



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, February 21, 2023

9:00 AM

Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Present: Mayor C. Kissel
Deputy Mayor S. Samra
Councillor K. Hanson (arrived at 9:09 a.m.)
Councillor D. Kochan
Councillor S. Wright (participated electronically)
Councillor G. Boehlke (participated electronically)
Councillor A. Schule (participated electronically)

Also Present: D. Wandzura, Chief Administrative Officer
B. Riemann, Executive Director, Operations
M. Boscariol, Executive Director, Community Services
K. Hubbard, Director, Emergency Management & Fire Chief
B. Beach, Manager, Building Services
D. Kazmierczak, Manager, Planning
J. Lee, Manager, Capital & Engineering Services
J. Anderson, Supervisor Planning Policy, Planning
S. Martin, Supervisor Safety Codes, Building Services
J. Kaur, Planner, Planning
R. Caskey, Planner, Planning
X. Deng, Planner, Planning
R. Siddhartha, Planner, Planning
J. Targett, Senior Development Officer, Planning
T. Andreasen, Lead Legislative Officer, Legislative and Intergovernmental Services
M. Mitton, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Chair called the meeting to order at 9:03 a.m. with all members present, with the exception of Councillor Hanson

Councillor Wright, Councillor Boehlke, and Councillor Schule participated in the meeting electronically.

B Updates/Approval of Agenda

MOVED by Deputy Mayor Samra that the February 21, 2023 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Hanson



C Approval of Minutes

MOVED by Councillor Kochan that the February 7, 2023 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Hanson

**D-1 Division 5 - Bylaw C-8377-2023 - Redesignation
File: PL20200015/PL20220088 (06507011)**

Councillor Hanson arrived at the meeting at 9:09 a.m.

MOVED by Councillor Boehlke that the public hearing for item D-1 be opened at 9:09 a.m.
Carried

MOVED by Deputy Mayor Samra that the late public submission for item D-1 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.
Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)
Mary Dumka

Person(s) who presented in support: None

Person(s) who presented in opposition: Joel Genovy

Councillor Schule left the meeting at 9:48 a.m. and returned at 9:49 a.m.

Judy Bissell
Ed Dyck, on behalf of 12 residents from Park Lane and 5 residents from Mountain View Road
Lee McCallum

The Chair called for a recess at 10:17 a.m. and called the meeting back to order at 10:25 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Person(s) who presented in rebuttal: Bart Carswell, Carswell Planning (Applicant)

Councillor Schule returned to the meeting at 10:30 a.m.

MOVED by Councillor Boehlke that the public hearing for item D-1 be closed at 10:32 a.m.
Carried

MOVED by Councillor Boehlke that application PL20200015 be refused.
Carried

MOVED by Councillor Boehlke that application PL20220088 be refused.
Carried



The Chair called for a recess at 10:42 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present, with the exception of Councillor Boehlke.

D-2 Division 7 - Subdivision and Ownership Transfer
File: PL20220189 (03222206)

MOVED by Councillor Schule that the public hearing for item D-2 be opened at 10:50 a.m.

Carried
Absent: Councillor Boehlke

- | | |
|--|--------------------------------------|
| Person(s) who presented: | Xin Deng, Planner, Planning Services |
| Person(s) who presented in support: | None |
| Person(s) who presented in opposition: | None |
| Person(s) who presented in rebuttal: | None |

MOVED by Councillor Kochan that the public hearing for item D-2 be closed at 11:08 a.m.

Carried
Absent: Councillor Boehlke

MOVED by Councillor Kochan that Subdivision Application PL20220189 be approved with the conditions noted in Attachment 'A':

- A. The application to create a \pm 5.26 hectare (\pm 13.00 acre) new lot (Lot 1) with a \pm 12.46 hectare (\pm 30.79 acre) remainder, to facilitate a new junior & senior high school within Lot 3, Block 2, Plan 0813156; SE-22-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections, 18 and 19 of the *Matters Related to Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; and
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.



- C. In accordance with Section 20 of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regard to subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- D. Further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land.
 - a) A Plan of Survey, including the Application number (PL20210189) and Roll number (03222206) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner is required to enter into a Mutual Access Easement Agreement, to be registered on all affected lots with the associated right-of-way plan, to provide access to the remainder of Lot 2 through the proposed Lot 1.

Site Servicing

- 3) The Owner is required to enter into an easement, to be registered on all affected lots with associated utility right of way plan, to provide potable water, sanitary wastewater, and stormwater service to the remainder of Lot 2 through the proposed Lot 1.

Municipal Reserves

- 4) The provision of Municipal Reserve is to be deferred by Caveat proportionately to Lot 1 \pm 0.53 hectares (\pm 1.30 acres) and Lot 2 \pm 1.39 hectares (\pm 3.44 acres), pursuant to Section 669(2) of the *Municipal Government Act*;
 - a) Existing Deferred Reserve Caveat (081 238 802) is to be discharged and replaced with the new one.

Carried
Absent: Councillor Boehlke

MOVED by Councillor Kochan that in subdividing the proposed \pm 5.26 hectare (\pm 13.00 acre) lot for the Langdon High School (proposed Lot 1), Administration shall work with Rocky View Schools and Alberta Land Titles to remove County ownership interests in that lot;

AND THAT removal of County ownership interest in proposed Lot 1 shall be contingent on concurrent removal of the Rocky View School Division No. 41 from the \pm 12.46 hectare (\pm 30.79 acre) remainder lands (proposed Lot 2), thereby ensuring sole ownership of Lot 2 by Rocky View County.

Carried
Absent: Councillor Boehlke



The Chair called for a recess at 11:11 a.m. and called the meeting back to order at 11:17 a.m. with all previously mentioned members present, with the exception of Councillor Boehlke and Councillor Schule.

E-1 Division 6 - Development Permit: Solar Farm
File: PRDP20226218 (03314001/2 & 03311001/2/3/6)

Councillor Schule returned to the meeting at 11:17 a.m.

MOVED by Councillor Hanson that the Applicant be permitted to speak to item E-1 for 5 minutes pursuant to section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Boehlke

Councillor Boehlke returned to the meeting at 11:27 a.m.

Presenter(s): Simon Evanik, RealPart (Applicant)

MOVED by Deputy Mayor Samra that Development Permit Application PRDP20226218 be approved with the conditions noted in Attachment 'B'.

Description:

1. That a *Solar Farm* may commence on the subject lands in accordance with the application and drawings (as amended) as submitted with the application and includes:
 - i. installation of up to 500,400 solar panels;
 - ii. construction of a substation;
 - iii. placement of portable accessory building (DC Ehouses) over an area of 170.30 sq. m (1,833.16 sq. ft.) in area;
 - iv. construction of over-height substation chain-link fencing, up to 2.44 m (8.00 ft.) in height;
 - v. installation of Community Gardens, *Agrivoltaics* and *Solar Grazing*;
 - vi. site landscaping, including a landscaping berm (up to 3,225.00 cu. m); and
 - vii. site regrading (*as required and in accordance with the site plans provided*).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment to the Transportation Off-Site Levy in accordance with the County's Regional Transportation Off-Site Bylaw C-8007-2020, for the total gross acreage of the lands proposed to be developed. *The total identified development area is 43.81 acres as identified in the Overall Site Plan Transportation Levy Drawing, as prepared by IBI Group, Project No. 110011, dated April 4, 2022.*
3. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, for the substation, in accordance with Sections 225-230 of the County's Land Use Bylaw C-8000-2020 (LUB), as regulated under Direct Control District 166 (DC 166).



ROCKY VIEW COUNTY

4. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or refundable security in the amount of \$2.5 million, for future site reclamation and decommission completion. The security shall be held with the County for the duration of the solar farm development, until decommissioned.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised Traffic Impact Assessment, as prepared by IBI Group, dated September 30, 2021, that is the final signed and stamped version of the assessment, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a confirmation letter that confirms consent from the Utility Operator (Ember Resources) to access through the Utility Right of Way Plan 081 1790. Alternatively, a revised site plan may be submitted showing the proposed approach is outside of any Right-of-Way area, in accordance with the County's Servicing Standards.
 - i. If the proposed approach remains from Range Road 282, south of Township Road 232 then approximately 50.00 m (164.04 ft.) of gravel road, including a gravel turn-around, shall be constructed onsite to facilitate the new approach.
 - ii. Alternatively, an approach and access can be taken directly from Township Road 232, which would require a paved road approach standard.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, identifying all proposed approaches for the development, including the substation, community gardens and field entries) and existing approaches. The site plan shall confirm if any existing approaches will be utilized, removed, or not used by the proposed development. The site plan shall also confirm the access strategy south of Township Road 232.
8. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits are required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall also confirm any requirements/applications required for any proposed or existing approach(es) off Range Road 282 or Township Road 232, with the appropriate surface type (gravel/paved). For any proposed approaches, a New Road Approach application shall be submitted.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy

9. That prior to development operational commencement, all landscaping, site fencing and final site surfaces shall be in place prior to occupancy of the site.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total



cost of completing all the landscaping and final development items, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter if required.

10. That prior to development operational commencement, the Applicant/Owner shall contact County Road Operations for a post-construction inspection of any proposed or removed approaches, with final acceptance and approval being issued by County Road Operations.

Any noted deficiencies from the inspection shall be corrected by the Applicant/Owner.

Permanent:

11. That all landscaping shall be installed onsite and maintained in accordance with the approved Landscape Plan.
 - i. That no potable water should be used for landscaping or irrigation purposes.
 - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
12. That all outside storage of materials, products, and equipment, not including solar panels and ancillary components, shall be limited to the fenced substation area.
13. That garbage and waste materials onsite shall be stored in weatherproof and animal-proof containers located within the DC Ehouses or adjacent to the side or rear of equipment within the substation area. The units shall be screened from view from all adjacent properties and public thoroughfares, in accordance with the submitted site plan.
14. That no business signage shall be placed onsite and, if proposed in the future, shall require a separate development permit approval.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
 - ii. That any wayfinding or internal onsite signage is permitted and does not require additional Development Permit approval.
15. That there shall be no *retail sales* associated with the Community Gardens and that this approval does not include an approval for a *Communication Facility*.
16. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-230 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce upright. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
17. That the minimum number of parking stalls for site employees shall be maintained on-site at all times.
18. That if proposed in the future, site servicing shall be in accordance with the County's Servicing Standards. *The County supports to use of septic holding tanks, water cisterns or acceptable temporary servicing.*



19. That all approaches, proposed with the application, existing with alteration, or implemented onsite in the future, shall be constructed in accordance with the County's Servicing Standards.
20. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of this application, in response to a prior to release or occupancy condition, referenced technical within the 'Attachment A' of the subject Council report or approved under County Redesignation file #PL20180033 shall be implemented and adhered to in perpetuity.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within thirty-six (36) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by DECEMBER 31, 2023, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
23. That this Development Permit, once issued, shall be valid until FEBRUARY 24, 2033.

Advisory:

- That during construction and operation, all construction, building materials and solar farm components shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response. *The municipal address for the substation is 232006 RANGE ROAD 282.*
- That the Applicant/Owner shall adhere to any instruments registered on title in perpetuity, including any requirements of Ember Resources.
- That there shall be no parking of any kind along the adjacent County Road System.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That a Building Permit and applicable subtrade permits for the DC Ehouses and solar panel infrastructure shall be obtained through Building Services prior to any construction taking place and shall include any requirements of the provided *Building*



ROCKY VIEW COUNTY

Code Comments for Proposed Development letter, dated November 10, 2021 and December 7, 2022.

That the subject development shall conform to the National Energy Code, with documentation/design submitted at Building Permit, if applicable

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall obtain any required Alberta Utilities Commission, Alberta Electric Systems Operator and Environment and Protective Areas approval(s) prior to development commencement.

Carried
Absent: Councillor Boehlke

The Chair called for a recess at 12:24 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 Boehlke.

D-3 Division 6 - Bylaw C-8020-2020 - Amendments to the Janet Area Structure Plan
File: 1015-251

MOVED by Deputy Mayor Samra that the public hearing for item D-3 be opened at 1:13 p.m.

Carried
Absent: Councillor Boehlke

Person(s) who presented: Jessica Anderson, Supervisor Planning Policy,
Planning
Jorie McKenzie, Sedulous Engineering

Person(s) who presented in support: Scott Atkinson
Blaire Cote
Jay German

MOVED by Deputy Mayor Samra the late video submissions for item D-3 be received and played in accordance with section 185 of the *Procedure Bylaw*.

Carried

Person(s) who presented in opposition:

Tom Lipp (pre-recorded presentation)
 Lisa Linton (pre-recorded presentation)
 Jamie Besner (pre-recorded presentation)
 Robert Besner (pre-recorded presentation)
 Joseph Lipp (pre-recorded presentation)
 Kelly Raven (pre-recorded presentation)
 Paramjit Plaha (pre-recorded presentation)

Harpawanveer Plaha (pre-recorded presentation)
 Harvinder Plaha (pre-recorded presentation)
 Harkaran Plaha (pre-recorded presentation)
 Priscilla Lipp
 Sandie Brunt-McAllister
 Alex Potvin



Doug Hartl
Darrel Winch
Ray Blanchard

Person(s) who presented in rebuttal: None

MOVED by Deputy Mayor Samra that the public hearing for item D-3 be closed at 3:08 p.m.
Carried
Absent: Councillor Boehlke

The Chair called for a recess at 3:10 p.m. and called the meeting back to order at 3:32 p.m. with all previously mentioned members present.

MOVED by Deputy Mayor Samra that Bylaw C-8020-2020 be amended as follows:

Policy 13.9 be amended to read:

"Mass plantings and landscaped berms are required to minimize the visual impact of the commercial / industrial uses buildings within an interface area. These plantings and berms:

- a) shall incorporate natural contours and variations in height, in order to achieve a natural landscaped appearance;
- b) should incorporate berms constructed to a height of not less than 4.00 m (13.13 ft.) in height, should not be overbearing on the residential properties and should be appropriately positioned to maximize privacy and screening for residents; and,
- c) may be located in either the Business-Residential Interface area or municipal reserve, if provided."

Carried
Absent: Councillor Boehlke

MOVED by Deputy Mayor Samra that Bylaw C-8020-2020 be amended as follows:

A new policy 10.14 be added to read:

"An application for industrial or commercial uses adjacent to the existing nursery shall:

- a) demonstrate how the proposal is compatible with the adjacent nursery; and
- b) include screening, buffering, and landscaping measures to mitigate the visual impact on the nursery."

Carried
Absent: Councillor Boehlke



MOVED by Deputy Mayor Samra that Bylaw C-8020-2020 be amended as follows:

A new policy 13.7 be added to read:

“Within the setback area adjacent to Prairie Schooner Estates, pathway connections shall be provided connecting business development with the residential community to provide recreational opportunities for residents within the area. Public access to pathways shall be secured and maintained through public access easements, restrictive covenants and/or other instruments.”

Carried
Absent: Councillor Boehlke

MOVED by Deputy Mayor Samra that Bylaw C-8020-2020 be given first reading, as amended.

Carried
Absent: Councillor Boehlke

MOVED by Deputy Mayor Samra that Bylaw C-8020-2020 be given second reading, as amended.

Carried
Absent: Councillor Boehlke

MOVED by Deputy Mayor Samra that Bylaw C-8020-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried
Absent: Councillor Boehlke

E-2 Division 3 - Cochrane Lake Revitalization Plan Presentation

File: N/A

Presenter(s): Steve Seroya, Macdonald Communities

MOVED by Deputy Mayor Samra that the Cochrane Lake Revitalization Plan presentation by Macdonald Communities be received for information.

Carried
Absent: Councillor Boehlke

Motion Arising:

MOVED by Mayor Kissel that Administration be directed to work with MacDonald Communities to investigate all funding models that would financially contribute to the improvement of the revitalization of Cochrane Lakes project.

Carried
Absent: Councillor Boehlke

The Chair called for a recess at 4:28 p.m. and called the meeting back to order at 4:34 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke.



G-1 Division 1 - Residential Subdivision: Boundary Adjustment
File: PL20220021 (03909009 & 03909034)

MOVED by Councillor Hanson that the Applicant be permitted to speak to item G-1 for 5 minutes pursuant to section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Boehlke

Presenter(s): Clint Docken (Applicant/Owner)

MOVED by Councillor Hanson that Subdivision Application PL20220021 be approved with the conditions noted in Attachment 'A':

- A. The application to create a \pm 1.60 hectare (\pm 3.95 acre) parcel and a \pm 5.54 hectare (\pm 13.69 acre) parcel, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy; and
 2. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 654(2) of the *Municipal Government Act*, the Subdivision Authority acknowledges the application does not comply with LUB C-8000-2020. The Subdivision Authority is of the opinion the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and is of the opinion the proposed subdivision conforms with the use prescribed for that land in the LUB.
- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:



Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20220021) and Roll numbers (03909009 & 03909034) of the parcels;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

Site Servicing

- 2) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Phase 2 Aquifer Testing Report;
 - b) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1;
 - c) Verification is provided that each well is located within each respective proposed lot's boundaries;
 - d) It has been demonstrated that the new well is capable of supplying a minimum of one IGPM of water for household purposes.
- 3) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Fortis Alberta Inc.

Transportation

- 4) The Owner shall contact County Road Operations to construct a new paved approach on Breezewood Bay to provide access to Lot 1. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal by Sanjit Singh, Appraisal of W5M-5-23-9, Bragg Creek for Clint Docken, Wernick Omura Singh, Calgary Appraisers, dated October 2022.
- 6) The remaining provision of Reserve, in the amount of 10 percent, is to be deferred by caveat to the remainder lands Lot:4 (W. portion), Plan:8010572 within NW-09-23-05-W05M pursuant to Section 669(2) of the *Municipal Government Act*.



Taxes

- 7) All taxes owing up to and including the year in which the subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

Carried
Absent: Councillor Boehlke

E-3 All Divisions - Rocky View County Fire Guardian Program
File: N/A

Councillor Boehlke returned to the meeting at 5:02 p.m.

MOVED by Councillor Boehlke that the Fire Guardian Program continue in 2023 under the current format, including appointed volunteer Fire Guardians.

Carried

MOVED by Councillor Boehlke that Administration be directed to continue development of annual fire permits and explore mobile data collection solutions for the 2024 permit season.

Carried

Motion Arising:

MOVED by Councillor Boehlke that Council directs Administration to investigate the advantages or disadvantages of creating a separate bylaw for the Fire Guardian Program.

Carried

Councillor Boehlke left the meeting at 5:27 p.m.

E-4 All Divisions - Stormwater Drainage Projects - Policy 459 Update
File: N/A

MOVED by Councillor Kochan that the Budget Adjustment to complete the planning and engineering of the top 5 projects under Policy 459 be approved in accordance with Attachment 'B'.

Carried
Absent: Councillor Boehlke

The Chair called for a recess at 5:46 p.m. and called the meeting back to order at 5:50 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke.

E-5 All Divisions - Council Initiatives – Groundwater Issues in Elbow Valley West
File: 5000-625

MOVED by Councillor Hanson that the Groundwater Issues in Elbow Valley West report be received as information.

Carried
Absent: Councillor Boehlke



MOVED by Councillor Hanson that Council move into closed session at 6:06 p.m. to consider the confidential item "Council Initiatives – Groundwater Issues in Elbow Valley West" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried
Absent: Councillor Boehlke

Council did not hold the closed session at this point during the meeting.

MOVED by Councillor Hanson that Council move into open session at 6:07 p.m.

Carried
Absent: Councillor Boehlke

F-1 All Divisions - Bylaw C-8381-2023 to Repeal Safety Codes Permitting Bylaw C-5158-2000
File: N/A

MOVED by Councillor Hanson that Bylaw C-8381-2023 be given first reading.

Carried
Absent: Councillor Boehlke

MOVED by Councillor Hanson that Bylaw C-8381-2023 be given second reading.

Carried
Absent: Councillor Boehlke

MOVED by Councillor Hanson that Bylaw C-8381-2023 be considered for third reading.

Carried
Absent: Councillor Boehlke

MOVED by Councillor Hanson that Bylaw C-8381-2023 be given third and final reading.

Carried
Absent: Councillor Boehlke

E-5 All Divisions - Council Initiatives – Groundwater Issues in Elbow Valley West
File: 5000-625

MOVED by Councillor Hanson that Council move into closed session at 6:14 p.m. to consider the confidential item "Council Initiatives – Groundwater Issues in Elbow Valley West" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried
Absent: Councillor Boehlke



ROCKY VIEW
COUNTY

Council held the closed session with the following additional people in attendance:

Rocky View County: D. Wandzura, Chief Administrative Officer
 B. Riemann, Executive Director, Operations
 M. Boscarol, Executive Director, Community Services

MOVED by Councillor Hanson that Council move into open session at 6:41 p.m.

Carried
Absent: Councillor Boehlke

Council rose without report following the closed session.

K Adjourn the Meeting

MOVED by Councillor Hanson that the February 21, 2023 Council Meeting be adjourned at 6:43 p.m.

Carried

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

Mayor or designate

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

Chief Administrative Officer or designate