

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 25, 2020

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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on February 25, 2020 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 4	Deputy Reeve A. Schule
Division 1	Councillor M. Kamachi (left the meeting at 12:20 p.m.)
Division 2	Councillor K. McKylor
Division 3	Councillor K. Hanson
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

Absent: Division 5 Councillor J. Gautreau

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
- F. Contreras, Director, Corporate and Strategic Planning
- C. Nelson, Manager, Corporate Business Development, Business, and Economic Development
- G. Nijjar, Manager, Recreation, Parks and Community Support
- B. Woods, Manager, Financial Services
- D. Hafichuk, Manager, Capital Project Management
- S. Jewison, Manager, Utility Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- N. Mirza, Engineering Supervisor, Planning and Development Services
- S. MacLean, Planning Supervisor, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- B. Manshanden, Coordinator, Intergovernmental Affairs
- D. Lang, Community Project Coordinator, Recreation, Parks and Community Support

Call to Order

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

1-20-02-25-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the February 25, 2020 Council meeting agenda be amended as follows:

- Remove item C-2 (Bylaw C-7958-2019) (PL20190150); and
- Add emergent business item D-18 (Request for Rocky View County representative to Canadian Badlands Tourism Association).

Carried

MOVED by Councillor Henn that the February 25, 2020 Council meeting agenda be approved as amended.

Carried

1-20-02-25-02

Approval of Minutes

MOVED by Councillor Kamachi that the February 11, 2020 Council meeting minutes be approved as presented.

Carried

1-20-02-25-26 (D-18)

All Divisions – Request for Rocky View County representative to Canadian Badlands Tourism Association

File: N/A

MOVED by Councillor Hen that Councillor Gautreau be appointed as Rocky View County's representative to Canadian Badlands Tourism Association; and

THAT Councillor Kamachi be appointed as an Rocky View County's alternate representative to Canadian Badlands Tourism Association.

Carried

1-20-02-25-09 (D-1)

All Divisions – Rocky View County Corporate Business Plan

File: N/A

MOVED by Deputy Reeve Schule that Appendix A: Corporate Business Plan be received as information.

Carried

1-20-02-25-10 (D-2)

All Divisions – Community Broadband Study Project Update

File: N/A

MOVED by Councillor Hanson that Community Broad Study Project Update report be received as Information.

Carried

MOVED by Councillor Hanson that Council authorize the Reeve to provide a letter of support to Xplornet Communications Inc. to support their application to the CRTC – Universal Broadband Fund for the improvement of broadband services within Rocky View County.

Carried

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1-20-02-25-11 (D-3)

All Divisions – Intermunicipal Development Plan between the Town of Irricana 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 the Town of Irricana not be adopted at this time.

Carried

1-20-02-25-12 (D-4)

All Divisions – Adoption of Intermunicipal Collaboration Framework between the Town of Irricana and Rocky View County
File: N/A

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

Carried

1-20-02-25-13 (D-5)

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

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

Carried

1-20-02-25-14 (D-6)

All Divisions – Adoption of Intermunicipal Collaboration Framework between the Village of Beiseker and Rocky View County
File: N/A

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

Carried

1-20-02-25-18 (D-10)

All Divisions – Service Provision to Governments, Agencies, or Organizations Policy C-173
File: N/A

MOVED by Deputy Reeve Schule that the amended Service Provision to Governments, Agencies, or Organizations Policy, C-173, be approved as per Attachment 'A'.

Carried

1-20-02-25-15 (D-7)

All Divisions – Intermunicipal Development Plan between Rocky View County and Wheatland County
File: N/A

MOVED by Councillor Wright that Council supports extension of the completion date for the Rocky View County/Wheatland County Intermunicipal Development Plan to April 1, 2021.

Carried

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1-20-02-25-16 (D-8)

All Divisions – Community Recreation Funding Grant Program Policy C-317

File: N/A

MOVED by Councillor Wright that a new section 40 be added to Policy C-317 with the following wording:

“Members must not act or appear to act in order to benefit, financially or otherwise, themselves or their family, friends, associates, businesses, or otherwise.”

Carried

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

Carried

1-20-02-25-17 (D-9)

Division 4 – Langdon Recreation Grant Program Policy C-328

File: N/A

MOVED by Deputy Reeve Schule that the amended Langdon Recreation Grant Program Policy C-328, be approved as per Attachment ‘A’.

Carried

The Chair called for a recess at 10:05 a.m. and called the meeting back to order at 10:18 a.m. with all previously mentioned members present.

1-20-02-25-03 (C-1)

Division 4 – Bylaw C-7981-2019 – Redesignation Item – Ranch and Farm District to Agricultural Holdings District

File: PL20190171 (02315006)

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:18 a.m.

Carried

Person(s) who presented: None

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-1 be closed at 10:25 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7981-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7981-2019 be given third and final reading.

Carried

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1-20-02-25-19 (D-11)

Division 2 – Request to Waive the Development Permit Re-Application Interval
File: 05715001

MOVED by Councillor McKylor that the request for a waiver of a six-month waiting period for re-application for a Commercial Communications Facility, Type C development permit application at Block D, Plan 7910461 within SE-15-25-03-W05M (251147 Range Road 32) be denied.

Carried

1-20-02-25-21 (D-13)

All Divisions – Rescinding Governance and Priorities Committee Terms of Reference
File: N/A

MOVED by Councillor Kissel that Governance and Priorities Committee meetings be scheduled for the same dates as Municipal Planning Commission meetings.

Defeated

MOVED by Deputy Reeve Schule that the Governance and Priorities Committee terms of reference be rescinded and all future presentations be scheduled for Council meetings.

Carried

MOVED by Councillor McKylor that Administration be directed to prepare amendments to the *Procedure Bylaw* to accommodate a new public presentation process.

Carried

1-20-02-25-22 (D-14)

Division 2 – Local Improvement Tax Petition for Water System Upgrades – Country Lane Estates
File: 0194

MOVED by Councillor McKylor that the Declaration of Sufficient Petition be received for information.

Carried

MOVED by Councillor McKylor that Administration be directed to prepare a Local Improvement Plan and corresponding borrowing bylaw for the water system installation in the Country Lane Estates subdivision.

Carried

MOVED by Councillor McKylor that Administration be directed to schedule a Public Hearing for the proposed borrowing bylaw for the Country Lane Estates local improvement.

Carried

1-20-02-25-23 (D-15)

Division 8 – Council Direction – Balzac East Residential Two Subdivision Condition
File: PL20190121 (06415001)

MOVED by Deputy Reeve Schule that Condition #9 of Subdivision Application PL20190121 be amended to defer the Transportation Offsite Levy as per the Municipal Planning Commission's recommendation.

Carried

1-20-02-25-24 (D-16)

All Divisions – Resolution of Support for ACP Grant Application

File: N/A

MOVED by Councillor Henn that Rocky View County supports Wheatland County's (managing partner) submission of a 2019/2020 Alberta Community Partnership grant application in support of the CSMI regional stormwater management project.

Carried

1-20-02-25-25 (D-17)

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

File: N/A

The Chair called for a recess at 11:23 a.m. and called the meeting back to order at 11:30 a.m. with all previously mentioned members present.

MAIN MOTION:

MOVED by Councillor McKylor that Administration be directed to sell Tax Roll #5835001 at fair market value.

AMENDING MOTION:

MOVED by Deputy Reeve Schule that the main motion be amended as follows:

THAT Administration be directed to sell ~~Tax Roll #5835001~~ **Plan 7191, Parcel A** at fair market value.

Carried

MAIN MOTION AS AMENDED:

MOVED by Councillor McKylor that Administration be directed to sell Plan 7191, Parcel A at fair market value.

Carried

MOVED by Councillor McKylor 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.

Carried

1-20-02-25-33 (E-7)

Division 3 – First Reading Bylaw – Bylaw C-8011-2020 – Residential Redesignation

File: PL20190140 (04702011)

MOVED by Councillor Hanson that Bylaw C-8011-2020 be given first reading.

Carried

1-20-02-25-27 (E-1)

All Divisions – Council Code of Conduct Bylaw – Third Reading of Bylaw C-8014-2020

File: N/A

MOVED by Councillor Hanson that Bylaw C-8014-2020 be amended to add the following definition:

“In Good Faith” means performing duties as a municipal councillor honestly and reasonably and not capriciously or arbitrarily.

Defeated

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

Carried

MOTION ARISING:

MOVED by Councillor Hanson that Council direct Administration to organize a Code of Conduct workshop facilitated by a legal professional to be delivered by the next organizational meeting.

Defeated

1-20-02-25-28 (E-2)

All Divisions – Municipal Planning Commission – Third Reading of Bylaw C-8021-2020

File: N/A

MOVED by Councillor McKylor that Bylaw C-8021-2020 be given third reading.

Carried

1-20-02-25-29 (E-3)

All Divisions – Special Events Bylaw C-7990-2020

File: N/A

Councillor Kamachi left the meeting at 11:49 a.m. and returned to the meeting at 11:52 a.m.

MOVED by Deputy Reeve Schule that Bylaw C-7990-2020 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7990-2020 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7990-2020 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7990-2020 be given third and final reading.

Carried

1-20-02-25-37 (K-1)

All Divisions – Confidential Closed Session Item – Request to Lease County Land – 243208 Garden Road

File: RVC2020-10

1-20-02-25-38 (K-2)

All Divisions – Confidential Closed Session Item – Request to Lease/Sell County Land – Plan 7191 JK, Parcel A (Cochrane Gravel Pit)

File: RVC2020-11

1-20-02-25-39 (K-3)

All Divisions – Confidential Closed Session Item – Offer to Purchase County Land – Plan 5292JK, Site A & B (Indus Pit)

File: RVC2020-12

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MOVED by Councillor McKylor that Council move into closed session at 12:20 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – Request to Lease County Land – 243208 Garden Road

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

K-2 – Request to Lease/Sell County Land – Plan 7191 JK, Parcel A (Cochrane Gravel Pit)

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

K-3 – Offer to Purchase County Land – Plan 5292JK, Site A & B (Indus Pit)

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

Carried

Councillor Kamachi left the meeting at 12:20 p.m. and did not return to the meeting.

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
 C. Morrice, Manager, Legal & Land Administration
 S. Racz, Manager, Corporate Properties

Council held the closed session for confidential item K-2 and 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
 C. Morrice, Manager, Legal & Land Administration

MOVED by Councillor Henn that Council move into open session at 1:30 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Henn that Administration be directed to negotiate a 5-year lease, for Council's consideration, for the Chapel and related lands located at the Rocky View Garden of Peace, located at 243208 Garden Road, based on the mandate presented in confidential report # RVC2020-10.

Carried
Absent: Councillor Kamachi

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MOVED by Councillor McKylor that Administration be directed to negotiate a purchase and sale agreement, for Council's consideration, for the sale of Plan 7191JK, Parcel A, based on the mandate presented in confidential report #RVC2020-04.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Administration be directed to negotiate a purchase and sale agreement, for Council's consideration, for the sale of Plan 5292JK Site A & B, based on the mandate presented in confidential report #RVC2020-12.

Carried
Absent: Councillor Kamachi

1-20-02-25-31 (E-5)

Division 2 – First Reading Bylaw – Bylaw C-8015-2020 – Calalta Waterworks Ltd. Water Services Bylaw and Franchise Agreement
File: 5050-450

MOVED by Deputy Reeve Schule that the CAO or designate be authorized to execute the Water Utility Franchise Agreement between Rocky View County and Calalta Waterworks Ltd.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-8015-2020 be given first reading.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Administration be directed to bring Bylaw C-8015-2020 back for second and third reading upon approval of the Franchise Agreement by the Alberta Utilities Commission.

Carried
Absent: Councillor Kamachi

1-20-02-25-05 (C-3)

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

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 1:34 p.m.

Carried
Absent: Councillor Kamachi

Person(s) who presented: Mike Stuart (Owner/Applicant)
Barb Smith (Owner/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 Kissel that the public hearing for item C-3 be closed at 1:41 p.m.

Carried
Absent: Councillor Kamachi

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MOVED by Councillor Kissel that Schedule 'A' of Bylaw C-7950-2019 be amended to correct the parcel size to ± 8.09 ha (± 19.99 ac).

Carried
Absent: Councillor Kamachi

MOVED by Councillor Kissel that Bylaw C-7950-2019 be given second reading as amended.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Kissel that Bylaw C-7950-2019 be given third and final reading as amended.

Carried
Absent: Councillor Kamachi

1-20-02-25-06 (C-4)

Division 6 – Bylaw C-7962-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm District Amended

File: PL20180057 (08103010)

Reeve Boehlke vacated the Chair as the redesignation application was located in Division 6 and he wished to participate in discussion on the item. Deputy Reeve Schule proceeded to assume the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-4 be opened at 1:44 p.m.

Carried
Absent: Councillor Kamachi

Person(s) who presented: Tony Smith, IPG (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-4 be closed at 2:10 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Reeve Boehlke that Bylaw C-7962-2019 be given second reading.

Carried
Absent: Councillor Kamachi

MOVED by Reeve Boehlke that Bylaw C-7962-2019 be given third and final reading.

Carried
Absent: Councillor Kamachi

Deputy Reeve Schule vacated the Chair. Reeve Boehlke proceeded to assume the Chair.

The Chair called for a recess at 2:11 p.m. and called the meeting back to order at 2:19 p.m. with all previously mentioned members present with the exception of Councillor Hanson.

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1-20-02-25-07 (C-5)

Division 5 – Bylaw C-7963-2019 – Redesignation Item – Commercial Redesignation
File: PL20180134 (05303012)

MOVED by Deputy Reeve Schule that the public hearing for item C-5 be opened at 2:19 p.m.

Carried
Absent: Councillor Kamachi
Councillor Hanson

Councillor Hanson returned to the meeting at 2:21 p.m.

Person(s) who presented: Larry Konschuk, Konschuk Consulting (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-5 be closed at 2:28 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-7963-2019 be given second reading.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-7963-2019 be given third and final reading.

Carried
Absent: Councillor Kamachi

1-20-02-25-08 (C-6)

Division 1 – Bylaw C-7960-2019 – Redesignation Item – Proposed Direct Control Bylaw
File: PL20190157 (03913077)

1-20-02-25-20 (D-12)

Division 1 – Bragg Creek Brewery Master Site Development Plan
File: PL20190156 (03913077)

MOVED by Councillor McKylor that the public hearing for item C-6 be opened at 2:28 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Council move into closed session at 2:43 p.m. to review the legal opinion.
(section 27 – privileged information of the *Freedom of Information and Protection of Privacy Act*)

Carried
Absent: Councillor Kamachi

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The Chair called for a recess at 5:15 p.m. and called the meeting back to order at 5:24 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Brian Horton, O2 Planning and Design (Applicant)
Michael Sydenham, Watt Consulting Group
Rick Groll
Baruch Laskin

MOVED by Deputy Reeve Schule that the public hearing for item C-6 be closed at 5:39 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-7960-2019 be given second reading.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-7960-2019 be given third and final reading.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Hanson that the Bragg Creek Brewery Master Site Development Plan be approved as presented in Appendix 'C'.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 6:00 p.m. and called the meeting back to order at 6:17 p.m. with all previously mentioned members present.

1-20-02-25-30 (E-4)

All Divisions – Master Rates Bylaw C-7992-2020

File: N/A

MOVED by Councillor McKylor that Bylaw C-7992-2020 be amended as follows:

- Line 702: Non-residential sewer rate; per month \$45.00 + ~~\$2.019~~ **\$2.091**/m3 water use

Carried
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-7992-2020 be given first reading as amended.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Henn that Bylaw C-7992-2020 be given second reading as amended.

Carried
Absent: Councillor Kamachi

MOVED by Deputy Reeve Schule that Bylaw C-7992-2020 be considered for third reading as amended.

Carried
Absent: Councillor Kamachi

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MOVED by Councillor Henn that Bylaw C-7992-2020 be given third and final reading as amended.

Carried
Absent: Councillor Kamachi

1-20-02-25-32 (E-6)

Division 5 – First Reading Bylaw – Bylaw C-8020-2020 – Janet Area Structure Plan Amendments

File: 1015-251

MOVED by Deputy Reeve Schule that Bylaw C-8020-2020 be given first reading.

Carried
Absent: Councillor Kamachi

1-20-02-25-34 (E-8)

Division 2 – First Reading Bylaw – Bylaw C-8010-2020 – Commercial Redesignation

File: PL20190173 (04734003)

1-20-02-25-35 (E-9)

Division 5 – First Reading Bylaw – Bylaw C-8012-2020 – Residential Redesignation

File: PL20190197 (06304007)

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

- Bylaw C-8010-2020; and
- Bylaw C-8012-2020.

Carried
Absent: Councillor Kamachi

1-20-02-25-36 (E-10)

Division 1 – First Reading Bylaw – Bylaw C-8013-2020 – Agricultural Redesignation

File: PL20190197 (06304007)

MOVED by Deputy Reeve Schule that Bylaw C-8013-2020 received first reading.

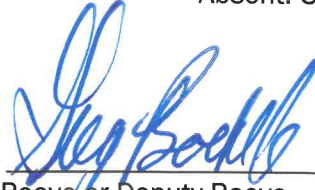
Carried
Absent: Councillor Kamachi

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Adjournment

MOVED by Deputy Reeve Schule that the February 25, 2020 Council meeting be adjourned at 6:30 p.m.

Carried
Absent: Councillor Kamachi



Reeve or Deputy Reeve



Chief Administrative Officer or Designate