

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF LETHBRIDGE COUNTY HELD MARCH 19, 2015 IN THE COUNTY ADMINISTRATIVE OFFICE, LETHBRIDGE, ALBERTA.

PRESENT:

Division No. 1	- L. Hickey, Reeve
Division No. 3	- H. Doeve, Deputy Reeve
Division No. 2	- J. Willms
Division No. 4	- K. Benson
Division No. 5	- S. Campbell
Division No. 7	- M. Zeinstra

ABSENT:

Division No. 6	- T. White
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ADMINISTRATION PRESENT:

Acting Chief Administrative Officer / Director of Corporate Services	- T. Anderson
Director of Municipal Services	- K. Viergutz
Director of Municipal Services	- R. Bacon
Director of Community Services	- L. Randle
Recording Secretary	- D. Irwin

REEVE LORNE HICKEY IN THE CHAIR

CALL TO ORDER Reeve Hickey called the meeting to order at 9:39 a.m.

AMENDMENTS TO THE AGENDA

Tracy Anderson, Acting Chief Administrative Officer and members of Council made the following additions and deletions to the March 19, 2015 agenda.

- F1. Twp. Road 132 Re-build
- F2. Local Road Construction - Revisions
- J2. Intensive Agriculture Operations Working Group – Meeting on March 20, 2015
- K4. In-Camera – Land Matter

115/15 K. BENSON MOVED that Council approve the agenda as amended.
CARRIED

IN-CAMERA **K1. Land Matter; K2. Land Matter; K3. Land Matter; K4. Land Matter**

116/15 M. ZEINSTRA MOVED that County Council go In-Camera at 9:39 a.m.
CARRIED

117/15 M. ZEINSTRA MOVED that County Council come out of In-Camera at 10:42 a.m.
CARRIED

Note: S. Ashbee, Sunny South News present at 10:42 a.m.

Reeve

Chief Administrative Officer

APPOINTMENTS **E1. Colin Weir and Don Wentz, Birds of Prey Foundation Re: Watershed Resiliency & Restoration Program**

Reeve Hickey welcomed Mr. Colin Weir and Mr. Don Wentz, Birds of Prey Foundation to the meeting at 10:43 a.m.

Mr. Weir gave Council a Power Point presentation regarding the Watershed Resiliency & Restoration Program and the Birds of Prey Centre.

Reeve Hickey thanked Mr. Weir and Mr. Wentz for attending the meeting. The delegation retired at 11:07 a.m.

- 118/15 S. CAMPBELL MOVED that County Council receive the presentation by Birds of Prey Foundation regarding the Watershed Resiliency & Restoration Grant Program for information. CARRIED

E2. Peter Neels & Jeff Anderson Re: Encroachment of Laneway of Block 15, Diamond City

Reeve Hickey welcomed Mr. Peter Neels and Mr. Jeff Anderson to the meeting at 11:09 a.m.

Mr. Anderson and Mr. Neels provided Council with a presentation regarding the possibility of obtaining "permanent lane closure" status pertaining to the zoned alley which runs east-west on Block 15 in the Hamlet of Diamond City. A discussion was held concerning the matter.

Reeve Hickey thanked Mr. Neels and Mr. Anderson for attending the meeting. The delegation retired at 11:58 a.m.

- 119/15 M. ZEINSTRA MOVED that County Council instruct Administration to pursue further with Fortis Alberta and the landowners of Block 15 in Diamond City regarding removal of obstructions blocking the laneway of Block 15 in Diamond City and Fortis' access to power poles, with a report back at the first Council meeting in May 2015. CARRIED

Note: S. Ashbee, Sunny South News retired at 11:59 a.m.

- 120/15 M. ZEINSTRA MOVED the meeting recess for lunch at 11:58 a.m. CARRIED

The meeting reconvened at 1:28 p.m. with all members of Council present as previously stated.

CONFIRMATION **B1. Confirmation of Minutes**

- 121/15 M. ZEINSTRA MOVED that the March 5, 2015 Council Minutes be approved as presented. CARRIED

APPOINTMENTS **E3. S.D. Application 2015-0-024 Bandstra – Lot 1, Block 2, Plan 9011033 N.E. ½ 27-9-21-W4**

- 122/15 H. DOEVE MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan 9011033 within NW1/4 27-9-21-W4M (Certificate of Title No. 111 270 157), to subdivide a bareland (vacant) title of 3.00 acres (1.21 ha) from a title of 38.55 acres (15.68 ha) within a previously subdivided quarter section for country residential use; **BE APPROVED** for the following reasons:
CONDITIONS:

Reeve

Chief Administrative Officer

Reserve: That the 10% reserve requirement, pursuant to the Municipal Government Act, be provided as money in place of land on the 3.0 acres with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

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

3. That any conditions of Alberta Transportation be met prior to the finalization of the subdivision, including the applicant providing a 20 metre wide service road right-of-way perpendicular to and across the highway frontage of the subject property.

4. That the final plan of survey on the subdivision shall include the dedication of the 20 metre wide service road right-of-way as required by Alberta Transportation.

REASONS:

1. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose, as the land has previously been subdivided, is located in an area of similar acreages and parcel sizes, and it is not seen to negatively affect the amenities of the neighborhood. **MOTION DEFEATED**

123/15

K. BENSON

MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan 9011033 within NW1/4 27-9-21-W4M (Certificate of Title No. 111 270 157), to subdivide a bareland (vacant) title of 3.00 acres (1.21 ha) from a title of 38.55 acres (15.68 ha) within a previously subdivided quarter section for country residential use; BE REFUSED for the following reasons:

REASONS:

1. The application does not comply with the subdivision criteria of the Lethbridge County Land Use Bylaw No. 1404 in the following two policy areas:

a) The parent quarter section has been previously subdivided as three titles presently exist. This proposal would result in there being four separate subdivisions out of the quarter section which does not conform to the County's subdivision policies for land designated as Lethbridge Urban Fringe.

b) The resulting agricultural parcel of 35.55 acres does not conform to the County's minimum 140 acre size agricultural policy. To be viewed as a country residential parcel, the Subdivision Authority finds that the parent title (38.55 acres) also cannot be considered to meet the criteria of being eligible to be re-split as a parcel of poor quality land that is 20 acres or less in size.

2. In addition to the proposal not complying with Lethbridge County Land Use Bylaw No. 1404, this land is situated within the IDP boundary with the City of Lethbridge and consideration of the Intermunicipal Development Plan (IDP) and concerns by the city must also be taken into consideration. The IDP contains some general policy directives for this area that indicate the further fragmentation of agricultural lands should be limited.

CARRIED

Reeve

Chief Administrative Officer

E4. S.D. Application 2015-0-028 – 410257 Alberta Ltd. (Kevin Kielstra) S.W. 1/4 26-9-19-W4

124/15

J. WILLMS

MOVED that the Country Residential subdivision of SW1/4 26-9-19-W4M (Certificate of Title No. 961 206 966), to subdivide a 6.30 acre (2.56 ha) parcel from the greater half of a cut-off agricultural title of 138.38 acres (56.01 ha), for country residential use; **BE APPROVED** subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 6.30 acres at the market value of \$7,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

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 approved parcel be reduced in size by eliminating 0.8 acres of cultivated land south of the driveway, with a minimum 6.1 m setback to the shop building, so that only the existing yard improvements are included in the parcel being subdivided, which shall be reflected on the final plan of survey.

REASONS:

1. The proposal complies with the Land Use Bylaw as the proposed subdivision conforms to the bylaw definition of an existing farmstead coming from the greater half of a cut-off (fragmented) parcel.
2. The Subdivision Authority has determined the subdivision is for an existing farmstead and is determined to be suitable for the intended purpose.
3. The Subdivision Authority has granted a waiver of the MDS with respect to Policy 2(3), Part 7 of LUB No. 1404, on the basis both uses existed prior to 1998 and the first establishment of the MDS in the County's bylaw.
4. The parcel size has been reduced in size in order to conform to the County's subdivision policy of only including the improvements in the yard title and not including undeveloped agricultural land.

CARRIED

MUNICIPAL SERVICES

F1. Lethbridge County Township Road 132 Re-build

125/15

M. ZEINSTRA

MOVED that Council authorizes Administration to work with Vulcan County to proceed with the reconstruction of Township Road 13-2 with gravel to be supplied at a rate of +20% of Lethbridge County cost, to be funded from Public Works Project Reserve.

