

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
July 14, 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 July 14, 2020 commencing at 9:00 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. Kalinchuk, Manager, Economic Development
- G. Nijjar, Manager, Recreation, Parks and Community Support
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning and Development Supervisor, Planning and Development Services
- A. Pare, Lead Cemetery Sales/Admin, Operational Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- S. Altena, Road Operations Technologist, Transportation Services
- J. Anderson, Senior Planner, Planning and Development Services
- S. Khouri, Planner, Planning and Development Services
- C. Lombardo, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Vishwakarma, Development Officer, Planning and Development Services

### Call to Order

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

### **2020-07-14-01**

#### Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the July 14, 2020 Council meeting agenda be amended as follows:

- Add Emergent item D-7 Council Direction – Subdivision Application Conditions

Carried

MOVED by Councillor McKylor that the July 14, 2020 Council meeting agenda be approved as amended.

Carried

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**2020-07-14-02**

**Approval of Minutes**

MOVED by Councillor Gautreau that the June 23, 2020 Council meeting minutes be approved as presented.  
Carried

MOVED by Councillor Henn that the June 25, 2020 special Council meeting minutes be approved as presented.  
Carried

**2020-07-14-14 (E-2)**

**Division 5 – Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme – Revisions and Appendix to South Conrich Conceptual Scheme**  
**File: PL20190153 (04329003)**

**2020-07-14-15 (E-3)**

**Division 5 – Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme**  
**File: PL20190021 (04329003)**

Councillor Kamachi left the meeting at 9:02 a.m.

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given second reading.  
Carried  
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given third and final reading.  
Carried  
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7959-2019 be given second reading.  
Carried  
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7959-2019 be given third and final reading.  
Carried  
Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 9:16 a.m.

**2020-07-14-03 (J-1)**

**All Divisions – Calgary Economic Development – Film and Television Industry: 2020 And Beyond**  
**File: N/A**

**Presenter:** Luke Azevedo, Calgary Economic Development

MOVED by Deputy Reeve Schule that the Film and Television Industry: 2020 And Beyond presentation by Calgary Economic Development be received as information.  
Carried

The Chair called for a recess at 9:53 a.m. and called the meeting back to order at 10:03 a.m. with all previously mentioned present.

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**2020-07-14-04 (C-1)**

**All Divisions – Bylaw C-8048-2020 – Amendments to the Land Use Bylaw (Bylaw C-4841-97)**

**File: 1013-825**

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

Carried

Person(s) who presented: Sandra Khouri, Planner, Planning and Development Services

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Janet Ballantyne, on behalf of Rocky View Forward

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 Councillor Gautreau that section 13.1 in Schedule 'A' of Bylaw C-8048-2020 be amended as follows:

“All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is ~~made~~ written”

Carried

MOVED by Councillor Gautreau that Bylaw C-8048-2020 be given second reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-8048-2020 be given third and final reading as amended.

Carried

**2020-07-14-05 (C-2)**

**Division 7 – Bylaw C-8042-2020 – Business Development – From PS to I-IA and from I-IA to PS – Balzac East High Plains Industrial Park**

**File: PL20200038 (06401017/06412003)**

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:29 a.m.

Carried

Person(s) who presented: Elvin Karpovich, IBI Group (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-2 be closed at 10:37 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-8042-2020 be given second reading.

Carried

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MOVED by Councillor Henn that Bylaw C-8042-2020 be given third and final reading.

Carried

**2020-07-14-07 (D-1)**

**All Divisions – MPC Recommendation to Amend Land Use Bylaw C-4841-97**

**File: N/A**

MOVED by Councillor Hanson that this report be received as information.

Carried

**2020-07-14-08 (D-2)**

**Division 5 – Council Direction – Development Permit Conditions**

**File: PRDP20193547 (03330027)**

MOVED by Councillor Gautreau that the Stormwater Offsite Levy be deferred for Development Permit PRDP20193547 until Phase 2.

Defeated

**2020-07-14-09 (D-3)**

**Division 6 – Development Permit Renewal**

**File: PRDP20184012 (08201001)**

Reeve Boehlke vacated the Chair as the renewal of Development Permit PRDP20180142 was located in Division 6 and he wished to participate in the discussion and voting on the item. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that Development Permit No. PRD20184012 be approved with the conditions noted in Attachment A.

Carried

Deputy Reeve Schule vacated the Chair and Reeve Boehlke reassumed the Chair.

**2020-07-14-10 (D-4)**

**Divisions 4 & 5 – Terms of Reference – East Highway 1 Area Structure Plan**

**File: N/A**

The Chair called for a recess at 11:01 a.m. and called the meeting back to order at 11:12 a.m. with all previously mentioned present.

MOVED by Councillor Gautreau that the Terms of Reference for a developer-led and wholly developer-funded East Highway 1 Area Structure Plan be adopted as presented in Appendix 'A'.

Carried

**2020-07-14-12 (D-6)**

**Division 1 – Bragg Creek Satellite Library Project**

**File: N/A**

MOVED by Councillor Kamachi that the Bragg Creek Satellite Library Proposal be approved.

Carried

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MOVED by Councillor Kamachi that the budget adjustment of \$90,000 plus GST from the Library Reserve Fund be approved as per Appendix 'A'.

Carried

MOVED by Councillor Kamachi that Administration be directed to enter into an agreement with the Bragg Creek Community Association for the installation, maintenance, insurance, and operation of the Bragg Creek Satellite Library.

Carried

**2020-07-14-22 (D-7)**

**Division 7 – Council Direction – Subdivision Application Conditions**

**File: PL20150130 (06726009)**

MOVED by Councillor Henn that the applicant be allowed to speak on this item.

Carried

Robert Fonnyadt proceeded to address Council on the request for a deferral on the Transportation Offsite Levy condition in Municipal Government Board Order 001/17.

Deputy Reeve Schule declared a pecuniary interest and abstained from further discussion and voting on the item. Deputy Reeve Schule proceeded to leave the meeting at 11:48 a.m.

The Chair called for a recess at 11:53 a.m. and called the meeting back to order at 12:13 p.m. with all previously mentioned present with the the exception of Deputy Reeve Schule.

MOVED by Councillor Henn that Administration be directed to request that the Municipal Government Board vary its decision by deferring the Transportation Offsite Levy [Condition 13] as per the owner's request under Municipal Government Board Order 001/17.

Carried

Abstained: Deputy Reeve Schule

The Chair called for a recess at 12:15 p.m.

Deputy Reeve Schule returned to the meeting at 12:15 p.m. during the recess.

The Chair called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

**2020-07-14-06 (C-3)**

**Division 2 – Bylaw C-8010-2020 – Redesignation Item – Commercial Redesignation**

**File: PL20190173 (04734003)**

MOVED by Councillor McKylor that the public hearing for item C-3 be opened at 1:31 p.m.

Carried

Person(s) who presented:

Ron Renauld, Rencor Developments Inc.  
Ken Venner, B&A Planning (Applicant)  
David Baker, Aplin Martin

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Person(s) who spoke in favour: George Mylonas  
Ian Galbraith  
Jessica Eren  
Christopher Berry  
Art Price  
John Fitzsimmons  
Bob Williams, on behalf of Calaway Park  
Allen Clayton  
Birol Fisecki, on behalf of Harmony Developments  
Duncan MacLean

The Chair called for a recess at 2:52 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: David Sermon (by video presentation)

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for item C-3 be closed at 3:05 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-8010-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8010-2020 be given third and final reading.

Carried

**2020-07-14-11 (D-5)**

**Division 2 – Bingham Crossing Phase 2 Master Site Development Plan**

**File: PL20190172 (04734003)**

MOVED by Deputy Reeve Schule that the owner be allowed to address Council on this item.

Carried

Ron Renauld proceeded to address Council on the Bingham Crossing Master Site Development Plan.

MOVED by Councillor McKylor that the Bingham Crossing Master Site Development Plan be adopted in accordance with Appendix 'B'.

Carried

The Chair called for a recess at 3:22 p.m. and called the meeting back to order at 3:30 p.m. with all previously mentioned members present.

**MOTION ARISING:**

MOVED by Councillor McKylor that Administration be directed to enter into discussions with the developer to dedicate a small parcel of land suitable for the development of a community use building and report back to Council at the October 6, 2020 Council meeting.

Carried

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**2020-07-14-16 (E-4)**

**Division 2 – Bylaw C-7825-2018 – Second/Third Readings for Road Closure Bylaw**  
**File: PL20180074 (04710007)**

MOVED by Councillor McKylor that Bylaw C-7825-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7825-2018 be given third and final reading.

Carried

MOVED by Councillor McKylor that the 0.54 acres of land be transferred to the applicants Eric & Sheri Herget subject to:

- a) Sales agreement being signed at the appraised value of \$45,000.00, plus \$2,500.00 for the cost of the appraisal, \$1,500.00 for the cost of the Survey and all applicable taxes; and
- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7825-2018 receives third and final reading.

AND THAT the 0.10 acres of land be transferred to the Applicant Mountain River Estates Ltd. at no additional cost.

Carried

**2020-07-14-17 (E-5)**

**Division 9 – Bylaw C-7902-2019 – Second/Third Reading Road Closure Bylaw**  
**File: PL20190039 (08802003)**

MOVED by Councillor Kissel that Bylaw C-7902-2019 be amended as shown in Attachment 'A'.

Carried

MOVED by Councillor Kissel that Bylaw C-7902-2019 be given second reading, as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7902-2019 be given third reading, as amended.

Carried

MOVED by Councillor Kissel that the 3.81 acres of land be transferred to the applicants Donald Lee, Christine Nurse, Paul Sullivan and Donna Garner subject to:

- a) Sales agreement being signed at the appraised value of \$15,700.00 and \$6,350.00 for the cost of the Survey and all applicable taxes; and
- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7902-2019 receives third and final reading.

Carried

**2020-07-14-18 (E-6)**

**Division 8 – Bylaw C-7966-2019 – Second/Third Readings for Road Closure Bylaw**  
**File: PL20190120 (05723001)**

MOVED by Councillor Wright that Bylaw C-7966-2019 be given second reading.

Carried

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MOVED by Councillor Wright that Bylaw C-7966-2019 be given third reading.

Carried

MOVED by Councillor Wright that the 1.87 acres of land be transferred to the 1623052 Alberta Ltd. subject to:

- a) Sales agreement being signed at the appraised value of \$16,000.00, plus \$2,500.00 for the cost of the appraisal, and all applicable taxes; and
- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7966-2019 receives Third and final reading.

Carried

**2020-07-14-13 (E-1)**

**All Divisions – Bylaw C-8065-2020 – Road Use Agreement Bylaw**

**File: 4055-660**

MOVED by Councillor Gautreau that Bylaw C-8065-2020 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8065-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8065-2020 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8065-2020 be given third and final reading.

Carried

**2020-07-14-19 (E-7)**

**Division 8 – First Reading Bylaw – Bylaw C-8056-2020 – Conceptual Scheme amendment, to allow for multi-family dwelling buildings and a seniors facility**

**File: PL20200051 (05618459)**

MOVED by Councillor Wright that first reading of Bylaw C-8056-2020 be held back pending completion of the Bearspaw Area Structure Plan review.

Defeated

MOVED by Councillor Wright that the public hearing circulation area for Bylaw C-8056-2020 be expanded to include all of Bearspaw Village, Blazer Estates, and Bearspaw Meadow.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8056-2020 be given first reading.

Carried

**2020-07-14-19 (E-8)**

**Division 8 – First Reading Bylaw – Bylaw C-8055-2020 – Residential Three District to Direct Control District**

**File: PL20200050 (05618459)**

MOVED by Councillor Gautreau that Bylaw C-8055-2020 be given first reading.

Carried



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2020-07-14-20 (E-9)

Division 1 – First Reading Bylaw – Bylaw C-8060-2020 – Residential Redesignation

File: PL20200059 (06606046)

MOVED by Councillor Wright that Bylaw C-8060-2020 be given first reading.

Carried

The Chair called for a recess at 4:23 p.m. and called the meeting back to order at 4:31 p.m. with all previously mentioned members present.

MOTION ARISING/MAIN MOTION:

MOVED by Deputy Reeve Schule that Administration be directed to provide no more than three pages in first reading staff reports which will include:

- What is being proposed;
- The location and map; and
- Which division the application is located in

TABLING MOTION:

MOVED by Councillor Gautreau that the main motion be tabled until the July 28, 2020 Council meeting.

Carried

2020-07-14-21 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for July 14, 2020 was provided as information.

Adjournment

MOVED by Deputy Reeve Schule that the July 14, 2020 Council meeting be adjourned at 4:37 p.m.

Carried

  
\_\_\_\_\_  
Reeve or Deputy Reeve

  
\_\_\_\_\_  
Chief Administrative Officer or Designate