

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

A regular meeting of Rocky View County Council was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on May 26, 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
- M. Wilson, Manager, Planning and Development Services
- B. Woods, Manager, Financial Services
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- J. Anderson, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:05 a.m. with all members present electronically through video conference call.

2020-05-26-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the May 26, 2020 Council meeting agenda amended as follows:

- Add emergent item D-7 – Authorization for Release of SR1 Agreement Details

AND THAT the May 26, 2020 Council meeting agenda be approved as amended.

Carried

2020-05-26-02

Approval of Minutes

MOVED by Councillor Henn that the May 12, 2020 Council meeting minutes be approved as presented.

Carried

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2020-05-26-03 (B-1)
All Divisions – 2019 Year End Financial Statements
File: 2025-350

MOVED by Councillor Gautreau that the 2019 Audited Financial Statements be approved as presented in Attachment 'A'.

Carried

2020-05-26-08 (D-1)
Division 2 – Council Direction – Harmony Residential Subdivision Condition
File: PL20200021 (05705006)

MOVED by Councillor McKylor that the Transportation Off-Site Levy for proposed Lot 1 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

The Chair called a recess at 9:57 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

2020-05-26-04 (C-1)
Division 8 – Bylaw C-7951-2019 – Redesignation Item – Residential
File: PL20190107 (06712023)

MOVED by Councillor Wright that the public hearing for item C-1 be opened at 10:11 a.m.

Carried

Person(s) who presented: Garret Fraser on behalf of Donald and Joanne Fraser (Applicants)

The Chair called for a recess at 10:28 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Wright that the public hearing for item C-1 be closed at 10:31 a.m.

Carried

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

Carried

MOVED by Councillor Hanson that Bylaw C-7951-2019 be given third and final reading.

Carried

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2020-05-26-05 (C-2)

Division 6 – Bylaw C-7983-2019 – Redesignation Item – Agricultural
File: PL20190164 (07104002)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:34 a.m.

Carried

The Chair called for a recess at 10:37 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present.

Person(s) who presented: John Bushfield on behalf of Archie Bushfield (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 10:57 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7983-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7983-2019 be given third and final reading.

Carried

2020-05-26-09 (D-2)

Division 3 – General Item – Construction of a New Storage Shed in Elbow Valley Community
File: PRDP20200424 (04606006)

MOVED by Councillor Hanson that Development Permit Application PRDP20200424 be approved with the suggested conditions noted in Appendix 'A':

Description:

- 1) That construction of a new storage shed, approximately 66.90 sq. m (720.00 sq. ft.) in area, may take place on the subject land in general accordance with the approved plans, as prepared by Studio T Design Ltd, Project Title: Elbow Valley Service Building; Dwgs. A.0, A.1, and A.2.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to determine if any permits or if a Road Use Agreement is required for hauling activity associated with the construction of the proposed development.
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. Estimated TOL = \$4,595/acre (Base Levy) x 0.017 acres = \$78.12.

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- 4) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan (ESC) to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.), prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Permanent:

- 5) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including any recommendations of the ESC.
- 6) That any flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
- 7) That the proposed new Accessory Building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
- 8) That the proposed new Accessory Building shall not be used for residential occupancy purposes at any time.
- 9) That the exterior siding and roofing materials of the Accessory Building shall be similar/ cohesive to the area.
- 10) That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
- 11) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 12) That if this Development Permit is not issued by January 31, 2020 or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- 13) That a Building Permit and applicable sub trade permits shall be obtained through Building Services, prior to construction commencement.
- 14) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 15) That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 16) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

2020-05-26-10 (D-3)

All Divisions – Letter of Support Request – Cable Barrier Installation along Highway 2 North of Crossfield
File: N/A

MOVED by Councillor Henn that Council support, in principle, the Town of Crossfield's request for Alberta Transportation to consider the installation of cable barrier along the section of concern on Highway 2.

Carried

2020-05-26-11 (D-4)

Divisions 4 & 5 – Terms of Reference – East Highway 1 Area Structure Plan
File: N/A

MAIN MOTION:

MOVED by Deputy Reeve Schule that the developer-led East Highway 1 Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:47 a.m. with all previously mentioned members present.

TABLING MOTION:

MOVED by Councillor Kissel that the main motion be tabled and that it come back to Council by the end of September, 2020 to secure developer funding and/or our municipal neighbour's participation.

Carried

2020-05-26-12 (D-5)

Divisions 4 & 5 – Terms of Reference – Glenmore Trail Area Structure Plan
File: 1013-280

MAIN MOTION:

MOVED by Deputy Reeve Schule that the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.

AMENDING MOTION:

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

THAT the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.

TABLING MOTION:

MOVED by Councillor Wright that the main and amending motions be tabled and that it come back to Council by the end of September, 2020 to secure additional developer funding and potential cost recovery model.

Defeated

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The Chair called for a vote on the amending motion:

AMENDING MOTION:

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

THAT the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.