CARRIED

F2. Local Road Construction - Revisions

126/15

H. DOEVE

MOVED that Council authorizes Administration to cancel the Range Road 22-3 Local Road Construction Project for 2015 and move the 2016 Range Road 22-1 Local Road Construction Project forward to 2015.

CARRIED

 Reeve

 Chief Administrative Officer

Reeve Hickey recessed the meeting at 2:44 p.m.
The meeting reconvened at 2:58 p.m.

COMMUNITY SERVICES

G1. 2015 Health & Safety Audit

127/15 S. CAMPBELL MOVED that County Council authorize Administration to utilize up to \$7,500 in 2015 from the Safety Program Reserve Account for the purpose of hiring an external safety auditor to conduct the 2015 Lethbridge County external audit. CARRIED

G2. 2015 Community Planning Association of Alberta Annual Conference – Sponsorship Request

128/15 J. WILLMS MOVED that County Council sponsors the 2015 Community Planning Association Annual Conference in Red Deer at the \$1,250 Gold Sponsorship level. CARRIED

CORPORATE SERVICES

H1. 2014 Reserve Allocations

129/15 S. CAMPBELL MOVED that County Council approves the recommended 2014 reserve allocations totaling \$1,039,500 as follows:
Public Works - \$250,000
Public Works Drainage - \$200,000
Bridges - \$50,000
Agriculture Service Board - \$80,000
Airport - \$169,500
Council Discretionary - \$50,000
Municipal Debt - \$110,000
Emergency Services - \$130,000 CARRIED

H3. 2015 Surplus Hamlet Land – Tender

130/15 K. BENSON MOVED that County Council approves the sale of Plan 7138EE Parcel E in the Hamlet of Shaughnessy with funds to be transferred to the Land Management Reserve. CARRIED

H4. 2015 Surplus Land Tender

131/15 S. CAMPBELL MOVED that County Council approves the sale of the 2015 Surplus Lands to the highest bidder with the funds to go to the Land Management Reserve. CARRIED

IN-CAMERA

K1. Land Matter; K2. Land Matter; K3. Land Matter; K4. Land Matter

132/15 H. DOEVE MOVED that County Council go In-Camera at 4:16 p.m. CARRIED

133/15 K. BENSON MOVED that County Council come out of In-Camera at 4:48 p.m. CARRIED

Reeve

Chief Administrative Officer

ADMINISTRATION**I1. Lethbridge Airshow Association Re: Letter of Support Community Initiative Grant Funding Application**

134/15 K. BENSON MOVED that County Council authorizes Administration to forward a letter of support, under the Reeve's signature, to the Lethbridge Airshow Association to submit with their grant funding application for the Community Initiatives Program "approval after the fact". CARRIED

CORPORATE SERVICES**H2. 2015 Strategic Plan**

135/15 J. WILLMS MOVED that County Council table item H2. 2015 Lethbridge County Strategic Plan to the April 2, 2015 Council meeting. CARRIED

INVITATIONS**J1. Vulcan County Re: Collaborative Leadership Workshop – March 26/27, 2015, Vulcan Legion**

136/15 K. BENSON MOVED that County Council receives item J1. Vulcan County Re: Collaborative Leadership Workshop – March 26 & 27, 2015, Vulcan Legion for information. CARRIED

J2. Intensive Agriculture Operations Working Group – Meeting on March 20, 2015

137/15 H. DOEVE MOVED that Council authorize Reeve Lorne Hickey to attend the Intensive Agriculture Operations Working Group meeting scheduled for March 20, 2015 at the AAMDC Office. CARRIED

IN-CAMERA**K3. Land Matter**

138/15 M. ZEINSTRA MOVED that County Council direct Administration to begin negotiations for land matters. CARRIED

K4. Land Matter

139/15 H. DOEVE MOVED that County Council provide a letter of support for a local business interest. CARRIED

IN-CAMERA**K1. Land Matter; K2. Land Matter**

140/15 H. DOEVE MOVED that County Council table items K1. Land Matter and K2. Land Matter to the April 2, 2015 Council meeting. CARRIED

ADJOURNMENT

141/15 M. ZEINSTRA MOVED the meeting adjourn at 5:04 p.m. CARRIED

 Reeve

 Chief Administrative Officer