



SPECIAL COUNCIL MEETING MINUTES

Tuesday, February 16, 2021
9:00 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor (participated electronically)
Councillor M. Kamachi (participated electronically)
Councillor K. Hanson (participated electronically, arrived at 9:01 a.m.)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically, arrived at 9:02 a.m.)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
J. Anderson, Planning Policy
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:01 a.m. and Councillor Hanson who arrived at 9:02 a.m.

B Updates/Approval of Agenda

MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Open Session Item – CMRB Alternate Appointment
Lost



MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Closed Session Item – Role of Reeve and Deputy Reeve in Intergovernmental Business

Lost

MOVED by Councillor Boehlke that the February 16, 2021 Special Council meeting agenda be accepted as presented.

Carried

**E-1 All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136**

MOVED by Councillor Boehlke that the public hearing for item E-1 be opened at 9:16 a.m.

Carried

Person(s) who presented: Andrew Palmiere, O2 Planning and Design
Nicholas Krul, O2 Planning and Design

Councillor Boehlke left the meeting at 9:45 a.m. and returned to the meeting at 9:47 a.m.

The Chair called for a recess at 10:20 a.m. and called the meeting back to order at 10:32 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Listed in Schedule 'A'

Councillor Boehlke left the meeting at 11:48 a.m. and returned to the meeting at 11:51 a.m.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present.

The Chair made the final call for email submissions and called for a recess at 1:34 p.m. The Chair called the meeting back to order at 1:45 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 2:17 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 2:18 p.m.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'



Person(s) who presented rebuttal: Dominic Kazmierczak, Manager, Planning Policy

MOVED by Councillor Schule that the public hearing for item E-1 be closed at 2:27 p.m. with all previously mentioned members present.

Carried

The Chair called for a recess at 2:34 p.m. and called the meeting back to order at 3:16 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve McKylor that consideration of Bylaw C-8090-2020 be tabled until the Tuesday, March 2, 2021 Special Council Meeting.

Carried

**E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)
File: 1015-550**

MOVED by Councillor Hanson that the public hearing for item E-2 be opened at 3:30 p.m.

Carried

Person(s) who presented: Jessica Anderson, Senior Planner, Planning Policy

Pre-recorded audio/video presentations in support: Don Mortimer
Joe and Cathy Zink
Lindsay and Angus Duncan

The Chair called for a recess at 5:00 p.m. and called the meeting back to order at 5:33 p.m. with all previously mentioned members present.

Pre-recorded audio/video submissions in opposition: Listed in Schedule 'C'

The Chair called for a recess at 6:34 p.m. and called the meeting back to order at 6:47 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 6:48 p.m.

The Chair made the final call for email submissions and called for a recess at 7:22 p.m. The Chair called the meeting back to order at 7:34 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the public hearing to be recessed at 7:46 p.m. until 9:00 a.m. on Monday, February 22, 2021.

The Chair called for a recess at 7:47 p.m. and called the meeting back to order at 7:48 p.m. with all previously mentioned members present.



**E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550**

MOVED by Councillor Boehlke that the public hearing for item E-3 be opened at 7:49 p.m.
Carried

The Chair called for the public hearing to be recessed at 7:50 p.m. until 9:00 a.m. on Monday, February 22, 2021.

The Chair called the meeting back to order at 9:00 a.m. Monday, February 22, 2021 with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Wright.

Councillor Wright returned to the meeting at 9:01 a.m. and Councillor Kamachi did not return to the meeting.

**E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)
File: 1015-550**

Email submissions in support: Listed in Schedule 'D'

Email submissions in opposition: Listed in Schedule 'D'

Councillor Schule left the meeting at 9:20 a.m. and returned to the meeting at 9:22 a.m.

Councillor Boehlke left the meeting at 9:48 a.m. and returned to the meeting at 9:50 a.m.

Person(s) who presented rebuttal: Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

MOVED by Councillor Hanson that the public hearing for item E-2 be closed at 10:05 a.m.
Carried
Absent: Councillor Kamachi

The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:17 a.m. with all previously mentioned members present.

**E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550**

Person(s) who presented: Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

The Chair called for a recess at 10:54 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.



The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:11 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Councillor Schule returned to the meeting at 11:14 a.m.

Pre-recorded audio/video presentations in support:

Davin McIntosh on behalf of Bow Water and Land
Jay Simmons on behalf of Bow Water and Land
Evan Galbraith
Steve Allan on behalf of Bow Water and Land
Don Brownie on behalf of Joan Snyder

Pre-recorded audio/video submissions in opposition:

Listed in Schedule 'E'

Councillor Gautreau disabled his camera feed from 11:48 a.m. to 12:00 p.m. but remained present at the meeting.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 1:01 p.m.

The Chair made the final call for email submissions and called for a recess at 1:33 p.m. The Chair called the meeting back to order at 1:43 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Email submissions in support:

Listed in Schedule 'F'

Email submissions in opposition:

Listed in Schedule 'F'

Person(s) who presented rebuttal:

Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 3:29 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 (South Springbank ASP) and Bylaw C-8031-2020 (North Springbank ASP) to tabled *sine die*, no later than March 23, 2021, to allow Administration to compile amendments received from Council, Administration, and further discuss with the City of Calgary proposed amendments.

Defeated
Absent: Councillor Kamachi



ROCKY VIEW COUNTY

E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan) File: 1015-550

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

Section 7.47 Goals be amended to read:

7.47 Villa Condo developments within the Plan area should

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or~~ attached two story units (~~two units~~), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

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

The maximum density for Villa Condo developments shall be ~~4.0~~ ~~20.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried
Absent: Councillor Kamachi

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



Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to read:

7.51 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) Up to 75% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 50%~~ provided that 25% of the Commercial uses identified within the local plan area have been constructed;
- b) The remaining 25% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 75%~~ provided that 50% of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

The footer for the entire ASP be amended to read:

Rocky View County | South Springbank Area Structure Plan

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the South Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP



Amending Motion:

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

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ **the eastern-most portions of Springbank Road** from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried
Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 6 Land Use Strategy – Purpose, page 14 top of Second column, be amended to read:

- The **South** Springbank ASP plans for an approximate population of 14,600...

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 7 - Residential page 18, Built Out Country Residential – introductory paragraph, be amended to read:

A portion of lands within the **South** Springbank area have built out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Page 32 Villa Condo Development, second paragraph, be amended to read:

- The **South** Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, ...

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 11 – Transitions, third paragraph on pg. 42, be amended to read:

Although **South** Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, ~~Cluster Live-Work~~ and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 4:44 p.m. and called the meeting back to order at 4:50 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 17 – Transportation, 101st Street Interface – the introductory paragraph, be amended to read:

101st Street forms the east boundary (~~south of Highway 1~~) of the **South** Springbank ASP area. The roadway is under the jurisdiction of The City of Calgary; therefore, collaboration shall be required with respect to plans accessing this roadway.

