

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF LETHBRIDGE COUNTY HELD DECEMBER 4, 2014 IN THE COUNTY ADMINISTRATIVE OFFICE, LETHBRIDGE, ALBERTA.**

**PRESENT:**

Division No. 1	- L. Hickey, Reeve
Division No. 2	- J. Willms
Division No. 4	- K. Benson
Division No. 5	- S. Campbell
Division No. 6	- T. White
Division No. 7	- M. Zeinstra

**ABSENT:**

Division No. 3	- H. Doeve, Deputy Reeve
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**ADMINISTRATION PRESENT:**

Chief Administrative Officer	- R. Robinson
Director of Corporate Services	- T. Anderson
Director of Municipal Services	- K. Viergutz
Recording Secretary	- L. Megella

**REEVE LORNE HICKEY IN THE CHAIR**

**CALL TO ORDER** Reeve Hickey called the meeting to order at 10:07 a.m.

Note: S. Ashbee, Sunny South News present at 10:07 a.m.

**AMENDMENTS TO THE AGENDA**

Rick Robinson, Chief Administrative Officer and members of Council made the following additions and deletions to the December 4, 2014 agenda.

- I5. Lethbridge Housing and Lethbridge & Region Community Housing Corporation – 40<sup>th</sup> Anniversary & Office Grand Opening – December 16, 2014
- I6. Gem of the West Museum Re: Christmas Party – December 17, 2014
- J1. In-Camera - Land

584/14	K. BENSON	MOVED that Council approve the agenda as amended.	CARRIED
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**CONFIRMATION** **B1. Confirmation of Minutes**

585/14	K. BENSON	MOVED that the November 24, 2014 Council Minutes be approved as presented.	CARRIED
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**APPOINTMENTS** **E1. Rick Austin, Executive Director and Cecile McCleary, President; Lethbridge Therapeutic Riding Association**

Reeve Lorne Hickey welcomed President Cecile McCleary and Executive Director, Rick Austin of the Lethbridge Therapeutic Riding Association to the meeting at 10:09 a.m.

Mr. Austin provided a Power Point presentation to Council regarding the Lethbridge Therapeutic Riding Association (LTRA). Ms. McCleary also provided information about the riding arena roof that collapsed from the snow storm on November 2, 2014 which has caused a loss of revenue. LTRA requested long-term funding for operating expenses from the County and City of Lethbridge.

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Reeve

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Chief Administrative Officer

Seventy percent of the population that utilizes the facilities are from Lethbridge County with the other 30% coming from the City of Lethbridge.

Reeve Hickey thanked the delegation for attending the meeting. The delegation retired at 10:46 a.m.

- 586/14 J. WILLMS MOVED that Lethbridge County provide a letter of support for the Lethbridge Therapeutic Riding Association for grant funding and further that County Council receive the presentation from the Lethbridge Therapeutic Riding Association for information. CARRIED

**E2. Fabio Coppola - University of Lethbridge Applied Studies Program Presentation - Report on Agri-Tourism Research**

Reeve Hickey welcomed Mr. Fabio Coppola, University of Lethbridge Applied Studies Program student to the meeting at 10:50 a.m.

Mr. Coppola provided a Power Point presentation to Council regarding his research on agri-tourism which he completed for Lethbridge County through his course of the Applied Studies Program.

Note: S. Campbell departed at 11:11 a.m.

- 587/14 M. ZEINSTRA MOVED that County Council receive item E2. Fabio Coppola - University of Lethbridge Applied Studies Program Presentation - Report on Agri-Tourism Research for information. CARRIED

Reeve Hickey thanked Mr. Coppola for attending the meeting. Mr. Coppola retired at 11:12 a.m.

Note: S. Campbell present at 11:13 a.m.

**MUNICIPAL SERVICES**

**F1. Town of Coaldale Re: Development of Memorandum of Understanding to Facilitate Road Repairs of RR 20-1**

- 588/14 J. WILLMS MOVED that correspondence be forwarded, under the Reeve's signature, to the Town of Coaldale indicating that Lethbridge County respectfully denies the Town of Coaldale request to complete road repairs to RR 20-1 from the south limit of the boundary at the southeast corner of SE 11-9-20-W4 to the transition point of RR 20-1 and 8<sup>th</sup> Street and further that Lethbridge County will maintain the terms and conditions of the existing agreement between the Town and the County regarding road repairs for RR 20-1. CARRIED

**F2. Local Road Bridge Update & Request for Budget Pre-Approval**

- 589/14 M. ZEINSTRA MOVED that Council authorizes Administration to proceed with the replacement of Bridge Files 79596 and 79607 as per the 2015 Capital Project Forms prior to the formal approval of the 2015 Capital Public Works Budget. CARRIED

**COMMUNITY SERVICES**

**G2. Bylaw 1436 – Headwater Equipment - Amendment to Land Use Bylaw Rural General Industrial – First Reading**

- 590/14 T. WHITE MOVED first reading of Bylaw 1436. CARRIED

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Reeve

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Chief Administrative Officer

**ADMINISTRATION****11. Lethbridge College Board of Governors Annual Holiday Reception – Thursday, December 18, 2014, Garden Court Restaurant**

591/14 K. BENSON MOVED that County Council authorize the Reeve and Deputy or their designates to attend the Lethbridge College Board of Governors Annual Holiday Reception scheduled for Thursday, December 18, 2014, Lethbridge College Garden Court Restaurant. CARRIED

**12. Brownlee LLP Re: Emerging Trends in Municipal Law - February 12, 2015, Calgary – Coast Plaza Hotel & Conference Centre**

592/14 J. WILLMS MOVED that any member of Council wishing to attend the Brownlee LLP Emerging Trends in Municipal Law scheduled for Thursday, February 12, 2015 in Calgary at the Coast Plaza Hotel & Conference Centre be authorized to do so. CARRIED

**13. Jack Hayden, Hayden & Associates Re: Contract Renewal 2015**

593/14 T. WHITE MOVED that County Council engage the services of Jack Hayden, Hayden & Associates for 2015. Funds to be utilized from the Debt Reduction Reserve. CARRIED

**14. API Labs Re: Letter of Support for Poppy Project (Approval after the fact)**

594/14 S. CAMPBELL MOVED that County Council authorize Administration to forward a letter of support, under the Reeve's signature, to API Labs to submit with their application to the Government of Canada for the Poppy Project, "approval after the fact". CARRIED

**15. Lethbridge Housing and Lethbridge & Region Community Housing Corporation – 40<sup>th</sup> Anniversary & Office Grand Opening – December 16, 2014**

595/14 T. WHITE MOVED that County Council receive the Lethbridge Housing and Lethbridge & Region Community Housing Corporation 40<sup>th</sup> Anniversary and Office Grand Opening scheduled for Tuesday, December 16, 2014 from 2:00 to 4:00 p.m. at their Office at 314 – 3 Street South for information. CARRIED

**16. Gem of the West Museum Re: Christmas Party – December 17, 2014**

596/14 M. ZEINSTRA MOVED that County Council authorize the Reeve or his designate to attend the Gem of the West Museum Christmas Party scheduled for Wednesday, December 17, 2014. Dinner to commence at 6:00 p.m. CARRIED

Note: Stan Ashbee, Sunny South News retired at 11:47 a.m.

**IN-CAMERA****J1. Land**

597/14 J. WILLMS MOVED that Council go In-Camera at 11:47 a.m. CARRIED

598/14 J. WILLMS MOVED that Council come out of In-Camera at 11:55 a.m. CARRIED

599/14 M. ZEINSTRA MOVED that Administration proceed as directed. CARRIED

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Reeve

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Chief Administrative Officer

600/14 M. ZEINSTRA MOVED the meeting recess for lunch at 11:56 a.m. CARRIED

The meeting reconvened at 1:34 p.m. with all members of Council present as previously stated.

**APPOINTMENTS** **E3. S.D. Application #2014-0-161 - Ronald Kasner - Blocks 4 & 5 and 11 & 12, Plan 400 AQ - NW 1/4 7-9-20-W4**

601/14 J. WILLMS MOVED that S.D. Application #2014-0-161 - Ronald Kasner - Blocks 4 & 5 and 11 & 12, Plan 400 AQ - NW 1/4 7-9-20-W4 be tabled pending the completion and approval of the storm water management plan for the proposed subdivision. CARRIED

**E5. S.D. Application #2014-0-164 - DeVry Holdings Ltd. - N.W. 1/4 36-10-21-W4**

602/14 T. WHITE MOVED that the agricultural subdivision of NW1/4 36-10-21-W4M (Certificate of Title No. 061 428 686+1), subdivide an unsubdivided quarter-section of 163.1 acres (66.0 ha) and create two parcels, 67.54 and 96.65 acres (27.33 and 39.11 ha) respectively in size, for agricultural use; **BE REFUSED** for the following reasons:

The proposal does not conform to the subdivision policies of Lethbridge County and Land Use Bylaw No. 1404 in a number of areas.

**REASONS:**

1. The proposal does not conform to the County's agricultural subdivision policies and parcel sizes of the land use bylaw. The parcels applied for, being 67.54 and 96.65 acres in size, do not meet the County's stipulated 140 acre minimum agricultural parcel size.
2. The applications proposed titles, being 67.54 and 96.65 acres in size, also do not conform to the County's subdivision policies for an isolated commercial or industrial use as they greatly exceed the maximum 10 acre parcel size of the land use bylaw.
3. There is a confined feeding operation (CFO) located to the west, with a mixed permit for 4000 beef (finishers) and 250 swine (farrow to finish). A minimum distance separation (MDS) of 740 m would be required, and it is determined that 475 m exists from the corner of the dwelling to the closest point of the CFO. The Subdivision Authority is not prepared to grant a waiver of the application of the MDS as the neighboring confined feeding operation is still an active operation.

CARRIED

**E4. PUBLIC HEARING Bylaw #1434 Coalhurst Intermunicipal Development Plan**

603/14 S. CAMPBELL MOVED that the Public Hearing for Bylaw 1434 Coalhurst Intermunicipal Development Plan open at 2:31 p.m. CARRIED

Reeve Hickey welcomed the delegation to the meeting. The delegation consisted of:

D. Main

Reeve Hickey declared the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1434 Coalhurst Intermunicipal Development Plan.

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Reeve

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Chief Administrative Officer

Reeve Hickey invited Ms. Hilary Janzen, Development Officer/Senior Planner to give an overview of the application.

Ms. Janzen stated the following:

- The Lethbridge County / Town of Coalhurst Intermunicipal Development Plan officially commenced between the two municipalities in 2012 with an agreement to proceed with the preparation of a plan with the assistance of the Oldman River Regional Services Commission (ORRSC).
- A provincial Regional Collaboration Grant through Municipal Affairs was applied for to fund the project which received official approval in October, 2012.
- The first meeting of the Intermunicipal Committee was on June 15, 2012. The committee has met nine times to move the project forward with the last meeting on October 8, 2014.
- The Committee members included Ken Benson, Henry Doeve, and Tom White representing the County and Heather Caldwell, Barb Edgecombe-Green, and Marvin Slingerland representing the Town of Coalhurst.
- After nearly a year and half of discussions, meetings and planning, a draft plan document was prepared in April 2014 for review.
- After some minor revisions to the initial draft, the Committee members agreed they were pleased with the draft plan and decided to present it to the public for feedback.
- A public open house was held at the Coalhurst Community Hall on June 25, 2014 to present the concepts proposed by the Committee, and to get feedback from the affected landowners.
- The meeting was well attended with approximately 60 persons present (52 on the official sign-in record). The input and comments received have been very supportive and positive.
- As part of the public review process, various government departments and utility agencies were also notified of the draft plan. The City of Lethbridge was also notified and provided some comments on the initial public draft.
- The plan has resulted in a collaborative and positive relationship building process for the two municipalities.
- The final document is one that is believed to suitably address land use issues, creates a clear framework for working together proactively and cooperatively in the future, and is supported by both municipalities committee members.
- The proposed IDP provides a comprehensive view of opportunities and constraints of the lands within the plan area. The plan looks at, amongst other things, existing and future land uses, confined feeding operations, the road network, drainage, future growth areas (both in the County and Town) to provide long-term certainty for the County, Town, and affected landowners.
- At the final Intermunicipal Committee meeting held on October 8, 2014, the Committee discussed and considered all the input from the open house and referrals.
- The Committee has incorporated some of the comments and suggestions provided into the final draft plan which is being presented to each respective Council for approval consideration.
- First Reading of the Bylaw was approved by the Town on November 4, 2014 and approved by the County on November 6, 2014.
- The Plan was advertised in the November 11 and 18 editions of the Sunny South News and in the Town of Coalhurst Newsletter.
- The County received one letter from a landowner wishing to speak to Council regarding Planning Area 2, sub-planning area F, and the residences along Township Road 9-3A. No other concerns were received regarding the Intermunicipal Development Plan.
- The Town held a Public Hearing to consider the 2<sup>nd</sup> and 3<sup>rd</sup> Reading of Intermunicipal Development Plan on December 2<sup>nd</sup>, 2014.

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Reeve

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Chief Administrative Officer

Steve Harty, Senior Planner, Oldman River Regional Services Commission (ORRSC) addressed Council and noted that ORRSC has been consulting throughout the process of the Intermunicipal Development Plan with Alberta Transportation. Alberta Transportation is pleased with the Plan and had no objections. Comments received from Alberta Transportation were forwarded to the City of Lethbridge.

Mr. Harty further noted the City of Lethbridge had some comments about the draft IDP, however, thought it was a good plan that was comprehensive. The City's concerns were regarding water and sewer to the Town of Coalhurst. Adjustments were made to the Plan after the comments were received from the City.

Mr. Harty noted that there has been very positive feedback received from the public and agencies regarding the Plan. There was one concern raised from a citizen regarding the plan area north of Coalhurst. Mr. Harty noted that he had spoken to Mr. Donald Main about his concerns. Mr. Main will explain his concerns to Council. Mr. Main is a landowner that has lots on the north side of Coalhurst. The lots do not meet the private septic field requirements. Also there is a drainage issue, the south portion of Mr. Main's property is prone to flooding.

Mr. Harty indicated that the IDP is a broader, larger scale document which addresses future growth, annexation and fringe area where other uses can be developed. The IDP does not address pre-existing development. When Mr. Main noted his concerns, they were taken back to the Committee to review. The Committee asked ORRSC to change some of the policies in the plan. The deficient lots cannot further develop or subdivide. The problem with the lots are that they are from the 1930's and were in existence before the County. There is a section in the MGA that talks about non-conforming uses. If there was some new development, it would have to conform to the new rules and regulations. The IDP is an agreement between the Town and County to look at a bigger picture in the future.

Reeve Hickey asked Council if there were any questions of Ms. Janzen or Mr. Harty. There was none.

Reeve Hickey asked if anyone wished to speak in opposition to the bylaw.

Mr. Donald Main addressed Council and noted the following:

- He is a County resident of Planning Area 2 of this development.
- The area is divided into 2 areas.
- Some of the cells are solely for the benefit of some landowners.
- In Area F, there are undeveloped lots that exist that are zoned urban fringe. Due to the density, they should be classified as Grouped Country Residential which meets the standards.
- He requested the change in 2008 and again at the Open House that was held.
- In this IDP, anyone wishing to subdivide must prepare an Area Structure Plan and GeoTech Plan for the entire area.
- Are the existing residents to meet any of these standards?
- Only someone wanting to subdivide has to meet these requirements?
- The County has allowed these developments.
- Neighboring landowners are left to deal with the negative affects of the development.
- There will be a drop in the property values.
- Mr. Main thanked Council for their time and consideration.

Council asked Mr. Main to point out on the map where he is being affected by the plan. Council asked how the subdivisions were affecting Mr. Main.

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Reeve

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Chief Administrative Officer

Mr. Main noted the landowners have tapped into the irrigation, they have flooded the property on several occasions and destroyed the grass that he has planted several times. He is not opposed to developing the empty lots, only that people are responsible for the storm water and that it is up to standards. If he subdivides, he is responsible for an Area Structure Plan for the entire Area "F" and the lots are not his. There are a lot of restrictions on Area "F".

Council enquired as to how many lots there are. Ms. Janzen replied there are 13 lots. Council enquired if the lots are undeveloped, could an owner build a house on the property? Ms. Janzen replied no. Council enquired if an individual could purchase two lots and have them amalgamated? Ms. Janzen replied no, as they would still not meet the Land Use Bylaw's minimum lot size requirement.

Council asked why would Mr. Main be responsible for all the lots. Mr. Harty noted that when you look on Page 18, more information is provided on what is required if someone wants to redesignate or subdivide their property. If there is an individual that wishes to subdivide and they are the first to subdivide out of that area they are responsible for the Area Structure Plan for the entire area. However, it is up to the individual and his/her neighbors to jointly pay for the Plan. If there are other individuals purchasing land in that area and the Area Structure Plan is already complete, they will also be responsible for paying part of the Area Structure Plan costs.

Reeve Hickey asked if there were any other questions. Mr. Main asked Mr. Harty to review Areas E & F once again.

Council noted that if Mr. Main wants to subdivide he must have an Area Structure Plan completed for the entire area. Mr. Harty replied yes.

Mr. Main noted that the only issue he has is with the stormwater which has damaged his property. How does he address this issue? Mr. Kevin Viergutz, Director of Municipal Services noted that Mr. Main needs to speak to Alberta Environment as the County does not have a bylaw for stormwater control.

Ms. Janzen indicated that in regards to all of the areas and because of the fragmentation, a larger Areas Structure Plan will be required for the entire area. The Intermunicipal Development Plan was created this way so there wouldn't be further ramifications as have occurred in the past. All these issues have been discussed in previous and current IDP's that the County has with the City of Lethbridge and Towns of Picture Butte, Coalhurst and Coaldale.

Rick Robinson, CAO congratulated the Committee for a job well done on the plan. The Town of Coalhurst gave second and third reading to the bylaw on December 3, 2014.

604/14	K. BENSON	MOVED that the Public Hearing for Bylaw #1434 Coalhurst Intermunicipal Development Plan close at 3:10 p.m.	CARRIED
605/14	T. WHITE	MOVED second reading of By-Law 1434.	CARRIED
606/14	K. BENSON	MOVED third reading of By-Law 1434.	CARRIED

Reeve Hickey thanked the delegation for attending the meeting. The delegation retired at 3:11 p.m.

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Reeve

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Chief Administrative Officer

**E6. S.D. Application #2014-0-165 - Robert & Terry Pavan - Lot 1, Block 1, Plan 9210204 & NW 1/4 2-10-21-W4**

607/14

M. ZEINSTRA MOVED that the agricultural/country residential subdivision of Lot 1, Block 1, Plan 9210204 and NW1/4 2-10-21-W4M (Certificate of Title No. 081 057 173+10, 081 057 173+11), to reconfigure an existing 2.80 acre (1.13 ha) parcel by adjusting the east and south property boundaries resulting in a 4.10 acre (1.66 ha) title for country residential use; **BE APPROVED subject to the following:**

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portions of land exchanged between the two parcels and the resulting titles be registered by plan by an Alberta Land Surveyor so that the resulting title cannot be further subdivided without approval of the Subdivision Authority.

**REASONS:**

1. The proposed subdivision complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Approval Authority of Lethbridge County has determined the proposed subdivision is a reconfiguration of titles and meets the subdivision criteria of the Land Use Bylaw, with no resulting increase in title density.
3. The Subdivision Approval Authority has approved the parcel size based on the physical features and the improvements present on the parcel.

CARRIED

**E7. PUBLIC HEARING Bylaw 1433 - Amendment to Land Use Bylaw - Dwight Perry - Grouped Country Residential (GCR) – Lot 1, Block 1, Plan 8711461 and Lot 1, Block 1, Plan 1014859**

608/14

S. CAMPBELL MOVED that the Public Hearing for Bylaw 1433 - Amendment to Land Use Bylaw - Dwight Perry - Grouped Country Residential (GCR) – Lot 1, Block 1, Plan 8711461 and Lot 1, Block 1, Plan 1014859 open at 3:15 p.m. CARRIED

No delegation attended the meeting.

Reeve Hickey declared the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1433 - Amendment to Land Use Bylaw - Dwight Perry - Grouped Country Residential (GCR) – Lot 1, Block 1, Plan 8711461 and Lot 1, Block 1, Plan 1014859.

Reeve Hickey invited Ms. Hilary Janzen, Development Officer/Senior Planner to give an overview of the application.

Ms. Janzen stated the following:

- An application has been made by Dwight Perry to amend Land Use Bylaw 1404.

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Reeve

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Chief Administrative Officer

- The purpose of the amendment is to rezone Lot 1, Block 1, Plan 8711461 and Lot 1, Block 1, Plan 1014859 (10.1 acres) from Rural Agriculture (RA) to Grouped Country Residential (GCR).
- The proposed re-designation is 2 ½ miles north of the Hamlet of Chin on Range Road 19-0.
- It is the intent of the landowner to re-designate the subject lands in order to subdivide the 2 existing parcels into three country residential parcels.
- There are already three existing residences on the two parcels and no new access to Range Road 19-0 would be required.
- The application was sent to other County Departments and no concerns were raised with the proposed re-designation.
- A notice of the application has been referred to the M.D. of Taber and other external agencies.
- The M.D. of Taber has no concerns regarding the proposed re-designation as long as no additional access points would be created along Range Road 19-0 and that an access management strategy be approved by the M.D. of Taber prior to the finalization of the subdivision. There were no concerns from the external agencies regarding the application.
- The proposed re-designation was advertised in the November 11 and 18 editions of the Sunny South News.
- No comments or concerns were expressed regarding the proposed re-designation.
- Steve Harty identified an error with configuration of the title, Lot 1, Block 1, Plan 8711461, this was an error with the Land Titles information.
- The configuration has since been corrected by Land Titles and the map for the proposed re-designation has been amended.
- If approved the Bylaw would be approved as amended to reflect the amendment to the map.

Reeve Hickey asked if Council had any questions of Ms. Janzen or Mr. Harty.

Mr. Harty noted that this a new type of Grouped Country Residential Plan for Council. This is an existing area, the three houses will remain on the parcels as they currently are and the footprint is not physically changing.

Council enquired about the configuration for the subdivision. Mr. Harty noted that there will be slight change when it is approved.

Council enquired about the size of the acreages, roughly two acres each. Ms. Janzen replied yes.

Council enquired about an Area Structure Plan for the area. Mr. Harty noted that there would be no further subdivision allowed beyond the three parcels and there is no new development occurring on the parcels (the residences already exist) so an Area Structure Plan would not be required.

Council enquired as to why the driveway is taking up so much of the area and why it is at an angle. Mr. Harty noted that it may have been accountable for a pivot. The plan was from 1987.

Reeve Hickey asked if there were any further questions. There were no further questions.

609/14

T. WHITE

MOVED that the Public Hearing for Bylaw 1433 - Amendment to Land Use Bylaw - Dwight Perry - Grouped Country Residential (GCR) – Lot 1, Block 1, Plan 8711461 and Lot 1, Block 1, Plan 1014859 close at 3:25 p.m. CARRIED

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Reeve

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Chief Administrative Officer

- 610/14 J. WILLMS MOVED second reading of By-Law 1433 as amended. CARRIED
- 611/14 T. WHITE MOVED third reading of By-Law 1433. CARRIED

**E8. S.D. Application #2014-0-169 - John Getkate/Getkate Construction Ltd. - Lot 1, Plan 9512336 and SE 1/4 14-9-21-W4**

- 612/14 J. WLLMS MOVED that the agricultural/rural commercial subdivision of Lot 1, Plan 9512336 and SE1/4 14-9-21-W4M (Certificate of Title No. 951 251 046, 951 232 587+1), to reconfigure an existing 5.3 acre (2.14 ha) parcel by readjusting the north property boundary, resulting in a 5.51 acre (2.23 ha) title for rural commercial use; BE APPROVED subject to the following:
- RESERVE:** The 10% Municipal Reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, is to be adjusted in consideration of previous payment on 5.3 acres, by providing a payment of money in place of land on the 0.21 acres, at the market value of \$15,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the adjacent north title (ptn of LSD 2 in SE 14-9-21-W4), be adjusted accordingly in the amount of the 0.21 acres difference (approximately 33.97 acres), with the actual acreage and amount to be determined at the final stage, upon receipt of the final subdivision plan.
- CONDITIONS:**
1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
  2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
  3. That the portions of land exchanged between the two parcels and the resulting titles be registered by plan by an Alberta Land Surveyor so that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
- REASONS:**
1. With no increase in titles and the proposal merely being a property line re-alignment of the north property line, this proposal meets the criteria of Lethbridge County's Land Use Bylaw for a property line adjustment.
  2. The Subdivision Approval Authority of Lethbridge County has determined the proposed subdivision is a reconfiguration of titles and meets the subdivision criteria of the Land Use Bylaw, with no resulting increase in title density. CARRIED

**ADJOURNMENT**

- 613/14 S. CAMPBELL MOVED the meeting adjourn at 3:35 p.m. CARRIED

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Reeve

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Chief Administrative Officer