

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 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 November 26, 2019 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 4	Deputy Reeve A. Schule
Division 1	Councillor M. Kamachi (left at 4:15 p.m.)
Division 2	Councillor K. McKylor (left at 4:15 p.m.)
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 (arrived at 9:01 a.m.)

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- D. Hafichuk, A/Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- T. Cochran, Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Hulsman, Manager, Transportation Services
- A. Zaluski, Manager, Intergovernmental Affairs
- M. Wilson, Manager, Planning and Development Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- S. Racz, Manager, Operational Services
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- S. MacLean, Planning Supervisor, Planning and Development Services
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- I. Smith, Parks Development Coordinator, Transportation Services Maintenance
- S. de Caen, Community Services Coordinator, Recreation, Parks & Community Support
- S. Kunz, Senior Planner, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- L. Mrozek, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- C. Lombardo, Development Officer, Planning and Development Services

Call to Order

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

1-19-11-26-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the November 26, 2019 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Kissel

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 2

1-19-11-26-02

Approval of Minutes

MOVED by Councillor Henn that the October 22, 2019 Organizational meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

MOVED by Councillor McKylor that the October 22, 2019 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

MOVED by Councillor Henn that the November 4, 2019 Special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

MOVED by Councillor McKylor that the November 18, 2019 Special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

Councillor Kissel arrived to the meeting at 9:01 a.m.

1-19-11-26-27 (E-1)

All Divisions – Further Consideration of Bylaw C-7952-2019 - Amendment to the Appeal and Review Panel

Bylaw

File: N/A

MOVED by Councillor Gautreau that Bylaw C-7952-2019 be given third and final reading.

Carried

MOVED by Councillor Gautreau that Councillor Henn be appointed as Chair of the Subdivision and Development Appeal Board and the Enforcement Appeal Committee for a one year term to expire at the October, 2020 organizational meeting.

Carried

1-19-11-26-03 (B-1)

All Divisions – Financial Statements and Summaries to September 30, 2019

File: 0695

MOVED by Councillor Gautreau that the financial statements and summaries to September 30, 2019, be received for information.

Carried

1-19-11-26-09 (D-1)

All Divisions – Electoral Boundary & Governance Review Project – Budget Request

File: 0194

MOVED by Deputy Reeve Schule that a budget adjustment of \$100,000 for the Electoral Boundary and Governance Structure Review be approved as per Attachment 'A'.

Carried

1-19-11-26-10 (D-2)

All Divisions – Review and Disposal of Surplus Fee Simple County Land

File: N/A

MOVED by Councillor Kissel that the list of County-owned fee simple lands be received as information.

Carried

MOVED by Councillor Kissel that Administration be directed to continue to prepare annual work plans, for Council's consideration and approval, that identify surplus lands for disposal and include recommendations on the use of sale proceeds.

Carried

1-19-11-26-11 (D-3)

All Divisions – Disbursements Policy C-205

File: N/A

MOVED by Deputy Reeve Schule that the Disbursements Policy C-205 be rescinded.

Carried

1-19-11-26-12 (D-4)

All Divisions – Tangible Capital Assets Policy C-216

File: N/A

MOVED by Councillor Hanson that the Tangible Capital Assets Policy C-216 be rescinded.

Carried

1-19-11-26-13 (D-5)

All Divisions – Late Tax Payment Penalty Cancellation Policy C-204

File: N/A

MOVED by Councillor Hanson that Policy C-204 be amended to swap the order of policy statement number 5 and 7.

Defeated

MOVED by Councillor McKylor that the Late Tax Payment Penalty Cancellation Policy C-204 be amended as per Attachment 'A'.

Carried

1-19-11-26-14 (D-6)

All Divisions – Community Recreation Funding Policy C-317

File: N/A

TABLING MOTION:

MOVED by Councillor Wright that item D-6 be tabled until after the public hearings.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

1-19-11-26-04 (C-1)

**Division 3 – Bylaw C-7935-2019 – Redesignation Item – Site-Specific Amendment to DC-13
File: PL20190067 (04606165)**

MOVED by Councillor Hanson that the public hearing for item C-1 be opened at 10:09 a.m.

Carried

Person(s) who presented: Betty Dyck (Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Hanson that the public hearing for item C-1 be closed at 10:14 a.m.

Carried

MOVED by Councillor Hanson that Bylaw C-7935-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7935-2019 be given third and final reading.

Carried

1-19-11-26-05 (C-2)

**Division 4 – Bylaw C-7934-2019 – Redesignation Item – Farmstead District to Residential One District
File: PL20190108 (03232002)**

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:15 a.m.

Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)

Person(s) who spoke in favour: Greneed Panag

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 10:27 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7934-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7934-2019 be given third and final reading.

Carried

1-19-11-26-14 (D-6)

All Divisions – Community Recreation Funding Policy C-317

File: N/A

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Wright that item D-6 be lifted from the table.

Carried

MOVED by Councillor Wright that Policy C-317 be amended as follows:

- replace the proposed new definition of “facility” with the original definition of “facility”; and
- Replace the proposed new definition of “regional facility” with the original definition of “regional facility”

Defeated

MOVED by Deputy Reeve Schule that the amended Community Recreation Funding Policy C-317 be approved as per Attachment ‘A’.

Carried

1-19-11-26-15 (D-7)

All Divisions – Utility Placement within Municipal Road Allowance Policy C-436

File: N/A

MOVED by Councillor Gautreau that the Utility Placement within Municipal Road Allowances Policy C-436 be amended as per Attachment ‘A’.

Carried

1-19-11-26-16 (D-8)

All Divisions – Flood Response Policy C-454

File: N/A

MOVED by Councillor Gautreau that the Flood Response Policy C-454 be amended as per Attachment ‘A’.

Carried

1-19-11-26-17 (D-9)

All Divisions – Capital Priorities Policy C-460

File: 2000-450

MOVED by Councillor Kissel that Capital Priorities Policy C-460 be tabled until an Administrative Policy is in place.

Carried

1-19-11-26-18 (D-10)

All Divisions – Storm Drainage Improvements Policy C-459

File: 2000-450

MOVED by Councillor Hanson that Storm Drainage Improvements Policy C-459 be tabled until an Administrative Policy is in place.

Carried

1-19-11-26-19 (D-11)

**All Divisions – Response to Notice of Motion – Bylaw C-6034-2005 Mountain Ridge Place Waterline
File: N/A**

MAIN MOTION:

MOVED by Councillor Kissel that Administration be directed to continue to subject all future connections to the Mountain Ridge waterline to the provisions found within the *Municipal Government Act*.

AMENDING MOTION:

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

THAT Administration be directed to continue to subject all future connections to the Mountain Ridge waterline to the provisions found within the *Municipal Government Act*.

Defeated

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor Kissel that Administration be directed to continue to subject all future connections to the Mountain Ridge waterline to the provisions found within the *Municipal Government Act*.

Carried

MOTION ARISING:

MOVED by Councillor Kissel that Administration be directed to write a letter to the residents of Mountain Ridge Place to clarify the terms of the local improvement tax.

Carried

1-19-11-26-20 (D-12)

**All Divisions – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County
File: N/A**

MAIN MOTION:

MOVED by Councillor Wright that Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying certain roads in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours;

AND THAT this matter be referred to Administration for a report no later than February 15, 2020.

TABLING MOTION:

MOVED by Councillor Wright that the main motion be tabled.

Carried

1-19-11-26-21 (D-13)

**All Divisions – Consideration of Motion – Councillor Wright and Councillor Hanson – Recommendation to RMA to Endorse A Letter Writing Campaign Regarding the Creation of Extended Producer Responsibility (EPR) Paper and Packaging Program
File: N/A**

1-19-11-26-22 (D-14)

All Divisions – Quarterly Report – Agricultural and Environmental Services

File: N/A

MOVED by Councillor Henn that the Agricultural and Environmental Services Quarterly report be received for information.

Carried

1-19-11-26-51 (K-2)

All Divisions – Closed Session – Confidential Item – Personnel Matter

File: RVC2019-26

MOVED by Deputy Reeve Schule that Council move into closed session at 12:05 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 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

Carried

Council held the closed session for confidential item K-2 with no additional people in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 1:30 p.m.

Carried

1-19-11-26-06 (C-3)

All Divisions – Bylaw C-7860-2019 – Proposed Public Notification Bylaw

File: N/A

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 1:35 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Janet Ballantyne
Dennis Merrell, Executive Director, Alberta Weekly Newspaper Association
Murray Elliot, Vice President, Great West Newspapers

MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 2:01 p.m.

Carried

MOVED by Councillor Gautreau that Public Notification Bylaw C-7860-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Public Notification Bylaw C-7860-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

1-19-11-26-07 (C-4)

**Division 2 – Bylaw C-7863-2019 and Bylaw C-7864-2019 – Conceptual Scheme and Redesignation Item --
New County Residential Community – River Edge Conceptual Scheme and Ranch and Farm District to Direct
Control District**

File: PL20170170/ PL20170171 (04717004/04717005)

MOVED by Councillor McKylor that the public hearing for item C-4 be opened at 2:02 p.m.

Carried

Person(s) who presented: Robert Price, Price Boychuk & Jackson Corp. (Applicant)
Lyndon Boychuk, Price Boychuk & Jackson Corp. (Applicant)

Person(s) who spoke in favour: Bob Williams, General Manager, Calalta Waterworks

Person(s) who spoke in opposition: Jared Claire Temple-Oberle, and on behalf of Jim Ona, Chris Guta, and
Fred Harris
Nicole Harris, and on behalf of Jillian Thurlow, Eriko Kaposci-Kiss, and
Joseph Donald Richardson
Jill Ferrell

The Chair called for a recess at 2:50 p.m. and called the meeting back to order at 2:57 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Robert Price, Price Boychuk & Jackson Corp. (Applicant)
Art Price, Price Boychuk & Jackson Corp. (Applicant)

MOVED by Councillor McKylor that the public hearing for item C-4 be closed at 3:10 p.m.

Carried

MOVED by Councillor McKylor that Council set aside policy 9 of Policy 449 and policies 3 and 4 of Policy 430.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be amended in accordance with Appendix 'C'.

Carried

MOVED by Councillor Henn that Bylaw C-7863-2019 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be given third and final reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7864-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7864-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

1-19-11-26-08 (C-5)

Division 1 – Bylaw C-7920-2019 – Redesignation Item – Agricultural Holdings District to Residential One District and Residential Three District
File: PL20190034 (03901003)

MOVED by Councillor Kamachi that the public hearing for item C-5 be opened at 3:18 p.m.

Carried

Person(s) who presented: Stanislav Anguelov (Applicant)
Van Ridout, Western Water Resources Inc.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Van Ridout, Western Water Resources Inc.

MOVED by Councillor Kamachi that the public hearing for item C-5 be closed at 3:38 p.m.

Carried

MOVED by Councillor Kamachi that Bylaw C-7920-2019 be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7920-2019 be given third and final reading.

Carried

1-19-11-26-28 (E-2)

All Divisions – Bylaw C-7967-2019 and Bylaw C-7968-2019 – Municipal Planning Commission
File: N/A

MOVED by Councillor Gautreau that section 4 of Bylaw C-7967-2019 be amended as follows:

When acting as the Development Authority, the Municipal Planning Commission exercises the requisite development powers and duties under the *Municipal Government Act* and its applicable regulations.
Permitted uses where there is no proposed variance will be administered by Administration whenever possible.

Carried

MOVED by Councillor Gautreau that Bylaw C-7967-2019 be given first reading as amended.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7967-2019 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7967-2019 be considered for third reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-7967-2019 be given third and final reading as amended.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 10

MOVED by Councillor Hanson that Administration be directed to bring forward an amendment to the Board and Committee Remuneration Policy C-221 to include remuneration for the Municipal Planning Commission.

Carried

MOVED by Councillor Gautreau that Bylaw C-7968-2019 be given first reading.

Carried

The Chair called for a recess at 4:15 p.m. and called the meeting back to order at 4:20 p.m. with all previously mentioned members present with the exception of Councillor Kamachi and Councillor McKylor.

1-19-11-26-20 (D-12)

All Divisions – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County

File: N/A

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Wright that the main motion be lifted from the table.

Carried

Absent: Councillor Kamachi
Councillor McKylor

MAIN MOTION:

MOVED by Councillor Wright that Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying certain roads in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours;

AND THAT this matter be referred to Administration for a report no later than February 15, 2020.

MOTION TO TABLE:

MOVED by Councillor Wright that the main motion be tabled until later in the meeting.

Carried

Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-47 (J-1)

Division 7 – Subdivision Item – Residential Subdivision

File: PL20190095

MOVED by Councillor Henn that Subdivision Application PL20190095 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 0.87 hectare (± 2.14 acre) parcel with a ± 1.10 hectare (± 2.71 acre) remainder at Lot 4, Block 11, Plan 0711329 within SE-12-26-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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:

Survey Plans

- 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 approach from Valley View Road to a mutual standard in order to provide access to Lot 2.

Site Servicing

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
- a) In accordance with the Level 2 PSTS report prepared by Sedulous Engineering Inc. (December, 2018) for the construction of a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standard for treatment; and
 - b) In accordance with the Conceptual Level Site-Specific Stormwater Water Management Plan, prepared by Sedulous Engineering Inc. (December, 2018) for the construction of a rear yard ponding and infiltration system.
- 4) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for Lots 1 and 2, indicating:
- a) Requirements for future Lots Owners to connect to County piped wastewater and stormwater systems at their cost when such services becomes available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 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; and

-
- c) Documentation proving that water supply infrastructure requirements including servicing to the property has been installed or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Utilities

- 6) The Owner is to register any required easements and right-of-way plans to the satisfaction of ACTO Gas.

Payments and Levies

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

Taxes

- 8) 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 Kamachi
Councillor McKylor

1-19-11-26-48 (J-2)

Division 6 – Subdivision Item – Agricultural Business Parcel

File: PL20190096

MOVED by Deputy Reeve Schule that Subdivision Application PL20190096 be approved with the conditions noted in Appendix 'B':

- A. That the application to create a ± 4.05 hectare (± 10.00 acre) parcel with a ± 58.83 hectare (± 145.38 acre) remainder within a portion of SW-14-28-25-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 the County 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. That 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.

Transportation and Access

- 2) The Owner shall enter into a Development Agreement for all off-site transportation infrastructure required for the development, including the following:
 - a) Upgrade of Bircham Road to a Regional Transitional Paved Road, from Highway 9 to the site access location to Lot 1, including:
 - i) Appropriate signage;
 - ii) Dedication of necessary easements and rights-of-way;
 - iii) Implementation of the recommendation of the geotechnical report;
 - iv) Implementation of the recommendations of the ESC Plan; and
 - v) Implementation of the recommendations of the Construction Management Plan.
 - b) Construction of a new industrial/commercial standard approach to Lot 1, in accordance with the County's Servicing Standards, and located a minimum of 150 metres from the intersection of Bircham Road and Highway 9;
 - c) All intersection improvements required at the site access points; and
 - d) Dedication of necessary easements and rights-of-way for utility line assignments.

Fees and Levies

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) lot.

Taxes

- 4) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the 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 Kamachi
Councillor McKylor

1-19-11-26-49 (J-3)

Division 7 – Subdivision Item – Agriculture Subdivision – Ranch and Farm Three District

File: PL20190078

MOVED by Councillor Henn that Subdivision Application PL20190078 be approved with the conditions noted in Appendix 'B':

- A. The application to create a \pm 13.35 hectare (\pm 33.0 acre) parcel (Lot 1) with a \pm 43.32 hectare (\pm 107.06 acre) remainder (Lot 2) at SW-35-26-02 W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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:

Survey Plans

- 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 mutual gravel approach on Range Road 22 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Municipal Reserves

- 3) The provision of Reserve in the amount of 10% 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 (Weleschuk Associates Ltd., file 19-2231, dated July 25, 2019) pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) Reserve for Lot 2 is to be deferred by Caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Payments and Levies

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

Taxes

- 5) 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 Kamachi
Councillor McKylor

1-19-11-26-36 (E-10)

Division 8 – Consideration of First Reading of Bylaw C-7951-2019 – Redesignation Item – Residential Redesignation

File: PL20190107 (06712023)

MOVED by Councillor Wright that Bylaw C-7951-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-23 (D-15)

All Divisions – Quarterly Report – Operational Services

File: N/A

MOVED by Councillor Kissel that the Operational Services Quarterly report be received for information.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-24 (D-16)

All Divisions – Quarterly Report – Planning and Development Services

File: N/A

MOVED by Councillor Wright that the Planning and Development Services Quarterly report be received for information.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 16

1-19-11-26-29 (E-3)

All Divisions – Bylaw C-7866-2019 – Fire Services Bylaw and Level of Service Policy

File: N/A

MOVED by Deputy Reeve Schule that item E-3 be tabled until the December 10, 2019 Council meeting.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-30 (E-4)

Division 4 – Consideration of First Reading of Bylaw C-7945-2019 – Redesignation Item – Amendment to Direct Control Bylaw (DC-2)

File: PL20190111 (03223312)

MOVED by Deputy Reeve Schule that Bylaw C-7945-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-31 (E-5)

Division 5 – Consideration of First Reading of Bylaw C-7946-2019 – Redesignation Item – Residential Redesignation

File: PL20190128 (05333004)

MOVED by Councillor Gautreau that Bylaw C-7946-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-32 (E-6)

Division 8 – Consideration of First Reading of Bylaw C-7947-2019 – Conceptual Scheme Item – Rich Hill

File: PL20180089 (06713006)

1-19-11-26-33 (E-7)

Division 8 – Consideration of First Reading of Bylaw C-7948-2019 – Redesignation Item – Residential Two District to Residential One District

File: PL20180090 (06713006)

MOVED by Councillor Wright that Bylaw C-7947-2019 be given first reading;

AND THAT Bylaw C-7948-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 17

1-19-11-26-34 (E-8)

Division 9 – Consideration of First Reading of Bylaw C-7949-2019 – Redesignation Item – Site-Specific Direct Control District Amendment
File: PL20190133 (07802005)

MOVED by Councillor Kissel that Bylaw C-7949-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-35 (E-9)

Division 9 – Consideration of First Reading of Bylaw C-7950-2019 – Redesignation Item – Residential Two District to Agricultural Holdings District
File: PL20190118 (08922001)

MOVED by Councillor Kissel that Bylaw C-7950-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-37 (E-11)

Division 5 – Consideration of First Reading of Bylaw C-7953-2019 – Redesignation Item – Residential Redesignation
File: PL20190092 (05333083)

MOVED by Councillor Gautreau that Bylaw C-7953-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-38 (E-12)

Division 6 – Consideration of First Reading of Bylaw C-7944-2019 – Redesignation Item – Agricultural Redesignation
File: PL20180029 (06228005)

MOVED by Deputy Reeve Schule that Bylaw C-7944-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-39 (E-13)

Division 6 – Consideration of First Reading of Bylaw C-7954-2019 – Redesignation Item – Residential Redesignation
File: PL20190139 (06713007/06713071/06713072)

MOVED by Councillor Wright that Bylaw C-7954-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-40 (E-14)

Division 5 – Consideration of First Reading of Bylaw C-7957-2019 – Conceptual Scheme Item – Commercial Appendix to Approved Conceptual Scheme – South Conrich
File: PL20190153 (04329003)

1-19-11-26-41 (E-15)

Division 5 – Consideration of First Reading of Bylaw C-7959-2019 – Redesignation Item – Commercial Redesignation
File: PL20190021 (04329003)

