

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF LETHBRIDGE COUNTY HELD MAY 19, 2016 IN THE COUNTY ADMINISTRATIVE OFFICE, LETHBRIDGE, ALBERTA.

PRESENT:

Division No. 1	- L. Hickey, Reeve (present at 9:40 a.m.)
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:

Chief Administrative Officer	- R. Robinson
Director of Corporate Services	- D. Urkow
Director of Municipal Services	- R. Bacon
Director of Community Services	- L. Randle
Recording Secretary	- D. Irwin

DEPUTY REEVE HENRY DOEVE IN THE CHAIR

CALL TO ORDER Deputy Reeve Doeve called the meeting to order at 9:35 a.m.

Note: S. Ashbee, Sunny South News present at 9:35 a.m.

AMENDMENTS TO THE AGENDA

Rick Robinson, Chief Administrative Officer and members of Council made the following additions and deletions to the May 19, 2016 agenda.

F5. Intersection Signage - Twp Rd 9-4 & 43rd St (Highway 843)
 F6. Range Road 21-4 – M. Zeinstra
 G3. 2016 Land Trust Reserve
 H4. Funding Request for Public Consultation
 H5. Airport Committee – Meeting Dates
 I1. AMDC Member Visit – June 14, 2016

226/16	K. BENSON	MOVED that Council approve the agenda as amended.	CARRIED
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CONFIRMATION B1. Confirmation of Minutes

227/16	S. CAMPBELL	MOVED that the May 5, 2016 Council Minutes be approved as presented.	CARRIED
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APPOINTMENTS E1. Introduction of Mark Seleski - Municipal Services Junior Technologist

Devon Thiele, Engineering Technologist introduced Mr. Mark Seleski who will be filling the role of Municipal Services Junior Technologist. Mark will be joining the County for a summer term under the Summer Temporary Employment Program (STEP).

Reeve

Chief Administrative Officer

Mr. Seleski stated he is currently in the Civil Engineering program at Lethbridge College. He will be out in the field as required. Mr. Seleski provided Council with a brief history of his education and background.

Council welcomed Mr. Seleski to Lethbridge County and wished him success for the summer.

228/16 M. ZEINSTRA MOVED that item E1. Introduction of Mark Seleski - Municipal Services Junior Technologist be received for information. CARRIED

Note: S. Ashbee, Sunny South News departed at 9:39 a.m.

IN-CAMERA

K1. Legal Update

229/16 K. BENSON MOVED that County Council go In-Camera at 9:39 a.m. CARRIED

Note: Reeve Hickey present at 9:40 a.m.

230/16 M. ZEINSTRA MOVED that County Council come out of In-Camera at 10:13 a.m. CARRIED

Note: S. Ashbee, Sunny South News present at 10:13 a.m.

REPORTS

D1. 1st Quarter Financial Report

Jennifer Place, Controller provided details on the 1st Quarter Financial Report along with Gary Secrist, Supervisor of Agricultural Services providing information to Council regarding Agriculture Services Costing Summary. The remainder of the report will be presented later in the meeting.

APPOINTMENTS

E2. Intercommunity Pathway Association

Deputy Reeve Doeve welcomed Mr. Alvin Fritz and Mr. Greg Farries of the Intercommunity Pathway Association to the meeting at 10:42 a.m. The delegation provided Council with an update regarding the proposed regional pathway between Coaldale and the City of Lethbridge.

231/16 M. ZEINSTRA MOVED that County Council accepts the presentation from Mr. Alvin Fritz and Mr. Greg Farries of the Intercommunity Pathway Association for information and extends support to the Committee in their continued work in the exploration of the development of an intercommunity regional pathway between the Town of Coaldale and City of Lethbridge. CARRIED

E3. Bylaw 1463 – Stafford Lake Park Amendment (KD Water Inc. and 1911371 Alberta Ltd.) to the Land Use Bylaw from Rural Agriculture (RA) to Rural Recreational (RR) for portions of NE and NW 12-9-19 -W4

232/16 S. CAMPBELL MOVED that the Public Hearing for Bylaw 1463 – Stafford Lake Park Amendment (KD Water Inc. and 1911371 Alberta Ltd.) to the Land Use Bylaw from Rural Agriculture (RA) to Rural Recreational (RR) for portions of NE and NW 12-9-19-W4 open at 11:00 a.m. CARRIED

Deputy Reeve Doeve welcomed the delegation to the meeting. The delegation consisted of:

Eileen Leith	Kari Habraken	Barry Leith	Jennifer Hodge
Dorothy Matthies	Dave Davies	Russell Ranlands	Cindee Nyrose
Nelson Porter	Pat Shimbashi	Benson Porter	Kim Hranac

Reeve

Chief Administrative Officer

Don Hall George Matthies M. Slingerland

Deputy Reeve Doeve declared that the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1463.

Deputy Reeve Doeve 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 KD Water Inc. and 1911371 Alberta Ltd. to amend Land Use Bylaw 1404. The purpose of the amendment is to re-designate portions of the NE and NW 12-9-19-W4 from Rural Agriculture (RA) to Rural Recreational (RR), as shown on the attached sketch.
- First Reading of the Bylaw was passed on April 7, 2016.
- The proposed re-designation is located along the west side of Stafford Lake, south of the Doram Heights (Stafford) Subdivision. It is the intent of the landowner to re-designate the subject lands to allow for a Recreational Vehicle Park/Campground which is currently not a use permitted or discretionary under the Rural Agriculture District.
- The area for the proposed re-designation was previously the area of the Stafford Lake Park which was operational from 1985 to 2010. The park was completely closed until last summer (2015) when the boat launch area was re-opened to the public.
- The Municipal Government Act requires that the future use of the land or buildings must conform to the County's Land Use Bylaw currently in effect, if the use has been discontinued for a period of 6 consecutive months. The RV Park and Campground component of Stafford Lake Park has been non-operational since 2010; as such the applicant is required to re-designate the property prior to a development permit being issued.
- The application has been circulated to other county departments and external agencies for review and comment. No concerns were expressed by the other county departments or external agencies regarding the re-designation application.
- The SMRID did provide comments with regards to the development permit for the recreational vehicle park/campground which was circulated concurrently with the re-designation application.
- A meeting was held with the SMRID and the applicant. It was concluded that their comments would be adequately addressed by conditions imposed on the development permit. Comments were submitted by the Oldman River Regional Services Commission outlining the considerations for the application.
- The applicant also made contact with various agencies on their own to ensure that they addressed any concerns and would be able to meet all the requirements to reinstate the campground/RV Park.
- The applicant has talked and/or met with the RCMP, Alberta Health Services, SMRID, the Town of Coaldale, County of Lethbridge Rural Water Association, West Tech Sanitation, Progressive Waste and the Coaldale Fire Department who requested a fire lane and signage along with a site plan of the park if it is approved.
- In addition, the applicant held a meeting on April 12th at the Readymade Community Centre for the residents of the Doram Heights (Stafford) Subdivision to discuss the re-designation application and the re-opening of the campground/RV Park.
- A notice of the application for both the re-designation and development permit was circulated to the affected landowners and a notice of the public hearing was in the April 19 and 26 editions of the Sunny South News.

Reeve

Chief Administrative Officer

- Administration received phone calls from four landowners; concerns were expressed regarding the proposed development of the area back into an RV park/campground.
- Two area landowners have submitted written comments which are included in the agenda package. Three additional letters were received after the deadline. A summary of the concerns is as follows:
 - increased maintenance (cost) and dust created by the increased use;
 - fire access and emergency services;
 - environmental concerns;
 - ensuring the RV park is well maintained and managed (i.e. limiting the number of RV units allowed and controlling rowdy campers); and
 - management of the water and sewer systems.
- The use of an RV Park/Campground is considered discretionary under the Rural Recreation District and as such a permit may contain conditions that ensure the proper management of the park and mitigate the concerns of the residents.
- In addition there are also provincial regulations and acts that have to be adhered to such as the Alberta Safety Codes Act, Public Health Act, and the Environmental Protection and Enhancement Act.
- The area around Stafford Reservoir provides a unique opportunity in Lethbridge County to allow recreational uses along a water body.
- Recreational uses along the reservoir are supported by the Alberta Irrigation Projects Association and the province and would provide economic benefit to the region.
- The proposed re-designation is appropriate for the area given that it was intended for a recreational area when it was created in 1985. In addition, recreational uses are compatible with residential and agricultural uses as seen with other recreational areas within the County such as the Picture Butte Golf Course/Campground, Keho Lake, Indian Hills, and the Park Lake areas.

Deputy Reeve Doeve asked if Council had any questions of Ms. Janzen.

Council asked what the minimum standards are for campgrounds from the province.

Ms. Janzen stated there is a guideline for such things as roads, public washrooms, emergency services access, fire pits, garbage containments, water and sewer. These are planning issues for a basic campground, it depends on service standards and the size of the campground.

Council stated it depends on what size you want the camp site to be. Ms. Janzen noted that it depends on classification of the campground, in this case a basic campground and, yes, the size.

Deputy Reeve Doeve asked if there were any further questions for Ms. Janzen. Council had no further questions at this time.

Deputy Reeve Doeve invited Mr. Steve Harty, ORRSC Planner to give an overview of the application. Mr. Harty noted the following:

- The application is to allow the former campground to commence development (operations) again. In current Land Use Bylaw No. 1404, major recreational uses (i.e. R.V. Park/Campground) are not included as a use under the Rural Agriculture District and are only included under the County's Rural Recreational District.
- The area subject to the application was a recreational and camping area from around 1985 up until 2010 when it ceased operations, until the boat launch reopened in the summer of 2015. The use of Stafford Reservoir for recreation is allowed and managed through the St. Mary River Irrigation District. The recreational use of the Reservoir is encouraged and supported

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by the Alberta Irrigation Projects Association (AIPA) whose role is to increase the level of understanding of irrigation's value to the Province, promote progressive water management practices, and assist in providing recreational opportunities. Thus, the province supported and promoted the reservoir and associated recreational use back in 1985 when the campground was originally established, and still does so today through the Alberta Irrigation Projects Association (AIPA). The province recognizes there are direct economic benefits derived from the use of recreation sites on irrigation reservoirs in Southern Alberta, as quantified through numerous economic studies. Such uses adjacent to water bodies are also supported through the County's Municipal Development Plan.

- The Irrigation District is exempt from all planning legislation and the County bylaws. You are dealing with the rezoning for the campground aspect and some associated uses with that. Regardless of the campground being in operation, there could still be the boat launch operation and people could still have access to the lake or the dock on the irrigation districts land without any zonings or permits or approvals. So people's comments about the access to the lake, using it for boating etc. that can happen regardless if this zoning for the campground goes ahead or not. That is an outside component besides what is in front of you. The use of the lake and road are things that can happen regardless of Council's decision today on the campground.
- In respect of the aforementioned and in considering the suitability of the proposal, the following planning related matters may be considered:
- Campground and RV Parks are discretionary uses within the Rural Recreational Land Use District. Thus, even if a re-designation is granted, an application has to be made for a development permit whereas adjacent land owners are notified and if a permit is granted, affected parties have the right to appeal the decision.
- One of the main components with this application is considering the comments from the SMRID and Alberta Health Services. If any concerns are raised, it is anticipated that they may likely be addressed at the development permit stage. If the SMRID has concerns with access, setbacks or drainage, etc., these can be dealt with through proper conditions placed on a development permit.
- In addition to municipal approvals for development, there are also Provincial regulations and requirements that must be complied with. The Alberta Safety Codes (Building Code) regulates matter such as the type and number of bathroom facilities (privies) required for a proposal.
- There are also regulations under the Public Health Act, (Public Health Act, Recreation Area Regulation, Alberta Regulation 198/2004) which also apply to campgrounds and recreation areas, and in particular address public washrooms, sewage facilities, and potable water. These provincial requirements should be considered in the overall design, layout, construction and management of the operation to ensure they can be met, but ultimately will be regulated and enforced by the provincial agencies and inspectors.
- The campground should be updated and well designed to both meet the current standards and regulations, as well as be designed with best practices based on the Provincial Campground and Recreation Guidelines, which should be followed by the developers.
- Thus overall, there are a couple of items that may need to be more closely scrutinized at the development permit stage. The sewage and septic is one of them. There have been changes made in provincial regulations since the park originally started operations in 1985, and in particular with the septic system requirements. The health regulations and separation distances stipulated between camping sites, public toilets/outhouses, water bodies, water supplies, etc., should also be illustrated in the site layout and addressed in conditions on a permit.
- Items that can be addressed at the municipal level may include limiting and specify the number and size of camp sites, delineating public parking areas, sani-dump stations, access, and dust suppression to the main municipal

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Chief Administrative Officer

access road (RR 9-2), provision of garbage and waste containers, etc. However, these are items that can and should be addressed through the development permit stage and perhaps an updated operational site plan, and through application requirements and conditions imposed on the development permit.

- It is up to Council is to determine if the site specific issues of the proposed operation parcel can be adequately addressed to allow the proposal to proceed, while taking into consideration the concerns raised by residents and if they can be mitigated. The rezoning is to enable the use to be considered on the land, however, it must be recognized the operational aspects would be addressed and managed through the development permit and associated development agreement.
- Council, at its prerogative, must determine if the proposed bylaw and the use is suitable for the purpose and the parcel, and decide to adopt a land use bylaw amendment to allow for the RR designation.

Deputy Reeve Doeve asked if there were any questions of Mr. Harty. Council had none.

Deputy Reeve Doeve asked the applicant, Kim Hranac if she wished to speak to her application. Ms. Hranac approached Council and stated the following.

- I am one of the owners of the land portion 12-9-19-W4 and I'm involved in the operation of Stafford Lake Park. I represent our landowner group who are present and I hope to speak to some of the general concerns raised in the last month.
- I'd like to thank the residents from community for coming today and the open house that occurred in April, 2016 to voice their concerns and thoughts for improvement.
- We view this re-designation as a means to bring existing land use into compliance with the County's bylaws and to recognize that this long standing park operation is highly compatible with residential and agricultural uses as seen in other recreational areas in the County.
- Stafford Lake Park was a recreational initiative supported by the Provincial Government, the St. Mary's River Irrigation District, the Town of Coaldale and the landowners to promote progressive water management practices and recreational opportunities
- My father Ed Hranac was instrumental in initiating and putting in place the original area and the 25 lease agreement.
- I am indigenous to the area having grown up on the family farm located 2 miles south of the park along the reservoir shoreline.
- I and my partners have skied Stafford Lake for a good portion of our lives.
- Since the mid 1980's I have faithfully paid taxes to Lethbridge County when due and I was directly involved in the closing of the park upon the expiry of Town of Coaldale lease in 2010.
- Concurrent with the introduction of the new partners in 2015, namely Pat Shimbashi and Nelson & Benson Porter. Stafford Park reopened in 2015 with the intent in moving forward with overnight RV parking and some form of home development in the near future.
- The new group of owners is diligent, organized, professional and accountable; we demonstrate respect for the land and the surrounding community. We are committed to the safe, orderly and economic operation of Stafford Lake Park.
- To that end I will comment on a few key issues regarding the rezoning application:
 - Initial insight to a Traffic Impact Assessment (TIA) on Twp. 9-2 suggests that about 40 to 50 vehicles travel this road on a daily basis and a road of this nature should be able to accommodate the vehicle

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Chief Administrative Officer

numbers of various sizes and heights and weights in excess of this application.

- We appreciate more dust might be produced on a dry day and the amount of dust is linearly related to vehicle speed.
- As a means of mitigating the dust leading into the Park's entrance, we have put in a dust control measure for this summer. The owners will uphold their previous expression of good faith and continue to operate and offer to the residents a park season pass free-of-charge to any resident in the Doram subdivision who would like to participate in the dust control program. To date, five residents have agreed to our proposal. If any resident chooses not to participate then that is ok too.
- We intend on providing a water truck to maintain dust control in the shaded parking area on an as-needed basis.
- The safety of small children is a significant concern of ours, recognizing that many of us are parents as well. With that parental responsibility, however, comes the task of teaching our children about road safety, boat safety, water safety and watching over them at all times whether they are near our home or elsewhere in the County.
- Currently, there are signs posts on Twp Rd. 9-2 limiting the vehicle speed to 30 kilometres per hour. The County CPO could be available to help enforce the speed limit or any other bylaw.
- As park operators we too can help educate drivers for the need of slow speed limits. Our watchful eyes will be attentive particularly at the park entrance.
- As far as belligerent and bad behavior, we have spoken with the local RCMP and they are aware that we may contact them on an as-needed basis. They have assured us that their patrol of the park area, presence and education regarding boat safety and enforcement efforts will be similar to other public camping and boating locations.
- A Camp host on site 24/7 to help manage the people.
- Discussions with the Coaldale Fire Department have highlighted the importance of establishing well identified fire lanes within the park area and that there be no parking obstructions on the County road.
- Fire lane signage will be erected on the west side of the shaded parking area and ensuring adequate clearance of the southern end of the park.
- No Parking signage is already on the County road and will be monitored closely.
- Any approval of the rezoning, a plot plan will be distributed to the departments for their keeping.
- Camp kitchen that burned down in 2014 was the result of arson, and there has been no recorded fire in the 25 year history of the park, even at the height of its operation. We appreciate the significance of fire safety and smoking will be limited to the confines of each RV trailer.
- Alberta Health Services (AHS) have been on-site to review the public health and safety issues.
- Park operators have been certified in food safety courses will prepare to sell small concession items, prepackaged novelties and beverages.
- We hope to connect with local sausage makers and bakeries to arrange for the purchase of their products to sell at the concession, in the form of hot dogs and the like.
- Local distributors have been contacted and will be placing coolers of ice and non-dairy refreshments at the site of each café; a deck has recently been erected to promote social interaction.
- We have met on several occasions with the County of Lethbridge Rural Water Association (COLRWA). They have toured the park area and provided with pipeline recommendations, delivering potable water to the existing cisterns on site. We have ample water shares to meet the needs of the park. Potable water will be available at the café and can also be delivered using site-to-site hauling on an as-needed basis.
- Westech Sanitation will be providing portable toilets.

Reeve

Chief Administrative Officer

- Business owners have been contacted to vacuum and dispose off-site wastewater and solids produced by site holders and the café.
- Park operators will collect waste products via site-to-site hauling for those who do not come down to the sani-dump.
- In addition to garbage cans being placed throughout the park area, Progressive Waste has toured the site and will provide a proposal to position large bins in the park area.
- AHS has reviewed the potable water and septic systems on the park and is supportive of the current location. Once product has been delivered to the park the systems will be tested.
- To further a summer student teaching opportunity, AHS will facilitate the beach water testing process throughout the summer and possibly to the end of September.
- Sufficient area will be set aside for public use at significant cost to the owners and with SMRID's permission we have graded portion of shoreline and brought in approximately 170 tonnes of washed beach sand for improved safety and enhanced enjoyment.
- Pending the outcome of this application, further amenities will be added.
- We have met with the Town of Coaldale representatives and members of the Kinsmen and K-4 groups; we hope to collaborate and strategically align with them to further recreational amenities such as playground sets, baseball diamonds and clubhouses.
- We believe the park offers a social and economic gain in that it contributes to community spirit in the recreational activities. It provides a gathering place for families to enjoy their leisure time.
- It allows local retailers the opportunity to sell their goods and services to the park users and it could provide employment opportunities to nearby teenage residents should they desire.
- Examples of retailer and service benefactors are some of the retailers in the Town of Coaldale, food vendor trucks from Lethbridge, waste management and disposal services from Lethbridge, University of Lethbridge summer student opportunities regarding water control and the potential development of a rowing course and training area to compliment the University of Lethbridge rowing program.
- We have received the SMRID's letter of support for Stafford Lake Park operations recognizing us as a responsible owner and operated group; allowing the SMRID to obtain its goals and allowing recreational opportunities on this reservoir.
- We are very organized and have committed significant resources and capital in this endeavour.
- If in the future, home development is considered, geotechnical studies will be undertaken at that time.
- In a Sunny South News article from April, it states that recreation supports good mental health and the community at large.
- Stafford Park will have no outside funding and will be funded from camping revenue.
- A stone plaque would be erected at the entrance stating the park was conceived in 1985.
- Temper individualism for the benefit of all.

Council enquired if there would be staff on site 24 hours a day, 7 days a week. Ms. Hranac replied that, yes, there will be a park post on site at all times.

Council enquired if the staff could call the RCMP if needed. Ms. Hranac replied, yes, that would be the case.

Council stated that the parking lot for vehicles seems to be a good distance from boat launch area. Ms. Hranac replied that if the overflow parking area is not

Reeve

Chief Administrative Officer

suitable or conducive, we will have to keep a watchful eye. We are currently revisiting overflow parking.

Council enquired about dust control and how much further west would you go with dust control. Ms. Hranac stated that all dust control recommendations would be considered.

Council enquired as to how many campsites there would be. Ms. Hranac replied there would be 75 campsites and 15 multi-day.

Council stated that Ms. Hranac implied there would be between 50-100 vehicles per day for public use. Ms. Hranac replied that she is not sure what to expect, but currently there are 40 to 50 vehicles on the road at this time.

Council enquired if Ms. Hranac's plan would be to go ahead this year? She replied they are not sure of what the response from the marketplace relative to the timing of the opening would be, everything is subject to approvals.

Council enquired if there was an indication as to when the gates would be locked at a certain time. Ms. Hranac replied it is scheduled to be from 10 a.m. to 8:00 p.m. to start, then coordinate the extension of hours till 10:00 p.m. Hours will be addressed on an ongoing basis. Park management and belligerent behavior will be monitored as we recognize it as a public concern.

Council enquired regarding behavior, have you thought about what you would do if you get someone who isn't respectful, would they be allowed to come back? Ms. Hranac stated that the correct authorities would be contacted to handle any such event.

At this time Mr. Benson Porter addressed Council and stated that he is one of the partners of the group. My brother and I have done heavy civil construction for the last 4 to 5 years and are currently working for Parks Canada upgrading water sewer. We are committed to this Stafford Lake Park project and want to make this the best park possible. We will deal with all issues as they come up.

Deputy Reeve Doeve asked if anyone present wished to speak in opposition to Bylaw 1463.

Dave Davies approached Council and stated the following:

- I have provided written comments and will speak to the application. I'm a resident of Stafford Lake and I'm confused about what the applicant is looking to develop. She references an RV Park and a Campground. In the LUB those are two very distinct uses. I don't know if this is an issue of semantics or if she intends to do both.
- The applicant speaks to the park being a benefit to County residents. I don't think this is a benefit to County residents; it benefits non-County residents much the same way that the Indian Hills campground is a benefit to snow birds and City residents.
- I am supportive of the boat launch and lake use.
- None of the County departments had any comments about the proposal.
- Mr. Davies illustrated in a PowerPoint how 700 meters of dust control is good, but a third of the way down there is no gravel. The sub service is all you see, there is virtually no gravel.
- 50 vehicles a day equates to 100 trips.
- Currently there is no heavy traffic today except for the school bus, but RV traffic would be considered heavy traffic and the opportunity to damage that road is enhanced.
- The applicant made comment of residential development in the future. Rural Recreational does not allow any residential development.

Reeve

Chief Administrative Officer

- I'm a proponent of maintaining the good quality of life for the residents of Stafford Lake.

Deputy Reeve Doeve asked if anyone else wanted to speak to the application.

Mr. Barry Leith approached Council and stated the following:

- I am a resident of Stafford Development and I am in opposition to this development. I did submit a letter but will add to that.
- Last summer we had a visitor in our area, it was a toad; we captured it and took photos and sent it to an expert who identified it as a Great Plains Toad, which is new to the area; it is on the endangered species list.
- Water quality is a concern, so glad to hear that the applicant is having it tested.
- We have farming going across that area and going down that area. The Malloy Drain also goes into this area.
- One of my biggest concerns is the access for emergency vehicles.
- Councillor John Willms visited my house to witness the traffic one day.
- SMRID says no boats overnight on the water which creates the situation of vehicle and boat trailers being situated on the property around the boat launch and roadway around Twp. Rd. 9-2 and a number of our residences. To get an emergency vehicle past these boat trailers and launches would be difficult as it was a parking lot situation.
- This is past history and I'm hoping the applicant is making an open route to the whole area and plans to deal with overflow parking.
- Mr. Willms was subject to seeing a bunch of traffic on a Sunday afternoon, we didn't take count, but on observation it was about 200 to 300, which will beat up any road.
- I would make note that we are a one road in, one road out situation there is no other road and you cannot get off of Twp. 9-2 to go anywhere. Fort McMurray is a very similar situation just recently. As a youth I saw many grass fires, and they travel fast. In this environment you have got an accelerant with propane and flammable materials on-site.
- The park management situation, in a document sent to us, would operate from 8:00 a.m. to 10:00 p.m. Most situations that take place out there happen well after 10:00 p.m. The Park Manager won't get a lot of sleep a lot of nights.
- Finally, who will, in the future, maintain dust control? The 700 meters is nice, but does it help all of it? It is a concern when you can't leave a window open in your house. We are off of the road a fair ways, but once the traffic starts, the dust rolls in.
- It was suggested that the County pays 50% and the rest of us chip in and pay for the rest of it; only 5 said yes they would be willing to do that; which is a one-time solution. We are not looking for a paved road, but we do need solutions to the problems in that matter.

Deputy Reeve Doeve asked if anyone else wished to speak in opposition or in support of Bylaw 1463.

No one came forward.

A member of Council stated that he appreciates the efforts of Ms. Hranac but has concerns regarding the dust control and its effects on surrounding farmland.

Council enquired if the RV sites will be permanent? Ms. Hranac stated that no, there will be no permanent RV sites; seasonal only.

Deputy Reeve Doeve asked if anyone else wished to speak or if there were any further questions. No one came forward and there were no further questions.

Reeve

Chief Administrative Officer

Deputy Reeve Doeve thanked the delegation for attending the meeting. The delegation retired at 12:12 p.m.

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| 233/16 | M. ZEINSTRA | MOVED that the Public Hearing for Bylaw 1463 – Stafford Lake Park Amendment (KD Water Inc. and 1911371 Alberta Ltd.) to the Land Use Bylaw from Rural Agriculture (RA) to Rural Recreational (RR) for portions of NE and NW 12-9-19-W4 close at 12:12 p.m. CARRIED |
| 234/16 | L. HICKEY | MOVED second reading of Bylaw 1463. CARRIED |
| 235/16 | K. BENSON | MOVED third reading of Bylaw 1463 CARRIED |
| 236/16 | K. BENSON | MOVED the meeting recess for lunch at 12:16 p.m. CARRIED |

The meeting reconvened at 1:26 p.m. with all members of Council present as previously stated.

APPOINTMENTS **E4a. SD Application #2016-0-056 - Zolton Gergely Farms - Plan 1411301, Block 1, Lot 4-8 within the NE 1/4 32-8-20-W4**

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| 237/16 | L. HICKEY | <p>MOVED that the country residential subdivision of Plan 1411301, Block 1, Lot 4-8 within the NE1/4 32-08-20-W4M (Certificate of Title No. 141 105 787, 141 105 787 +1, 141 105 787 +2, 141 105 787 +3, 141 105 787 +4, 141 105 787 +5), to reconfigure and reduce the number of titles in an existing subdivision by consolidating four (4) existing parcels, approximately 1.8 acres (0.73 ha) each in size, and a PUL lot into one (1) larger 7.23 acre (2.93 ha) parcel, for country residential use; <u>BE APPROVED subject to the following:</u></p> <p>CONDITIONS:</p> <ol style="list-style-type: none"> 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. The County may review and adjust any of the terms of the Development Agreement in consideration of the consolidation of titles from four to one lot, by entering in to and signing a new development agreement with the applicant. 3. That the applicant submits a copy of a plan of survey prepared by an Alberta Land Surveyor that consolidates the existing four (4) lots, and the PUL lot into one larger 7.23 acre (2.93 ha) parcel in a manner such that the resulting certificate of title cannot be further subdivided without approval of the Subdivision Authority. The final subdivision plan shall relocate (subdivide and consolidate) the 10m private access driveway that comprises a portion of title for the adjacent west parcel (existing Lot 6, C of T No. 141 105 787 +2) to the very south perimeter, south of the new 7.23 acre title property line. 4. That any conditions or requirements of Alberta Transportation shall be met prior to final endorsement. 5. That any easement(s) as required by utility agencies shall be established prior to finalization of the application. 6. That the applicant is responsible for providing or meeting any conditions or requirements of Alberta Environment and Parks in regards to natural drainage, storm water management or approvals under the Water Act, which shall be completed and |
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Reeve

Chief Administrative Officer

verified by written confirmation provided to Lethbridge County, prior to final endorsement. Submission of written correspondence as provided from Alberta Environment and Parks in regards to this application is required, specifically in respect to any changes to or applicability of previous requirements, in relation to the land and consideration of subdivision application No. 2013-0-005 which created the existing private titles and the PUL.

