

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 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 December 10, 2019 commencing at 9:03 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 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright (arrived at 9:08 a.m.)
	Division 9	Councillor C. Kissel (arrived at 9:07 a.m.)

Absent:	Division 3	Councillor K. Hanson
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, 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
- A. Zaluski, Manager, Intergovernmental Relations
- S. Hulsman, Manager, Transportation Services
- A. Zaluski, Manager, Intergovernmental Affairs
- B. Woods, Manager, Financial Services
- D. Hafichuk, Manager, Capital Project Management
- G. Nijjar, A/Manager, Recreation, Parks and Community Support
- J. Fleischer, Manager, Agricultural and Environmental Services
- M. Wilson, Manager, Planning and Development Services
- C. Morrice, Manager, Legal and Land Administration
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- A. Yurkowski, Supervisor, Capital Project Management
- S. MacLean, Planning Supervisor, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- B. Manshanden, Intergovernmental Affairs Coordinator, Intergovernmental Affairs
- S. Seroya, Strategy and Customer Service Analyst, Utility Services

Call to Order

The Chair called the meeting to order at 9:03 a.m. with all members present with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel.

1-19-12-10-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the December 10, 2019 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Wright
Councillor Kissel

1-19-12-10-02

Approval of Minutes

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

Carried
Absent: Councillor Wright
Councillor Kissel

1-19-12-10-03 (K-1)

All Divisions – Closed Session – Confidential Item – Aqueduct Update

File: RVC2019-27

MOVED by Councillor McKylor that Council move into closed session at 9:05 a.m. to consider the confidential item “Aqueduct Update” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried
Absent: Councillor Wright
Councillor Kissel

Councillor Wright arrived at the meeting during the closed session at 9:07 a.m. and Councillor Kissel arrived at the meeting during the closed session at 9:08 a.m.

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
 B. Riemann, Executive Director, Operations
 G. Kaiser, Executive Director, Community and Business
 T. Cochran, Executive Director, Community Development Services
 D. Hafichuk, Manager, Capital Projects Management
 S. Seroya, Strategy and Customer Service Analyst, Utility Services

Others: J. Huggett, J.R.Huggett Company Corp.

MOVED by Deputy Reeve Schule that Council move into open session at 10:09 a.m.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

MAIN MOTION:

MOVED by Deputy Reeve Schule that Administration be directed to work with Jonathan Huggett to retain him to work with staff resources to assemble all of the data required for a full cost accounting of water and wastewater services owned by the County and return to Council with a summary of that information during the first part of 2020.

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled until later in the meeting.

Carried

1-19-12-10-04 (C-1)

**Division 7 – Bylaw C-7938-2019 – Redesignation Item – Residential Two District to Residential One District
File: PL20190036 (06421007)**

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:13 a.m.

Carried

Person(s) who presented: Sunny Johal (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:34 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7938-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7938-2019 be given third and final reading.

Carried

1-19-12-10-05 (C-2)

**Division 4 – Bylaw C-7862-2019 – Redesignation Item – Site-Specific Direct Control District Amendment
File: PL20180149 (03214108)**

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:25 a.m.

Carried

Person(s) who presented: Kevin Nemrava, Axiom Geomatics (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:36 a.m.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

Page 4

MOVED by Deputy Reeve Schule that Bylaw C-7862-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7862-2019 be given third and final reading.

Carried

1-19-12-10-06 (C-3)

Division 4 – Bylaw C-7939-2019 – Redesignation Item – Site-Specific Direct Control District Amendment
File: PL20190101 (03222172)

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be opened at 10:37 a.m.

Carried

Person(s) who presented: Rob Patenaude (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be closed at 10:44 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7939-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7939-2019 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that the application fees for applications PL20180149 and PL20190101 be refunded to the applicants.

Defeated

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.

1-19-12-10-39 (J-1)

Division 4 – Subdivision Item – Agricultural Subdivision
File: PL20190074

MOVED by Deputy Reeve Schule that Subdivision Application PL20190074 be approved with the conditions noted in Appendix 'B':

- A. That the application to create a ≥ 8.10 hectare (≥ 20.01 acre) parcel with a ± 26.29 hectare (± 64.97 acre) remainder from a portion of NW-08-23-27-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. 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. 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.

Payments and Levies

2) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:

- a) The Transportation Off-Site Levy shall be applicable on 3.00 acres of Lot 1.
- b) The Transportation Off-Site Levy shall be deferred on Lot 2 (the remainder).

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

Municipal Reserve

4) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.033, dated July 13, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

- a) Reserves owing on Lot 2 shall be deferred by caveat.

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 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

1-19-12-10-40 (J-2)

Division 7 – Subdivision Item – Balzac East Area Structure Plan – Residential One District

File: PL20190070

MOVED by Councillor Henn condition 6 in Appendix 'B' be amended to read as follows:

The Owner shall have the option of constructing a new paved approach on Rainbow Road for each parcel or constructing a shared paved approach for Lots 2 and 3 and, only if necessary, upgrading the approach to Lot 1 to the County standard. If a mutual approach is constructed, the Owner shall:

- a) Provide an access right of way plan: and
- b) Prepare and register respective easements on each title, where required.

Carried

MOVED by Deputy Reeve Schule that the applicant be allowed to address the Subdivision Authority.

Carried

The applicant/owner Roy Clark proceeded to address Council on the proposed conditions of approval for subdivision application PL20190070.

MOVED by Councillor Henn that Subdivision Application PL20190070 be approved with the conditions noted in Appendix 'B' as amended:

- A. The application to create a ± 0.86 hectare (± 2.13 acre) parcel (Lot 1), a ± 0.97 hectare (± 2.40 acre) parcel (Lot 2), with a ± 0.87 hectare (± 2.15 acre) remainder at Lot 13, Block 1, Plan 9711209, NE-21-26-29-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The 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.

Development Agreement – Site Improvements

- 2) The Owner *shall* enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction and implementation of stormwater management facilities, including, but not limited to, storage facilities, site grading and overland drainage conveyances in accordance with the recommendations of the approved Stormwater Management Plan;
 - b) Obtain all necessary approvals from AEP for the loss of wetlands; and
 - c) Implementation of the recommendations of the ESC plan.
- 3) The Owner shall provide a Site Specific Stormwater Management Plan, in accordance with the stormwater *management* report (ISL Engineering – July, 2019) and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 4) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
- 5) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for all three parcels and shall include the following:
 - a) In accordance with the Level 4 PSTS Assessment prepared by ISL Engineering, dated June 4, 2019;
 - b) For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment,

Transportation and Access

- 6) The Owner shall have the option of constructing a new paved approach on Rainbow Road for each parcel or constructing a shared paved approach for Lots 2 and 3 and, only if necessary, upgrading the approach to Lot 1 to the County standard. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan: and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each *proposed* Lots 1 and 2, indicating:
 - a) Requirements for each future Lot Owner to connect to County wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;
- 8) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, for Lot(s) 1 and 2, as shown on the Approved Tentative Plan. This includes providing the following information:

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

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- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1 and 2;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2;
 - c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 9) The Owner shall remove and/or relocate those portions of the existing private sewage treatment system that are not wholly located within the boundaries of the remainder lot, in accordance with the approved Tentative Plan:
- a) Once removed and/or relocated, the Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing private sewage treatment systems are located within the boundaries of the remainder lot, in accordance with the most recent version of the Alberta Private Sewage Systems Standard of Practice.

Developability

- 10) The Owner is required to provide a Biophysical Impact Assessment (BIA) for the western depression area to assess whether area is identified as a wetland. If the BIA identifies the western depression areas to be a wetland, the BIA will provide recommendations for wetland impact mitigation and applicant/owner will be required to obtain approval from AEP under the Water Act.

Taxes

- 11) 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*.