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given first reading; and

AND THAT Bylaw C-7959-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-42 (E-16)

Division 9 – Consideration of First Reading of Bylaw C-7807-2018 – Conceptual Scheme Item – Conceptual Scheme Amendment – Cottage Club Ghost Lake
File: PL20180059 (10013010)

1-19-11-26-43 (E-17)

Division 9 – Consideration of First Reading of Bylaw C-7808-2018 – Direct Control Bylaw Amendment
File: PL20180060 (10013010)

MOVED by Councillor Kissel that Bylaw C-7807-2018 be given first reading;

AND THAT Bylaw C-7808-2018 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-44 (E-18)

Division 9 – Consideration of First Reading of Bylaw C-7848-2018 – Redesignation Item – Agricultural Redesignation
File: PL20180102 (03325006)

MOVED by Councillor Kissel that Bylaw C-7848-2018 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-45 (E-19)

Division 5 – Consideration of First Reading of Bylaw C-7940-2019 – Redesignation Item – Institutional Redesignation
File: PL20180102 (03325006)

MOVED by Councillor Gautreau that Bylaw C-7940-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-46 (E-20)

Division 1 – Consideration of First Reading of Bylaw C-7960-2019 – Redesignation Item – Direct Control Bylaw Redesignation

File: PL20190157 (03913077)

MOVED by Councillor Hanson that Bylaw C-7960-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-20 (D-12)

All Divisions – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County

File: N/A

MAIN MOTION:

MOVED by Councillor Wright that Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying certain roads in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours;

AND THAT this matter be referred to Administration for a report no later than February 15, 2020.

AMENDING MOTION:

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

THAT Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying CERTAIN ROADS in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours;

AND THAT that this matter be referred to Administration for a report no later than ~~February~~ **March** 15, 2020.

Carried
Absent: Councillor Kamachi
Councillor McKylor

AMENDING MOTION:

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

THAT Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying CERTAIN ROADS in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours. **The certain roads are identified as follows:**

- Burma Rd (West of Rocky Ridge Rd)
- Weedon Trail
- Horse Creek Rd

AND THAT that this matter be referred to Administration for a report no later than March 15, 2020.

Carried

Absent: Councillor Kamachi
Councillor McKylor

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Wright that Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying CERTAIN ROADS in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours. The certain roads are identified as follows:

- Burma Rd
- Weedon Trail
- Horse Creek Rd

AND THAT that this matter be referred to Administration for a report no later than March 15, 2020.

Carried

Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

1-19-11-26-50 (K-1)

All Divisions – Closed Session – Confidential Item – Board and Committee Code of Conduct

File: RVC2019-25

MOVED by Deputy Reeve Schule that Council move into closed session at 5:14 p.m. to consider the confidential item “Board and Committee Code of Conduct” 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
Absent: Councillor Kamachi
Councillor McKylor

Council held the closed session for confidential 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
 C. Satink, Municipal Clerk, Municipal Clerk’s Office
 T. Andreasen, Deputy Municipal Clerk, Municipal Clerk’s Office
 K. Tuff, Appeals Coordinator, Municipal Clerk’s Office
 S. Hope, Policy Coordinator, Municipal Clerk’s Office

MOVED by Deputy Reeve Schule that Council move into open session at 5:48 p.m.

Carried
Absent: Councillor Kamachi
Councillor McKylor

MOVED by Councillor Gautreau that Council directs Administration to explore further the County joining a Joint Regional Assessment Review Board and report back to Council by February 11, 2019.

Carried
Absent: Councillor Kamachi
Councillor McKylor

MOVED by Councillor Gautreau that the requested remuneration for the Members’ November 6, 2019 meeting be refused.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 22

Adjournment

MOVED by Councillor Wright that the November 26, 2019 Council meeting be adjourned at 5:53 p.m.

Carried
Absent: Councillor Kamachi
Councillor McKylor



Reeve or Deputy Reeve



Chief Administrative Officer or Designate