Carried

MOVED by Councillor Gautreau that the Budget Adjustment, as presented in Appendix 'B' for the Glenmore Trail Area Structure Plan, be approved.

Carried

The Chair called for a recess at 12:16 p.m. and called the meeting back to order at 1:31 p.m. with all previously mentioned members present.

2020-05-26-06 (C-3)

Division 7 – Bylaw C-7984-2019 – Redesignation Item – Direct Control Bylaw Amendment

File: PL20180153 (06410005)

2020-05-26-07 (C-4)

Division 7 – Bylaw C-7985-2019 – Redesignation Item – Direct Control Bylaw Amendment (Master Site Development Plan)

File: PL20190090 (0641002/0005/0058)

MOVED by Councillor Henn that the public hearing for items C-3 and C-4 be opened concurrently at 1:34 p.m.

Carried

The Chair called for a recess at 1:42 p.m. and called the meeting back to order at 1:43 p.m. with all previously mentioned members present.

Person(s) who presented: Terence Santiano, Kellam Berg Engineering & Surveys Ltd. (Applicant)
Shelly McClughan, Kellam Berg Engineering & Surveys Ltd. (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-3 and C-4 be closed at 1:48 p.m.

Carried

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MOVED by Councillor Henn that Bylaw C-7984-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7984-2019 be given third and final reading.

Carried

MOVED by Councillor Henn that Bylaw C-7985-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7985-2019 be given third and final reading.

Carried

2020-05-26-13 (D-6)

All Divisions – Councillor Wright and Councillor Hanson – High-Speed Internet Servicing for Rocky View County Ratepayers

File: N/A

MOVED by Councillor Hanson that due to the recent COVID-19 pandemic further highlighting the need for improved internet servicing in Rocky View County, and that newly available economic stimulus Federal Government funding is being made available for rural internet connectivity;

AND THAT Administration be directed to take \$60,000 from the Tax Stabilization Reserve, the amount originally recommended by Administration in 2019 to explore the development of Internet servicing;

AND THAT Administration target Bearspaw, Springbank, and Conrich areas as the most likely next-to-be-connected fringe areas;

AND THAT Administration continue to work with local ISP providers to proactively advocate for connection of these fringe areas in the County;

AND THAT Administration proactively work with these communities to create critical mass while determining acceptable cost versus servicing levels for those communities, which may involve local improvement tax initiatives;

AND THAT Administration continue to explore and access all available funding streams both existing and newly-available from higher government levels as an ongoing response to the COVID-19 pandemic and economic stimulus;

AND THAT Administration use technical and management consulting services as necessary to develop a template for promoting internet connectivity of urban fringe areas of Rocky View County, no later than December 2020.

REFFERAL MOTION:

MOVED by Councillor Hanson that the main motion be referred to Administration until such time as a workshop is scheduled with Council to further discuss and educate ourselves on the practical aspects of providing internet in fringe rural/urban areas by September 30, 2020.

Carried

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2020-05-26-18 (D-7)

All Divisions – Emergent Business Item – Authorization for Release of SR1 Agreement Details

File: N/A

MOVED by Councillor McKylor that Council directs Administration to release the details of the agreement with Alberta Transportation regarding the Spring Bank Dry Dam project, otherwise known as SR1, through a press release to be released immediately upon approval by the Province of Alberta.

Carried

2020-05-26-14 (E-1)

All Divisions – Bylaw C-8048-2020 – First Reading – Public Notification Amendment to the Land Use Bylaw

File: N/A

2020-05-26-15 (E-2)

Division 4 – First Reading Bylaw – Bylaw C-8044-2020 – Residential Redesignation

File: PL20200028 (03305012)

2020-05-26-16 (E-3)

Division 5 – First Reading Bylaw – Bylaw C-8049-2020 – Janet Crossing Conceptual Scheme (Residential/Commercial)

File: PL20200011 (03333001)

MAIN MOTION:

MOVED by Councillor Kissel that the following bylaws receive first reading:

- Bylaw C-8048-2020
- Bylaw C-8044-2020
- Bylaw C-8049-2020

AMENDING MOTION:

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

THAT the following bylaws receive first reading:

- ~~Bylaw C-8048-2020~~
- Bylaw C-8044-2020
- Bylaw C-8049-2020

Defeated

The Chair called for the vote on the main motion:

MAIN MOTION:

MOVED by Councillor Kissel that the following bylaws receive first reading:

- Bylaw C-8048-2020
- Bylaw C-8044-2020
- Bylaw C-8049-2020

Carried

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2020-05-26-17 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

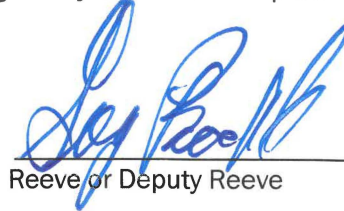
File: N/A

The 2020 Council Priorities and Significant Issues List for May 26, 2020 was provided to Council in the agenda as information.

Adjournment

MOVED by Councillor Henn that the May 26, 2020 Council meeting be adjourned at 2:47 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate