

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 9, 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 July 9, 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 (arrived at 9:07 a.m.)
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
- G. Kaiser, Executive Director, Community and Business
- R. Barss, A/Executive Director, Community Development Services
- S. Jewison, A/Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- B. Beach, Manager, Building Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- B. Woods, Manager, Financial Services
- M. Wilson, Manager, Planning and Development
- T. Cochran, Manager, Recreation, Parks, and Community Support
- A. Zaluski, Manager, Intergovernmental Affairs
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- D. Kazmierczak, Planning Policy Supervisor, Planning and Development
- G. Nijjar, Engineering Supervisor, Planning and Development
- G. Rowland, Supervisor, Roads Maintenance
- C. Graham, Municipal Lands Administrator, Legal and Land Administration
- R. Ell, FCSS Coordinator, Recreation, Parks, and Community Support
- I. Smith, Parks Development Coordinator, Transportation Services
- S. Kunz, Senior Planner, Planning and Development
- O. Newmen, Planner, Planning and Development
- P. Simon, Planner, Planning and Development

Call to Order

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

1-19-07-09-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the July 9, 2019 Council meeting agenda be amended as follows:

- Add Emergent Item D-18 – Time Extension – Council Motion – Compost Facility, Type II & Manure Storage Facility

AND THAT the July 9, 2019 Council meeting agenda be approved as amended.

Carried
Absent: Councillor Hanson

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1-19-07-09-02
Confirmation of Minutes

MOVED by Councillor Henn that the June 25, 2019 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Hanson

Councillor Hanson arrived to the meeting at 9:07 a.m.

1-19-07-09-06 (D-1)
All Divisions – Quarterly Report – Building Services
File: N/A

MOVED by Councillor Gautreau that the Building Services Year-to-Date report submission, as presented in Attachment 'A', be received as information.

Carried

1-19-07-09-07 (D-2)
All Divisions – Quarterly Report – Agricultural and Environmental Services
File: 6000-100

MOVED by Deputy Reeve Schule that the Agricultural and Environmental Services Quarterly report be received as information.

Carried

1-19-07-09-08 (D-3)
All Divisions – Quarterly Report – Utility Services Update
File: 5020-100

MOVED by Councillor McKylor that the Utility Services Quarterly report to Council be received as information.

Carried

The Chair called for a recess at 10:00 a.m. and called the meeting back to order at 10:09 a.m. with all previously mentioned members present.

1-19-07-09-03 (C-1)
Division 9 – Bylaw C-7869-2019 – Redesignation Item – Residential Two District to Residential One District
File: PL20170012 (06826041/042)

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

Carried

Person(s) who presented: Alan Warnock (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Alan Warnock (Applicant/Owner)

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MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:35 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7869-2019 be given first reading.

Carried

MOVED by Councillor Kissel that redesignation application PL20170012 be tabled and the applicant be directed to prepare a limited-scope Conceptual Scheme prior to further consideration of Bylaw C-7869-2019 by Council.

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

The Chair called for a recess at 10:52 a.m. and called the meeting back to order at 11:02 a.m. with all previously mentioned members present.

1-19-07-09-04 (C-2)

Division 9 – Bylaw C-7897-2019 – Conceptual Scheme Item – Glendale Ranch

File: PL20180152 (06716013)

1-19-07-09-05 (C-3)

Division 9 – Bylaw C-7896-2019 – Redesignation Item – Ranch and Farm District to Residential Three District

File: PL20180151 (06716013)

MOVED by Councillor Kissel that the public hearing for item C-2 and C-3 be opened at 11:03 a.m.

