

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 1

---

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 January 8, 2019 commencing at 9:02 a.m.

Present:

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

Absent: Division 5 Councillor J. Gautreau

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Director, Marketing and Communications
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- M. Wilson, Manager, Planning and Development Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- A. Zaluski, Policy Planning Supervisor, Planning and Development Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

### Call to Order

The Chair called the meeting to order at 9:02 a.m. with all members present with the exception of Councillor Gautreau.

### **1-19-01-08-01**

#### Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the following items be removed from the January 8, 2019 Council meeting agenda:

- E-1 – Subdivision Authority Bylaw
- J-2 – Subdivision Application PL20180088

Carried

MOVED by Councillor Henn that the January 8, 2019 Council meeting agenda be approved as amended.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 2

---

**1-19-01-08-02**  
**Confirmation of Minutes**

MOVED by Councillor Henn that the December 11, 2018 Council meeting minutes be approved as amended.  
Carried

**1-19-01-08-05 (D-1)**  
**All Divisions – International Award – Gold Award of Excellence**  
**File: N/A**

MOVED by Councillor McKylor that the report, International Award – Gold Award of Excellence, be received as information.  
Carried

**1-19-01-08-06 (D-2)**  
**All Divisions – Board and Committee Amendments**  
**File: N/A**

The Chair called for a recess at 9:22 a.m. and called the meeting back to order at 9:32 a.m. with all previously mentioned members present.

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

“One Councillor appointed at the Organizational Meeting of Council for a four year term or for a term to coincide with the next municipal election”

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

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

Carried

MOVED by Councillor Hanson that Bylaw C-7841-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7841-2018 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7841-2018 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7841-2018 be given third and final reading.

Carried

MOVED by Councillor Henn that section 10 of the Agricultural Service Board Terms of Reference be amended to read as follows:

“The Chair will be a Councillor appointed by Council at the annual Organizational Meeting and the Vice Chair will be elected by the ASB at its first meeting following the annual Organizational Meeting.”

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 3

---

MOVED by Councillor Henn that the Agricultural Service Board Terms of Reference be approved as per Attachment 'C' as amended;

AND that Policy 500, *Operation of the Agricultural Service Board*, be rescinded.

Carried

MOVED by Councillor McKylor that the Governance and Priorities Committee Terms of Reference be approved as per Attachment 'B';

AND that the Policy and Priorities Committee Terms of Reference be rescinded.

Carried

MOVED by Councillor Hanson that Bylaw C-7840-2018 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7840-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7840-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7840-2018 be given third and final reading.

Carried

MOVED by Councillor Hanson that Administration be directed to review the County's board and committee application process and remuneration rates with a report to be brought back to a future Governance and Priorities Committee meeting.

Carried

**1-19-01-08-07 (D-3)**

**Division 1- Terms of Reference – Bragg Creek Hamlet Expansion Strategy**

**File: 1011-534**

MOVED by Councillor Kamachi that the Bragg Creek Hamlet Expansion Strategy Terms of Reference be approved as presented in Appendix 'A'.

Carried

The Chair called for a recess at 9:54 a.m. and called the meeting back to order at 10:00 a.m. with all previously mentioned members present.

**1-19-01-08-03 (C-1)**

**Division 8 – Bylaw C-7836-2018 – Conceptual Scheme Item – Bearspaw Heights Conceptual Scheme – New County Residential Community**

**File: PL20170078 (06713003)**

**1-19-01-08-04 (C-2)**

**Division 8 – Bylaw C-7837-2018 – Redesignation Item – Residential Two District to Residential One District**

**File: PL20170064 (06713003)**

MOVED by Councillor Wright that the public hearing for items C-1 and C-2 be opened concurrently at 10:08 a.m.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 4

---

MOVED by Councillor Wright that the late letters be received.

Carried

Person(s) who presented: Alex Kurteev, Owner of subject lands  
Bart Carswell, Carswell Planning, Applicant  
Mike Schaalje, Sim-Flo Systems

The Chair called for a recess at 11:06 a.m. and called the meeting back to order at 11:19 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: Michael Svikhnushin  
Michelle Vaccaro  
Jerry Neustaeder

Person(s) who spoke in opposition: Joe Carson  
Damon Maerz, and on behalf of Darrin and Deborah Durda

The Chair called for a recess at 12:21 p.m. and called the meeting back to order at 12:34 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning, Applicant  
Mike Schaalje, Sim-Flo Systems

MOVED by Councillor Wright that the public hearing for items C-1 and C-2 be closed at 12:54 p.m.

Carried

The Chair called for a recess at 12:55 p.m. and called the meeting back to order at 1:16 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that Bylaw C-7836-2018 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given first reading.

Carried

MOVED by Councillor Wright that Administration be directed to bring Bylaw C-7836-2018 and Bylaw C-7837-2018 back to Council for further consideration pending completion of the following:

- a) Detailed downstream conveyance map and assessment of the conveyance route from the proposed outlet pipe to Big Spring Creek.

Lost

In Favour:  
Councillor Hanson  
Councillor Wright  
Councillor Kissel

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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

---

MOVED by Councillor Wright that Bylaw C-7836-2018 be given second reading.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Wright  
Councillor Kissel

MOVED by Councillor Wright that Bylaw C-7836-2018 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7836-2018 be given third and final reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7837-2018 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given third and final reading.

Carried

The Chair called for a recess at 1:27 p.m. and called the meeting back to order at 2:20 p.m. with all previously mentioned members present with the exception of Councillor Hanson.

Councillor Hanson returned to the meeting at 2:21 p.m.

**1-19-01-08-08 (D-4)**

**Divisions 8/9 – Terms of Reference – Bearspaw Area Structure Plan Review**

**File: 1011-501**

MOVED by Councillor Wright that the Bearspaw Area Structure Plan Review Terms of Reference be approved as presented in Appendix 'A'.

Carried

**1-19-01-08-09 (D-5)**

**All Divisions – Response to Notice of Motion – High-Speed Internet Servicing**

**File: N/A**

MOVED by Councillor Wright that Administration be directed to prepare a report, to be brought for Council's consideration prior to April 1, 2019, that evaluates the activities set out in the High-Speed Internet Provision Notice of Motion and that provides an estimate of the resources required to achieve the strategic direction provided by the Notice of Motion.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 6

**1-19-01-08-11 (I-1)**

**All Divisions – Notice of Motion – Councillor Gautreau – Canada Post Mailing Address Changes**

**File: N/A**

Notice of Motion: Read in at the January 8, 2019 Council Meeting

To be debated at the January 22, 2019 Council Meeting

Title: Canada Post Mailing Address Changes

Presented By: Councillor Kevin Hanson on behalf of Councillor Jerry Gautreau

WHEREAS Canada Post is currently conducting reviews of addressing information within Rocky View County to facilitate the implementation of municipal-based addressing at a future date;

WHEREAS Using municipal addressing for all residents and businesses in Rocky View County will provide more efficient mail delivery;

WHEREAS Canada Post has recently been making adjustments to several Rocky View County mailing addresses by changing them from the names of adjacent municipalities such as Calgary, Airdrie, etc. to Rocky View County in order to align mailing addresses with their respective municipal address;

WHEREAS It is desirable to have a matching municipal and mailing address for all properties in Rocky View County in order to facilitate effective delivery of both mail and emergency services;

THEREFORE, BE IT RESOLVED THAT Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within the Rocky View County be replaced with municipal addresses;

AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents;

AND THAT this resolution be sent to the Honourable Martin Shields, Member of Parliament for Bow River, the Honourable Blake Richards, Member of Parliament for Banff-Airdrie, and the Honourable John Barlow, Member of Parliament for Foothills.

**1-19-01-08-12 (J-1)**

**Division 9 – Subdivision Item – Agricultural Holdings District**

**File: PL20180115 (08815008)**

MOVED by Councillor Kissel that the applicant be allowed to speak to Council on item J-1 and that applicant's submission be accepted.

Carried

**In Favour:**

Councillor Kamachi  
Councillor McKylor  
Deputy Reeve Schule  
Councillor Wright  
Councillor Kissel

**Opposed:**

Councillor Hanson  
Reeve Boehlke  
Councillor Henn

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

The applicant, Agnes Dahl, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180115.

The Chair called for a recess at 3:17 p.m. and called the meeting back to order at 3:26 p.m. with all previously mentioned members present

MOVED by Councillor Kissel that Appendix 'A' be amended by deleting conditions 2 and 4;

AND THAT condition 7 in Appendix 'A' be amended to read as follows:

- 7) The provision of Reserve in the amount of 5 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 listed in the land appraisal prepared by Kyle Sande, file 030181, dated October 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
  - a) Reserves for Lot 2 (the remainder) are to be deferred without caveat pursuant to Section 663 of the *Municipal Government Act*; and
  - b) 5% of Reserves for Lot 1 are to be deferred with caveat pursuant to the *Municipal Government Act*;

AND THAT the remaining conditions be renumbered as necessary.

Carried

In Favour:

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

Opposed:

Councillor Hanson  
Councillor Wright

MOVED by Councillor Kissel that Subdivision Application PL20180115 be approved with the conditions noted in Appendix 'A' as amended:

- A. The application to create a  $\pm 10.25$  hectare ( $\pm 25.34$  acre) parcel with a  $\pm 50.46$  hectare ( $\pm 124.68$  acre) remainder within SW-15-28-04-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, the application 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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

---

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 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 demonstrate that Lot 1 has been provided legal access through the existing access easement agreement (instrument # 131 195 636). If the existing access easement agreement does not provide legal access to Lot 1, the Applicant/Owner shall:
  - a) Amend the existing access easement agreement (instrument #951165 542) to ensure Lot 1 has legal access; or
  - b) Provide a new access right-of-way plan and prepare and register respective easements on title, where required.

*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 (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
  - a) The Transportation Off-Site Levy shall be applicable on 3.00 acres of Lot 1.
  - b) The Transportation Off-Site Levy shall be deferred on Lot 2 (the remainder).

*Municipal Reserve*

- 5) The provision of Reserve in the amount of 5 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 listed in the land appraisal prepared by Kyle Sande, file 030181, dated October 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
  - a) Reserves for Lot 2 (the remainder) are to be deferred without caveat pursuant to Section 663 of the *Municipal Government Act*; and
  - b) 5% of Reserves for Lot 1 are to be deferred with caveat pursuant to the *Municipal Government Act*;

*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.



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
January 8, 2019

Page 9

---

**1-19-01-08-13 (G)**  
**Councillor Reports**

Council reported on the activities and meetings they attended in their respective divisions since the December 11, 2018 Council meeting.

**Adjournment**

MOVED by Councillor Hanson that the January 8, 2019 Council meeting be adjourned at 3:34 p.m.

Carried



---

Reeve or Deputy Reeve



---

Chief Administrative Officer or Designate