Payments and Levies

- 12) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of two new lots.
- 13) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

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

1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

MAIN MOTION:

MOVED by Councillor Kissel that condition 5(b) in Appendix 'B' be amended as follows:

Construction of **four new single paved approaches and one mutual approach** as per the tentative plan in accordance with County's servicing standards; **In addition, the Owner shall:**

- a) **Provide an access right of way plan; and**
- b) **Prepare and register respective Access Easement Agreement on each title, where required.**

TABLING MOTION:

MOVED by Councillor Kissel that the main motion be tabled until after item J-4.

Carried

1-19-12-10-41 (J-4)

Division 7 – Subdivision Item – Subdivision Item – Boundary Adjustment

File: PL20190134

MOVED by Councillor Henn that Subdivision Application PL20190134 be approved with the conditions noted in Appendix 'B':

- A. The application to adjust the boundaries between Lot 1, Block 3, Plan 1411721, Lot 3, Block 3, Plan 1510949, and a portion of SW-12-26-29-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with 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.

Site Servicing

- 2) The Applicant/Owner shall enter into a Cost Contribution and Allocation Agreement and Customer Service Agreement for the re-distribution of servicing capacity to the two lots being consolidated by the boundary adjustment to the County's satisfaction.

Payments and Levies

- 3) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the 3.38 acres of Lot 2 as shown on the Plan of Survey.
- 4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the boundary adjustment for three lots.

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

1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

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

Carried

Councillor Kissel, with unanimous permission from Council, withdrew the tabled main motion.

MAIN MOTION:

MOVED by Councillor Kissel that condition 5(b) in Appendix 'B' be amended as follows:

Construction of **four new single paved approaches and one mutual approach** as per the tentative plan in accordance with County's servicing standards; **In addition, the Owner shall:**

- a) **Provide an access right of way plan; and**
- b) **Prepare and register respective Access Easement Agreement on each title, where required.**

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled until further discussion with the applicant.

Carried

1-19-12-10-33 (D-24)

All Divisions – Motion Arising Response – New Joint Development-Funded Area Structure Plan Along Highway 1
File: N/A

TABLING MOTION:

MOVED by Councillor Wright that item D-24 be tabled pending the outcome of the Municipal Development Plan.
Defeated

MOVED by Deputy Reeve Schule that Administration be directed to prepare a Terms of Reference for a proposed Highway 1 ASP, together with an associated budget adjustment, and return to Council for consideration within three months.

Carried

1-19-12-10-31 (D-22)

All Divisions – Motion Arising Response – New Area Structure Plan - Highway 8
File: N/A

TABLING MOTION:

MOVED by Councillor Wright that item D-22 be tabled pending the outcome of the Municipal Development Plan.

Defeated

MOVED by Councillor Gautreau that Administration, in consultation with the Highway 8 Developer Group, be directed to prepare a Terms of Reference and a budget for a developer-funded Highway 8 ASP and return to Council for consideration by February 11, 2020.

Carried

1-19-12-10-42 (K-2)

All Divisions – Closed Session – Confidential Item – Water and Wastewater Servicing at Cochrane Lakes
File: RVC2019-28

1-19-12-10-43 (K-3)

All Divisions – Closed Session – Confidential Item – Personnel Matter
File: RVC2019-26

MOVED by Deputy Reeve Schule that Council move into closed session at 12:02 p.m. to consider the following confidential items in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 – Water and Wastewater Servicing at Cochrane Lakes

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

K-3 – Personnel Matter

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

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

Rocky View County: A. Hoggan, Chief Administrative Officer
 K. Robinson, Executive Director, Corporate Services
 B. Riemann, Executive Director, Operations
 G. Kaiser, Executive Director, Community and Business
 T. Cochran, Executive Director, Community Development Services
 S. Seroya, Strategy and Customer Service Analyst, Utility Services

Council held the closed session for confidential item K-3 with no additional people in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 1:33 p.m.

Carried

MOVED by Deputy Reeve Schule that the Chief Administrative Officer contract be amended as per the discussion during the closed session.

Carried

1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

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

Carried

Councillor Kissel, with unanimous permission from Council, withdrew the tabled main motion.

MOVED by Councillor Kissel that Subdivision Application PL20190146 be approved with the conditions noted in Appendix 'B':

- A. The application to create three new business lots ranging from ± 2.79 acres to ± 4.15 acres with a ± 30.74 acre remainder on 07802003; to create a ± 3.34 acres internal subdivision road with a ± 39 acre remainder on 07902009 and a ± 56.8 acre remainder on 07802010, within Block 1& 2, Plan 9311233, SE 02-27-04-W05M, and SE 02-27-04-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

- 2) The Owner shall obtain a 30 m road right of way for the extension of Cook Road as per the approved Cochrane Lake Gas Co-op Master Site Development Plan and Tentative Plan.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of proposed Lot 3, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of 30 m (\pm 0.28 ha/ \pm 0.69 ac) road acquisition along the south boundary of proposed lot 3;
 - b) The purchase of land by the County for \$1;
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 3 that restricts the erection of any structures within 6 meters of a future road right-of-way, as shown on the approved Tentative Plan.

Development Agreement

- 5) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction of a Cook Road extension to the subject lands to a paved Industrial/Commercial (400.7) standard complete with cul-de-sac bulb and all necessary signage as shown on the Tentative Plan, in accordance with the County Servicing Standards;
 - b) Construction of six new paved approaches as per the tentative plan in accordance with County's servicing standards;
 - c) Removal and reclamation of the two existing approaches off Highway 567 in accordance with County's servicing standards;
 - d) Appropriate tie-in of the extension upgrades to Cook Road.
 - e) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
 - f) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
 - g) Installation of power, natural gas, telecommunication, and all other shallow utilities;
 - h) Dedication of necessary easements and rights-of-way for utility line assignments;
 - i) Mailboxes to be located in consultation with Canada Post Corporation;

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- j) Implementation of the recommendations of the approved Geotechnical Reports in support of the proposed development;
 - k) Implementation of the recommendations of the approved Erosion and Sedimentation Control Plan; and
 - l) Implementation of the recommendations of the approved Construction Management Plan.

Stormwater

- 6) The Owner shall provide a Site Specific Stormwater Management Plan, in accordance with the Conceptual Level Stormwater Management Report and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Site Construction

- 7) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation, and erosion control, construction waste management, evacuation plan, construction and management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Geotechnical Investigation;
 - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 8) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Municipal Reserve

- 9) The provision of Municipal Reserve for the proposed three new lots (Lots 1-3), as shown on the Plan of Survey, is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Weleschuk Associates Ltd., dated October 1, 2019, File No. 19-2235, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Municipal Reserves for the remainder of Block 1, Plan 9311233, SE 02-27-04-W05M, are to be deferred by Caveat, pursuant to Section 669 of the *Municipal Government Act*.

Others

- 10) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.

Payments and Levies

- 11) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the proposed three new lots (Lots 1-3) and the area being dedicated as road right-of-way (Cock Road extension) prior to entering into the Development Agreement, as shown on the Plan of Survey.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

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- 12) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 3 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*.

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

1-19-12-10-07 (C-4)

Division 6, 7, and 9 – Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan
File: PL20190083

MOVED by Councillor Kissel that the public hearing for item C-4 be opened at 1:37 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-4 be closed at 1:42 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7936-2019 be given second reading.

Carried

1-19-12-10-08 (C-5)

Division 9 – Bylaw C-7942-2019 – Conceptual Scheme Item – Camden Heights
File: PL20180113 (06826028)

1-19-12-10-09 (C-6)

Division 9 – Bylaw C-7679-2017 – Redesignation Item – Ranch and Farm District to Residential Two District
File: PL20170045 (06826028)

MOVED by Councillor Kissel that item C-6 be lifted from the table.

Carried

MOVED by Councillor Kissel that the public hearing for items C-5 and C-6 be opened concurrently at 1:44 p.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)

Person(s) who spoke in favour: None

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

Page 16

Person(s) who spoke in opposition: Christina Foster

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning (Applicant)
Chris Webber, Civil Engineering Solutions (Applicant)
Justin Barret, JCB Engineering (Applicant)

MOVED by Councillor Kissel that the public hearing for items C-5 and C-6 be closed at 2:07 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7942-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7942-2019 be given third and final reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7679-2017 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7679-2017 be given third and final reading.

Carried

1-19-12-10-17 (D-8)

Division 7 – West Balzac Preliminary Engineering Report

File: N/A

Jorie McKenzie with Sedulous Engineering presented the West Balzac Preliminary Engineering Report to Council.

MOVED by Councillor Henn that the West Balzac Preliminary Engineering Report be received as information.

Carried

1-19-12-10-10 (D-1)

All Divisions – Direction to Proceed with Specialized Municipality Status Process

File: N/A

MOVED by Deputy Reeve Schule that Administration be directed to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the *Municipal Government Act*.

Carried

MOVED by Councillor Henn that the Reeve advise the Minister of Municipal Affairs that Rocky View County is exploring the merits of changing its status from Municipal District to Specialized Municipality.

Carried

1-19-12-10-11 (D-2)

All Divisions – Terms of Reference for Preparation of Intermunicipal Collaboration Framework with the Town of Crossfield

File: N/A

MOVED by Councillor Gautreau that the Terms of Reference for the preparation of an Intermunicipal Collaboration Framework with the Town of Crossfield be approved as per Attachment 'A'.

Carried

1-19-12-10-12 (D-3)

All Divisions – Unfunded Council Initiatives

File: N/A

MOVED by Councillor Gautreau that Council refuses consideration of the Unfunded Council Initiatives outlined in Administration's report.

Defeated

MOVED by Councillor McKylor that Administration be directed to prepare a list of unfunded items, including the projects identified in this report, to be considered during budget finalization in April 2020.

Carried

The Chair called for a recess at 3:08 p.m. and called the meeting back to order at 3:17 p.m. with all previously mentioned members present.

1-19-12-10-13 (D-4)

All Divisions – 2020 Operating and Capital Base Budget, Budget Adjustments, and 3 Year Operating and 5 Year Capital Plan

File: N/A

MAIN MOTION:

MOVED by Deputy Reeve Schule that the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved.

AMENDING MOTION:

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

THAT the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved **with the removal of the \$9.6m for servicing of West Balzac until a business plan is completed.**

Defeated

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Deputy Reeve Schule that the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved.

Carried

MOVED by Deputy Reeve Schule that the budget adjustments presented in Attachment 'B' be approved.

Carried

MOVED by Councillor Henn the 2020 – 2022 Operating plan and the 2020 – 2024 Capital plan as presented in Attachment 'C' be received for information.

Carried

1-19-12-10-14 (D-5)

All Divisions – Water and Waste Water Debt Repayment

File: N/A

MOVED by Councillor Kissel that the Budget Adjustment as presented in Attachment 'A' be approved.

Carried

1-19-12-10-15 (D-6)

All Divisions – Bragg Creek Flood Mitigation - Project Update

File: N/A

MOVED by Councillor Kamachi that the Bragg Creek Flood Mitigation Project Update report be received for information.

Carried

1-19-12-10-16 (D-7)

All Divisions – Off-Site Levy Bylaws Update

File: N/A

MOVED by Councillor Wright that the Off-Site Levy Bylaws Update – Additional Scenarios presentation be received for information and Administration be directed to bring forward proposed off-site levy bylaws for consideration of first reading in accordance with levy Scenario 2 as presented.

Defeated

MOVED by Deputy Reeve Schule that the Off-Site Levy Bylaws Update – Additional Scenarios presentation be received for information and Administration be directed to bring forward proposed off-site levy bylaws for consideration of first reading in accordance with levy Scenario 1 as presented.

Carried

1-19-12-10-18 (D-9)

Divisions 4 and 5 – Terms of Reference – Glenmore Trail Area Structure Plan

File: N/A

The Chair called for a recess at 4:38 p.m. and called the meeting back to order at 4:46 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that Administration finalize the draft Terms of Reference as presented in Appendix 'A' for the Glenmore Trail Area Structure Plan and return to Council within three months for adoption.

Carried

MOVED by Deputy Reeve Schule THAT Administration return to Council with a Budget Adjustment for the Glenmore Area Structure Plan be adopted and investigate landowner contributions.

Carried

1-19-12-10-19 (D-10)

All Divisions – Quarterly Report – Utility Services

File: N/A

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

Carried

1-19-12-10-20 (D-11)

All Divisions – Quarterly Update (July – September 2019) – Capital Project Management

File: N/A

MOVED by Councillor Gautreau that the Capital Projects Quarterly report to Council be received as information.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

Page 19

1-19-12-10-21 (D-12)

All Divisions – Water Supply for Fire Protection for East Balzac Commercial/Industrial Development Policy C-445
File: N/A

MOVED by Councillor Gautreau that Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445 be rescinded.

Carried

1-19-12-10-22 (D-13)

All Divisions – Servicing Standards Policy C-412
File: N/A

MOVED by Councillor Gautreau that Servicing Standards, Policy C-412 be amended as per Attachment 'A'.

Carried

1-19-12-10-23 (D-14)

All Divisions – Locomotive Whistle Cessation Policy C-455
File: N/A

MOVED by Deputy Reeve Schule that the Locomotive Whistle Cessation Policy C-455 be rescinded.

Carried

1-19-12-10-24 (D-15)

All Divisions – Agricultural and Environmental Services Policies
File: N/A

MOVED by Councillor Henn that Stubble Burning Policy, C-505 be rescinded.

Carried

MOVED by Councillor Henn that Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 be rescinded.

Carried

MOVED by Councillor Henn that Bylaw C-7972-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7972-2019 be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7972-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7972-2019 be given third and final reading.

Carried

1-19-12-10-25 (D-16)

All Divisions – License of Occupation for County Lands Policy C-314
File: N/A

MOVED by Councillor Gautreau that the License of Occupation for County Lands Policy C-314 be rescinded.

Carried

1-19-12-10-26 (D-17)

All Divisions – Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210

File: N/A

MOVED by Deputy Reeve Schule that Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210 be rescinded.

Carried

1-19-12-10-27 (D-18)

All Divisions – Personnel Management Policy C-107

File: N/A

MOVED by Deputy Reeve Schule that the Personnel Policy C-107 be amended as per Attachment 'A'.

Carried

1-19-12-10-37 (E-12)

Division 8– Bylaw C-7966-2019 – First Reading Bylaw – Road Closure and Consolidation

File: PL20190120 (05723001)

MOVED by Councillor Gautreau that Bylaw C-7966-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Administration advertise for a public hearing for Bylaw C-7966-2019 to be scheduled at Council on January 28, 2020.

Carried

1-19-12-10-37 (E-13)

Division 7 – Bylaw C-7922-2019 – First Reading Bylaw – Residential Appendix to Approved Conceptual Scheme

File: PL20170103 (06416004)

MOVED by Councillor Henn that Bylaw C-7922-2019 be given first reading.

Carried

1-19-12-10-28 (D-19)

All Divisions – Specialized Transportation Assistance Grant Policy C-102

File: N/A

MOVED by Deputy Reeve Schule that the amended Specialized Transportation Assistance Grant Policy C-102 be approved as per Attachment 'A'.

Carried

1-19-12-10-29 (D-20)

All Divisions – Commemorative Program- Purchase of Commemorative Item(s) Policy C-315

File: N/A

MOVED by Councillor Gautreau that the amended Commemorative Program – Purchase of Commemorative Item(s) Policy C-315, now named Parks Tribute Program Policy C-315, be approved as per Attachment 'A'.

Carried

1-19-12-10-30 (D-21)

All Divisions – Pathways and Trails Policy C-318

File: N/A

MOVED by Councillor Gautreau that the amended Pathways and Trails Policy C-318, now named Pedestrian and Cycling Network Development Policy C-318, be approved as per Attachment 'A'.

Carried

1-19-12-10-32 (D-23)

All Divisions – Motion Arising Response – Potential for an Area Structure Plan at the Intersection of Highway 22 & Highway 567

File: N/A

MOVED by Councillor Kissel that Council not proceed with the proposed Highway 22 & Highway 567 ASP but that it be revisited after the Municipal Development Plan is completed.

Carried

1-19-12-10-34 (E-1)

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

File: N/A

MOVED by Councillor Henn that item E-1, the *Fire Bylaw and Level of Service Policy*, be tabled to one of the two scheduled Council meetings in January, 2020.

Carried

1-19-12-10-35 (E-2)

All Divisions – Bylaw C-7971-2019 Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County

File: N/A

MOVED by Councillor Henn that Bylaw C-7971-2019 be given first reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7971-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7971-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7971-2019 be given second reading.

Carried

The Chair called for a recess at 5:38 p.m. and called the meeting back to order at 6:02 p.m. with all previously mentioned members present.

1-19-12-10-36 (E-3)

Division 8 – Bylaw C-7964-2019 to Repeal Bylaw C-713

File: PL20190174 (N/A)

MOVED by Councillor Wright that Bylaw C-7964-2019 be given first reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

MOVED by Councillor Gautreau that Bylaw C-7964-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7964-2019 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7964-2019 be given third and final reading.

Carried

1-19-12-10-37 (E-4)

Division 1 – Bylaw C-7965-2019 to Repeal Bylaw C-723

File: PL20190132 (N/A)

MOVED by Councillor Kamachi that Bylaw C-7965-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7965-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7965-2019 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7965-2019 be given third and final reading.

Carried

Councillor Gautreau declared a pecuniary interest and recused himself from the discussion and voting on redesignation applications PL20190162 and PL20190161.

Councillor Gautreau proceeded to leave the meeting at 6:07 p.m.

1-19-12-10-38 (E-7)

Division 4 – Bylaw C-7969-2019 – First Reading Bylaw – Residential Redesignation

File: PL20190162 (03323005)

MOVED by Deputy Reeve Schule that Bylaw C-7969-2019 be given first reading.

Carried

Abstained: Councillor Gautreau

1-19-12-10-39 (E-15)

Division 4 – Bylaw C-7970-2019 – First Reading Bylaw – Residential Redesignation

File: PL20190161 (03323014)

MOVED by Deputy Reeve Schule that Bylaw C-7970-2019 be given first reading.

Carried

Abstained: Councillor Gautreau

Councillor Gautreau returned to the meeting at 6:09 p.m.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

1-19-12-10-40 (E-5 to E-18)

First Reading Bylaws

File: Various

MOVED by Councillor McKylor that the following bylaws be given first reading:

- E-5 – Bylaw C-7958-2019
- E-6 – Bylaw C-7961-2019
- E-8 – Bylaw C-7956-2019
- E-9 – Bylaw C-7955-2019
- E-10 – Bylaw C-7962-2019
- E-11 – Bylaw C-7963-2019
- E-14 – Bylaw C-7923-2019
- E-16 – Bylaw C-7937-2019
- E-17 – Bylaw C-7975-2019
- E-18 – Bylaw C-7976-2019

Carried

1-19-12-10-03 (K-1)

All Divisions – Closed Session – Confidential Item – Aqueduct Update

File: RVC2019-27

MOVED by Deputy Reeve Schule that the main motion be lifted from the table.

Carried

Deputy Reeve Schule, with the unanimous permission of Council, withdrew the tabled main motion.

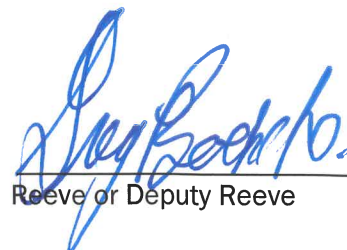
MOVED by Deputy Reeve Schule that Administration be directed to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the November 26, 2019 Council meeting be adjourned at 6:14 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate