

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
January 22, 2019

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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 January 22, 2019 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
Division 3	Councillor K. Hanson
Division 5	Councillor J. Gautreau
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

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
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- R. Barss, Manager, Intergovernmental Affairs
- M. Wilson, Manager, Planning and Development Services
- L. Plante, Manager, Information and Technology Services
- B. Woods, Manager, Financial Services
- A. Zaluski, Policy Planning Supervisor, Planning and Development Services
- S. MacLean, Planning Supervisor, Planning and Development Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- L. Stark, Taxation Team Lead, Financial Services
- J. Kirychuk, Planner, Planning and Development Services
- L. Ganczar, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, 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.

1-19-01-22-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the January 22, 2019 Council meeting agenda be amended as follows:

- Add emergent in camera item K-1 – Land Disposal Update – 911, 32 Ave NE, Calgary
- Add emergent in camera item K-2 – Personnel Matter

Carried

MOVED by Deputy Reeve Schule that the January 22, 2019 Council meeting agenda be approved as amended.

Carried

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1-19-01-22-15 (K-2)

All Divisions – Emergent In Camera Item – Personnel Matter

File: RVC2019-03

MOVED by Councillor Henn that Council move in camera at 9:08 a.m. to consider the confidential item “Personnel Matter” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy

Carried

Council held the in camera session for item K-2 with the following people in attendance to provide a report and advice to Council:

Rocky View County: A. Hoggan, Chief Administrative Officer
 K. Robinson, Executive Director, Corporate Services

MOVED by Deputy Reeve Schule that Council move out of in camera at 9:37 a.m.

Carried

1-19-01-22-02

Confirmation of Minutes

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

Carried

1-19-01-22-06 (D-1)

All Divisions – Terms of Reference – County Plan Amendments

File: 1013-135

MOVED by Councillor Wright that item D-1 be tabled.

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

1-19-01-22-03 (C-1)

Division 9 – Bylaw C-7853-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Agricultural Holdings District.

File: PL20160128 (06929014)

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:06 a.m.

Carried

Person(s) who presented: Giovanni Fiorino, applicant and owner of subject lands

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

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MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:24 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7853-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7853-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7853-2018 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7853-2018 be given third and final reading.

Carried

1-19-01-22-04 (C-2)

Division 4 – Bylaw C-7852-2018 – Redesignation Item – Farmstead District to Residential Three District
File: PL20180083 (02322001)

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:26 a.m.

Carried

Person(s) who presented: Ross Thurnmeier, Scheffer Andrew 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 Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:38 a.m.

Carried

MOVED by Deputy Reeve Schule that application PL20180083 be refused.

Carried

The Chair called for a recess at 10:40 a.m. and called the meeting back to order at 10:48 a.m. with all previously mentioned members present.

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1-19-01-22-12 (J-1)

**Division 8 – Subdivision Item – Bearspaw Area Structure Plan – Residential One District
File: PL20180109 (06713017)**

MOVED by Councillor Wright that the applicant be allowed to address Council on item J-1.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

The applicant, Justin Fleming, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180109.

MOVED by Councillor Wright that subdivision application PL20180109 be approved with the conditions noted in Appendix 'A':

- A. The application to create a ± 1.06 hectare (± 2.63 acre) parcel with a ± 1.24 hectare (± 3.08 acre) remainder within Lot 4, Block 8, Plan 9012421, SE-13-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulation*, 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.

Transportation and Access

- 2) The Owner shall upgrade the existing road approach to a mutual paved standard, in order to provide access to Lots 1 and 2. The Owner shall provide an access right-of-way plan and prepare and register respective easements on each title for the mutual approach.

Servicing

- 3) The Owner is to provide confirmation of 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 information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 2;
 - b) Documentation proving that water supply has been purchased and secured 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.
- 4) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) A Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards in accordance with the Level II PSTS Assessment, prepared by Groundwater Information Technologies Ltd.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County piped water (Lot 1), wastewater, and stormwater systems (Lot 1 and 2) at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Stormwater/Developability

- 6) The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan assessing the post development stormwater management of the Site. The SSIP shall be in accordance with the Bears paw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the SSIP shall include the following:
 - a) If the recommendations of the SSIP require improvements, than the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement);
 - b) Consideration of the post development conditions to ensure there are no negative impacts to adjacent parcels or the County Right-of-Way;
 - c) Registration of any required drainage easements and/or utility rights-of-way, including adjacent properties;
 - d) Any necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
 - e) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Payments and Levies

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

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- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

Taxes

- 9) 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 Applicant/Owner 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

1-19-01-22-06 (D-1)

All Divisions – Terms of Reference – County Plan Amendments

File: 1013-135

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

Carried

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:52 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- Review wording on page 18 of the County Plan with respect to residential capacity in Langdon.

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- Review wording on page 20 of the County Plan with respect to the definition of moderate residential growth.

Carried

In Favour:

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

Opposed:

Councillor Wright

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MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- Review Map 1 of the County Plan with respect to the business designation in growth areas.

Carried

MOVED by Deputy Reeve Schule that the following motion be rescinded:

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- *Review wording on page 18 of the County Plan with respect to residential capacity in Langdon.*

Carried

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- Review wording on page 18 of the County Plan with respect to residential capacity in growth areas.

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

- Consideration of the addition of the Glenmore Trail East area as a business growth corridor.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

- Consideration of the addition of the Highway 8 area as a growth corridor.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

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MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

- Consideration of the addition of the Highway 1 West as a business growth corridor.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

- Review policy 14.19 of the County Plan with respect to business development adjacent to existing business areas.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that the *County Plan Amendments Targeted Review Terms of Reference* in Appendix 'A' as amended and the *County Plan Amendments Comprehensive Review Terms of Reference* in Appendix 'B' as amended be approved to run sequentially, with the Targeted Review to run first.

Carried

The Chair called for a recess at 12:24 p.m. and called the meeting back to order at 1:33 p.m. with all previously mentioned members present.

1-19-01-22-05 (C-3)

Division 5 – Bylaw C-7845-2018 – Redesignation Item – Agricultural Holdings District to Business Industrial Campus District

File: PL20160094 (04330009)

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 1:33 p.m.

Carried

Person(s) who presented: Steve Grande, applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Rudolf Dold

Person(s) who spoke in rebuttal: Steve Grande, applicant

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MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 2:09 p.m.

Carried

MOVED by Councillor Gautreau that application PL20160094 be refused.

Carried

1-19-01-22-10 (D-4)

All Divisions – Response to Notice of Motion – Canada Post Addressing

File: N/A

MAIN MOTION:

MOVED by Councillor Gautreau that Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within 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.

AMENDING MOTION:

MOVED by Councillor McKylor that the main motion be amended as follows:

THAT Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within Rocky View County be replaced with municipal addresses;

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

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.

Carried

The Chair called for a vote on the main motion as amended.

MAIN MOTION AS AMENDED:

MOVED by Councillor Gautreau that Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within Rocky View County be replaced with municipal addresses;

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

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.

Carried

1-19-01-22-07 (D-2)

Divisions 5/6/7 – Alberta Communities Partnership Grant Application Support

File: N/A

MOVED by Councillor Gautreau that Rocky View County supports the City of Calgary's Alberta Communities Partnership grant application for a joint regional recreation study for the City of Calgary and the City of Chestermere.

Carried

1-19-01-22-09 (D-3)

Division 4 – Langdon Recreation Special Tax Funding Grant Application – Langdon Community Association

File: 6060-300

MOVED by Deputy Reeve Schule that the Langdon Community Association's request for \$15,517.65 to assist with the Adopt-a-Planter program and to help cover operational expenses for Langdon Park be approved from the Langdon Recreation Special Tax Funding Grant.

Carried

1-19-01-22-11 (D-5)

All Divisions – 2019 Tax Recovery Sale Properties – Tax Sale Conditions

File: 2020-250

MOVED by Councillor Hanson that the 2019 Tax Sale conditions be as follows:

Terms:	Cash or certified cheque.
Deposit:	10% of bid at the time of the sale on April 26, 2019.
Balance:	90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.

Carried

1-19-01-22-13 (G)

Councillor Reports

Council reported on the activities they attended and the issues affecting their respective divisions since the January 8, 2019 Council meeting.

1-19-01-22-14 (K-1)

All Divisions – Emergent In Camera Item – Land Disposal Update – 911, 32 Ave NE, Calgary

File: RVC2019-01

MOVED by Councillor Henn that Council move in camera at 2:47 p.m. to consider the confidential item "Land Disposal Update – 911, 32 Ave NE, Calgary" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic and other interests of a public body

Carried

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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: 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. Graham, Municipal Lands Administrator, Legal and Land Administration

MOVED by Councillor McKylor that Council move out of in camera at 3:27 p.m.

Carried

MOVED by Councillor Hanson that Administration be directed to negotiate, subject to Council approval, a purchase sale agreement, based on direction set out in Option #2 of the in camera report, for the disposal of the former County Office located at 911-32 Avenue NE, Calgary, Alberta.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the January 22, 2019 Council meeting be adjourned at 3:30 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate