

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 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 June 9, 2020 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 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
- B. Woods, Manager, Financial Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- N. Mirza, Senior Municipal Engineer, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- X. Deng, Senior Planner, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:03 a.m. with all members present electronically through video conference call.

2020-06-09-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that agenda be amended as follows:

- That the afternoon sessions begin at 2:15 p.m. rather than 1:30 p.m.

Defeated

MOVED by Deputy Reeve Schule that the June 9, 2020 Council meeting agenda be approved as presented.

Carried

2020-06-09-02

Approval of Minutes

MOVED by Councillor Henn that the May 26, 2020 Council meeting minutes be approved as presented.

Carried

2020-06-09-10 (D-1)

All Divisions – Credit Card Payments for Property Taxes

File: N/A

The Chair called for a recess at 9:13 a.m. and called the meeting back to order at 9:15 a.m. with all previously mentioned members present.

MAIN MOTION:

MOVED by Deputy Reeve Schule that the report be received for information.

AMENDING MOTION:

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

THAT the report be received for information **and that an update come back to Council by the end of October, 2020.**

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that the report be received for information and that an update come back to Council by the end of October, 2020.

Carried

2020-06-09-11 (D-2)

Division 3 – General Item – Administrative Correction to a Development Permit Condition Set

File: PRDP20200424 (04606006)

MOVED by Councillor Hanson that Development Permit Application PRDP20200424 be approved with the suggested conditions noted in the staff report.

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.
- 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.

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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 December 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.

Carried

2020-06-09-12 (D-3)

Division 4 – Council Direction – Residential Subdivision Condition

File: PL20200001 (03232002)

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

Carried

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2020-06-09-13 (D-4)

Division 5 – Council Direction – Development Permit Conditions

File: PRDP20200986 (03332015)

MOVED by Deputy Reeve Schule that the Stormwater Off-Site Levy for development permit application PRDP20200986 be deferred in accordance with the Municipal Planning Commission's recommendation;

AND THAT the Transportation Off-Site Levy for development permit application PRDP20200986 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

2020-06-09-12 (D-3)

Division 4 – Council Direction – Residential Subdivision Condition

File: PL20200001 (03232002)

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

Carried

MOVED by Deputy Reeve Schule that the Transportation Off-site Levy for proposed Lot 1 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

2020-06-09-14 (E-1)

Division 2 – First Reading Bylaw – Bylaw C-8035-2020 – Residential Redesignation

File: PL20200003 (04723003/198)

2020-06-09-15 (E-2)

Division 2 – First Reading Bylaw – Bylaw C-8036-2020 – Buckley Conceptual Scheme (Residential)

File: PL20200004 (04723003/198)

2020-06-09-16 (E-3)

Division 5 – First Reading Bylaw – Bylaw C-8046-2020 – Live-Work Redesignation (Residential/Commercial)

File: PL20200044 (05232003)

2020-06-09-17 (E-4)

Division 4 – First Reading Bylaw – Bylaw C-8050-2020 – Live-Work Redesignation (Residential/Commercial)

File: PL20200053 (03323008)

2020-06-09-18 (E-5)

Division 9 – First Reading Bylaw – Bylaw C-8051-2020 – Industrial Redesignation

File: PL20200031 (06731002/4)

2020-06-09-19 (E-6)

Division 7 – First Reading Bylaw – Bylaw C-8052-2020 – Public Service Redesignation

File: PL20200015 (06507011)

2020-06-09-20 (E-7)

Division 7 – First Reading Bylaw – Bylaw C-8053-2020 – Agricultural Business Redesignation

File: PL20200037 (07320001)

2020-06-09-21 (E-8)

Division 5 – First Reading Bylaw – Bylaw C-8054-2020 – Live-Work Redesignation

File: PL20200041 (05308015)

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

- Bylaw C-8035-2020
- Bylaw C-8036-2020
- Bylaw C-8046-2020
- Bylaw C-8050-2020
- Bylaw C-8051-2020
- Bylaw C-8052-2020
- Bylaw C-8053-2020
- Bylaw C-8054-2020

Carried

The Chair called for a recess at 9:46 a.m. and called the meeting back to order at 10:01 a.m. with all previously mentioned members present.

2020-06-09-03 (C-1)

**Division 5 – Bylaw C-7982-2019 – Redesignation Item – Residential Two District to Live-Work District
File: PL20190180 (05308014)**

MOVED by Councillor Gautreau that the public hearing for item C-1 be opened at 10:01 a.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

The Chair called for a recess at 10:24 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present.

Email submission(s) in favour: Zoulfikar Hammound
Bob Picketts
Jagdev Sidhu

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-1 be closed at 10:37 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7982-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7982-2019 be given third and final reading.

Carried

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.

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2020-06-09-04 (C-2)

Division 5 – Bylaw C-7993-2020 – Redesignation Item – Residential Two District to Live-Work District
File: PL20190201 (05308009)

MOVED by Councillor Gautreau that the public hearing for item C-2 be opened at 10:56 a.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

Email submission(s) in favour: Zoulfikar Hammound
Jagdev Sidhu
Tu Nguyen

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-2 be closed at 11:07 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7993-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7993-2020 be given third and final reading.

Carried

2020-06-09-05 (C-3)

Division 9 – Bylaw C-8027-2020 – Redesignation Item – From Ranch and Farm District to Industrial – Industrial Activity District
File: PL20190196 (06836003)

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 11:09 a.m.

Carried

Person(s) who presented: Kristen Harder, Dillion Consulting Ltd. (Applicant)
Jorie McKenzie, Sedulous Engineering
Marcel Rijkens, Volker Stevin Highways Ltd.
Jack Brown, Volker Stevin Highways Ltd.

Email submission(s) in favour: None

Email submission(s) 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 11:37 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-8027-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8027-2020 be given third and final reading.

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Carried

2020-06-09-23 (I-1)

All Divisions – Councillor McKylor and Councillor Gautreau – Facilitating High-Speed Internet for Residents of RVC

File: N/A

Read at the June 9, 2020 Council meeting

To be debated at the June 23, 2020 Council meeting

Title: Facilitating High-Speed Internet for Residents of RVC

Presented By: Councillor Kim McKylor, Division 2

Seconded By: Councillor Jerry Gautreau, Division 5

WHEREAS Rocky View County Council passed the following resolution at the May 26th Council Meeting directing Administration to hold a workshop on High Speed Internet with Council, *“MOVED by Councillor Hanson that the matter 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.”*;

AND WHEREAS Rocky View County Council is determining County vision for high speed internet that would meet the needs or desires equally for residents and/or businesses in Rocky View County;

AND WHEREAS Rocky View County, due to its geographical size, large rural/semi-rural population, and areas of urban settlement, is a challenging environment for private sector investment in the required infrastructure capital that is needed to provide high speed internet;

AND WHEREAS Rocky View County residents, continue to advocate for better service;

AND WHEREAS The Municipal Government Act of Alberta, allows for a resident driven, area specific local improvement tax, which could be used to facilitate the capital investment for locally defined areas, to fund the construction costs to construct the needed infrastructure to access high speed internet;

AND WHEREAS The policy would require and be contingent on a third party contractual agreement to provide service;

AND WHEREAS Many new grants both at the Federal and Province level may be accessible by Municipalities to further reduce the amount of the local improvement tax;

THEREFORE BE IT RESOLVED THAT Administration be directed to develop a fulsome policy, which would clearly define a process by which local communities could pursue the finance, construction, and operation of high speed internet connectivity through a community led initiative, and that this policy be brought for Council consideration at a workshop to be held in September of 2020.

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2020-06-09-24 (K-1)

All Divisions – Confidential Closed Session Item – Letter of Intent – Cochrane Gravel Pit

File: RVC2020-22

MOVED by Deputy Reeve Schule that Council move into closed session at 11:43 a.m. to consider the confidential item “Letter of Intent – Cochrane Gravel Pit” 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 K-1 with the following additional people in attendance:

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

MOVED by Deputy Reeve Schule that Council move into open session at 1:31 p.m.

Carried

Absent: Councillor Hanson
 Councillor Wright
 Councillor Kissel

Councillor Hanson returned to the meeting at 1:32 p.m.

MOVED by Councillor Henn that Administration be directed to decline the offer to purchase set out in the Letter of Intent received on May 26, 2020, and discussed in confidential report RVC2020-22.

Carried

Absent: Councillor Wright
 Councillor Kissel

2020-06-09-06 (C-4)

Division 5 – Bylaw C-8005-2020 – Redesignation Item – Site-Specific Direct Control District Amendment

File: PL20190189 (03331171/173/175-181)

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

Carried

Absent: Councillor Wright
 Councillor Kissel

Person(s) who presented: Steve Wheatcroft, 18 Sixty Seven Development Inc. (Applicant)

Email submission(s) in favour: None

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

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MOVED by Councillor Gautreau that the public hearing for item C-4 be closed at 1:46 p.m.

Carried
Absent: Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-8005-2020 be given second reading.

Carried
Absent: Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-8005-2020 be given third and final reading.

Carried
Absent: Councillor Wright
Councillor Kissel

2020-06-09-07 (C-5)

All Divisions – Bylaw C-8007-2020 – Regional Transportation Off-Site Levy

File: N/A

2020-06-09-08 (C-6)

All Divisions – Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy

File: N/A

2020-06-09-09 (C-7)

All Divisions – Bylaw C-8009-2020 – Regional Water and Wastewater Off-Site Levy

File: N/A

MOVED by Deputy Reeve Schule that the public hearing for items C-5, C-6, and C-7 be opened concurrently at 1:48 p.m.

Carried
Absent: Councillor Wright
Councillor Kissel

Councillor Kissel and Councillor Wright returned to the meeting at 1:59 p.m.

Person(s) who presented: Byron Riemann, Executive Director Operations

The chair called a recess at 2:08 p.m. and called the meeting back to order at 2:09 p.m. with all previously mentioned members present, with the exception of Deputy Reeve Schule who returned to the meeting at 2:12 p.m. and Councillor Hanson who returned to the meeting at 2:13 p.m.

Email submission(s) in favour: Kimber Higa, BILD Calgary Region

The chair called a recess at 2:36 p.m. and called the meeting back to order at 3:04 p.m. with all previously mentioned members present

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Email submission(s) in opposition: B & A Planning Group on behalf of Alberta Sand and Gravel Association
Bart Carswell
Bill and Sharon Corbett
Bruce Kendall
Burnco Rock Products Ltd.
Daniel and Catherine Courcy
Debra McPherson
Glenn Lott
Janet Ballantyne, on behalf of the Rocky View Forward
Johanna and Renato Cussigh
Judie Norman
LaFarge Canada Inc.
Lehigh Hanson Materials Limited
Lynn Chambers
Maria Ward
Nancy McDonald on behalf of Global Canuck Energy Ltd.
Patti Lott
Steve Grande

Person(s) who spoke in rebuttal: Byron Riemann, Executive Director Operations

MOVED by Deputy Reeve Schule that the public hearing for item C-5, C-6, and C-7 be closed at 3:23 p.m.
Carried

MOVED by Councillor Hanson that section p(vii) of Schedule K of Bylaw C-8007-2020 be amended as follows:

“all areas to be designated as reserve lands or subject to an ~~Environmental Reserve Easement~~
~~exclusions below~~, as a condition of the subdivision approval; and”

AND THAT an additional section p(iii) be added to Schedule K of Bylaw C-8007-2020 that reads as follows:

“all areas designated environmental reserve or subject to an environmental reserve easement, each
as defined within the Act, as a condition of Subdivision approval.”

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8007-2020 be amended in accordance with Attachment ‘A’.
Carried

MOVED by Councillor Hanson that Schedule A-1 of Bylaw C-8007-2020 be amended as follows:

“2020 Urban Levy Proposed for Collection = ~~\$11,354~~ ~~\$4,595~~ ~~\$9,190/acre~~ or ~~\$4,595~~ ~~\$9,190/acre~~”

Defeated

MOVED by Deputy Reeve Schule that Bylaw C-8007-2020 be given second reading as amended.
Carried

MOVED by Councillor Henn that Bylaw C-8007-2020 be given third and final reading as amended.
Carried

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MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed to bring a report back to Council regarding 12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use by the end of October, 2020.

Carried

MOVED by Councillor Henn that section q(vi) of Schedule C of Bylaw C-8008-2020 be amended as follows:

“all areas to be designated as reserve lands or subject to an ~~Environmental Reserve Easement~~ **exclusions below**, as a condition of the subdivision approval; and”

AND THAT an additional section q(vi) be added to Schedule C of Bylaw C-8008-2020 that reads as follows:

“all areas designated environmental reserve or subject to an environmental reserve easement, each as defined within the Act, as a condition of Subdivision approval.”

Carried

MOVED by Councillor Henn that Bylaw C-8008-2020 be amended in accordance with Attachment ‘A’.

Carried

MOVED by Councillor Hanson that Bylaw C-8008-2020 be given second reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-8008-2020 be given third and final reading as amended.

Carried

MOVED by Councillor Hanson that Schedule C-1 of Bylaw C-8009-2020 be amended as follows:

Total Recoverable:	\$20,236,575.73	\$19,899,274.78
Total Estimated Cost to Levy:	\$35,316,575.73	\$34,979,274.78
Levy cost calculation:	\$35,316,575.73 \$34,979,274.78 / 4,185 m3/day = \$8,437.88 \$8,358.25 per m3/day (of projected average day flow)	

Carried

MOVED by Councillor Henn that Bylaw C-8009-2020 be amended in accordance with Attachment ‘A’.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8009-2020 be given second reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8009-2020 be given third and final reading as amended.

Carried

2020-06-09-22 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

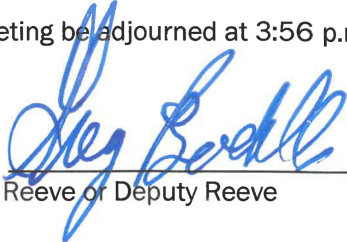
The 2020 Council Priorities and Significant Issues List for June 9, 2020 was provided to Council in the agenda as information.

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Adjournment

MOVED by Deputy Reeve Schule that the June 9, 2020 Council meeting be adjourned at 3:56 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate