

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 11, 2020

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 February 11, 2020 commencing at 9:05 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 4	Deputy Reeve A. Schule
Division 1	Councillor M. Kamachi
Division 2	Councillor K. McKylor
Division 3	Councillor K. Hanson
Division 5	Councillor J. Gautreau
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- T. Cochran, Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- D. Hafichuk, Manager, Capital Project Management
- S. Hulsman, Manager, Transportation Services
- B. Beach, Manager, Building Services
- D. Kazmierczak, Planning and Policy Supervisor Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- M. Patel, Municipal Engineer, Planning and Development Services
- K. Tuff, A/Deputy Municipal Clerk, Municipal Clerk's Office
- B. Manshanden, Coordinator, Intergovernmental Affairs
- I. Smith, Parks Development Coordinator, Transportation Services

Call to Order

The Chair called the meeting to order at 9:05 a.m. with all members present.

1-20-02-11-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the February 11, 2020 Council meeting agenda be amended as follows:

- THAT an emergent item be added regarding confidential item "Chestermere Recreation Centre" as agenda item K-5; and
- THAT emergent item E-8 be added regarding an amendment to the Municipal Planning Commission Bylaw.

Carried

MOVED by Deputy Reeve Schule that the February 11, 2020 Council meeting agenda be approved as amended.

Carried

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1-20-02-11-02

Approval of Minutes

MOVED by Councillor Henn that the January 28, 2020 Council meeting minutes be approved as presented.
Carried

1-20-02-11-03 (D-1)

All Divisions – Nose Creek Watershed Model Project – Grant Application

File: N/A

Sandi Riemersma, Environmental Biologist with Palliser Environmental Services Ltd., addressed Council on the Nose Creek Watershed Model Project.

MOVED by Deputy Reeve Schule that the Nose Creek Watershed Model Project presentation by the Nose Creek Watershed Partnership be received as information.

Carried

MOVED by Councillor Hanson that Council supports Rocky View County's involvement in the project to establish an intermunicipal decision-support system and modelling tool for the Nose Creek watershed project.

Carried

MAIN MOTION:

MOVED by Councillor Henn that Council designates the Town of Crossfield as managing partner for the "an intermunicipal decision-support system and modeling tool for the Nose Creek watershed" project ACPICG application.

AMENDING MOTION:

MOVED by Councillor Hanson that Council ~~designates~~ **supports designating** the Town of Crossfield as managing partner for the "an intermunicipal decision-support system and modeling tool for the Nose Creek watershed" project ACPICG application.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Hanson that Council supports designating the Town of Crossfield as managing partner for the "an intermunicipal decision-support system and modeling tool for the Nose Creek watershed" project ACPICG application.

Carried

1-20-02-11-04 (D-2)

Division 4 – Boulder Creek Playground Resurfacing Project – Budget Adjustment

File: 03214103/1025-450

MOVED by Deputy Reeve Schule that the Boulder Creek Playground Resurfacing Project Budget Adjustment be approved as per Attachment 'A'.

Carried

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1-20-02-11-05 (D-3)

All Divisions – Potential Joint Assessment Review Board

File: 0194

MOVED by Councillor Henn that Council direct Administration to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.
Carried

1-20-02-11-06 (D-4)

All Divisions – 2020 Road Ban Exemption for Agriculture

File: 4040-300

MOVED by Councillor Henn that the one-time Road Ban Exemption for Agriculture be endorsed by Council.

Carried

1-20-02-11-07 (D-5)

All Divisions – Building Services – 2019 Operating Highlights

File: N/A

MOVED by Councillor Gautreau that the Building Services 2019 Operating Highlights, as presented in Attachment A, be received as information.

Carried

1-20-02-11-08 (D-6)

All Divisions – Intermunicipal Development Plan between Mountain View County and Rocky View County

File: N/A

MOVED by Deputy Reeve Schule that it be resolved by Rocky View County Council that an Intermunicipal Development Plan with Mountain View County not be adopted at this time.

Carried

1-20-02-11-09 (D-7)

All Divisions – Adoption of Intermunicipal Collaboration Framework between Rocky View County and the Municipal District of Bighorn

File: N/A

MOVED by Deputy Reeve Schule that the Rocky View County and Municipal District of Bighorn Intermunicipal Collaboration Framework be approved as presented in Attachment 'A.'

Carried

The Chair called for a recess at 9:52 a.m. and called the meeting back to order at 10:02 a.m. with all previously mentioned members present.

1-20-02-11-10 (C-1)

Division 4 – Bylaw C-7961-2019 – Redesignation Item – Agricultural Holdings District to Business-Industrial Campus District

File: PL20190142 (03316012)

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:03 a.m.

Carried

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Person(s) who presented: Paul Schneider (Applicant)

Person(s) who spoke in favour: Bart Carswell on behalf of Troy Clay Inc.

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-1 be closed at 10:11 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7961-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7961-2019 be given third and final reading.

Carried

1-20-02-11-11 (C-2)

Division 5 – Bylaw C-7940-2019 – Redesignation Item – From Farmstead District to Public Services District
File: PL20180102 (03325006)

1-20-02-11-12 (D-9)

Division 5 – Pho Duc Vietnamese Buddhist Cultural Centre Master Site Development Plan
File: PL20180144 (03325006)

MOVED by Councillor Gautreau that the public hearing for item C-2 be opened at 10:12 a.m.

Carried

Person(s) who presented: Mahmood Arshad

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Mahmood Arshad

MOVED by Councillor Gautreau that the public hearing for item C-2 be closed at 10:32 a.m.

Carried

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

Carried

MOVED by Councillor Gautreau that Bylaw C-7940-2019 be given third and final reading.

Carried

MOVED by Councillor Gautreau that the Pho Duc Vietnamese Buddhist Cultural Centre Master Site Development Plan be approved.

Carried

The Chair called for a recess at 10:41 am and called the meeting back to order at 10:47 a.m. with all previously mentioned members present.

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1-20-02-11-13 (D-8)

All Divisions – Cooperative Stormwater Management Initiative (CSMI) – Update

File: 1025-450/5000-540

MOVED by Deputy Reeve Schule that the Cooperative Stormwater Management Initiative report be received as information.

Carried

1-20-02-11-14 (D-10)

Division 2 – Terms of Reference – Highway 8 Area Structure Plan

File: N/A

MOVED by Councillor Gautreau that the Terms of Reference for an applicant-led Highway 8 Area Structure Plan as presented in Appendix 'C' be adopted.

Carried

1-20-02-11-15 (D-11)

All Divisions – Response to Notice of Motion – County Plan Amendments to Accommodate Developer-led Area Structure Plans

File: N/A

MOVED by Councillor Gautreau that Administration be directed to draft amendments to the County Plan to allow a development proponent to prepare a new area structure plan or amendment to an area structure plan, subject to a Council-adopted terms of reference;

AND THAT amendments to the County Plan to allow a development proponent to prepare a new area structure plan or amendment to an area structure plan be included in the current drafting of a new Municipal Development Plan.

Carried

1-20-02-11-16 (E-1)

All Divisions – Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County

File: N/A

MOVED by Deputy Reeve Schule that Bylaw C-8019-2020 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8019-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8019-2020 be given third and final reading.

Carried

MOVED by Councillor Gautreau that the Mountain View County and Rocky View County Intermunicipal Collaboration Framework be approved as presented in Attachment 'B.'

Carried

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1-20-02-11-17 (E-2)

**All Divisions – Bylaw C-8017-2020 – Amendments to the Appeal and Review Panel Bylaw
File: 0194**

MOVED by Councillor Gautreau that Bylaw C-8017-2020 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-8017-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8017-2020 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8017-2020 be given third and final reading.

Carried

1-20-02-11-18 (E-3)

**All Divisions – Bylaw C-8014-2020 – Council Code of Conduct Bylaw – Complaint System
File: 0194**

TABLING MOTION:

MOVED by Councillor Hanson that this item be tabled to the March 24, 2020 Council Meeting.

Defeated

MOVED by Deputy Reeve Schule that Bylaw C-8014-2020 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8014-2020 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8014-2020 be considered for third reading.

Defeated

The Chair called for a recess at 12:20 p.m. and called the meeting back to order at 1:01 pm with all previously mentioned members present with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel.

Councillor Hanson, Councillor Wright, and Councillor Kissel returned to the meeting at 1:02 p.m.

1-20-02-11-16 (E-1)

**All Divisions – Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County
File: N/A**

MOVED by Deputy Reeve Schule that third and final reading of Bylaw C-8019-2020 be rescinded.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8019-2020 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8019-2020 be given third reading.

Carried

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1-20-02-11-20 (E-4)

All Divisions – Bylaw C-8006-2020 – Procedure Bylaw Amendments

File: 0194

MOVED by Deputy Reeve Schule that Bylaw C-8006-2020 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8006-2020 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8006-2020 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8006-2020 be given third and final reading.

Carried

1-20-02-11-21 (E-8)

All Divisions – Bylaw C-8021-2020 – Municipal Planning Commission Bylaw Amendments

File: N/A

MOVED by Deputy Reeve Schule that Bylaw C-8021-2020 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8021-2020 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8021-2020 be considered for third reading.

Defeated

1-20-02-11-22 (E-5)

Division 1 – First Reading Bylaw C-8004-2020 – Ranch and Farm District to Direct Control District

File: PL20190198 (04834011)

1-20-02-11-23 (E-6)

Division 4 – First Reading Bylaw C-8003-2020 – Shepard Estates Conceptual Scheme

File: PL20190192 (03309002/001)

1-20-02-11-24 (E-7)

Division 4 – First Reading Bylaw C-8002-2020 – Residential Redesignation

File: PL20190191 (03309002/001)

MOVED by Deputy Reeve Schule that the following bylaws receive first reading:

- Bylaw C-8004-2020
- Bylaw C-8003-2020
- Bylaw C-8002-2020

Carried

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1-20-02-11-30 (I-1)

All Divisions – Notice of Motion – Councillor McKylor and Councillor Gautreau – Funding For Springbank Community Building & Funding For Future Recreational Requirements

File: N/A

- WHEREAS The Springbank Community requires a community centre;
- AND WHEREAS The Springbank Community Hall (circa 1905) was condemned in May of 2018;
- AND WHEREAS The draft Master Recreation Plan demonstrates a need for a multi-purpose community space in the Springbank area;
- AND WHEREAS The four-acre Commercial Court Municipal Reserve set aside by Councillor Brenda Goode for the Springbank Community Association will not adequately accommodate both parking and community facility;
- AND WHEREAS MSI funds of \$2.2 million dollars are available for Springbank for Recreation;
- AND WHEREAS The Springbank Park for All Seasons has financial requirements to allow for future growth and development, which are to be determined pending the new Recreation Master Plan;
- AND WHEREAS The County has available fee simple lands which could be monetized and used for recreation and cultural purposes;
- AND WHEREAS Tax Roll #5835001 located in the Town of Cochrane is available to be sold at fair market value;

THEREFORE BE IT RESOLVED THAT Administration be directed to sell Tax Roll #5835001 at fair market value and that the net proceeds as well as the Springbank MSI funds be set aside for equitable distribution towards a new Springbank Community Centre, future recreation as well as land(s) as required by either of these projects.

The Chair called a recess at 1:19 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present with the exception of Councillor Henn.

1-20-02-11-05 (C-3)

Division 9 – Bylaw C-7949 -2019 – Redesignation Item – Amendment to Direct Control Bylaw (DC-96)

File: PL20190133 (07802005)

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 1:30 p.m.

Carried
Absent: Councillor Henn

Councillor Henn returned to the meeting at 1:31 p.m.

- Person(s) who presented: Sean Veraart, Veraart Holdings Ltd.(Owner/Applicant)
- Person(s) who spoke in favour: None
- Person(s) who spoke in opposition: None
- Person(s) who spoke in rebuttal: None

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MOVED by Councillor Kissel that the public hearing for item C-3 be closed at 1:41 p.m.

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7949-2019 be given third and final reading.

Carried

1-20-02-11-06 (C-4)

Division 5 – Bylaw C-7953 -2019 – Redesignation Item – Residential from R-2 to R-1

File: PL20190092 (05333083)

MOVED by Councillor Gautreau that the public hearing for item C-4 be opened at 1:43 p.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Neil MacDonald

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-4 be closed at 2:07 p.m.

Carried

MOVED by Councillor Gautreau that application PL20190092 be refused.

Carried

1-20-02-11-25 (K-1)

All Divisions – Confidential Closed Session Item – Cochrane Gravel Pit Lease Request

File: RVC2020-04

MOVED by Councillor McKylor that Council move into closed session at 2:12 p.m. to consider the confidential item “Cochrane Gravel Pit Lease Request” 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

Council held the closed session for confidential item K-1 with the following people in attendance:

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

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MOVED by Councillor McKylor that Council move into open session at 2:26 p.m.

Carried

TABLING MOTION:

MOVED by Councillor McKylor that item K-1 be tabled to the February 25, 2020 Council meeting.

Carried

1-20-02-11-26 (K-2)

All Divisions – Confidential Closed Session Item – IAFF Contract Negotiations

File: RVC2020-07

1-20-02-11-27 (K-3)

All Divisions – Confidential Closed Session Item – Request from Alberta Transportation

File: RVC2020-08

1-20-02-11-28 (K-4)

All Divisions – Confidential Closed Session Item – Release of Legal Opinion

File: RVC2020-09

1-20-02-11-29 (K-5)

All Divisions – Confidential Closed Session Item – Chestermere Recreation Centre

File: RVC2020-03

MOVED by Deputy Reeve Schule that Council move into closed session at 2:28 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 – IAFF Contract Negotiation

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

K-3 – Request from Alberta Transportation

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

K-4 – Release of Legal Opinion

- Section 24 – Advice from officials
- Section 27 – Privileged information

K-5 – Land Sale - Letter of Intent

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

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Council held the closed session for confidential item K-2 with the following people in attendance:

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
R. Smith, Manager, Fire Services
L. Habke, A/Manager, Employee Relations
B. Bateman, Supervisor Treasury, Financial Services

Council held the closed session for confidential item K-3 with the following people in attendance:

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
A. Zaluski, Manager, Intergovernmental Affairs

Council held the closed session for confidential item K-4 with the following people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services

Council held the closed session for confidential item K-5 with the following people in attendance:

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

MOVED by Deputy Reeve Schule that Council move into open session at 3:59 p.m.

Carried

1-20-02-11-26 (K-2)

All Divisions - Confidential Closed Session Item - IAFF Contract Negotiations

File: RVC2020-07

MOVED by Councillor McKylor that Council approve the 2018 Collective Agreement between Rocky View County and the International Association of Fire Fighters Local 4794 and that Council approve the budget adjustment as presented in Appendix "C".

Carried

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1-20-02-11-28 (K-4)

All Divisions – Confidential Closed Session Item – Release of Legal Opinion

File: RVC2020-09

MOVED by Councillor Henn that:

WHEREAS the County obtained a legal opinion regarding the disqualification of Councillor Wright due to her failure to pay property taxes for 2018 and 2019, totaling \$10,572.27 (the “Legal Opinion).

WHEREAS Councillor Wright’s lawyer has requested a copy of the Legal Opinion.

IT IS HEREBY MOVED that Council directs the CAO to instruct the County’s lawyer to provide Councillor Wright’s lawyer with a copy of the Legal Opinion on trust conditions as determined to be appropriate by the County’s lawyer.

Carried

1-20-02-11-29 (K-5)

All Divisions – Confidential Closed Session Item – Chestermere Recreation Centre

File: RVC2020-03

MOVED by Councillor Kissel that Administration be directed to request that the City of Chestermere amend their Letter of Intent, presented on January 28, 2020, to reflect a March 31, 2020 expiry date.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the February 11, 2020 Council meeting be adjourned at 4:02 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate