

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF LETHBRIDGE COUNTY HELD JUNE 16, 2016 IN THE COUNTY ADMINISTRATIVE OFFICE, LETHBRIDGE, ALBERTA.**

**PRESENT:**

Division No. 1	- L. Hickey, Reeve
Division No. 2	- J. Willms (present at 9:05 a.m.)
Division No. 4	- K. Benson
Division No. 5	- S. Campbell
Division No. 6	- T. White
Division No. 7	- M. Zeinstra

**ABSENT:**

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

Chief Administrative Officer	- R. Robinson
Director of Corporate Services	- D. Urkow
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 9:00 a.m.

Note: S. Ashbee, Sunny South News present at 9:00 a.m.

**AMENDMENTS TO THE AGENDA**

Rick Robinson, Chief Administrative Officer and members of Council made the following additions and deletions to the June 16, 2016 agenda.

F6. Highway 845 High Load Corridor Re-routing  
 G5. Member Visit from the Consulate of the Kingdom of the Netherland's Agricultural Attaché – Fall 2016  
 I2. Town of Picture Butte Re: Canada 150 Grant Application  
 K3. Land Matter  
 K4. Legal Update

Note: J. Willms arrived at 9:05 a.m.

290/16 S. CAMPBELL MOVED that Council approve the agenda as amended.  
 CARRIED

Note: S. Ashbee, Sunny South News departed at 9:08 a.m.

**IN-CAMERA**

**K1. Land Issue; K2. Land Update; K3. Land Matter; K4. Legal Update**

291/16 M. ZEINSTRAS MOVED that County Council go In-Camera at 9:10 a.m.  
 CARRIED

292/16 K. BENSON MOVED that County Council come out of In-Camera at 10:24 a.m.  
 CARRIED

Note: S. Ashbee, Sunny South News present at 10:24 a.m.

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Reeve

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Chief Administrative Officer

**IN-CAMERA****K1. Land Issue**

293/16 S. CAMPBELL MOVED that Lethbridge County provides a letter of support indicating that the County has no objection to the land purchase requested by the Town of Coaldale. CARRIED

**K2. Land Update**

294/16 K. BENSON MOVED that Council approves the draft City of Lethbridge/Lethbridge County Intermunicipal Development Plan and moves forward with the public consultation process. CARRIED

**K3. Land Matter**

295/16 T. WHITE MOVED that County Council receives item K3. Land Matter for information. CARRIED

**K4. Legal Update**

296/16 S. CAMPBELL MOVED that County Council receives item K4. Legal Update for information. CARRIED

**MUNICIPAL SERVICES****F1. Duncan Industrial Park Drainage**

297/16 M. ZEINSTRA MOVED that Council authorizes Administration to cancel the Duncan Industrial Park Drainage capital project and reallocate the \$272,000 in remaining funds to an alternate project upgrading an Industrial Subdivision and further that Council retains the outstanding debenture for use on a future capital project. CARRIED

**F2. Stewart Siding: Stewart Avenue and Trackside Drive Paving**

298/16 J. WILLMS MOVED that Council approves the proposed reallocation of \$272,000 of MSI Capital Grant Funding from the "*Duncan Industrial Park Drainage Project*" to the "*Stewart Siding Paving Project*." CARRIED

**F3. Range Road 21-1 (Rec Tec Rd.) Paving Project**

299/16 T. WHITE MOVED that Council approves the proposed reallocation of \$300,000 of MSI Capital Grant Funding from the "*Wilson Colony Road Project*" to the "*Range Road 21-1 Paving (Rec Tec Rd.) Project*." CARRIED

**APPOINTMENTS**

300/16 K. BENSON MOVED to bring item E1. Bylaw 1456 – CONTINUATION OF PUBLIC HEARING – Prairie Cedar Building Materials (1614560 Alberta Ltd.) - Amendment to the Land Use Bylaw from Lethbridge Urban Fringe (LUF) to Direct Control (DC) for a portion of Plan 0210532, Block 2, Lot 2 (SW 14-9-22-W4 back to the table. CARRIED

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 Reeve

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 Chief Administrative Officer

**E1. Bylaw 1456 – CONTINUATION OF PUBLIC HEARING – Prairie Cedar Building Materials (1614560 Alberta Ltd.) - Amendment to the Land Use Bylaw from Lethbridge Urban Fringe (LUF) to Direct Control (DC) for a portion of Plan 0210532, Block 2, Lot 2 (SW 14-9-22-W4)**

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

V. Hales                                      J. Van Schothorst              J. Marti  
D. Ponjavic-Vornbrock              P. Smurchyk

Reeve Hickey declared that the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1456.

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 1614560 Alberta Ltd. to amend Land Use Bylaw 1404. The purpose of the amendment is to re-designate a 24 acre portion of Plan 0210532, Block 2, Lot 2 from Lethbridge Urban Fringe (LUF) to Direct Control (DC). The proposed re-designation located along Highway 25 at the intersection of Township Road 9-2 is about 0.85 miles north of the City of Lethbridge boundary.
- On March 3, 2016 the public hearing was opened and Administration recommended to Council to table the public hearing to allow the City and County Intermunicipal Development Committee the opportunity to meet to discuss the City's concerns with the application. The City was concerned with the creation of a mini-business park within a mile of the City's boundary and the increased traffic that the proposed development may have on Highway 25. County Council heard from the applicant and members of the public in attendance and subsequently tabled the public hearing to April 21, 2016. (CC Res. #170/16).
- The Intermunicipal Development Committee met on March 9, 2016 to discuss the application and solutions that would address the City's concerns with the proposed rezoning application. At that meeting the City and County agreed that the application could move forward with the following amendments and considerations:
  - The applicant reduces the proposal to one lot instead of the proposed three lots.
  - The applicant amend the Direct Control to only allow the following uses:
    - Lumber yard and building supply store
    - Accessory buildings/structure to an approved use
    - Signs – Type 1 and 2 (in accordance with Part 5 of the Land Use Bylaw)
    - Extensive agriculture
  - The applicant is to complete a Traffic Impact Assessment (TIA) prior to second reading of the Bylaw.
- County Administration met with the applicant on March 14, 2016 and discussed the requested changes to the Direct Control. The applicant has agreed to those amendments and has contacted MPE Engineering to complete the TIA. Prior to the TIA being initiated they are waiting for the completion of the TIA for the Coalhurst Southeast Access Collector Road which will form their own TIA as recommended by Alberta Transportation.
- The applicant is still waiting for the Coalhurst Southeast Access Collector Road TIA to be completed. In lieu of the TIA the applicant has completed a trip generation study for Prairie Cedar at the proposed site to include as information for the public hearing. The report concludes the following:

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Reeve

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Chief Administrative Officer

- Based on the existing conditions, collision rates for the intersection exceed the provincial benchmark thresholds, indicating that safety-related intersection improvements should be considered.
- Based on the trip generation estimates, the impacts of the development (Prairie Cedar) on the intersection traffic operations are anticipated to be relatively minor; however, no analysis of traffic operations were performed and therefore, no conclusions can be made at this time.
- A full TIA would provide an analysis of the traffic operations and offer recommendations regarding the improvements necessary to facilitate the proposed developments.
- Regarding the Public Notice, no new comments have been received for the proposed re-designation. A summary of the comments submitted to date are as follows:
  - The Town of Coalhurst still has concerns with the potential increase in traffic at the Township Road 9-2 and HWY 25 intersection and requests that an Area Structure Plan be provided for their review.
  - The concerns previously expressed by the City appear to be resolved with the proposed amendments and requirement of the TIA prior to second reading of the Bylaw.
  - Alberta Transportation states that the proposal is premature and should be deferred until the TIA for the Highway 25/Township Road 9-2 is completed and an Area Structure Plan is completed.
  - A number of residents have submitted letters both in favor and opposed to the proposed re-designation.
  - A letter of support was received from three property owners, although they wanted some assurance that the feedlot operation permit be removed and requested that the speed limit along Highway 25 be reduced to 80km/h 300 metres north and south of the proposed development.
  - A letter of opposition was received with concerns of the use of the property for industrial/commercial uses and increased traffic. The letter also stated a preference for residential uses in the area.
  - A letter of opposition was received with concerns regarding the loss of agricultural lands, the negative impact to the farming community, increased traffic, provisions of water and wastewater treatment.
  - An adjacent resident came into the County Office requesting additional information on the application and had concerns with regards to increased traffic at the HWY 25 and Township Road 9-2 intersection, but did not have concerns with the proposed use of the property.
  - With regards to the continuation of the public hearing, Administration believes that all interested and affected parties have had an opportunity to speak and voice their opinions on the proposed re-designation. Administration is of the opinion that the application and information required of the applicant have addressed many of the concerns expressed:
    - the number of lots will be reduced from three to one;
    - the number of potential uses is limited to a lumber yard and building supply store or extensive agriculture;
    - the proposed use requires limited water and septic needs;
    - the proposed use meets the MDP criteria for commercial and industrial development as it includes only non-labour intensive industries that only require minimal on-site improvements, services, and public amenities;
    - the proposed revised uses would have minimal if any impact to the adjacent farm lands; and
    - traffic and any improvements to the intersection will be contained within the TIA which will be required prior to second reading of the bylaw and reviewed by the County prior to being brought back to Council.

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

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Reeve

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Chief Administrative Officer

Council enquired as to what the delay was with the Town of Coalhurst moving forward with their Traffic Impact Assessment. Ms. Janzen stated that MPE continues to work with the Town and its residents. The applicant has talked with MPE who indicated it would be done in July.

Council stated that it seems unfair towards the buyer and the seller and surrounding residents.

Council enquired why is Direct Control proposed? Ms. Janzen replied that this area may have potential conflicts with traditional development. By making it Direct Control it narrows down the impacts to the area and who the end user is. It limits the development to one lot and impacts subdivision. This takes away the potential for a negative impact on development in the area.

Council stated that it is difficult to make a decision without all information available, but understand the complications.

Council enquired regarding the TIA, is that for this particular intersection. Ms. Janzen stated that yes it is. The TIA will tell us what improvements are needed or not needed.

Council stated, so all the TIA will do is give us a traffic count. Ms. Janzen stated that MPE's initial report it states the traffic will be of minimal impact given the information they had to work with but further traffic analysis would have to be completed to finalize the TIA. The City has recommended that the TIA be completed and reviewed prior to second reading.

Council enquired, if we passed second reading we would not be holding anything up, correct? Ms. Janzen stated that is correct.

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

Pete Zmurchyk asked if the public would lose its voice altogether if Council passed second reading. Council stated no, not with second reading.

Council stated that we should not close the public hearing until we have all the information.

Ms. Darlene Ponjavic enquired what are the hours they survey during the TIA? Mr. Rick Bacon, Director of Municipal Services stated that typically it is a 24 hour report period.

Ms. Verna Hales asked if someone is tasked with sitting at the intersection? Mr. Bacon stated that sometimes Alberta Transportation uses their statistics along with other sourced information. If the report is inaccurate from an engineer, it could be disputed. Readings can never be 100% accurate based on the elements and other factors; they gather information and come up with a number with a variance.

Ms. Darlene Ponjavic-Vornbrock stated that if the traffic counter is not there in peak times, or for a 24 hour period, they will not see the traffic impact.

Mrs. Hales stated that the peak flow goes from approximately 3:30 p.m. till 7:00 p.m. at night. TIA has to be done at specific times of day. Mr. Bacon stated that it would be an engineered study.

Council stated that Coalhurst is a bedroom community of Lethbridge and peak times would be early morning rush hour and between 4:00 p.m. and 6:00 p.m.

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Reeve

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Chief Administrative Officer

CAO Mr. Rick Robinson stated he will request the Community Peace Officers to monitor the intersection more closely.

Reeve Hickey 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 Hickey thanked the delegation for attending the meeting. The delegation retired at 11:28 a.m.

- 301/16 J. WILLMS MOVED that County Council table the Public Hearing for Bylaw 1456 – Prairie Cedar Building Materials (1614560 Alberta Ltd.) - Amendment to the Land Use Bylaw from Lethbridge Urban Fringe (LUF) to Direct Control (DC) for a portion of Plan 0210532, Block 2, Lot 2 (SW 14-9-22-W4) until August 18, 2016 at 11:00 a.m. CARRIED

## MUNICIPAL SERVICES

### F4. Rave Infrastructure Upgrades – 2015 Funding

- 302/16 M. ZEINSTRAS MOVED that Council approves the project overrun of \$93,000.00 and reallocate Federal Gas Tax Funding of \$93,000.00 to the Rave Infrastructure Upgrades Phase 1 Project. CARRIED

### F5. Vista Meadows Subdivision Re: Posted Speed Limit Signage

- 303/16 M. ZEINSTRAS MOVED that County Council authorizes Administration to bring back a study regarding the possibility of 30 km. per hour speed limit signs to be installed for hamlets and Grouped Country Residential for internal use. CARRIED

### F6. Highway 845 High Load Corridor Re-routing

- 304/16 T. WHITE MOVED that Council approves the upgrades to the High Load Corridor Detour Route around Coaldale as proposed by Fortis Alberta Inc. CARRIED

Note: S. Ashbee, Sunny South News retired at 11:49 a.m.

- 305/16 J. WILLMS MOVED the meeting recess for lunch at 11:49 a.m. CARRIED

The meeting reconvened at 1:00 p.m. with all members of Council present as previously stated.

## COMMUNITY SERVICES

- 306/16 M. ZEINSTRAS MOVED to bring item G2. 2016 Land Trust Reserve back to the table. CARRIED

### G2. 2016 Land Trust Reserve

- 307/16 J. WILLMS MOVED that County Council approve funding for the Land Trust Reserve Fund Grant Applications for 2016 as amended:

Coaldale Granite Club	\$ 5,000.00
Friends of Coalhurst Elementary School Society	\$ 6,000.00
Friends of Coalhurst High School Society	\$ 5,000.00
Hilltoppers Gymkhana Club	\$ 7,500.00
Indian Hill Golf Club	\$ 7,500.00
Nobleford Parks & Recreation Society	\$ 5,000.00

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Reeve

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Chief Administrative Officer

Palliser Regional Schools	\$ 5,000.00
Picture Butte & District Recreation and Culture Committee	\$ 5,000.00
Picture Butte Golf & Winter Club	\$ 5,000.00
Prairie Tractor & Engine Museum Society	\$ 7,500.00
Project Playground Coaldale East	\$ 3,000.00
Readymade Community Association	\$ 3,000.00
Shaughnessy Community Association	\$ 3,500.00
Turin Community Curling Club	\$ 5,000.00
	CARRIED

**G4. Town of Coaldale Re: Kate Andrews High School Canada 150 Infrastructure Application**

308/16	K. BENSON	MOVED that County Council approves Lethbridge County providing a letter of support to the Town of Coaldale in support of their 2016 Canada 150 Infrastructure grant application for improvements to the sports field and track at Kate Andrews High School.	CARRIED
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**G5. Member Visit from the Consulate of the Kingdom of the Netherland's Agricultural Attaché – Fall 2016**

Larry Randle, Director of Community Services provided Council with an update regarding a member visit from the Consulate of the Kingdom of the Netherland's agricultural attaché. They have contacted Lethbridge County as they will be visiting Lethbridge in September from Washington DC to attend the 'Holland Day' event at Spruce Meadows which is tentatively scheduled for September 10, 2016. Council held a discussion regarding days in September when a member visit from the Consulate of the Kingdom of the Netherland's agricultural attaché would be possible.

