson  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

MOVED by Councillor McKylor that Bylaw C-7824-2018 be given first reading.

Carried

The Chair called for a recess at 5:15 p.m. and called the meeting back to order at 5:20 p.m. with all previously mentioned members present.

MOVED by Councillor McKylor that Administration be directed to provide the following additional information for Bylaw C-7824-2018 prior to second reading at the October 23, 2018 Council meeting:

- a) Remaining acreage size excluding the escarpment and restrictive covenant area; and
- b) If the remaining size can support two proposed houses, two septic fields, and two water wells.

Carried

**1-18-09-25-10 (D-1)**

**Division 4 – Langdon Recreation Special Tax Funding Grant Applications**  
**File: 6060-300**

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

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

---

MOVED by Councillor Schule that Langdon Recreation Special Tax Funding Grants be approved for the following:

- a) Langdon Community Church – funding to address safety and infrastructure maintenance concerns at Langdon Women’s Institute Hall, not to exceed \$15,000.00.
- b) Langdon Theatre Association – funding to assist with weekly meeting space rental costs and instructor fees for the balance of 2018, not to exceed \$10,000.00.

Carried

In Favour:  
Councillor Hanson  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn  
Councillor Wright  
Councillor Kissel

Opposed:  
Councillor McKylor

The Chair called for a recess at 5:30 p.m. and called the meeting back to order at 5:36 p.m. with all previously mentioned members present.

**1-18-09-25-15 (D-6)**  
**All Divisions – Aggregate Resource Plan – Request for Direction**  
**File: 4010-100**

MOVED by Councillor Kissel that the submissions for item D-6 be accepted.

Lost

In Favour:  
Councillor Kissel  
Councillor Wright

Opposed:  
Councillor McKylor  
Councillor Hanson  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

MOVED by Councillor Wright that Council directs Administration to have the Aggregate Resource Plan edited by a steering committee with the following terms of reference:

- Five Rocky View County residents;
- Five aggregate industry representatives;
- Two Rocky View County Councillors;
- Representatives from Rocky View County’s Planning and Infrastructure and Operations departments;
- With meetings to be held at the County and facilitated by County staff; and
- Work to be completed within three months.

Lost

In Favour:  
Councillor Hanson  
Councillor Kissel  
Councillor Wright

Opposed:  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 16

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MOVED by Deputy Reeve Gautreau that Council rescinds the Aggregate Resource Plan Terms of Reference;

AND directs Administration to develop an aggregate resource extraction policy and accompanying procedures that only cover application submission requirements and performance standards to be completed within three months.

Carried

In Favour:

Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Kissel  
Councillor Wright

**1-18-09-25-16 (D-7)**

**All Divisions – Calgary Metropolitan Region Board – Approval of an Interim Growth Plan and Interim Regional Evaluation Framework**

**File: N/A**

MOVED by Deputy Reeve Gautreau that Rocky View County Council supports the adoption of the Interim Growth Plan.

Carried

MOVED by Deputy Reeve Gautreau that Rocky View County Council propose amendments to the Interim Regional Evaluation Framework with respect to approval procedures and support the adoption of the Interim Regional Evaluation Framework subject to the adoption of the County's amendments:

- 1) The objecting municipality must give reasons for their objection related to the Interim Growth Plan; and
- 2) The objecting municipality must make the motion with respect to the statutory plan they have objected to.

Carried

**1-18-09-25-18 (J-2)**

**Division 3 – Subdivision Item – Residential One District**

**File: PL20160136 (04725027)**

MOVED by Councillor Hanson that Mr. Ken Till be allowed to address Council for five minutes.

Lost

In Favour:

Councillor Hanson  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Kissel

Opposed:

Councillor McKylor  
Reeve Boehlke  
Councillor Henn  
Councillor Wright

MOVED by Councillor Hanson that Subdivision Application PL20160136 be approved with the conditions noted in Appendix 'A':

- A. The application to create a  $\pm$  1.03 hectare (2.55 acre) parcel with a  $\pm$  0.81 hectare (2.00 acre) remainder within Lot 4, Plan 8911444; SW-25-24-3-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

- 
- 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 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 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.
- 2) The Owner is to dedicate, by Plan of Survey, a 5.0 m wide portion of land for road widening along the western boundary of Lot 2.

*Transportation and Access*

- 3) The Owner shall construct a new paved approach on Carriage Lane in order to provide access to Lot 2.
- 4) The Owner is to enter into an Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
  - i. The provision of 3.0 m road widening along the western boundary of the property;
  - ii. The purchase of land by the County for \$1;

*Site Servicing*

- 5) The Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include the following:
  - i. If the recommendations of the Stormwater Management Plan require improvements, then the Applicant/Owner shall enter into a Site Improvements / Services Agreement or Development Agreement;
  - ii. Registration of any required easements and / or utility rights-of-way;
  - iii. Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
  - iv. Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

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***For Lot 1***

- 6) That the Applicant/Owner is to provide an easement agreement, to the satisfaction of the County, that Lot 1 has legal access to water servicing from Lot 1 Plan 891 1444. This agreement should include the following:
- i. License confirmation from Alberta Environment that the existing well located on Lot 1, Plan 891 1444 is a licensed communal well as it is providing water to both Lot 1 and Lot 4 in the subdivision Plan 891 1444.
  - ii. An attached Map that accurately reflects the wells location on the existing Lot 1, Plan 891 1444.

***OR***

Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:

- i. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
- ii. 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.

***OR***

The Applicant/Owners are to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:

- i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for Lot 1;
- ii. Documentation proving that water supply has been purchased for both Lot 1 ;
- iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

***For Lot 2***

- 7) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
- i. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
  - ii. 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.

***OR***

The Applicant/Owners are to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing information regarding:

- i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for both Lot 2;
- ii. Documentation proving that water supply has been purchased for Lot 2;
- iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
September 25, 2018

Page 19

- 8) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that shall include the following:
- i. The construction of a packaged sewage treatment system meeting BNQ or NSF 40 Standards, in accordance with the findings of the Private Sewage Treatment System Assessment and Site Evaluation prepared by Almor Testing Services.

*Payments and Levies*

- 9) 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.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
- i. From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

*Municipal Reserve*

- 11) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Douglas Pollard, file 17-002-MDRV, dated January 24, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.
- i. From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

*Taxes*

- 12) 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 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

**Adjournment**

MOVED by Councillor Schule that the September 25, 2018 Council Meeting be adjourned at 6:45 p.m.

Carried

  
REEVE

  
Charlotte Dalink  
CAO or Designate