

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 27, 2018

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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on November 27, 2018 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 4	Deputy Reeve A. Schule
Division 1	Councillor M. Kamachi
Division 2	Councillor K. McKylor (left the meeting at 12:50 p.m.)
Division 3	Councillor K. Hanson
Division 5	Councillor J. Gautreau
Division 7	Councillor D. Henn

Absent:

Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

Also Present:

- R. McDonald, Interim County Manager
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- M. Wilson, Acting Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Jewison, Manager, Utility Services
- D. Hafichuk, Manager, Capital Project Management
- J. Kwan, Planner, Planning and Development Services
- S. MacLean, Planner, Planning and Development Services
- S. Kunz, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kirychuk, Planner, Planning and Development Services
- L. Ganczar, Planner, Planning and Development Services
- A. Pare, Engineering Support Technician, Planning and Development Services
- S. de Caen, Community Services Coordinator, Recreation, Parks and Community Support
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor Wright and Councillor Kissel.

1-18-11-27-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the following items from the November 27, 2018 Council meeting agenda be removed from the agenda:

1. Item D-5 – Bearspaw Area Structure Plan Review Terms of Reference;
2. Item D-6 – Bragg Creek Hamlet Expansion Strategy Terms of Reference.

Carried

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In Favour

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson

MOVED by Deputy Reeve Schule that the following item be added to the November 27, 2018 Council meeting agenda as item D-7:

1. Future Workshop for Area Structure Plan Reviews and Preparation.

Carried

MOVED by Councillor Henn that the November 27, 2018 Council meeting agenda be approved as amended.

Carried

1-18-11-27-02

Confirmation of Minutes

MOVED by Councillor Hanson that the November 13, 2018 Council meeting minutes be approved as presented.

Carried

MOVED by Councillor McKylor that the November 15, 2018 special Council meeting minutes be approved as presented.

Carried

1-18-11-27-05 (D-1)

All Divisions – PPC Recommendations for Fall 2018 Regional Recreation Funding Applications

File: 6070-175

MOVED by Deputy Reeve Schule that the capital funding requests for Spray Lake Sawmills Recreation Park Society in the amount of \$85,000.00 for security gates and arena parking lot paving be approved from the Regional General Reserve.

Carried

MOVED by Deputy Reeve Schule that the operational and capital funding request for Bow Valley Agricultural Society in the amount of \$100,208.11 be approved with funding as follows:

- a) \$95,816.35 from the 2018 Regional Recreation Levy; and
- b) \$4,391.76 from the Joint Regional General Facilities Reserve for Indus and Langdon

Carried

MOVED by Deputy Reeve Schule that the capital funding request for North Bow Community Facility Board in the amount of \$300,000.00 for quad diamond development at the Langdon Joint Use Site be approved with funding as follows:

- a) \$100,000.00 from the 2018 Regional Recreation Levy;
- b) \$100,000.00 from the Joint Regional General Facilities Reserve for Indus and Langdon; and
- c) \$100,000.00 from the Regional General Reserve.

Carried

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1-18-11-27-06 (D-2)

All Divisions – Fall 2018 District Community Recreation Funding Grant: Capital Funding Requests
File: 6060

MOVED by Deputy Reeve Schule that the Bearspaw Historical Society's request for up to \$5,000.00 to design and install interpretive signage at the Historic Bearspaw School be approved from the Bearspaw Glendale Recreation District Public Reserve.

Carried

MOVED by Deputy Reeve Schule that the Bow Valley Community Club's funding request for up to \$6,450.00 to repair parking lot paving outside the Indus Curling Rink be approved from the Bow North Recreation District Public Reserve.

Carried

MOVED by Deputy Reeve Schule that the Langdon Community Association's request for up to \$731.00 to install a new power pole and remount the floodlight at the outdoor ice rink be approved from the Bow North Recreation District Public Reserve.

Carried

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Councillor McKylor that the request from Springbank Community Association totaling \$27,760.00 to conduct a feasibility assessment for a community, recreation, and event centre in Springbank be approved from the Rocky View West Recreation District Public Reserve.

TABLING MOTION:

MOVED by Councillor Hanson that Item D-2 be tabled until later in the meeting.

Carried

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

1-18-11-27-03 (C-1)

Division 9 – Bylaw C-7839-2018 – Road closure to consolidate a portion of Parcel 'B' as shown on Plan 8732 H.X.

File: PL20180114

MOVED by Councillor Gautreau that the public hearing for item C-1 be opened at 10:07 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

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

Carried

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MOVED by Councillor Gautreau that Bylaw C-7839-2018 be given first reading.

Carried

MOVED by Councillor Gautreau that Administration be directed to forward Bylaw C-7839-2018 to the Minister of Transportation for approval.

Carried

1-18-11-27-04 (C-2)

Division 6 – Bylaw C-7828-2018 – Redesignation Item – Redesignation for Agricultural Purposes

File: PL20180053 (08515005/08515008/08515010)

Reeve Boehlke vacated the Chair as the redesignation application was located in Division 6 and he wished to participate in the debate and voting on this item. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-2 be opened at 10:12 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-2 be closed at 10:17 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7828-2018 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7828-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7828-2018 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7828-2018 be given third and final reading.

Carried

Deputy Reeve Schule vacated the Chair. Reeve Boehlke assumed the Chair.

1-18-11-27-06 (D-2)

All Divisions – Fall 2018 District Community Recreation Funding Grant: Capital Funding Requests

File: 6060

MOVED by Councillor McKylor that Item D-2 be lifted from the table.

Carried

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MOTION ARISING:

MOVED by Councillor McKylor that the request from Springbank Community Association totaling \$27,760.00 to conduct a feasibility assessment for a community, recreation, and event centre in Springbank be approved from the General District Recreation portion of the Public Reserve.

Carried

1-18-11-27-07 (D-3)

Division 9 – Fall 2018 Friends of Westbrook School Capital Funding Application

File: 1006-600

Persons who presented: Colette Winter, Director of Facility Planning, Rocky View Schools

MOVED by Councillor Hanson that the Friends of Westbrook School Society's request for up to \$100,000.00 to build an expanded size gymnasium at the new Westbrook School be approved from the Ranch Lands Recreation District Public Reserve.

Carried

1-18-11-27-08 (D-4)

Division 5 – Terms of Reference – Conrich Area Structure Plan Future Policy Area Review

File: 1012-370

MOVED by Councillor Gautreau that the Conrich Area Structure Plan Future Policy Area Review Terms of Reference be approved as presented in Appendix 'A'.

Carried

In Favour

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Councillor Henn

Opposed:

Reeve Boehlke
Deputy Reeve Schule

1-18-11-27-11 (E-1)

Division 5 – Consideration of Bylaw C-7784-2018 – PL20170167 Conrich Truck Facility

File: PL20170167 (04329188)

Councillor Kamachi abstained from the debate and voting on the redesignation application as he was not present during the public hearing held for this item at the November 13, 2018 Council meeting.

MOVED by Councillor Gautreau that the applicant be allowed to speak to Council on Item E-1.

Carried

Abstained: Councillor Kamachi

Persons who presented: Steve Grande, Terradigm Development Consultants Ltd, Applicant

The Chair called for a recess at 11:30 a.m. and called the meeting back to order at 11:50 a.m. with all previously mentioned members present.

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MOVED by Councillor Gautreau that Part 3, Clause 1 in Bylaw C-7784-2018 be amended as follows:

Part 5, Land Use Map No. 43 and No. 43-NW of Bylaw C-4841-97 be amended by redesignating a portion of Lot 1, Block 1, Plan 1110135 within NW-29-24-28-W04M from Ranch and Farm Three District to Business – Industrial Campus District ~~and Agricultural Holdings District~~, as shown on the attached Schedule ‘A’ forming part of this Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor Gautreau that Part 3, Clause 2 in Bylaw C-7784-2018 be amended as follows

A portion of Lot 1, Block 1, Plan 110135 within NW-29-24-28-W04M is hereby redesignated to Business – Industrial Campus District ~~and Agricultural Holdings District~~ as shown on the attached Schedule ‘A’ forming part of this Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor Gautreau that Schedule ‘A’ of Bylaw C-7784-2018 be amended as follows:

That the portion to be redesignated from Ranch and Farm Three District to Agricultural Holdings District be removed from Schedule ‘A’ of the Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

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MOVED by Councillor Gautreau that Council concludes that the proposed development as amended is consistent with the Conrich Area Structure Plan policies;

AND that Bylaw C-7784-2018 be given first reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor McKylor that Bylaw C-7784-2018 be given second reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Deputy Reeve Schule that Bylaw C-7784-2018 be considered for third reading as amended.

Carried
Abstained: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7784-2018 be given third and final reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

1-18-11-27-12 (E-2)

Division 1 – Bylaw C-7843-2018 – Transfer of Lands to Rocky View County and Designation of Public Utility Lot

File: 1025-700/1007-100

MOVED by Councillor Kamachi that Bylaw C-7843-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7843-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7843-2018 be considered for third reading.

Carried

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MOVED by Councillor Kamachi that Bylaw C-7843-2018 be given third and final reading.

Carried

The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:02 p.m. with all previously mentioned members present with the exception of Councillor McKylor.

Councillor McKylor left the meeting during the recess at 12:50 p.m. and did not return to the meeting.

1-18-11-27-13 (E-3)

Division 1 – Bylaw C-7844-2018 – Water/Wastewater Utilities Bylaw Amendment

File: 4060-100/5050-100

MOVED by Councillor Kamachi that Bylaw C-7844-2018 be given first reading.

Carried
Absent: Councillor McKylor

MOVED by Councillor Gautreau that Bylaw C-7844-2018 be given second reading.

Carried
Absent: Councillor McKylor

MOVED by Deputy Reeve Schule that Bylaw C-7844-2018 be considered for third reading.

Carried
Absent: Councillor McKylor

MOVED by Councillor Kamachi that Bylaw C-7844-2018 be given third and final reading.

Carried
Absent: Councillor McKylor

1-18-11-27-18 (D-7)

All Divisions – Future Workshop for Area Structure Plan Review and Preparation Process

File: N/A

MOVED by Deputy Reeve Schule that Administration be directed to schedule a County Manager workshop to discuss the Area Structure Plan review and preparation process by the end of January, 2019.

Carried
Absent: Councillor McKylor

1-18-11-27-14 (J-1)

Division 7 – Subdivision Item – Residential One District

File: PL20170030 (06516014)

MOVED by Councillor Henn that Subdivision Application PL20170030 be approved with the conditions noted in Appendix 'A':

A. That the application to create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder from Lot 5, Plan 0010692, NE-16-26-1-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

- 1) The application is consistent with 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 is 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 construct a new paved approach on Calterra Estates Drive in order to provide access to Lot 1.

Fees and Levies

3) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to endorsement. The County shall calculate the total amount owing:

a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

4) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Site Servicing

5) The Owner is to provide confirmation of the tie-in for connection to 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 the following information:

a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;

b) Documentation proving that water supply has been purchased for proposed Lot 2;

c) 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.

6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that includes the following:

a) The implementation of the onsite stormwater management strategies in accordance with the findings of the Site Specific Stormwater Management Plan prepared by Osprey Engineering Inc. (August 2017);

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- b) The installation 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 SOILWORX (December 2016).

Taxes

- 7) 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, Administration is directed to present the Owner with a Voluntary Recreation Contribution Form and to ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried
Absent: Councillor McKylor

1-18-11-27-15 (J-2)

Division 6 – Subdivision Item – Industrial – Business Highway Frontage District

File: PL20180086 (08422002)

MOVED by Deputy Reeve Schule that Subdivision Application PL20180086 be approved with the conditions noted in Appendix 'A':

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 53.97 hectare (± 133.48 acre) remainder within NE-22-28-29-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:

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.

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Other

- 2) The Owner shall secure an agreement with the owner(s) of Block A, Plan 108 HT for the purposes of securing a downstream discharge easement for overland stormwater flow.

Payments and Levies

- 3) 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.
- 4) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent 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 (Altus Group / 13120.102658.015 / September 12, 2018), pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) A Deferred Reserve Caveat shall be registered on the remainder lands.

Taxes

- 6) 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
Absent: Councillor McKylor

1-18-11-27-16 (J-3)

Division 5 – Subdivision Item – Direct Control District Bylaw 76

File: PL20180094 (03331036)

MOVED by Councillor Gautreau that Subdivision Application PL20180094 be approved with the conditions noted in Appendix 'A':

- A. The application to create a bareland condominium plan comprising 14 units, common property, and parking within Lot 1, Block 2, Plan 0412838, SW-31-23-28-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

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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.

Payments and Levies

- 2) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 13 new units.

Taxes

- 3) 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
Absent: Councillor McKylor

1-18-11-27-17 (J-4)

Division 7 – Subdivision Item – Industrial – Industrial Activity District; outside of a business area

File: PL20180054 (07306001)

MOVED by Councillor Henn that Subdivision Application PL20180054 be approved with the conditions noted in Appendix 'A':

- A. The application to create a ± 2.02 hectare (± 5.00 acre) parcel with a ± 55.07 hectare (± 136.09 acre) remainder within SE-1/4-06-27-28-W4M, 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 subject lands hold the appropriate land use designation; and
 - 2) 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

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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.

Transportation and Access

- 2) In order to provide access to Lot 1, the Owner shall:
 - a) Amend the existing access easement agreement (instrument #1411820) to include Lot 1; or
 - b) Provide a new access right of way plan and enter into an access easement agreement with Lot 2 Block 1 Plan 1411819 in order to provide access to Lot 1.

Payments and Levies

- 3) 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.
- 4) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent 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 land value as listed in the land appraisal prepared by (Black and Associates / 11051 / May 18, 2018), pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) A Deferred Reserve Caveat shall be registered on the remainder lands.

Taxes

- 6) 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
Absent: Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 27, 2018

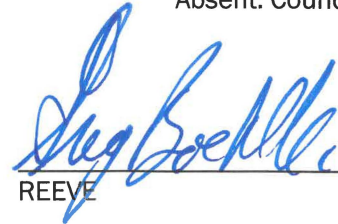
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Adjournment

MOVED by Councillor Gautreau that the November 27, 2018 Council meeting be adjourned at 1:43 p.m.

Carried

Absent: Councillor McKylor


REEVE


CAO or Designate