Carried
Absent: Councillor Kamachi
Councillor Schule

Councillor Schule returned to the meeting at 5:04 p.m.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to strikeout all references Live Work.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 25, Table 4 – Actions, Action #2, be amended to read:

Implementation of Villa Condo Developments, ~~and~~ Cluster Residential, ~~and Cluster Live Work~~ requires amendments to the to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11 – First Objective, Transitions be amended to read:

Ensure the transition between ~~business development~~ Institutional and Community Service areas and the Special Planning Areas and residential development is managed effectively by supporting complementary land use types and densities in interface areas.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That page 43 be amended to read:

BUSINESS – RESIDENTIAL TRANSITION – rename Special Planning Area – Residential Transition

Defeated
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 ~~50~~ 150 metres from the commercial ~~or industrial~~ property line.

Amending Motion:

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

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.9 be amended to read:

High quality building appearance shall be emphasized where ~~industrial/~~ commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.20 be amended to read:

Spatial separation between agricultural and nonagricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:

- a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of ~~25~~ 150 metres from the nonagricultural property line;

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.6 – Utilities be amended to read:

Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial ~~industrial~~ sites on an interim basis until such time as piped servicing is available.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.10 – Utilities be amended to read:

All ~~industrial and~~ commercial buildings are required to provide fire suppression systems and shall be in compliance with the County’s Fire Suppression bylaw.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

~~a) a rationale is submitted detailing the aspects limiting cluster development form;~~

renumber (b) – (e)

Amending Motion:

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

Remove the strikeout on a) and renumber (b) – (e)

Carried
Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

Defeated
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.11 be amended to read:

For areas identified as Cluster Residential area, where cluster is determined to be inappropriate to be developed as Country Residential, the following policies shall apply:

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 10.2 (e) – Urban Interface Areas be amended to read:

it shall be demonstrated that there is a connection to regional potable water and wastewater servicing and a satisfactory potable water, waste water, and storm water servicing solutions, all of which have with the capacity to service the anticipated development form in that area; and

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 18.16 should be deleted in its entirety as the Hwy 1 West corridor is not in the South ASP.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 6:00 p.m. and called the meeting back to order at 6:15 p.m. with all previously mentioned members present, with the exception of Councillor Kissel.

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low maintenance housing option for seniors and other groups.



Amending Motion:

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

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ **accessible and low maintenance** housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low maintenance housing option for seniors and other groups.~~

Carried
Absent: Councillor Kamachi
Councillor Kissel

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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ accessible and low maintenance housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low maintenance housing option for seniors and other groups.~~

Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Deputy Reeve McKylor that the definition of Villa Condo in Bylaw C-8064-2020 be amended as follows:

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units ~~are single-storey~~ and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Carried
Absent: Councillor Kamachi
Councillor Kissel



MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to delete section 7.47(b) in its entirety.

Carried
Absent: Councillor Kamachi
Councillor Kissel

Councillor Kissel returned to the meeting at 6:38 p.m.

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove an 18.75 parcel (Roll 04629005) from Special Planning Area 1 and include the parcels in the Infill Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 6:47 p.m. and called the meeting back to order at 7:18 p.m. with all previously mentioned members present, with the exception of Deputy Reeve McKylor who returned to the meeting at 7:20 p.m.

MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to remove SW-17-24-02-W05M (Roll numbers: 04617058, 04617057, 04617007, 04617008, and 04617002) from Special Planning Area 3 and include the parcels in the Cluster Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove the north portion of E ½-20-24-02-W05M (Roll 04620001) from Urban Interface Area and be included in the Special Planning Area 2 land use category with no interim uses, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Boehlke that Bylaw C-8064-2020, Section 25 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Carried
Absent: Councillor Kamachi



ROCKY VIEW COUNTY

MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to revise policy 25.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the South Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting long term ground water research and monitoring programs;
 - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Amending Motion:

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

- a) Supporting ~~long term ground water research and~~ monitoring programs;

Carried
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting monitoring programs;
 - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Carried
Absent: Councillor Kamachi

The Chair called for the meeting to be recessed at 8:06 p.m. until 9:00 a.m. on Monday, March 1, 2021.

The Chair called the meeting back to order at 9:02 a.m. Monday, March 1, 2021, with the exception of Councillor Kamachi who did not return to the meeting.

MOVED by Councillor Hanson that Council receive the additional letter from the City of Calgary after Administration had made their suggested amendments and arguments.

Defeated

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County should create strategies and planning tools for watershed management in collaboration with partners and consider amendments to this Plan as work progresses, where appropriate.

The Chair called for a recess at 9:20 and called the meeting back to order at 9:24 a.m. with all previously mentions members present.

Amending Motion:

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

- 20.2 The County ~~should~~ **will continue to work with our neighbours to** create strategies and planning tools for watershed management ~~in collaboration~~ **and will continue to collaborate** with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.3 with the following wording:

- 20.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Carried

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

Amending Motion:

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

Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership. ~~with other municipalities.~~

Carried



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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Explore the development of a new County policy and/or guide on septic maintenance and best practices for landowners to improve septic management throughout the County.

Defeated

Main Motion

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan or any other adopted statutory plan.

Carried

Amending Motion:

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

9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan ~~or any other adopted statutory plan.~~

Carried

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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended in accordance with Attachment 'A'.

Carried



MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended for general grammar, typographical errors, formatting, numbering, map labeling throughout, and including "South" when referring to the ASP throughout.

Carried

MOVED by Councillor Hanson that Section 6 Land Use Strategy of Bylaw C-8064-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:41 a.m. with all previously mentioned members present.

E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, *or* attached two story units (*two units*), (*duplex/semi or rowhouse*) or multiple unit buildings (not exceeding four stories);
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.



Amending Motion:

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

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or attached two-story units (two units), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);~~
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

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

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- c) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

MOVED by Councillor Boehlke that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ ~~20.0~~ 10.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:09 a.m. with all previously mentioned members present.



Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~may be up to 4.0~~ **20.0** units per acre, calculated on the gross development area, **provided a piped water and wastewater solution is in place**, identified for the Villa Condo.

Defeated

Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0 20.0~~ **11.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That section 7.63 of Bylaw C-8031-2020 be amended as follows:

7.63 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Defeated



MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ if **for other residential development alternatives, where the applicant presents a plan that addresses:**

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020 be amended as follows:

That Section 7.57 – Village Condo be amended to read:

Villa Condo developments may be located within the community core, as ~~per~~ **referenced in** the policies of the South Springbank ASP, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.5 – Transitions be amended to read:

Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of ~~50~~ **150** metres from the commercial or industrial property line.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.10 – Transitions be amended to read:

The maximum height of buildings on lots adjacent to a residential area ~~should~~ **shall** be 12.5 metres, or lower where required by the County's Land Use Bylaw.

Defeated

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To remove any prescribed pathways, in either environmental or municipal reserves, that are identified as wildlife corridors and instead, add a statement that will require RVC to work with new and existing communities on potential pathways that make sense for both the community and wildlife.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To identify the highway corridor from OBCR to RR33 (north and south of highway #1) 1/2 of all the quarters be identified as Business Transition.

Carried



Councillor Hanson left the meeting at 11:50 a.m. and returned to the meeting at 11:53 a.m.

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To amend Map 8 to show a pathway along Emerald Bay Drive, vs. the alignment which shows along sensitive environment reserve and a wildlife corridor.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7. Objectives (page 40)

Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low- maintenance living options ~~for groups such as retirees and those with mobility impairments.~~

(page 40 preamble) The North Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community ~~as they age~~, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Carried

The Chair called for a recess at 11:57 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8031-2020, Section 26 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

AND THAT Bylaw C-8031-2020 be amended to revise policy 26.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the North Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.1 with the following wording:

21.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:

a) Supporting monitoring programs;



- b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
- c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
- d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.2 with the following wording:

21.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.3 with the following wording:

21.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

AND THAT Bylaw C-8031-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

Absent: Councillor Schule

Councillor Schule returned to the meeting at 1:09 p.m.

MOVED by Councillor Schule that Bylaw C-8031-2020 be amended in accordance with Attachment 'A'.

Carried



ROCKY VIEW COUNTY

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended to correct grammar, typographical errors, formatting, numbering, and map labelling throughout, and including "North" when referring to the ASP throughout.

Carried

MOVED by Deputy Reeve McKylor that Section 6 Land Use Strategy of Bylaw C-8031-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

N Adjourn the Meeting

MOVED by Councillor Boehlke that the February 16, 2021 Special Council Meeting be adjourned on Monday, March 1, 2021 at 1:15 p.m.

Carried

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line.

Reeve or Deputy Reeve

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line.

Chief Administrative Officer or Designate



ROCKY VIEW COUNTY

Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition Municipal Development Plan

Jackie Brezovskij

Keren Farquharson on behalf of Farquharson Farms, Don Farquharson, Cody Farquharson,
Stacy Farquharson

Ena Spalding on behalf of Springbank Community Planning Association

Martyn Griggs on behalf of Rocky View Gravel Watch

Janet Ballantyne on behalf of Rocky View Forward

Lori-ann Esser on behalf of Michael Esser, Doug and Toby Steinie, Kelly Paulson

Calvin Johnson on behalf of William Lefever, Patrick and Jen Klassen

Gary Moroz

Ann McKendrick McNabb Family on behalf of McKendrick Ranches, McNabb Developments

Joey Gill on behalf of Gill Developments



ROCKY VIEW COUNTY

Schedule 'B' - Email Submissions in Support and Opposition (MDP) **Municipal Development Plan**

Opposition

Janet Ballantyne
J.F. (Jim) Chmilar
Reg Storms and Katherine Cornish
Lori-ann Esser
Keren Farquharson (SE 36-28-4-W5) representing Farquharson Farms
Wayne Jessee
Teri Lipman
Ann McKendrick McNabb
Azid Niazi, Canopy Lands
Karen Singer
Debbie and Garth Vickery
Rob Watson
John Weatherill



ROCKY VIEW COUNTY

Schedule 'C' - Pre-Recorded Audio/Video Submissions in Opposition **South Springbank Area Structure Plan**

Julie McLean on behalf of Margaret Hoydue, James Nixon, Nancy Crosley, Roberta Nixon

Cal Johnson on behalf of Patrick Klassen and William Lafever

John Bargman

Ena Spalding on behalf of Springbank Community Planning Association

Janet Ballantyne on behalf of Rocky View Forward

Sarah Lambros

Kim Magnuson on behalf of on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and Janet Trott

Larry Benke on behalf of Attila Varga, Valerie and Barry Munro

Anatasia Selimos

Rob Gray on behalf of Kathy Sieber of Deuka Film Exchange Ltd

Jeff and Moirie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Rob and Chris Houseman

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



ROCKY VIEW COUNTY

Schedule 'D' - Email Submissions in Support and Opposition South Springbank Area Structure Plan

Opposition

Janet Ballantyne
John F. Bargman
Rob Gray
Bart Hribar
Davin MacIntosh
Kim Magnuson
David McColl
Peters Dewald Company
Ena Spalding
Transalta Corporation
Debbie and Garth Vickery
Robert Weston
Gloria Wilkinson



ROCKY VIEW COUNTY

Schedule 'E' - Pre-Recorded Audio/Video Submissions in Opposition North Springbank Area Structure Plan

Richard Clark

Cal Johnson on behalf of William Lafever, Patrick and Jen Klassen

John Bargman

William Hornaday

Janet Ballentyne on behalf of Rocky View Forward

Ena Spalding on behalf of Springbank Community Planning Association

Kim Magnuson on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren

Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and

Janet Trott

Jeff and Morie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



ROCKY VIEW COUNTY

Schedule 'F' - Email Submissions in Support and Opposition North Springbank Area Structure Plan

Opposition

Jerry Arshinoff
Shannon Bailey
Janet Ballantyne
John F. Bargman
Simone Byers
Simone Byers on behalf of the Springbank Community Association
Simone Byers on behalf of NSWC
Carol Meibock
Jim and Tina Cheng
Richard Clark
Jan Erisman
Karin Finley
Roger Galbraith
Karin Hunter on behalf of the Springbank Community Association
Cal Johnson
Dana Longeway
Kim Magnuson
David McColl
Brian Mckersie & Campion Swartout
Tony Meibock
Janet Ballantyne on behalf of Rocky View Forward
Anastasia Selimos
Ena Spalding
Deborah Teale
Transalta Corporation
Debbie and Garth Vickery
Ron Zazelenchuk



ROCKY VIEW COUNTY

SPECIAL COUNCIL MEETING MINUTES

Tuesday, March 2, 2021

9:02 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor (participated electronically)
Councillor M. Kamachi (participated electronically)
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Boehlke that the March 2, 2021 Special Council meeting agenda be accepted as presented.

Carried



E-1 Division 9 - Bylaw C-8051-2020 - Redesignation Item – Industrial Redesignation
File: PL20200031 (06731002/4)

F-1 Division 9 - Master Site Development Plan – Summit Pit
File: PL20200034 (06731002/4)

MOVED by Councillor Kissel that the public hearing for item E-1 be opened at 9:07 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group (Applicant)
Bridget Honch, B&A Planning Group (Applicant)
Bruce Waterman, Mountain Ash Limited Partnership
Tige Brady, Mountain Ash Limited Partnership
Dan Clayton, SLR
Rick Lauzon, SLR
Robert Till, SLR
Steven Usher, SLR
Xin Qui, SLR
Selby Thannikary, Stantec
Bruce Nelligan, Watt Consulting Group

The Chair called for a recess at 10:10 a.m. and called the meeting back to order at 10:22 a.m. with all previously mentioned members present.

MOVED by Councillor Hanson that Council be allowed to see the time lapse 4D model that was discussed during the applicant’s presentation.

Carried

Councillor Schule left the meeting at 11:12 a.m. and returned to the meeting at 11:14 a.m.

The Chair called for a recess at 11:17 a.m. and called the meeting back to order at 11:27 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Listed in Schedule ‘A’

The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present with the exception of Councillor Hanson, Councillor Schule and Councillor Gautreau. Councillor Hanson and Councillor Schule returned to the meeting at 1:02 p.m.

Councillor Gautreau returned to the meeting at 1:05 p.m.

Councillor Schule left the meeting at 1:29 p.m. and returned to the meeting at 1:45 p.m.

The Chair called for a recess at 2:14 p.m. and called the meeting back to order at 2:22 p.m. with all previously mentioned members present.



Councillor Schule left the meeting 2:31 p.m. and returned to the meeting at 2:41 p.m.

The Chair made the final call for email submissions and called for a recess at 2:45 p.m. The Chair called the meeting back to order at 2:59 p.m. with all previously mentioned members present, with the exception of Councillor Schule, and declared email submissions closed.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'

The Chair called for a recess at 3:00 p.m. and called the meeting back to order at 4:40 p.m. with all previously mentioned members present, with the exception of Councillor Schule, who returned to the meeting at 4:43 p.m.

Main Motion:

MOVED by Deputy Reeve McKylor that the applicant's rebuttal time limit be extended by 20 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried

Amending Motion:

MOVED by Councillor Kissel that main motion be amended as follows:

THAT the applicant's rebuttal time limit be extended by ~~20~~ 5 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried

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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that the applicant's rebuttal time limit be extended by 5 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried



ROCKY VIEW COUNTY

Person(s) who presented rebuttal: Ken Venner, B&A Planning Group (Applicant)
Bridget Honch, B&A Planning Group (Applicant)
Bruce Waterman, Mountain Ash Limited Partnership
Tige Brady, Mountain Ash Limited Partnership
Dan Clayton, SLR
Rick Lauzon, SLR
Robert Till, SLR
Steven Usher, SLR
Xin Qui, SLR
Selby Thannikary, Stantec
Bruce Nelligan, Watt Consulting Group

Councillor Boehlke left the meeting at 5:50 p.m. and returned to the meeting at 5:52 p.m.

MOVED by Councillor Kissel that the public hearing for item E-1 be closed at 5:58 p.m. with all previously mentioned members present. Carried

The Chair called for a recess at 5:59 p.m. and called the meeting back to order at 6:05 p.m. with all previously mentioned members present.

MOVED by Councillor Schule that section 1.4.0 of Bylaw C-8051-2020 be amended as follows:

1.4.0 **Council is** the Development Authority **and** shall be responsible for the issuance of **all** Development Permits for the Lands subject to this Bylaw Carried

MOVED by Councillor Kissel that application PL20200034 be refused. Defeated

MOVED by Councillor Gautreau that the Summit Pit Master Site Development Plan (approved April 24, 2018) be rescinded. Carried

MOVED by Councillor Gautreau that the Summit Pit Master Site Development Plan be approved as per Attachment 'C'. Carried

MOVED by Councillor Kissel that consideration of Bylaw C-8051-2020 be tabled sine die and that the Applicant be directed to prepare an update to the Hydrogeological Assessment Report in accordance with the recommendations of Alberta Parks and Environment. Defeated

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be amended to insert Schedule 'A' and Schedule 'C' as presented in Attachment 'C'. Carried

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be amended as per Attachment 'C'. Carried



MOVED by Councillor Boehlke that Bylaw C-8051-2020 be given second reading, as amended.
Carried

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be given third and final reading, as amended.
Carried

G-1 Division 9 - All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136

MOVED by Councillor Wright that Council receive the additional letter from the City of Calgary on proposed Bylaw C-8090-2020, being the proposed new Municipal Development Plan;

AND THAT Council receive the letter from Alberta Environment and Parks on proposed Bylaw C-8090-2020, being the proposed new Municipal Development Plan.

Defeated

The Chair called for the meeting to be adjourned at 6:45 p.m. and for the meeting to resume at 9:00 a.m. on Monday, March 8, 2021.

The Chair called the meeting back to order at 9:00 a.m. on Monday, March 8, 2021 with all previously mentioned members present, with the exception of Councillor Hanson and Councillor Boehlke.

Councillor Hanson arrived to the meeting at 9:01 a.m. and Councillor Boehlke arrived to the meeting at 9:03 a.m.

G-1 All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended in accordance with Attachment 'A'.
Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to correct grammar, typographical errors, formatting, numbering, and map labelling throughout.
Carried

MOVED by Deputy Reeve McKylor that Figure 2 of Bylaw C-8090-2020 be amended to show the area one half of a quarter section north and south of Highway 1, between the western boundary of the city of Calgary and the Highway 1/22 intersection, as an Employment Area, which presently shows.
Carried



MOVED by Deputy Reeve McKylor that policy 3.4.3(b) of Bylaw C-8090-2020 be amended as follows:

A confined feeding operation, including its minimum distance of separation, should shall not be located within the boundary or *notification zone* of any intermunicipal development plan *adopted with a* neighbouring *urban* municipality, *or any* statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

Carried

MOVED by Councillor Hanson that policies 2.4.1 a), c), e), and f) ix) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Hanson that policies 3.1.1 a), d), e) and f) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence, and within the same Bylaw, that policy 3.1.1. k) be amended to replace "may" with "should" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 3.1.1 a) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 3.1.1 c) of Bylaw C-8090-2020 be amended to replace "may" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Boehlke that Figure 2 of Bylaw C-8090-2020 be amended to remove the Ecological Features layer from the map and to remove reference to 'Ecological Features' from the legend.

Carried

MOVED by Councillor Boehlke that section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

Ecological Features: These potentially important ecological features include wetlands, riparian areas, valuable agricultural soils, and wildlife corridors. These areas may not be appropriate for additional development, and should be considered when area structure plans and conceptual schemes are created or amended.

Carried

MOVED by Councillor Boehlke that section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

The map also highlights the presence of ecological features that warrant further study when development is proposed in these areas.

Carried



MOVED by Councillor Boehlke that policy 3.5.1(a) of Bylaw C-8090-2020 be amended as follows:

- a) Where development is proposed near potential *Ecological Features* identified in the ~~Growth Concept (Figure 2)~~, development applications may require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 10:07 a.m.

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.2 a) as follows, and to renumber subsequent policies accordingly:

- 4.2 a) Before any Actions identified in Table 02 are commenced, they shall have been brought before Council for approval with a report from Administration on the item, including assessment of budget impacts on the County.

Carried

MOVED by Councillor Wright that section 2.3.1 of Bylaw C-8090-2020 be amended as follows:

Primary residential areas comprise lands where residential development and ~~ancillary commercial and light industrial development~~ will be the predominant land use **with ancillary contextually sensitive commercial and light industrial development.**

Defeated

MOVED by Councillor Wright that policies 2.3.1 e), f), and h) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 2.3.1 h) vii) of Bylaw C-8090-2020 be amended as follows:

- vii) Where the ASP is located in areas **near** ~~adjacent to~~ an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

Carried

MOVED by Councillor Kissel that policy 2.3.1 b) of Bylaw C-8090-2020 be amended as follows:

- b) New development ~~may occur~~ **shall be discouraged** outside of identified priority growth areas, **but may be considered for** ~~with~~ Council review and approval, **subject to prior public engagement being undertaken and support from affected landowners being obtained.**

Defeated



MOVED by Councillor Wright that section 2.3.3 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

Further fragmented country residential development should be avoided, and a gradual transition ~~should~~ **shall** be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

Defeated

MOVED by Councillor Wright that policy 2.4.2 a) of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

- a) New neighbourhood-serving commercial and light industrial development ~~should~~ **shall**:
 - i) conform to the relevant area structure plan, and the policies of the MDP; and
 - ii) Have minimal impact on adjacent land uses.

Defeated

MOVED by Councillor Wright that section 2.5 of Bylaw C-8090-2020 be amended as follows:

Over the next 20 years, it is anticipated that Rocky View's hamlets ~~are~~ **will be home** to the majority of the County's residents and **will** provide services for their **residents'** everyday needs

Carried

MOVED by Councillor Wright that section 2.5.1 of Bylaw C-8090-2020 be amended as follows:

Hamlets in Rocky View County vary in size, appearance, and function, with each hamlet having a distinct character that reflects its location, history, and environment. Of these hamlets, Balzac West, Bragg Creek, Conrich, ~~Elbow View~~, Glenbow **Ranch**, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on Figure 2). These Hamlet Growth Areas, both existing and planned, will include a mix of land uses to provide housing, employment, community services, and recreation opportunities to local residents and a larger service area. Additional growth in these hamlets ~~may~~ **should** be prioritized by the County due to their proximity to transportation networks, and availability of infrastructure, services, and amenities. Commercial uses will be supported in Hamlet Growth Areas to provide access to services for residents and provide employment opportunities.

Defeated

MOVED by Councillor Wright that policies 2.5.1 a), b), c) and g) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policies 2.5.2 c) and d) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated



MOVED by Councillor Wright that policy 3.3.1 a) of Bylaw C-8090-2020 be amended as follows:

- 3.3.1 a) ~~Minimize~~ **Avoid** the adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment

Defeated

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other complimentary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Defeated

Main Motion:

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other complimentary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Amending Motion:

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

- g) Consider co-locating ~~other complimentary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Councillor Hanson left the meeting at 10:58 a.m.

Amending Motion:

MOVED by Councillor Boehlke that the amending motion be amended as follows:

- g) Consider co-locating ~~other complimentary industrial~~ **transitional land** uses adjacent to **and within** aggregate extraction sites.

Defeated

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 11:00 a.m.

The Chair called for a vote on the original amendment.

AMENDING MOTION

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

- g) Consider co-locating ~~other complimentary industrial~~ **transitional land** uses adjacent to and within aggregate extraction sites.

Carried



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

Main Motion as Amended:

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other~~ complementary industrial land uses adjacent to and within aggregate extraction sites.

Carried

The Chair called for a recess at 11:07 a.m. and called the meeting back to order 11:14 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that section 3.3 of Bylaw C-8090-2020 be amended as follows:

Objectives

The policies within the Natural Resources Development Policy Area are to ensure the following objectives:

- Future natural resource extraction balances the needs of residents, industry, society, and the County.

Defeated

MOVED by Councillor Kissel that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:

- i) Discourage aggregate extraction in areas of the County that are zoned Primary Residential or hamlet.

Defeated

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:

- i) Discourage aggregate extraction adjacent to lands which are designated for residential uses within Primary Residential or Hamlet Development Areas.

Carried

MOVED by Councillor Wright that Appendix C of Bylaw C-8090-2020 be amended to insert Table 05 as follows:

Master Site Development Plan Requirements

Master Site Development Plans should address the following items:

Table 05: Master Site Development Plan Requirements

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal.
2. A master site plan addressing:



- a) building placement and setbacks;
 - b) building height and general architectural appearance;
 - c) parking and public lighting;
 - d) landscaping for visual appearance and/or mitigating measures;
 - e) agriculture boundary design guidelines; and
 - f) anticipated phasing.
3. A summary of the Applicant's community consultation and results.
 4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts.

Defeated

MOVED by Councillor Wright that Appendix C of Bylaw C-8090-2020 be amended to insert Table 06 as follows:

Aggregate Master Site Development Plan Requirements

Applications for aggregate extraction shall include a master site development plan that addresses the following:

Table 06: Aggregate Extraction Master Site Development Plan Requirements

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal, summary of physical attributes of subject lands, site context overview, and guiding principles for development.
2. Development rationale including justification for proposed land use.
3. Summary of proposed operations including: site activities, proposed hours of operation, haul routes, etc.
4. Aggregate extraction guidelines and site development/aggregate extraction plan.
5. Phasing plan.
6. Development permitting structure which is to include monitoring and reporting requirements.
7. Reclamation plan.
8. Environmental mitigation strategies and initiatives including a summary of the use of sustainable technologies and initiatives during extraction and reclamation stages.
9. Identification of impacts to surrounding lands and mitigation strategies (may require landscaping and buffering strategies for effective screening and visual aesthetics).



10. Assessment of cumulative aspects of extraction activities in the area.
11. Summary of interim and post reclamation land uses – a discussion of land uses that may coincide with aggregate extraction (i.e. agricultural uses).
12. Any special policies that may be required to give guidance to the preparation of development proposals.
13. A technical summary of the proposal with supporting documentation that addresses:
 - a) transportation and access management (submission of a traffic impact assessment);
 - b) stormwater management (submission of a stormwater management plan);
 - c) ground and surface water hydrological analysis;
 - d) environmental overview (submission of a biophysical overview);
 - e) noise and dust mitigation strategies and reports; and
 - f) erosion and weed management control.
14. Supplementary information - any additional information that may help further define the proposal.
15. Summary of required Provincial Approvals. This could include: Alberta Environment Code of Practice, Alberta Environment wetland loss and mitigation approvals, Alberta Community Development historical resource clearance, Alberta Transportation roadside development permits, etc.
16. A summary of the Applicant's community consultation and results.
17. Any other item deemed appropriate by the County.

Defeated

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert a new section 4.4 to section 4 (Implementation and Monitoring) as follows:

4.4 Technical Requirements/Supporting Information

- 4.4.1 All planning or development applications, and any associated infrastructure construction should meet the technical requirements of the Municipal Development Plan, Land Use Bylaw, area structure plans, subordinate plans, Servicing Standards, County Policy, and provincial and federal requirements. Request for variations from County requirements must include technical justification with all relevant studies, reports, and tests.



4.4.2 The County will make a decision to approve, approve with conditions, or deny a request to vary from County requirements as the County deems appropriate after reviewing all supporting information.

4.4.3 The County may require studies, reports, and tests to be submitted in support of any planning or development application.

4.4.4 Conceptual schemes required by this Plan should be required to provide information on, and evaluation of, the matters identified in Appendix C.

Defeated

MOVED by Councillor Wright that policy 3.5.5 e) of Bylaw C-8090-2020 be amended as follows:

e) Proposed development within the floodway or flood fringe areas should shall provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional

Defeated

MOVED by Councillor Wright that policy 4.2 f) of Bylaw C-8090-2020 be amended as follows:

f) The County ~~will~~ should shall monitor and report to council annually on the rate of development within area structure plans and conceptual plans, including the number of new dwellings, and dwelling types.

Defeated

Main Motion:

MOVED by Councillor Wright that policy 4.2 g) of Bylaw C-8090-2020 be amended as follows:

g) When creating or amending area structure plans, the County shall include a policy requiring municipal review of the plans after ~~10~~ 5 years. ~~, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Amending Motion:

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

g) When creating or amending area structure plans, the County shall ~~shall~~ should include a policy requiring municipal review of the plans ~~no longer than a 7-year cycle after 10-5 years.~~ ~~, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Defeated

The Chair called for a vote on the main motion.



Main Motion:

MOVED by Councillor Wright that policy 4.2 g) of Bylaw C-8090-2020 be amended as follows:

- g) When creating or amending area structure plans, the County shall include a policy requiring municipal review of the plans after ~~10~~ 5 years, ~~and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Defeated

The Chair called for a recess at 12:08 p.m. and called the meeting back to order at 1:11 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that Appendix A of Bylaw C-8090-2020 be amended to include the following definitions:

Designated Development Area means the Priority Growth Areas identified in the Growth Concept Map.

Concentrated Growth means growth that occurs within the Designated Development Areas of the Growth Concept Map.

Source Water means water in its natural or raw state, prior to withdrawal for treatment and distribution as a drinking water source.

Priority Growth Area means the areas identified in the Growth Concept Map for the prioritization of County investment in municipal infrastructure and the accommodation of additional growth over the MDP's planning horizon.

Carried

MOVED by Councillor Wright that section 2.2 of Bylaw C-8090-2020 be amended as follows:

Provincial Parks: There are ~~two~~ three provincial parks in Rocky View County, Glenbow Ranch, **Bragg Creek**, and Big Hills Springs. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation function

Carried

MOVED by Councillor Kissel that section 3.4 of Bylaw C-8090-2020 be amended as follows:

Objectives

- The agriculture sector remains ~~an important~~ a vital component of the County's economy.
- Adverse impacts on agriculture from non-agriculture land uses are ~~minimized~~ discouraged.

Defeated

MOVED by Councillor Wright that further consideration of Bylaw 8090-2020 be tabled until the April 27, 2021 Council meeting to allow for further collaboration with adjacent municipalities and First Nations.

Carried



**ROCKY VIEW
COUNTY**

N Adjourn the Meeting

The Chair adjourned the March 2, 2021 Special Council Meeting on Monday, March 8, 2021 at 1:21 p.m.

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Reeve or Deputy Reeve

A handwritten signature in blue ink, consisting of several overlapping loops and curves.

Chief Administrative Officer or Designate



ROCKY VIEW COUNTY

Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition

Gerry Bietz
Kaylee Seles
Lyse Carignan
Michael Foster
Julie Gomke
Dan Brown
Carolyn Koebisch
Harry Hodgson
Leo and Collen Bieche
Sarah Leete
Vivian Pharis
Keith Koebish
John Clarkson and family
Kris Koebish
Eric Gunderson
John Fennell on behalf of Friends of Big Hill Springs Provincial Park and Bighill Creek
Preservation Society
Scott Tiffin
Linda Kostecky
Susan Brown on behalf of Rocky View Gravel Watch
Patrick Lahey
Lisa Mayhew
Odin Pearce
Mark and Leah Pearce
Tom and Jennifer Foss
Brandi Edge
Aynsley Foss on behalf of Foss Hollow Farms
Janet Ballentyne on behalf of Rocky View Forward
Amy Jillaine
Marilyn Unger
Heinz Unger
Trout Unlimited Canada



ROCKY VIEW COUNTY

Schedule 'B' - Email Submissions in Support and Opposition

Support

Ms. Ryan Morgan
Mr. Devon Markert
Mr. Ross Salvador
Ms. Kurtis Puzey
Mr. Wendall Pozniak
Mr. Loren Jacula
Ms. Stacey Petrie
Mr. Gregory B.
Ms. Renae Regal
Mr. Jamie Brown
Mr. Reid Church
Mr. Ken Bieber
Mr. Bill Riel
Ms. Lorraine Ryan
Mr. Nicholas Ryan
Ms. Chris Middlemiss
Mr. Gino Properzi
Mr. Dean Jolly
Ms. Lucas Jacobson
Ms. Natalie Henderson
Ms. Ashley Sedor
Ms. Erinn Jacula
Miss Taryn Wallace
Ms. Kristen Warholik
Ms. Amber Mercier
Mrs. Amber Cooley
Ms. Rob P.
Ms. Lori Martin
Ms. Jaf Imlan
Mr. Kelly Gervais
Mr. Ken Venner
Ms. Marc Schostek
Mrs. Michelle Hofer
Mrs. Jennifer W.
Mr. Aaron Frey
Ms. Meagan Alessio
Ms. Cassandra Schostek
Miss Tara Wieben
Miss Jennifer Hawker
Mr. Rogers Lehew
Ms. Jodi Harbour
Mrs. Robyn Palik
Mr. Ryan Palik
Mrs. Jessica Craig
Mr. Kirk Stenske
Mrs. Jennifer Stenske



ROCKY VIEW COUNTY

Mr. Kevin McDonald
Ms. Michelle Dallaire
Ms. Tamsin Biebe
Ms. Kayla Davis
Miss. Kayla Sedor
Mrs. Maria Whitmarsh
Mr. Arno Lukas
Ms. Paul Thebeau
Mr. Jordi Stokes
Bruce Kendall
Shane Kinch
Devon Markert
Red-tail Holdings Ltd.
Doug Reid
Denis Veraart

Opposition

Janet Ballentyne
Gerry Bietz on behalf of Bighill Creek Preservation Society
Bill Fennell
Glenn Lott
Dr. Jon Fennell
Tom Foss
Charlene Gale
Greg C. Gerlitz
Rocky View Gravel Watch
Harry Hodgson
Keith Koebisch
Linda and Morley Kostecky
Kelsey and Sarah Krokis
Leah Pearce
Teri Lipman
Patti Lott
Kevin Lynch
Alberta Environment and Parks
Nadine McEwing
Ann McKendrick McNabb
Fernando Peris
Vivian Pharis
Connor M.C. Reyes
Glenn Lott
Sylvia and Derrick Smith
Andrew Stiles



COUNCIL MEETING MINUTES

Tuesday, March 9, 2021

9:00 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor
Councillor M. Kamachi
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
R. Smith, Fire Chief, Fire Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
S. Racz, Manager, Operational Services
A. Yurkowski, A/Manager, Capital Project Management
S. MacLean, Supervisor Planning & Development, Planning & Development Services
J. Anderson, Senior Planner, Planning Policy
O. Newmen, Planner, Planning & Development Services
L. Cox, Planner, Planning & Development Services
E. Schuh, Capital Projects Engineer, Capital Project Management
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services
I. Smith, Lead Asset Management, Transportation Services

A Call Meeting to Order

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



B Updates/Approval of Agenda

Councillor Boehlke that Council suspend the rules, section 159 of the Procedure Bylaw, to allow the rescinding of tabling motion from the March 2, 2021 Council Meeting for the Municipal Development Plan.

Carried

Councillor Boehlke that Council rescind the following tabling motion from the March 2, 2021 Council Meeting for the Municipal Development Plan:

“MOVED by Councillor Wright that further consideration of Bylaw 8090- 2020 be tabled until the April 27, 2021 Council meeting to allow for further collaboration with adjacent municipalities and First Nations.”

Carried

Councillor Boehlke item F-6 Municipal Development Plan Bylaw C-8090-2020 be added to the March 9, 2021 Council Meeting as an emergent item.

Carried

MOVED by Councillor Boehlke that the March 9, 2021 Council meeting agenda be amended as follows:

- Remove item E-1 – Public Hearing for Bylaw C-8106-2020 – Redesignation Item – Special Use
- Remove item E-2 – Public Hearing for Bylaw C-8112-2020 – Redesignation Item – Special Use

AND that the March 9, 2021 Council meeting agenda be accepted as amended.

Carried

C-1 February 23, 2021 Council Meeting Minutes

MOVED by Deputy Reeve McKylor that the February 23, 2021 Council meeting minutes be approved as presented.

Carried

**E-3 Division 1 - Bylaw C-8072-2020 - Road Closure Item – Bragg Creek
File: PL20200054 (03913043/3044/3045/3075/3076/3001)**

Councillor Kamachi declared a pecuniary interest on the public hearing for Bylaw C-8072-2020 and abstained from discussion and voting on the matter. Councillor Kamachi proceed to leave the meeting at 9:36 a.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be opened at 9:39 a.m.

Carried

Abstained: Councillor Kamachi



Person(s) who presented: Allan Mar, IDGInc
Bela Syal, Planning+
Richard Koetsier (Applicant/Owner)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 10:03 a.m. The Chair called the meeting back to order at 10:09 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Richard Koetsier (Applicant/Owner)

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 10:12 a.m.
Carried
Abstained: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8072-2020 be given first reading.
Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8072-2020 be amended in accordance with the redline version distributed at the March 9, 2021 Council meeting.
Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8072-2020 be forwarded to the Minister of Transportation for approval as amended.
Carried
Abstained: Councillor Kamachi

Councillor Kamachi returned to the meeting at 10:17 a.m.



**F-1 Division 5 - Cost Recovery for Hazardous Material Response Cancellation Request
File: 05220009**

Main Motion:

MOVED by Councillor Gautreau that the request to waive cost-recovery fees in the amount of \$25,082.50 be approved.

Amending Motion:

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

THAT the request to waive cost-recovery fees in the amount of ~~\$25,082.50~~ **\$12,451.25** be approved.

Carried

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

Main Motion as Amended:

MOVED by Councillor Gautreau that the request to waive cost-recovery fees in the amount of \$12,451.25 be approved.

Carried

Motion Arising:

MOVED by Deputy Reeve McKylor that Administration be directed to submit the invoice in the amount of \$12,451.25 to be forwarded to the RCMP.

Defeated

The Chair called for a recess at 10:48 a.m. and called the meeting back to order at 10:59 a.m. with all previously mentioned members present.

**F-2 All Divisions - Intermunicipal Collaboration Framework and Intermunicipal Development Plan between Kananaskis Improvement District and Rocky View County
File: N/A**

MOVED by Councillor Hanson that an Intermunicipal Development Plan between Rocky View County and Kananaskis Improvement District is not required at this time.

Carried

MOVED by Councillor Hanson that the Intermunicipal Collaboration Framework between Kananaskis Improvement District and Rocky View County be approved as presented in Attachment 'A'.

Carried

**F-3 Division 8 - Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25
File: 5000-375**

MOVED by Councillor Wright that the Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25 report be received for information.

Carried



F-4 Division 7 - CrossIron Drive Project Update

File: N/A

MOVED by Councillor Boehlke that Council direct Administration to proceed with construction of the west mile of CrossIron Drive in 2021, and continue negotiations with landowners for future construction of the east mile.

Carried

F-5 All Divisions - Budget Adjustment for Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Stream Funding

File: N/A

MOVED by Councillor Hanson that the budget adjustment be approved as presented in Attachment 'A'.

Carried

G-1 All Divisions - Bylaw C-8125-2021 - Sidewalk Clearing Bylaw

File: 1007-100 / 4050-100

MOVED by Councillor Hanson that Bylaw C-8125-2021 be given first reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8125-2021 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8125-2021 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-8125-2021 be given third and final reading.

Carried

MOVED by Councillor Kamachi that Snow and Ice Control Policy C-405 be amended as per 'Attachment C'.

Carried

MOVED by Councillor Hanson that Sidewalk Maintenance Policy C-458 be rescinded.

Carried

G-2 Division 8 - Rescind Second Reading of Bylaw C-8037-2020

File: PL20200010 (05724053)

MOVED by Councillor Wright that second reading of Bylaw C-8037-2020 be rescinded.

Carried

G-3 Division 4 - Bylaw C-8127-2021 - First Reading Bylaw – Residential Redesignation

File: PL20200146 (03314006)

G-4 Division 1 - Bylaw C-8144-2021 - First Reading Bylaw – Redesignation

File: PL20200161 (03909034)



- G-5 Division 1 - Bylaw C-8146-2021 - First Reading Bylaw – Redesignation**
File: PL20200178 (03912130)
- G-6 Division 7 - Bylaw C-8147-2021 - First Reading Bylaw – Redesignation**
File: PL20200179 (06404005)
- G-7 Division 8 - Bylaw C-8129-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20200186 (05735040)
- G-8 Division 4 - Bylaw C-8149-2021 - First Reading Bylaw – Commercial/Industrial Redesignation**
File: PL20200191 (03219003)
- G-9 Division 4 - Bylaw C-8141-2021 - First Reading Bylaw – Agricultural Use**
File: PL20210003 (02320029)
- G-10 Division 4 - Bylaw C-8150-2021 - First Reading Bylaw – Agricultural Use**
File: PL20210022 (03316010)
- G-11 Division 9 - Bylaw C-8105-2020 - First Reading Bylaw – Residential Redesignation**
File: PL20200114 (08912005)
- G-12 Division 5 - Bylaw C-8106-2020 - First Reading Bylaw – Special Use Redesignation**
File: PL20200149 (05320006)

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

- Bylaw C-8127-2021
- Bylaw C-8144-2021
- Bylaw C-8146-2021
- Bylaw C-8147-2021
- Bylaw C-8129-2021
- Bylaw C-8149-2021
- Bylaw C-8141-2021
- Bylaw C-8150-2021
- Bylaw C-8105-2020
- Bylaw C-8106-2020

Carried

- I-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update**
File: N/A

Reeve Henn provided an update on the activities of the Calgary Metropolitan Region Board since the February 23, 2021 Council meeting.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present, with the exception of Councillor Schule.



E-4 Division 4 - Bylaw C-8084-2020 - Redesignation – Residential
File: PL20200096 (03311004)

Councillor Schule returned to the meeting at 1:06 p.m.

MOVED by Councillor Gautreau that the public hearing for item E-4 be opened at 1:00 p.m.
Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)
Geri Gowdy (Owner)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 1:13 p.m. The Chair called the meeting back to order at 1:18 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:19 p.m. and called the meeting back to order at 1:22 p.m. with all previously mentioned members present.

Email submissions in support: Donna and Andrew Court

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-4 be closed at 1:30 p.m.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be amended in accordance with Attachment 'C'.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be given second reading as amended.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be given third and final reading as amended.
Carried



E-5 Division 2 - Bylaw C-8117-2020 - Conceptual Scheme Item – Amendment to Springbank Creek Conceptual Scheme
File: PL20200130 (04722001)

E-6 Division 2 - Bylaw C-8091-2020 - Redesignation - Direct Control District Amendment
File: PL20200105 (04722001)

MOVED by Deputy Reeve McKylor that the public hearings for items E-5 and E-6 be opened concurrently at 1:37 p.m.

Carried

Person(s) who presented: Brad Prather, Bradon Construction (Applicant)
Lorne Webber, Webber Academy (Applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 2:10 p.m. The Chair called the meeting back to order at 2:15 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 2:17 p.m. and called the meeting back to order at 2:32 p.m. with all previously mentioned members present.

Email submissions in support: Listed in Schedule 'A'

Email submissions in opposition: Listed in Schedule 'A'

Person(s) who presented rebuttal: Brad Prather, Bradon Construction (Applicant)

MOVED by Deputy Reeve McKylor that the public hearings for items E-5 and E-6 be closed at 2:39 p.m.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 be amended as per Attachment 'C'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 given second reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 be given third and final reading, as amended.

Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be amended as shown in Attachment 'C'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be given third and final reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be given third and final reading, as amended.

Carried

The Chair called for a recess at 2:46 p.m. and called the meeting back to order at 2:50 p.m. with all previously mentioned members present.

**F-6 All Divisions – Emergent Business Item – Municipal Development Plan Bylaw C-8090-2020
File: 1013-136**

Main Motion:

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Amending Motion:

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

Prior to approval of a local plan and land use applications adjacent to another municipality, the County **will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate** ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Amending Motion:

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

Prior to approval of a local plan and land use applications adjacent to another municipality, the County **will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate** ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Carried



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

Amending Motion as Amended:

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

Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Carried

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate.

Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

- (g) The County shall ensure early collaboration is undertaken with affected adjacent municipalities to address cross-boundary concerns in the preparation of area structure plans, local plans and any other statutory document guided by this Plan.

Carried

MOVED by Councillor Hanson that section 1.3, principle 1 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

1. Rocky View County ~~should~~ shall concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner.

Defeated

MOVED by Councillor Boehlke that section 2.4.1 Employment Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that section 2.5.1 Hamlet Growth Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated



MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to remove policy 2.3.1(b) in its entirety, which presently reads:

- b) New development may occur outside of identified priority growth areas with Council review and approval.

Defeated

MOVED by Councillor Boehlke Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (h) as follows:

- (h) In preparing area structure plans and/or local plans, the County should consider Intermunicipal Development Plans, Accords and any other statutory plans, which provide direction with respect to intermunicipal gateways, transition and interface; the County should address issues and opportunities through collaboration with the adjacent municipality.

Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

- (g) The County should collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to insert a new definition to Appendix A: Glossary, for Baseline Conditions as follows:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Carried



ROCKY VIEW COUNTY

MOVED by Councillor Boehlke that Figure 2 of Bylaw C-8090-2020 be amended to remove Employment Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:

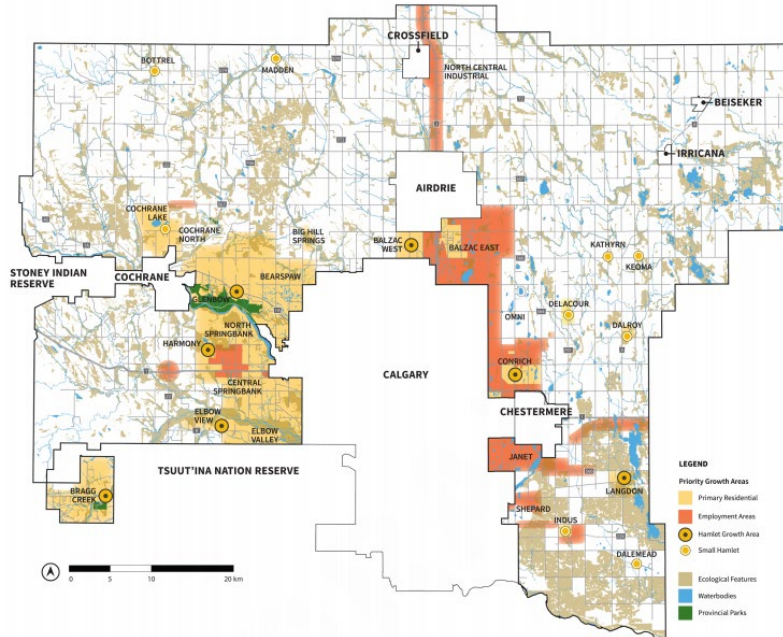


Figure 2: Growth Concept Map Identifying Priority Areas for Growth
This map is conceptual in nature, and is not intended to be used for measurements.

Carried

MOVED by Councillor Wright Figure 3 of Bylaw C-8090-2020 be amended to remove Future Planning Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:

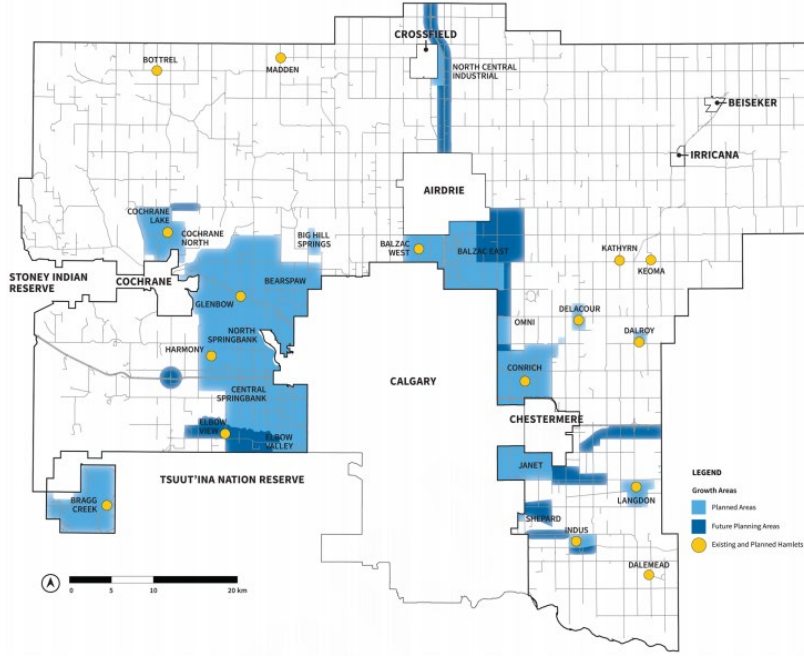


Figure 3: Planned and Future Planning Growth Priority Areas
This map is conceptual in nature, and is not intended to be used for measurements.

Recording shows motion was defeated.

Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 (j) as follows:

- (j) Collaborate with Alberta Environment and Parks with the intent of establishing appropriate mechanisms to minimize potential impacts of aggregate extraction development on provincial parks, particularly with respect to surface and ground water effects.

Recording shows motion was carried. Defeated

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be given a second reading, as amended. Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval. Carried



ROCKY VIEW
COUNTY

J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for March 9, 2021 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Wright that the March 9, 2021 Council Meeting be adjourned at 3:44 p.m.
Carried

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Reeve or Deputy Reeve

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Chief Administrative Officer or Designate



ROCKY VIEW COUNTY

Schedule 'A' - Email Submissions in Support and Opposition

Support

Lisa Sadownyk
Cheryl and Leon Lyskiewicz
Gary M. Houston
Jillian Thurlow
Chris Giannahopoulos
Valerie Prather
Heather Tilroe and David Boomer
Kelco Properties
Brandon Doering
Brad W. Prather
Beatriz Garcia and Dirk Blaufuss
Brian Parker
Milan Cacic
Charles M. Duncan
Marc Schulz