

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF LETHBRIDGE COUNTY HELD FEBRUARY 4, 2016 IN THE COUNTY ADMINISTRATIVE OFFICE, LETHBRIDGE, ALBERTA.

PRESENT:

| | |
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| 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. 6 | - T. White |
| Division No. 7 | - M. Zeinstra |

ADMINISTRATION PRESENT:

| | |
|-------------------------------------|--------------|
| Acting Chief Administrative Officer | - R. Bacon |
| Director of Corporate Services | - D. Urkow |
| Director of Community Services | - L. Randle |
| Recording Secretary | - L. Megella |

REEVE LORNE HICKEY IN THE CHAIR

CALL TO ORDER Reeve Hickey called the meeting to order at 9:02 a.m.

Note: S. Ashbee, Sunny South News present at 9:02 a.m.

AMENDMENTS TO THE AGENDA

Rick Bacon, Acting Chief Administrative Officer and members of Council made the following additions and deletions to the February 4, 2016 agenda.

- I2. Wilson Siding Marshalling Yard – M. Zeinstra
- K2. Land Issue – In-Camera – L. Hickey

25/16 K. BENSON MOVED that Council approve the agenda as amended. CARRIED

Note: S. Ashbee, Sunny South News departed at 9:04 a.m.

IN-CAMERA

K1. Personnel
K2. Land Issue

26/16 T. WHITE MOVED that Council go In-Camera at 9:04 a.m. CARRIED

27/16 J. WILLMS MOVED that Council come out of In-Camera at 9:55 a.m. CARRIED

CONFIRMATION **B1. Confirmation of Minutes**

28/16 S. CAMPBELL MOVED that the January 14, 2016 Council Minutes be approved as presented. CARRIED

Note: S. Ashbee, Sunny South News present at 9:56 a.m.

Reeve

Chief Administrative Officer

APPOINTMENTS **E1. Paul De Jonge Re: County of Lethbridge Rural Water Association Ltd. January 25, 2016 Letter**

Reeve Hickey welcomed Paul de Jonge, President along with a delegation from the County of Lethbridge Rural Water Users Association to the meeting at 10:00 a.m.

Mr. de Jonge discussed with Council the Rural Water Users Association's concerns regarding the proposed water rate changes for 2016.

Reeve Hickey thanked Mr. de Jonge and delegation for attending the meeting. The delegation retired at 10:17 a.m.

- 29/16 M. ZEINSTRA MOVED that Council accepts the presentation by Paul de Jonge, President, County of Lethbridge Rural Water Association, regarding the Association's concerns with the proposed water charge rates for 2016 as information. CARRIED

E2. LeBarons Car Club: Jim Gunnaughson, Randy Mayne and Phil Dyck Re: One-Day Drag Racing at Lethbridge Airport

Reeve Hickey welcomed Mr. Jim Gunnaughson, Mr. Randy Mayne and Mr. Phil Dyck to the meeting at 10:30 a.m. The delegation represents the LeBarons Car Club and discussed with Council the feasibility of conducting a one-day drag race event on the cross wind runway at the Lethbridge Airport.

- 30/16 J. WILLMS MOVED that County Council direct Administration to review the LeBarons Car Club license and approve the proposed one-day drag racing on June 25, 2016 at the Lethbridge Airport. CARRIED

Reeve Hickey thanked the delegation of the LeBarons Car Club for attending the meeting and the delegation retired at 10:55 a.m.

Reeve Hickey recessed the meeting at 10:55 a.m.
The meeting reconvened at 10:59 a.m.

E3. PUBLIC HEARING - Bylaw 1458 Rehoboth Christian Ministries Foundation - Amendment to the Land Use Bylaw - Rural Commercial (RC) for a portion of NE 15-9-20-W4; Plan 0912068, Block 11, Lot 1

- 31/16 M. ZEINSTRA MOVED that the Public Hearing for Bylaw 1458 Rehoboth Christian Ministries Foundation - Amendment to the Land Use Bylaw - Rural Commercial (RC) for a portion of NE 15-9-20-W4; Plan 0912068, Block 11, Lot 1 open at 11:00 a.m. CARRIED

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

- S. Hodgson
- D. Wentz
- A. Hann

Reeve Hickey declared the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1458.

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

Reeve

Chief Administrative Officer

Ms. Janzen stated the following:

- An application has been made by Rehoboth Christian Ministries Foundation to amend Land Use Bylaw 1404. The purpose of the amendment is to re-designate Plan 0912068 Block 11 Lot 1 from Rural Urban Fringe (RUF) to Rural Commercial (RC).
- The proposed re-designation is located along Highway 845, just north of the Town of Coaldale. It is the intent of the landowner to re-designate the subject lands to allow for a freestanding sign which is currently not a use permitted or discretionary under the Rural Urban Fringe District. The Rural Commercial District is an appropriate District for the existing business on the site and will allow for future development if required.
- Section 6.4 of the County's Municipal Development Plan outlines the objectives and policies regarding commercial and industrial development with the County. The application meets the County's Municipal Development Plan's policies regarding commercial and industrial re-designation:
 - The current use of the site will not change as a result of the application and the uses are included in the Rural Commercial District.
 - The use of the site is compatible with the adjacent uses. Any future development would have to meet the regulations of the land use district and consider any potential impacts to the adjoining properties.
 - The parcel is located along a major transportation corridor.
 - The re-designation complies with the policies of the Lethbridge County/Town of Coaldale Intermunicipal Development Plan.
- The application has been circulated to the other County Departments, the Town of Coaldale, and external agencies for review and comment. No concerns were expressed by the other County departments or external agencies. As of the writing of this report, no formal comments have been received from the Town of Coaldale.
- The Public Hearing was advertised in the January 12 and 19, 2016 editions of the Sunny South News. One adjacent resident came in with questions on the proposed re-designation and concerns with how it would affect his property in the future and is here to speak in opposition to the application. The Birds of Prey contacted the County after the due date for comments and is also present to speak in opposition to the application. No other comments were received.

Reeve Hickey asked if Council had any questions of Ms. Janzen. There were no questions for Ms. Janzen.

Reeve Hickey asked if anyone present wished to speak in favor of Bylaw 1458.

Mr. Alex Hann addressed Council and noted the following:

- Rehoboth Christian Ministries have been located on this site for 31 years and has grown significantly and have invested heavily in the property.
- Rehoboth started with a staff of 4 people and 1 client. Since they have grown, they have 85 clients.
- There is a staff of 225 people which are located throughout the province.
- Rehoboth is a clean organization with no taxing system, have greenhouses, contract area, etc.
- We believe the application speaks for itself and we have done our due diligence.

Council questioned if Rehoboth was a "business for profit"? Mr. Hann noted that Rehoboth is a "not-for-profit" business. Their head office is located in Stony Plain.

Reeve

Chief Administrative Officer

Council questioned when the property was taken over by Rehoboth, there was an arch building on site. Mr. Hann noted that the arch building still exists along with two greenhouses.

Council enquired about the 200 people in the organization. Mr. Hann noted that there are 70 to 80 people working on the site every day.

Council enquired about the access to the property from the highway. Mr. Hann noted that the access and egress to the property was moved to the edge of the Highway 845 by Alberta Transportation.

Council asked where the sign would be located. Mr. Hann noted the sign would be located along the east edge of the parcel across the from the main building.

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

Reeve Hickey asked three times if anyone else wished to speak in favor of Bylaw 1458. No one came forward.

Reeve Hickey asked if anyone present wished to speak in opposition to Bylaw 1458.

Mr. Don Wentz, President, Alberta Birds of Prey Foundation addressed Council and noted that correspondence has been sent by the Birds of Prey Foundation to the County opposing the Bylaw change. The correspondence notes the following:

- The Rehoboth property has undergone a number of major site development changes in the past few years without any input from potentially impacted adjacent landowners such as our organization. Major changes on the property include: expansion of site parking, property regarding and land elevation changes, storm water management alterations and parking lot installation. These all have been carried out to the best of our knowledge without permit applications or consideration of impact to neighbors. All of these site developments have had a detrimental effect to our property and are points of conflict. Why is it that so many site changes are allowed to keep taking place that negatively impact neighbors who would appreciate the courtesy of consultation, input and desire to cooperate?
- Since the Rehoboth land is likely going to be annexed by the Town of Coaldale, we would like to see an area structure plan process that insures there is no conflict with possible future land use and wetland/storm water management plans that the Town and County have worked on for the past few years.
- There is also unresolved/shared storm water management issues between our organization and Rehoboth.
- Before any land use reclassification is granted, we would like to see these above points resolved not only with our organization but also any other landowners if concerns are expressed.
- We would be pleased to work positively and cooperatively with Rehoboth and other landowners on these and other issues if provided the opportunity.

Reeve Hickey asked Council if they had any questions for Mr. Wentz.

Reeve

Chief Administrative Officer

Council noted that the County doesn't know if the Birds of Prey property will be annexed by the Town of Coaldale, the annexation could happen years from now. Council further noted that the Birds of Prey has stated that Rehoboth has made changes over time and all these changes have been detrimental to the Birds of Prey. Mr. Wentz noted that the north eastern portion of the parcel is subject to flooding. Surface water used to run south in the ditch along the Gem of the West Museum which the water now seems to run west into the Birds of Prey. Birds of Prey have not had a chance to develop the property, there is not a storm water management plan yet and the area floods because of a low point; until the area is developed there will be flooding.

Reeve Hickey asked if Council had any further questions. There were no further questions of Council.

Reeve Hickey asked if anyone else present wished to speak in opposition to the Bylaw. Mr. Sean Hodgson addressed Council and noted the following:

- Mr. Hodgson thanked Council for the opportunity of speaking today and noted that he is an adjacent neighbor to the Rehoboth property.
- He would like to express opposition to the proposed bylaw from Rural Urban Fringe to Rural Commercial and until an area structure plan is completed, possibly involving the Town of Coaldale since the area will likely be annexed in the near future.
- While the present application by Rehoboth is only to allow for highway signage, he is concerned the bylaw change could lead to the property being developed for any number of other incompatible uses outlined in the Land Use Bylaw without public consultation. It has been his experience that there has already been serious lack of adjacent landowner consultation with Rehoboth's many property developments in recent years.
- He is requesting a full accounting review, including public consultations, of all the changes to the Rehoboth property in the last five years that have significant negative impact on his county residence.
- He is concerned that Rehoboth has been gradually redeveloping its property without any permit applications which would have allowed for input/consideration of the potential impact on County neighbors. Furthermore when he looks at the cumulative changes Rehoboth has made to the property over the past few years, it appears that county property development bylaws and regulations may be applied and enforced in a relaxed and sympathetic manner compared to other private landowners, since Rehoboth is a faith-based non-profit service organization.
- As an adjacent landowner, he has observed Rehoboth developing its property in the following ways:
 - enlarging parking lot
 - changing elevations and surface grades for almost the entire property
 - relocated a stormwater catchment basin
 - created a possible new building pad/location with fill dirt
 - installed new underground drainage pipes and water discharge/collection points
 - installed a new parking lot lighting system
- These site improvements add up to a major property redevelopment where there should have been a permit application and at least some prior consultation for consideration of impact on neighbors.
- While there is concern for future changes that will be brought on by the proposed bylaw change without thorough analysis and review, the results of the recent property modifications have created the following significant and negative impacts on my adjacent property:

Reeve

Chief Administrative Officer

- Direct illumination of my adjacent property – Rehoboth’s new outdoor parking lot lighting directly projects into my property which is a clear contravention of County bylaws. Projecting into my house, this night-time illumination is very significant and annoying. Had there been prior consultation, Rehoboth’s lights could have been installed alongside my property pointing northward, which would have eliminated or at least minimized this problem.
- Stagnant water that is a potential health hazard – Rehoboth’s recent property development changes has created new and larger collection areas of stagnant pooling water which has results in regular extreme noxious odors and an increase in annoyance from mosquitos. Before the parking lot redevelopment and entire property regrade, surface run-off water used to minimally collect along Rehoboth’s north property line which was more distant from my property and a lower collected volume. After the Rehoboth parking lot redevelopment and entire property regrade, surface run-off water is not re-directed to the west and collected in greater volumes in a new location that is much closer to my house. The accumulated water volume appears to be greater and newly constructed central collection point which is continuously full or over-flowing, is an ongoing breeding ground for mosquitos and annoying odors.
- These site improvements add up to a significant property redevelopment that is creating negative impacts for neighbors.
- In conclusion, he would like to request the bylaw amendment not be approved until such time there is an area structure plan completed and also request a full accounting and opportunity for public review of all changes to Rehoboth property in the past five years.
- Mr. Hodgson thanked Hilary Janzen and Larry Randle for their guidance on this issue.

Reeve Hickey asked three times if anyone else wished to speak in opposition to Bylaw 1458. No one came forward.

Mr. Hann asked if he could respond to Mr. Hodgson’s concerns. Mr. Hann responded that the business has grown in the last 30 years on this site. The bylaw rezoning change that Rehoboth has requested from the County will not affect anyone. Rehoboth has developed a catchbasin, etc. however, there has not been any water accumulation that has come from the Rehoboth property. Years before the property was purchased, it was always a business.

Council asked Ms. Janzen what can be done with the change in the zoning. Ms. Janzen responded that the list of uses would change from what they are now. The discretionary uses are more commercial in nature than in a Rural Urban Fringe District.

Rick Bacon, Acting CAO asked about the maximum site coverage for greenhouse expansion. Ms. Janzen noted that there is no maximum site coverage in the Rural Urban Fringe District.

Mr. Hodgson asked to respond and noted that when reading the Rural Urban to Rural Commercial of Section 25 in the Land Use Bylaw both refer to signage. Ms. Janzen noted that the signage information in the Land Use Bylaw is 14 pages long, and that signage is a discretionary use. Any lighting would be regulated in the Land Use Bylaw.

Reeve Hickey noted that this was the last call for anyone wishing to speak. No one came forward.

Reeve

Chief Administrative Officer

- 32/16 T. WHITE MOVED that the Public Hearing for Bylaw 1458 Rehoboth Christian Ministries Foundation - Amendment to the Land Use Bylaw - Rural Commercial (RC) for a portion of NE 15-9-20-W4; Plan 0912068, Block 11, Lot 1 close at 11:35 a.m. CARRIED
- 33/16 H. DOEVE MOVED second reading of Bylaw 1458. CARRIED
- 34/16 M. ZEINSTRA MOVED third reading of Bylaw 1458. CARRIED

E4. PUBLIC HEARING - Bylaw 1459 New Way Group Ltd. - Amendment to Land Use Bylaw - Rural General Industrial (RGI) - SE 12-9-21-W4 / Block 9910936 Plan 1 / Municipal Address 20, 91008 Rg. Rd. 21-0

- 35/16 S. CAMPBELL MOVED that the Public Hearing for Bylaw 1459 New Way Group Ltd. - Amendment to Land Use Bylaw - Rural General Industrial (RGI) - SE 12-9-21-W4 / Block 9910936 Plan 1 / Municipal Address 20, 91008 Rg. Rd. 21-0 open at 11:36 a.m. CARRIED

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

- R. Duncan
- T. Duncan

Reeve Hickey declared the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1459.

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 New-Way Group Ltd. to amend Land Use Bylaw 1404. The purpose of the amendment is to re-designate Plan 9110936 Block 1 from Rural Agriculture (RA) to Rural General Industrial (RGI).
- The proposed re-designation is located along Highway 3, north of the Broxburn Business Park.
- It is the intent of the landowner to re-designate the subject lands to allow for Machinery and Equipment Sales, Rental and Service which is currently not a use permitted or discretionary under the Rural Agriculture District. The Rural General Industrial District is the appropriate District for the proposed future business on the site and will allow for future development as required.
- Section 6.4 of the County's Municipal Development Plan outlines the objectives and policies regarding commercial and industrial development with the County.
- The application meets the County's Municipal Development Plan's policies regarding commercial and industrial development.
- The lands were not in agricultural production and were formally used by Crop Production Services.
- The proposed use of the parcel for industrial purposes is compatible with the adjacent land uses (i.e. Broxburn Business Park) and will not impact the development of adjacent lands.
- The parcel is located along a major highway corridor (Highway 3) and an improved intersection.
- The intended use of the site supports the agricultural community as the future home of New Way Irrigation and New Way Kubota.
- The applicant is required to obtain the appropriate development permits from the County prior to locating the business to the site or putting up any signage.

Reeve

Chief Administrative Officer

- The application was circulated the other County Departments and external agencies for review and comment. No concerns were expressed from the internal or external circulation.
- First reading was approved on December 17, 2015.
- The Public Hearing was advertised in the January 12 and 19, 2016 editions of the Sunny South News and notices were sent to the adjacent property owners.
- The County received one phone call from an adjacent resident who had questions on the application but supported the intended use of the site. No other comments were received.

Reeve Hickey asked if Council had any questions of Ms. Janzen.
There were no questions for Ms. Janzen.

Reeve Hickey asked if anyone present wished to speak in favor of Bylaw 1459.
No one addressed council.

Reeve Hickey asked if anyone else wished to speak in opposition of Bylaw 1459.
No one came forward.

Reeve Hickey noted that this was the last call for anyone wishing to speak. No one came forward.

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| 36/16 | K. BENSON | MOVED that the Public Hearing for Bylaw 1459 New Way Group Ltd. - Amendment to Land Use Bylaw - Rural General Industrial (RGI) - SE 12-9-21-W4 / Block 9910936 Plan 1 / Municipal Address 20, 91008 Rg. Rd. 21-0 close at 11:40 a.m. CARRIED |
| 37/16 | M. ZEINSTRA | MOVED second reading of Bylaw 1459. CARRIED |
| 38/16 | T. WHITE | MOVED third reading of Bylaw 1459. CARRIED |

MUNICIPAL SERVICES

F1. Tiffin Drain Storm Water Plan

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| 39/16 | T. WHITE | MOVED that Council approve up to a maximum of \$150,000 for the Tiffin Drain Study from the Drainage Reserve. CARRIED |
| 40/16 | M. ZEINSTRA | MOVED the meeting adjourn for lunch at 12:05 p.m. CARRIED |

The meeting reconvened at 1:20 p.m. with all members of Council present as previously stated.

F2. Goldridge Sand & Gravel Re: Material for Capping Road

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| 41/16 | S. CAMPBELL | MOVED that County Council deny the request for an in-kind supply of gravel to Goldridge Sand and Gravel. CARRIED |
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F3. Lethbridge County - Alberta Community Partnership Grant Re: Regional Potable Water Master Plan

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| 42/16 | H. DOEVE | MOVED that Council approves that Administration enters \$25,000 as its funding contribution in the Alberta Community Partnership Grant Application regarding the Regional Potable Water Master Plan. Funds to come from the Utilities Future Projects Reserve account. CARRIED |
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Reeve

Chief Administrative Officer

43/16 H. DOEVE MOVED that County Council directs Administration to apply for funding for a Regional Potable Water Master Plan Study through the Alberta Community Partnership Grant. CARRIED

F4. City of Lethbridge Request for Letter of Support Re: Alberta Community Partnership Grant for Intermunicipal Collaboration Grant Fund for the Water Reservoir Rehabilitation Project

44/16 H. DOEVE MOVED that Council approves the letter of support, under the Reeves signature, to the City of Lethbridge regarding their Request for Letter of Support Re – Alberta Community Partnership Grant for Intermunicipal Collaboration Grant Fund for the Water Reservoir Rehabilitation Project. CARRIED

F5. Evergreen Estates RR 20-3 Speed Limit

45/16 J. WILLMS MOVED that County Council authorized a speed reduction to 50 km/hr for the first 1.9 km. south of Highway 3 on Range Road 20-3 (Evergreen Estates Road). CARRIED

APPOINTMENTS E5a. S.D. Application #2015-0-205 - Hutterian Brethren Church of Keho Lake, NW 1/4 9-12-23-W4, Rural Agriculture

46/16 T. WHITE MOVED that the country residential subdivision of NW 1/4 9-12-23-W4M (Certificate of Title No. 781 172 323M & 051 335 359), to enable a property line adjustment between two adjacent titles by subdividing 0.83 acres (0.338 ha) of land from the NW 9-12-23-W4 and consolidate it to Block 1, Plan 8511009, 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 property realignment (subdivision and consolidation) be done by a plan prepared by an Alberta Land Surveyor so that the resulting title(s) may not be further subdivided without Subdivision Authority approval.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is for a property line adjustment and is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. There are no objections to the proposal and Alberta Transportation has no concerns and has granted an approval.

CARRIED

E5b. S.D. Application #2015-0-206 - AVE Farms, NE 1/4 6-12-21-W4, Rural Agriculture

47/16 M. ZEINSTRA MOVED that the country residential subdivision of NE 1/4 6-12-21-W4M (Certificate of Title No. 151 156 360), to subdivide a fragmented cut-off title of 16.47 acres (6.67 ha) along an

Reeve

Chief Administrative Officer

irrigation canal ditch, from an unsubdivided quarter section title of 152.52 acres (61.73 ha), 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 applicant provide a subdivision plan from an Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel(s) as approved, and as acceptable for registration at Land Titles office.
4. That the applicant provides at their expense a professional soils analysis by an accredited agency or engineer to ensure suitability for a private on-site septic treatment system.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposal complies with the Land Use Bylaw as the proposed subdivision conforms to the bylaw definition of a cut-off (fragmented) parcel in respect of a registered irrigation district canal.
4. The proposed parcel is the first subdivision from the quarter section and the proposed parcel contains a building site which will be situated outside any required minimum distance separation.

CARRIED

E5c. S.D. Application #2015-0-207 - Danny Chabay, Plan 0910492, Block 1, Lot 1 & W 1/2 14-8-19-W4, Rural Agriculture

48/16

J. WILLMS

MOVED that the country residential subdivision and consolidation of Plan 0910492, Block 1, Lot 1 & W1/2 14-8-19-W4M (Certificate of Title No. 091 022 788 & 091 022 788 +1), to reconfigure an existing 6.92 acre (2.80 ha) titles layout, by adjusting the east property line with the adjacent quarter section resulting in a same 6.92 acre (2.80 ha) parcel; 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 property realignment (subdivision and consolidation) be done by a plan prepared by an Alberta Land Surveyor so that the resulting title(s) may not be further subdivided without Subdivision Authority approval.

REASONS:

Reeve

Chief Administrative Officer

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is a property line realignment and suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. 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 and the exact same parcels sizes being recreated. CARRIED

E5d. S.D. Application #2015-0-210 - Lawrence Johnson, NW 1/4 4-13-23-W4, Rural Agriculture

- 49/16 S. CAMPBELL MOVED that the country residential subdivision of NW 1/4 4-13-23-W4M (Certificate of Title No. 891 076 066), to subdivide a 3.00 acre (1.21 ha) vacant (bareland) parcel from a previously unsubdivided quarter section consisting of 160.00 acres (64.75 ha), 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 applicant submits a plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel(s) being subdivided.
 4. That the applicant provides at their expense a professional soils analysis by an accredited agency or engineer to ensure suitability for a private on-site septic treatment system on the 3.00 acre parcel.
- REASONS:**
1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
 2. With the conditions imposed, the Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
 3. The Subdivision Authority is satisfied the proposal meets the bareland (vacant) title subdivision criteria of the Lethbridge County Land Use Bylaw and the lot conforms to the bylaw's minimum 2.0 acre size and does not exceed the 3.00 acre maximum. CARRIED

COMMUNITY SERVICES

G1. 2016 Economic Developers Alberta Conference - April 6-8/2016 Kananaskis

- 50/16 M. ZEINSTRA MOVED that Council authorize the Economic Development Committee members (L. Hickey, T. White and H. Doeve) to attend the 2016 Economic Developers Alberta Conference scheduled for April 6-8, 2016 in Kananaskis. CARRIED

Reeve

Chief Administrative Officer

G2. 2016 Planning Conference - May 2-4, 2016, Red Deer

- 51/16 M. ZEINSTRA MOVED that any member of Council wishing to attend the 2016 Community Planning Association Annual Conference scheduled for May 2-4, 2016 at the Black Knight Inn in Red Deer be authorized to do so. CARRIED

G3. Coaldale Fire & Rescue Services Agreement

- 52/16 H. DOEVE MOVED that County Council approves the 2016 – 2020 Town of Coaldale and Lethbridge County Fire and Rescue Services Agreement as presented. CARRIED
- 53/16 S. CAMPBELL MOVED to bring item G4. Picture Butte Fire & Rescue Services Agreement back to the table. CARRIED

G4. Picture Butte Fire & Rescue Services Agreement

- 54/16 S. CAMPBELL MOVED that County Council approves the 2016 – 2020 Town of Picture Butte and Lethbridge County Fire and Rescue Services Agreement as presented. CARRIED

G5. Alberta Community Partnership (ACP) Re: Fire Data Management System (FDM)

- 55/16 M. ZEINSTRA MOVED that County Council approves a joint Alberta Community Partnership application, along with the City of Lethbridge and Town of Coaldale, to be used in support of the shared 2016 Fire Data Management Workspace Project. CARRIED

G6. City of Lethbridge Request for Letter of Support Re: Alberta Community Partnership Grant for Fire and Emergency Services Dispatch Integration Project

- 56/16 K. BENSON MOVED that Council approves the letter of support under the Reeve's signature to the City of Lethbridge regarding their Request for Letter of Support Re: Alberta Community Partnership Grant for Fire and Emergency Services Dispatch Integration Project. CARRIED

G7. Town of Picture Butte Re: Burst #2 Recreation & Culture Master Plan - Dates

- 57/16 T. WHITE MOVED that County Council select the date of February 17, 2016 from 1:00 to 2:15 p.m. to attend the second round of the Town of Picture Butte Recreation & Culture Master Plan consultation process. CARRIED

CORPORATE SERVICES**H2. Airport Self Storage YQL-601 - New Lease**

- 58/16 K. BENSON MOVED that County Council authorize the Reeve and CAO to execute Lease YQL-601 Airport Self Storage Ltd. effective April 1, 2016 for a term of 16 years and 9 months, renewable. CARRIED

 Reeve

 Chief Administrative Officer

Reeve Hickey recessed the meeting at 2:33 p.m.
The meeting reconvened at 2:40 p.m.

H1. Bylaw 1460 - Schedule of Fees (3rd Reading)

59/16 K. BENSON MOVED third reading of Bylaw 1460 – Schedule of Fees.
CARRIED

H3. Public Input Consultation – Infrastructure Plan

60/16 H. DOEVE MOVED that Council approves a maximum amount of \$50,000 for costs relating to the public input consultation process with funding from the Business Tax Reserve.
CARRIED

ADMINISTRATION

I1. Flood Mapping - Alberta Community Partnership (ACP) Grant

61/16 T. WHITE MOVED that County Council agrees to support an inter-municipal application under Alberta Community Partnership (ACP) for Flood Mapping.
CARRIED

I2. Wilson Siding Marshalling Yard – M. Zeinstra

Councillor M. Zeinstra asked where the applicants were in the process of obtaining an Area Structure Plan for Wilson Siding. Larry Randle, Director of Community Services noted that the applicants are currently working on an Area Structure Plan and have hired an engineer to prepare the plan. The engineer has consulted with Lethbridge County in the preparation process.

62/16 M. ZEINSTRA MOVED to receive item I2. Wilson Siding Marshalling Yard for information.
CARRIED

INVITATIONS

J1. University of Lethbridge Re: 11th Annual Donor Gala Recognition - February 11, 2016 - University of Lethbridge

63/16 S. CAMPBELL MOVED that County Council authorize Reeve Hickey or designate to attend the University of Lethbridge 11th Annual Donor Gala Recognition scheduled for February 11, 2016 at 7:00 p.m. at the University of Lethbridge.
CARRIED

IN-CAMERA

K1. Personnel

64/16 H. DOEVE MOVED that Council direct Administration to work on resolving the personnel issue with a report to be brought back to the March 21, 2016 Council meeting.
CARRIED

K2. Land Issue

65/16 S. CAMPBELL MOVED to receive item K2. Land Issue for information.
CARRIED

ADJOURNMENT

66/16 M. ZEINSTRA MOVED the meeting adjourn at 3:40 p.m.
CARRIED

Reeve

Chief Administrative Officer