309/16	T. WHITE	MOVED that County Council direct Administration to present the possible dates of September 7 <sup>th</sup> , 8 <sup>th</sup> or 9 <sup>th</sup> or September 12 <sup>th</sup> or 13 <sup>th</sup> to the Consulate of the Kingdom of the Netherland's agricultural attaché for a member visit/tour with Lethbridge County.	CARRIED
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**APPOINTMENTS E2. Bylaw 1466 Transmark Ltd. (Viterra) Area Structure Plan for portion of NW and SW 27-7-20-W4 – Public Hearing**

310/16	J. WILLMS	MOVED that the Public Hearing for Bylaw 1466 Transmark Ltd. (Viterra) Area Structure Plan for portion of NW and SW 27-7-20-W4 open at 1:30 p.m.	CARRIED
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Reeve Hickey welcomed the delegation to the meeting. The delegation consisted of:

M. Hasegawa          D. Sherwood          A. Plesko

Reeve Hickey declared that the public hearing is being held pursuant to the Municipal Government Act as amended for Bylaw #1466.

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 received on April 13, 2016 from Hasegawa Engineering on behalf of Transmark Ltd. for an Area Structure Plan for portions of the NW and SW 27-7-20-W4. The purpose of the Area Structure Plan is to support Bylaw 1451(re-designation of 40 acres parcel from Rural Agriculture to Rural General Industrial) as per County Council resolution

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Reeve

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Chief Administrative Officer

passed on September 17, 2015. The resolution stated: *County Council approve second reading of Bylaw 1451 and prior to going to third reading propose that further information be provided by the applicant, such as an Area Structure Plan.*

- The Plan provides a high-level concept of the future uses and phasing of the development for the remainder of the lands in the NW and SW 27-7-20-W4 (approximately 207 acres). The plan indicates that the lands will have to be re-designated to Rural General Industrial which requires County Council approval. At this time only the 40 acres identified in Bylaw 1451 have been applied for re-designation. The area has been divided into four phases with the first two phases having been identified as areas to increase the trans-loading capacity and a storm pond. Phase 3 and 4 are intended for future development and at this point in time it is unknown as to what type of development or density of that development can be anticipated. With that in mind the plan provides policies to ensure that when these areas come up for subdivision or development that additional planning and detailed engineering is provided at the time of subdivision.
- The Area Structure Plan has also been circulated to external agencies for review and comment. Comments were received from St. Mary's Irrigation District, Triple W Gas Co-op, Alberta Transportation and Oldman River Regional Services Commission (ORRSC). SMRID has no concerns with the application as long as the applicant installs a control gate on the outgoing storm water from the property. Triple W Gas Co-op requires that if more spur tracks are proposed to cross the PE gas line then Triple W requires that gas line to be cased at Transmark or Viterra's cost, prior to commencement of track construction. Alberta Transportation has requested some edits to the Area Structure Plan, which can be included in the proposed plan and approved as amended. Comments submitted by ORRSC have suggested prior to subdivision of Phase 3 and 4 that the Area Structure Plan should be amended and that be reflected in the proposed plan.
- The Area Structure Plan was advertised in the May 31 and June 7 editions of the Sunny South News with any comments to be sent into the County Office by June 8. No comments have been received.

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

Council asked regarding Mr. Degenstein's letter, he refers to a framework process for industrial railroads. Ms. Janzen stated she believes that the Federation of Canadian Municipalities (FCM) has some information regarding hazards. The County has no bylaw regarding dangerous goods traveling through and being stored in the County; we can look into trackage and haulage through the County.

Council enquired, is it not a provincial process? Mr. Steve Harty, Senior Planner at the Oldman River Regional Services Commission stated that setbacks and trackage uses for CP Rail are under federally mandated legislation.

Council enquired what is that setback distance? Ms. Janzen stated that it is 75 meters from right-of-way for residences and 30 meters for an accessory building, from the main line, not the spur. Mr. Degenstein's property would be grandfathered.

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

Reeve Hickey asked if anyone present wished to speak in opposition or in favour to Bylaw 1466. No one came forward.

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Reeve

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Chief Administrative Officer



Reeve Hickey asked again if anyone wished to speak or if there were any further questions.

Council enquired if Mr. Degenstein's letter submission would have any authority over this application. Ms. Janzen stated not that I am aware of, but we will make sure we do our due diligence to ensure all legislated requirements are met.

Council enquired regarding the SMRID's letter; are they asking the County to take over the pond? Ms. Janzen replied that would be handled at the subdivision stage.

Reeve Hickey thanked the delegation for attending the meeting. The delegation retired at 1:42 p.m.

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| 311/16 | M. ZEINSTRA | MOVED that the Public Hearing for Bylaw 1466 Transmark Ltd. (Viterra) Area Structure Plan for the portion of the NW and SW 27-7-20-W4 close at 1:42 p.m. | CARRIED |
| 312/16 | M. ZEINSTRA | MOVED second reading of Bylaw 1466 as amended.   | CARRIED |
| 313/16 | S. CAMPBELL | MOVED third reading of Bylaw 1466.   | CARRIED |

#### **COMMUNITY SERVICES**

##### **G1. Bylaw 1451 Transmark Ltd. (Viterra) Amendment to the Land Use Bylaw from Rural Agriculture (RA) to Rural General Industrial (RGI) for a portion of SW and NW 27-7-20-W4 - 3<sup>rd</sup> Reading**

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| 314/16 | J. WILLMS | MOVED third reading of Bylaw 1451. | CARRIED |
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##### **G3. Section 26 Area Structure Plan - For Section 26-8-21-W4 - Public Meeting Update**

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| 315/16 | M. ZEINSTRA | MOVED that County Council directs Administration to incorporate the minor revisions as proposed and proceed with the Bylaw adoption process. | CARRIED |
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#### **APPOINTMENTS**

##### **E3a. Subdivision Application 2016-0-071 - Petrisor - Block N, Plan 6510, NW 1/4 6-10-21-W4 - 440 McKechney Avenue**

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| 316/16 | K. BENSON | <p>MOVED that the Hamlet Residential subdivision of Block N, Plan 6510 AE; NW1/4 6-10-21-W4M (Certificate of Title No. 891 059 760), to subdivide a 1.38 acre (0.56 ha) lot from a 5.73 acre (2.32 ha) title for hamlet residential use; <b><u>BE APPROVED</u></b> subject to the following:</p> <p><b>RESERVE:</b> 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 1.38 acres at the market value of \$40,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.</p> <p>AND FURTHER that a Deferred Reserve caveat be registered on the residual 4.35 acre title to reflect the 10% reserve requirement, with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.</p> <p><b>CONDITIONS:</b></p> |  |
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Reeve

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Chief Administrative Officer

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 existing caveat registered on title regarding an agreement for the future sewer/water service connection and any additional installation fees required should be accordingly addressed.
3. Each lot must have separate municipal water and sewer services and the applicant is responsible for all development costs and any applicable municipal hamlet infrastructure installation fees associated with servicing the subdivision proposal. This may be addressed through the Development Agreement with Lethbridge County.
4. That any easement(s) as required by the utility agencies or the municipality shall be established.

**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. This subdivision is possible with the provision of municipal water and sewage in the hamlet and the proposed lot sizes conform to the Land Use Bylaw minimum standard. CARRIED

**E3b. Subdivision Application 2016-0-072 - Rhodes & Plesko, Lot 2, Block 1, Plan 0612897 within NW 1/4 28-8-20-W4 & SW 1/4 28-8-20-W4 84059 Rge Rd 2004 & 84055 Rge Road 2004**

317/16

T. WHITE

MOVED that the Rural Agricultural subdivision of Lot 2, Blk 1, Plan 0612897 within NW1/4 28-8-20-W4M & SW1/4 28-8-20-W4M (Certificate of Title No. 021 050 216, 061 338 700+1), to subdivide out a 7.50 acre (3.03 ha) parcel from a 76.97 acre (31.15 ha) title and then consolidate the residual 69.47 acres (28.11 ha) to the adjacent south quarter section (SW 28-8-20-W4M), for both country residential and agricultural 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 of survey as prepared by an Alberta Land Surveyor illustrating the residual 69.47 acres (28.11 ha) is consolidated to the adjacent south quarter section (SW 28-8-20-W4M) so that the resulting title may not be further subdivided without Subdivision Authority approval.
4. That the applicant removes the older mobile home on blocks from the property to the satisfaction of the municipality, prior to final endorsement of the subdivision. Verification of the

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 Reeve

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 Chief Administrative Officer

adequate removal must be provided and accepted by the municipality.

5. That any easement(s) as required by utility companies or the municipality shall be established.

**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 Subdivision Authority has determined that with the consolidation of the remainder agricultural land to an agricultural title to the south (SW 28-8-20-W4M), the applicant starts with two titles and ends with no additional titles created which conforms to the County's subdivision policies.

4. Since the country residential portion of the subdivision is for a well-established older farmyard with many improvements present, and the agricultural land is being amalgamated to an adjacent agricultural title to be farmed as one cohesive irrigated unit, the Subdivision Authority sees merit in the proposal.

CARRIED

**CONFIRMATION** **B1. Confirmation of Minutes**

318/16 M. ZEINSTRA MOVED that the June 1, 2016 Council Minutes be approved as presented. CARRIED

**CORPORATE SERVICES**

**H1. Lethbridge BioGas Tax Payment Extension**

319/16 J. WILLMS MOVED that County Council authorize Administration to sign a 10 Month Deferred Tax Payment Agreement with Lethbridge BioGas LP for the period of July 2016 to April 2017. CARRIED

**H2. Henderson Farms - Lethbridge Airport Agricultural Lease**

320/16 K. BENSON MOVED that County Council approve the agricultural lease with Henderson Farms for a further five (5) years at a cost of \$50.00 per acre at the Lethbridge Airport. CARRIED

**ADMINISTRATION**

**I1. Municipal Government Act - Proposed Amendments Workshop Date**

321/16 T. WHITE MOVED that County Council selects the date of June 21, 2016 from 1:00 p.m. to 4:00 p.m. for a review of the proposed Municipal Government Act (MGA) amendments. CARRIED

**I2. Town of Picture Butte Re: Canada 150 Grant Application**

322/16 T. WHITE MOVED that Lethbridge County provide a letter of support for the Town of Picture Butte's Canada 150 grant application for a pool building and spray park in the Town. CARRIED

**INVITATIONS**

**J1. SMRID Tour Re: July 19, 2016**

323/16 J. WILLMS MOVED that County Council authorizes the Irrigation Committee (Morris Zeinstra and Henry Doeve) to attend the SMRID Tour scheduled for July 19, 2016. CARRIED

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Reeve

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Chief Administrative Officer

**J2. Western Tractor & Lethbridge College Re: June 23, 2016 Celebration**

324/16 S. CAMPBELL MOVED that any member of Council wishing to attend the Western Tractor & Lethbridge College Celebration scheduled for June 23, 2016 at 10:00 a.m. be authorized to do so. CARRIED

**J3. Community Futures Lethbridge Region Re: Notice of Annual General Meeting – June 22, 2016 Coast Hotel**

325/16 K. BENSON MOVED that any member of Council wishing to attend the Community Futures Lethbridge Region Annual General Meeting scheduled for June 22, 2016 at 11:00 a.m. at the Coast Hotel be authorized to do so. CARRIED

**ADJOURNMENT**

326/16 M. ZEINSTRA MOVED the meeting adjourn at 3:45 p.m. CARRIED

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Reeve

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Chief Administrative Officer