REASONS:

1. With the conditions imposed, 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 reduction of four existing titles to one in the proposal is deemed to be suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The Subdivision Authority has determined the amalgamation (consolidation) of titles is on a portion of land that was rezoned to grouped country residential use on December 20, 2012 (Bylaw #1390), and is satisfied that the reduction in titles should not increase or create additional impacts as a result of the consolidation through subdivision process.
4. The Subdivision Authority has taken into consideration the comments from Alberta Transportation and Alberta Environment, and has granted an approval subject to conditions, to address any concerns or comments received.

CARRIED

E4b. SD Application 2016-060 - Douglas Hearne Smith, Dorine May Boulton, Norma Colleen Boulton and Scott Boulton - NW 1/4 23-8-21-W4

238/16

M. ZEINSTRAS MOVED that the agricultural and country residential subdivision of NW1/4 23-08-21-W4M (Certificate of Title No. 131 309 674), to separate a title physically divided in two parts by an irrigation district canal and create two titles, 10.68 and 55.75 acres (4.32 and 22.56 ha) respectively in size, for agricultural and 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 a deferred reserve caveat registered on title 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. The applicant provides a final subdivision plan, which may be in the form of a Descriptive Plan as acceptable to Land Titles office, as prepared by an Alberta Land Surveyor that illustrates the approved parcel(s) with dimensions, prior to final endorsement.

REASONS:

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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 land is located within the Intermunicipal Development Plan (IDP) boundary with the City of Lethbridge and the Subdivision Authority is satisfied the proposal conforms to the applicable IDP policies to this area, as it is an agricultural cut-off title.
4. The proposed subdivision meets the criteria for an agricultural cut-off/fragmented title and is in accordance with the subdivision policies of the Land Use Bylaw, Part 7, Section 12. CARRIED

E4c. SD Application 2016-0-061 - Donald A Frankish & Sandra E Frankish - SE 1/4 13-9-21-W4

239/16

M. ZEINSTRAS MOVED that the country residential subdivision of SE1/4 13-09-21-W4M (Certificate of Title No. 001 237 992), to split a title of 5.5 acres (2.23 ha) into two titles, being 3.50 and 2.00 acres (1.42 and 0.81 ha) respectively in size, for county 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 has a professional soils analysis completed for the new 2.00 acre parcel to demonstrate suitability of a private on-site septic treatment system on the land. A copy of the soils analysis illustrating favorable results must be submitted to the Subdivision Authority.
4. That the applicant provide a Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements on the 5.5 acre parcel being subdivided.

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 has determined the proposal is for a re-split of an existing title 20 acres or less in size and conforms to the applicable subdivision criteria. CARRIED

REPORTS

D1. 1st Quarter Financial Report

Mr. Terry Ostrom, Public Works Supervisor continued with the 1st Quarter Financial Report by updating Council with the Public Works Costing Summary.

Reeve

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MUNICIPAL SERVICES**F6. Range Road 21-4 – M. Zeinstra**

Councillor Zeinstra stated that he had a conversation with a citizen this morning regarding Range Road 21-4 who expressed concern over the condition of the road. Council held a discussion with Mr. Terry Ostrom, Supervisor of Public Works and Mr. Rick Bacon, Director of Municipal Services regarding Range Road 21-4.

240/16 S. CAMPBELL MOVED to receive item F6. Range Road 21-4 – M. Zeinstra for information. CARRIED

REPORTS**D1. 1st Quarter Financial Report**

Ms. Diane Urkow, Director of Corporate Services continued with the 1st Quarter Financial Report by updating Council with the Utilities Costing Summary.

241/16 L. HICKEY MOVED that County Council receives the 1st Quarter Financial Report for information. CARRIED

IN-CAMERA**K2. Personnel Update & K1. Legal Update**

242/16 M. ZEINSTRA MOVED that County Council go In-Camera at 2:47 p.m. CARRIED

243/16 K. BENSON MOVED that County Council come out of In-Camera at 2:57 p.m. CARRIED

K1. Legal Update

244/16 S. CAMPBELL MOVED that County Council receives the Legal Update for information. CARRIED

K2. Personnel Update

245/16 K. BENSON MOVED that County Council receives the Personnel Update for information. CARRIED

CORPORATE SERVICES**H3. Airport Succession Planning**

246/16 L. HICKEY MOVED that Council approve the additional position of the Airport Management Trainee and the training program through the International Association of Airport Executive (IA-EE) with funding firstly from any airport operating surplus and secondly from the Airport Operating Reserve to a maximum of \$47,000. CARRIED

MUNICIPAL SERVICES**F1. 2016 Calgary Stampede BMO Farm Family Awards - Invitation**

247/16 S. CAMPELL MOVED that County Council selects Councillor Zeinstra and guest to represent Lethbridge County at the 2016 BMO Farm Family Awards presentation. Awards presentation takes place on Monday, July 11, 2016 in Calgary. CARRIED

F2. 2016 Market Access Network – 2016 Bridges

Reeve

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- 248/16 M. ZEINSTRA MOVED that Council approves the 2016 Bridge Plan for \$1,400,000 as part of the 2016 Capital Budget to be funded from the Funding Our Future – Business/Special Taxes. CARRIED

F3. Broxburn Traffic Signals - Remption - CPR

- 249/16 M. ZEINSTRA MOVED that Council approve the additional work for the Broxburn Traffic Signals Pre-emption at the quoted price of \$100,729.00 from CPR to be funded from 2016 MSI and further that Administration continue to seek alternate funding sources for the additional costs. CARRIED

F4. Readymade Community Association Re: Funding Request for Water Units

- 250/16 K. BENSON MOVED that Council approves the purchase of two (2) resellable water units at a total contribution of \$25,000 for the COLRWA water line extension along Highway 512 from Rge. Rd.19-4 to the Readymade Community Centre and the cost of the units be assumed and recovered by the Utility Reserve. CARRIED

F5. Intersection Signage - Twp Rd 9-4 & 43rd St (Highway 843)

- 251/16 M. ZEINSTRA MOVED that Council authorizes Administration to install new stop signs on Township Road 9-4 at the 43rd Street North (Highway 843) intersection. CARRIED

COMMUNITY SERVICES

- 252/16 K. BENSON MOVED to bring item G1. Donation to Red Cross for Fort McMurray Wildfire back to the table. CARRIED

G1. Donation to Red Cross for Fort McMurray Wildfire

Council discussed a donation from members of Council individually to the Red Cross for the Fort McMurray Wildfire fund.

- 253/16 M. ZEINSTRA MOVED that Council encourage members of Council and Administration to contribute a donation to the Red Cross for the Fort McMurray Wildfire. CARRIED

G2. SouthGrow AGM on May 26, 2016 SouthGrow Board Representation

- 254/16 M. ZEINSTRA MOVED that Council authorize up to four individuals to attend the SouthGrow Regional Initiative AGM scheduled for Thursday, May 26, 2016 at 5:30 p.m. at the Lethbridge Lodge. CARRIED

G3. 2016 Land Trust Reserve

- 255/16 L. HICKEY MOVED to table item G3. 2016 Land Trust Reserve pending an announcement from the Municipal Government Act amendment disclosure. CARRIED

CORPORATE SERVICES

H1. 2016/2017 Canadian Border Services Cost Recovery Agreement

- 256/16 J. WILLMS MOVED that County Council authorizes the Reeve to execute the 2016/2017 *Agreement for the Provision of Border Services* agreement between Lethbridge County and Canada Border Services Agency. CARRIED

Reeve

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H2. MGA Review - Minister's Tour - July 15, 2016, Lethbridge

- 257/16 K. BENSON MOVED that any member of Council wishing to attend the MGA Review Minister's Tour scheduled for July 15, 2016 in Lethbridge be authorized to do so. CARRIED

Note: Reeve Hickey retired at 4:25 p.m.

H4. Funding Request for Public Consultation

- 258/16 K. BENSON MOVED that Council approve additional funding of \$50,000 for costs relating to the public consultation process for Funding Our Future project; funds to be utilized from the Business Tax Reserve. CARRIED

H5. Airport Committee – Meeting Dates

- 259/16 M. ZEINSTRAS MOVED that Council direct Administration to confer with the City of Lethbridge to determine a date that is mutually agreed upon for an Airport Committee meeting. CARRIED

ADMINISTRATION**I1. AAMDC Member Visit – June 14, 2016**

Council discussed the AAMDC member visit scheduled for June 14, 2016. Currently President Al Kemmere, Executive Director Gerald Rhodes and District Representative Bob Jones are confirmed to attend. Council discussed inviting the entire AAMDC Board to the tour.

- 260/16 J. WILLMS MOVED to table item I1. AAMDC Member Visit – June 14, 2016 to the June 1, 2016 Council meeting. CARRIED

INVITATIONS**J1. 11 Lethbridge Royal Canadian Air Cadet Squadron Officers, Staff and Cadets Re: 75th Annual Inspection & Change of Command – June 7, 2016**

- 261/16 S. CAMPBELL MOVED that County Council authorize the Reeve or his designate to attend the #11 Lethbridge Royal Canadian Air Cadet Squadron Officers 75th Annual Inspection & Change of Command scheduled for June 7, 2016 at the Vimy Ridge Armoury located at 337 Stubb Ross Road, Lethbridge at 19:30 hrs. CARRIED

ADJOURNMENT

- 262/16 M. ZEINSTRAS MOVED the meeting adjourn at 4:45 p.m. CARRIED

Reeve

Chief Administrative Officer