Carried

Person(s) who presented: Frank Liszczak, Matrix Planning Inc. (Applicant)

MOVED by Councillor Kissel that the late letters in support be accepted.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Debbie Sparks

Person(s) who spoke in rebuttal: Frank Liszczak, Matrix Planning Inc. (Applicant)

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- MOVED by Councillor Kissel that the public hearing for item C-2 and C-3 be closed at 11:19 a.m. Carried
- MOVED by Councillor Kissel that Bylaw C-7897-2019 be given first reading. Carried
- MOVED by Councillor Gautreau that Bylaw C-7897-2019 be given second reading. Carried
- MOVED by Councillor Wright that Bylaw C-7897-2019 be considered for third reading. Carried
- MOVED by Councillor Kissel that Bylaw C-7897-2019 be given third and final reading. Carried
- MOVED by Councillor Kissel that Bylaw C-7896-2019 be given first reading. Carried
- MOVED by Councillor Deputy Reeve Schule that Bylaw C-7896-2019 be given second reading. Carried
- MOVED by Councillor Henn that Bylaw C-7896-2019 be considered for third reading. Carried
- MOVED by Councillor Kissel that Bylaw C-7896-2019 be given third and final reading. Carried

1-19-07-09-23 (J-1)

Division 8 – Subdivision Item – Residential One District Subdivision Creating Seven New Lots
File: PL20180128 (05736025)

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

In Favour:

Councillor Kamachi
Deputy Reeve Schule
Councillor Henn
Councillor Wright
Councillor Kissel

Opposed:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Reeve Boehlke

Heather Zavislake (Cancorp Properties Inc.) proceeded to address Council on the proposed conditions of approval for subdivision application PL20180128.

MOVED by Councillor Wright that Subdivision Application PL20180128 be approved with the conditions noted in Appendix 'A':

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- A. Should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the *Subdivision and Development Regulation*. The following reasons are to be provided:
- 1) The application is consistent with the Bears paw Area Structure Plan;
 - 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 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.

Development Agreement

- 2) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
 - a) Construction of a public internal road system (Country Residential Standard) with cul-de-sac, signage, any necessary easement agreements, and including complete approaches to each lot in accordance with the Rocky View County Servicing Standards and as shown in the submitted Tentative Plan;
 - b) Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
 - c) Water is to be supplied through a water distribution system in accordance with the County Servicing Standards
 - d) Construction of storm water facilities in accordance with the recommendations of an approved Storm Water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan
 - e) Implementation of the recommendations of the Construction Management Plan and Erosion and Sedimentation Control Plan;
 - f) Installation of power, natural gas, and telephone lines; and
 - g) Site stripping and grading.

Accessibility to a Road

- 3) The Owner shall construct a new paved approach in order to provide access to Lot 2 from Woodland Lane as shown on the approved Tentative Plan.

Water Servicing

- 4) The Owner is to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1 to 7, 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 new Lots 1 to 7;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 to 7 inclusive;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Waste Water Servicing

- 5) The Owner is required to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of Packaged Sewage Treatment Plants on Lots 2 to 7 inclusive, in accordance with the recommendations of the final Almor Testing PSTS Assessment;

Storm Water

- 6) The Owner is to provide and implement a Site-Specific Storm Water Plan that meets the requirements of all regional plans for the area and the County Servicing Standards Implementation of the Site-Specific Storm Water Plan shall include:
 - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
 - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Deferred Services Agreement

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-7, indicating the following:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Geotechnical Conditions

- 8) The Owner is to provide a Slope Stability Assessment, addressing the suitability of the land for the development proposal:
 - a) The Owner is to provide for the implementation of the recommendations of the Slope Stability Assessment;

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- b) Registration of any required easements and / or Restrictive Covenants

Homeowners' Association

- 9) The Owner shall legally establish a Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of Lots 1 to 7 inclusive, requiring that each individual Lot Owner is a member of the established Homeowners' Association. Lot 5 and Lot 6 may have amended responsibilities as members of the Home Owner's Association due to the location;
- a) The HOA agreement shall, at a minimum and to the satisfaction of the Subdivision Authority, specify the future maintenance obligations of the Homeowners' Association for:
- i) The maintenance of communal stormwater infrastructure and landscaping in coordination with the Willow Creek Phase 1 HOA;
 - ii) The environmental provisions relating to lot development, identified within the Willow Creek Conceptual Scheme (Bylaw C-6515-2007);
 - iii) The collection of private solid waste from the proposed new lots.

Architectural Controls

- 10) 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 Controls, which shall cover the following items, in accordance with the Willow Creek Conceptual Scheme (Bylaw C-6515-2007) and in general conformity with the architectural controls applied to the Phase 1 Willow Creek development:
- a) Identification of natural and manicured areas within each new lot and required lot development practices in this respect;
 - b) Restrictions on fencing within new lots;
 - c) Building form, placement and appearance, including use of high quality external construction materials;
 - d) Preparation of a building envelope plans for each new lot;
 - e) The use of environmental technologies in construction, including the use of low-flow plumbing fixtures and energy efficient design.
 - f) Preservation of sightlines and dark skies.

Payments and Levies

- 11) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. 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.
- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of Six new Lots.

Taxes

- 13) 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*.

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D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the 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

1-19-07-09-24 (J-2)

**Division 5 – Subdivision Item – Industrial – Direct Control District 153 – Emcor Industrial Park
File: PL20180048 (03332002/003)**

MOVED by Deputy Reeve Schule that item J-2 be tabled until the afternoon.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Gautreau
Councillor Wright

1-19-07-09-09 (D-4)

**Division 5 – Pho Duc Vietnamese Buddhist Cultural Center of Calgary Tax Relief Request
File: 0332500**

MOVED by Councillor Gautreau that the applicant be allowed to address Council on item D-4.

Carried

In Favour:

Councillor Kamachi
Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel

Opposed:

Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

Van Lee Chan proceeded to address Council on the tax relief request by the Pho Duc Vietnamese Buddhist Cultural Center of Calgary.

MOVED by Councillor Gautreau that the 2019 property tax request for roll 03325006 in the amount of \$2,464.99 be waived.

Carried

In Favour:

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

Opposed:

Councillor McKylor

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1-19-07-09-25 (J-3)

Division 8 – Subdivision Item – Creation of Two R-1 Parcels

File: PL20190033 (06713016)

MOVED by Councillor Wright that the applicant be allowed to address Council on item J-3.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Councillor Henn

The applicants, Stephanie and Brandon D'Hondt, proceed to address Council on the proposed conditions of approval for subdivision application PL20190033.

MOVED by Councillor Wright that condition 5, payments and levies, be amended to read as follows:

The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.

- a) From the total gross acreage of the Lands of Lot 1 to be subdivided as shown on the Plan of Survey;
- b) Payment of the transportation off-site levy shall be deferred on the remainder parcel.

Carried

In Favour:

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

Opposed:

Councillor Hanson

MOVED by Councillor Wright that Subdivision Application PL20190033 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a \pm 3.14 acre parcel (Lot 1) with a \pm 3.00 acre remainder from Lot 8, Plan 9212319, within SE-13-26-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Bearspaw Area Structure Plan;
 - 2) The subject lands hold the appropriate land use designation; and,
 - 3) The technical aspects of the subdivision proposal have been considered, and there are no technical limitations to the proposal.

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- 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 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.
 - a) The Owner is to dedicate, by Plan of Survey, a portion of land, up to 3.0 m width, for road widening along the eastern boundary of the remainder parcel resulting in a new road allowance width of 28.0 m, in accordance with the tentative plan.

Development Agreement – Site Improvements

- 2) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
 - a) Construction of stormwater management infrastructure in accordance with the Site-Specific Implementation Plan (Stormwater Solutions, March 15, 2019); and,
 - b) Construction of a packaged sewage treatment plant meeting Bureau de Normalisation du Quebec (BNQ) standards and that it be in accordance with the Level 3 PSTS Assessment (Groundwater information Technologies, March 8, 2019) for construction of a packaged sewage treatment plant meeting Bureau de Normalisation du Quebec (BNQ) standards.

Accessibility to a Road

- 3) The Owner shall construct a new paved approach on Big Sky Close in order to provide access to Lot 1.

Water Servicing

- 4) The Owner is 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:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
 - a) Documentation proving that water supply has been purchased for the proposed Lot 1;
 - b) Documentation proving that all necessary water infrastructure is installed.

Payments and Levies

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of the Lands of Lot 1 to be subdivided as shown on the Plan of Survey;
 - b) Payment of the transportation off-site levy shall be deferred on the remainder parcel.

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- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of One new Lot.

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, the Planning Department is directed to present the 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

The Chair called for a recess at 12:18 p.m. and called the meeting back to order at 1:33 p.m. with all previously mentioned members present with the exception of Councillor McKylor and Councillor Hanson.

1-19-07-09-29 (D-18)

Division 7 – Emergent Item – Time Extension – Council Motion – Compost Facility, Type II & Manure Storage Facility

File: PRDP20190505 (07320007)

Councillor McKylor returned to the meeting at 1:33 p.m.

Councillor Hanson returned to the meeting at 1:35 p.m.

MOVED by Councillor Henn that the applicant be allowed to address Council on item D-18.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Councillor Gautreau
Reeve Boehlke

Lindsey Cybulskie (Thorlakson Nature's Call Inc.) proceeded to address Council on the time extension request.

MOVED by Councillor Henn that the Motion Arising dated June 11, 2019 with respect to PRDP20190505 be amended to a completion date of December 11, 2019.

Carried

1-19-07-09-10 (D-5)

All Divisions – Response to Notice of Motion – Review and Disposal of Surplus County Land

File: N/A

The Chair called for a recess at 1:57 p.m. and called the meeting back to order at 2:00 p.m. with all previously mentioned members present.

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MOVED by Councillor McKylor that Administration be directed to prepare for Council's consideration a complete list of fee-simple lands owned by Rocky View County with their associated use and whether they are deemed surplus to be brought back to Council by November 26, 2019.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-07-09-24 (J-2)

**Division 5 – Subdivision Item – Industrial – Direct Control District 153 – Emcor Industrial Park
File: PL20180048 (03332002/003)**

MOVED by Deputy Reeve Schule that item J-2 be lifted from the table.

Carried

MOVED by Councillor Gautreau that the applicant be allowed to address Council on item J-2.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke

Rolly Ashdown and Marco Simonelli (Emcor Development Corporation) proceeded to address Council on the proposed conditions of approval for subdivision application PL20180048.

The Chair called for a recess at 2:11 p.m. and called the meeting back to order at 2:13 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that condition 13, municipal reserves, in Appendix 'A' be amended to read as follows:

The provision of Reserve in the amount of 10 percent of the area of Blocks 2 and 3, 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 Douglas Pollard, file 15-147-MDRV, dated November 12, 2015, pursuant to Section 666(3) of the *Municipal Government Act*.

Carried

The Chair called for a recess at 2:15 p.m. and called the meeting back to order at 2:21 p.m. with all previously mentioned members present with the exception of Deputy Reeve Schule.

MOVED by Councillor Gautreau that Subdivision Application PL20180048 be approved with the conditions noted in Appendix 'A' as amended:

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- A. That the application to create 56 parcels ranging in size from ± 1.26 acres to ± 1.38 acres, 1 parcel ± 8.33 acres in size, with a ± 77.73 acre remainder from portions of SW & NW-32-23-28-W4M has 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, it is recommended that the application be 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*, that the application 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.

Development Agreement

- 2) The Owner shall enter into a Development Agreement for provision of the following infrastructure and improvements (further details are provided in the various sections below):
 - a) Construction of a 2.0 metre-wide asphalt pathway fronting Range Road 285, north of 61 Avenue to the northern boundary of the Emcor Business Park, inclusive of connection to the existing storm water management pond maintenance road;
 - b) Implementation of the recommendations of a Construction Management Plan;

Transportation and Access

- 3) The Owner shall provide an updated Traffic Impact Assessment to confirm the recommendations of the previously provided Traffic Impact Assessment (Watt Consulting, June 2016) and providing recommendation for any additional infrastructure necessary to support the Phase 1B subdivision.
 - a) If the recommendations of the Traffic Impact Assessment identify improvements, then a Development Agreement and/or Special Improvements Development Agreement shall be entered into, addressing the design and construction of the required improvements.
- 4) The Owner shall enter into a Special Improvements Development Agreement for the construction of off-site transportation infrastructure at Highway 560 and Range Road 285 in accordance with the recommendations of the final approved TIA and the interim improvement identified in the Glenmore Trail East Functional Planning Study (Parsons/ISL, July 2018), to the satisfaction of Rocky View County and Alberta Transportation, or;

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-
- 5) Enter into a Cost Contribution Agreement with the County for their proportional share of costs of the improvement, or alternatively, pay the County the relevant cost recoveries plus applicable interest owed for the improvements to the intersection of RR 285/Highway 560, in accordance with the applicable Infrastructure Cost Recovery Agreement.

Fees and Levies

- 6) 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 gross acreage of the Lands to be subdivided in Block 2 and Block 3 as shown on the Plan of Survey.
- 7) The Owner shall pay the Storm Water Off-Site Levy in accordance with Bylaw C-7535-2015 prior to endorsement. The County shall calculate the total amount owing:
 - a) from the gross acreage of the Lands to be subdivided in Block 2 and Block 3 as shown on the Plan of Survey.
- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 38 new Lots.
- 9) The County shall enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will also provide benefit to other lands.

Association Information

- 10) The Owner shall legally establish a Lot Owner's Association (LOA), and 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 Lot Owner's Association;
 - a) The LOA Agreement shall specify the future obligations of the Lot Owner's Association for implementation of the Building and Development Architectural Controls, maintenance of the pathways, and the management of Solid Waste.
- 11) The Owner shall prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
- 12) 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 Building and Development Architectural Controls, which require several items as listed in Section 3 of the Conceptual Scheme.

Municipal Reserve

- 13) The provision of Reserve in the amount of 10 percent of the area of Blocks 2 and 3, 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 Douglas Pollard, file 15-147-MDRV, dated November 12, 2015, pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

- 14) 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*.

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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: Deputy Reeve Schule

Deputy Reeve Schule returned to the meeting at 2:22 p.m.

1-19-07-09-11 (D-6)

Divisions 4 to 7 – Response to Notice of Motion – Live/Work Land Use District

File: N/A

MOVED by Councillor Gautreau that Administration be directed to add the Live-Work Land Use District to the Land Use Bylaw as per Attachment 'A'.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

1-19-07-09-12 (D-7)

All Divisions – Family and Community Support Services Policy C-131

File: N/A

MOVED by Councillor Henn that Policy C-131, Family and Community Support Services, be rescinded.

Carried

1-19-07-09-13 (D-8)

All Divisions – Right to Farm Policy C-508

File: 6000-100

MOVED by Councillor Hanson that Right to Farm Policy C-508 be approved as per Attachment 'A'.

Carried

1-19-07-09-14 (D-9)

All Divisions – Agricultural Pest and Nuisance Awareness, Enforcement, and Control Policy C-502

File: 6000-100

MOVED by Councillor Henn that Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy C-502 be rescinded.

Carried

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1-19-07-09-15 (D-10)

All Divisions – Road Stabilization and Surfacing Policy C-422

File: 4050-100/4050-200

MOVED by Deputy Reeve Schule that item D-10 be tabled.

Lost

In Favour:

Councillor Kamachi
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor McKylor
Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

MOVED by Councillor Hanson that Road Stabilization and Surfacing Policy C-422 be rescinded.

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

1-19-07-09-16 (D-11)

All Divisions – Seeding of Municipal Roadsides, Borrow Areas, and Reclamation Sites Policy C-414

File: 4050-100

MOVED by Councillor McKylor that Seeding of Municipal Roadsides, Borrow Areas, and Reclamation Sites Policy C-414 be rescinded.

Carried

1-19-07-09-17 (D-12)

All Divisions – Installation and Operation of Street Lighting Policy C-417

File: 4050-100

MOVED by Deputy Reeve Schule that Installation and Operation of Street Lighting Policy C-417 be amended as per Attachment 'A'.

Carried

1-19-07-09-18 (D-13)

All Divisions – Roadside Memorials Policy C-457

File: 4050-100

MOVED by Councillor Gautreau that Roadside Memorials Policy C-457 be amended as per Attachment 'A'.

Carried

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1-19-07-09-19 (D-14)

All Divisions – Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319 and Inspection, and Maintenance of County Lands Policy C-320

File: 6030-400

MOVED by Councillor Hanson that Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319 and Inspection and Maintenance of County Lands Policy C-320 be rescinded.

Carried

The Chair called for a recess at 3:10 p.m. and called the meeting back to order at 3:15 p.m. with all previously mentioned members present.

1-19-07-09-26 (K-1)

All Divisions – Confidential In Camera Item – Regional Updates

File: RVC2019-19

1-19-07-09-27 (K-2)

All Divisions – Confidential In Camera Item – Land Acquisition

File: RVC2019-18

MOVED by Deputy Reeve Schule Council move in camera at 3:16 p.m. to consider the confidential item “Regional Updates” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried

MOVED by Councillor Hanson that Council move in camera at 3:16 p.m. to consider the confidential item “Land Acquisition” 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 economic and other interests of a public body

Carried

Council held the in camera session for confidential item K-1 and 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
G. Kaiser, Executive Director, Community and Business
R. Barss, A/Executive Director, Community Development Services
S. Jewison, A/Executive Director, Operations
A. Zaluski, Manager, Intergovernmental Affairs
T. Cochran, Manager, Recreation, Parks, and Community Support

MOVED by Councillor McKylor that Council move out of in camera at 3:51 p.m.

Carried

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MOVED by Councillor McKylor that Administration be directed to investigate the land purchase as discussed in camera.

Carried

1-19-07-09-20 (D-15)

All Divisions – Board and Committee Appointments

File: N/A

MOVED by Deputy Reeve Schule that Councillor Gautreau be appointed as the Vice Chair of the Governance and Priorities Committee for a term to expire at the 2019 Organizational Meeting.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that Councillor Gautreau be appointed as the alternate Councillor on the Subdivision and Development Appeal Board / Enforcement Appeal Committee for a term to expire at the 2019 Organizational Meeting.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that Councillor McKylor be appointed to the Spray Lake Sawmill Recreation Parks Society Board for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

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MOVED by Councillor Gautreau that Councillor Henn be appointed to the Bears paw Glendale Recreation District Board for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that Councillor McKylor be appointed to the Ranch Lands Recreation District Board for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Councillor Kamachi be appointed to the Rocky View West Recreation District Board for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion;

AND THAT Councillor McKylor be appointed to the Rocky View West Recreation District Board as an alternate for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that Councillor McKylor and Councillor Henn be appointed to the Cochrane Ag Lands Advisory Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

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MOVED by Councillor Gautreau that Reeve Boehlke be appointed to the MD of Bighorn ICF/IDP Committee Review for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that Reeve Boehlke and Councillor Gautreau be appointed to the Cochrane Intermunicipal Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-07-09-21 (D-16)

All Divisions – Electoral Boundary & Governance Review

File: 0194

MOVED by Councillor Hanson that Electoral Boundary Review Policy as shown in Attachment 'A' be amended as follows:

Re-number section 5(6) to section 5(10);

Re-number section 5(7) to section 5(6);

Re-number section 5(10) to section 5(7);

Lost

In Favour:

Councillor Hanson

Opposed:

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

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MOVED by Councillor Wright that the Electoral Boundary Review Policy be approved as per Attachment 'A'.

Carried

In Favour:

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

Opposed:

Councillor Henn

MOVED by Councillor Hanson that Administration be directed to prepare a budget adjustment for Council's consideration on or before September 30, 2019 for an independent consultant to conduct both an electoral boundary review and governance structure review.

Carried

In Favour:

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

Opposed:

Councillor Gautreau

1-19-07-09-22 (D-17)

All Divisions – List of Electors (Voter List)

File: 0205

MOVED by Deputy Reeve Schule that Rocky View County not proceed with the creation of a voter list.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-07-09-03 (C-1)

Division 9 – Bylaw C-7869-2019 – Redesignation Item – Residential Two District to Residential One District

File: PL20170012 (06826041/042)

MOVED by Councillor Kissel that the previous tabling motion for redesignation application PL20170012 be rescinded.

Carried

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MAIN MOTION:

MOVED by Councillor Kissel that redesignation application PL20170012 be tabled and the applicant be directed to prepare a limited-scope Conceptual Scheme that addresses:

- 1) Lot configuration and developability;
- 2) Transportation network, connections and off-site impacts;
- 3) Storm water treatment; and
- 4) Servicing.

For the area identified in Attachment 'A'.

AMENDMENT TO THE MAIN MOTION:

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

THAT redesignation application PL20170012 be tabled and the applicant be directed to prepare a limited-scope Conceptual Scheme that addresses:

- 1) Lot configuration and developability;
- 2) Transportation network, connections and off-site impacts;
- 3) Storm water treatment;
- 4) Servicing; and
- 5) **Municipal reserves greenspace and intercommunity connectivity**

For the area identified in Attachment 'A'.

AMENDMENT TO THE AMENDMENT TO THE MAIN MOTION:

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

THAT redesignation application PL20170012 be tabled and the applicant be directed to prepare a limited-scope Conceptual Scheme that addresses:

- 1) Lot configuration and developability;
- 2) Transportation network, connections and off-site impacts;
- 3) Storm water treatment;
- 4) Servicing;
- 5) **Municipal reserves greenspace and intercommunity connectivity**

For the area identified in Attachment 'A'.

The Chair called for a vote on the amendment to the amendment to the main motion.

Carried

In Favour:

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

Opposed:

Deputy Reeve Schule
Councillor Hanson

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

Carried

In Favour:

Councillor Kamachi
Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

Opposed:

Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Kissel that redesignation application PL20170012 be tabled and the applicant be directed to prepare a limited-scope Conceptual Scheme that addresses:

- 1) Lot configuration and developability;
- 2) Transportation network, connections and off-site impacts;
- 3) Storm water treatment;
- 4) Servicing; and
- 5) Municipal reserves intercommunity connectivity

For the area identified in Attachment 'A'.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Kissel that Bylaw C-7869-2019 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that Bylaw C-7869-2019 be considered for third reading.

Lost

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

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

Carried

1-19-07-09-30 (G)

All Divisions – Councillor Reports

File: N/A

MOVED by Councillor Wright that Administration be directed to look into and respond to the following concerns raised by Councillor Wright:

- 1) Size of local traffic only signs along Burma Road; and
- 2) Drainage issue addressed by the email provided to Mr. Jewison

Carried

1-19-07-09-28 (K-3)

All Divisions – Confidential In Camera Item – Personnel Matter

File: RVC2019-14

MOVED by Councillor Henn that Council move in camera at 5:09 p.m. to consider the confidential item “Personnel Matter” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – Confidential Evaluations
- Section 24 – Advice from officials

Carried

Council held the in camera session for confidential item K-3 without any additional persons in attendance.

MOVED by Councillor Henn that Council move out of in camera at 5:36 p.m.

Carried

MOVED by Deputy Reeve Schule that the CAO Bylaw be amended as agreed-to in camera.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Schule that the CAO contract be amended as discussed in camera.

Carried

In Favour:

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

Opposed:

Councillor Wright
Councillor Kissel

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Adjournment

MOVED by Deputy Reeve Schule that the July 9, 2019 Council meeting be adjourned at 5:41 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate