Agenda

Council Meeting | Thursday, May 1, 2025 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

4 - 9 1. **County Council Meeting Minutes**
Council Meeting - 17 Apr 2025 - Minutes

10 - 11 2. **Special Council Meeting Minutes**
Special Council Meeting - 24 Apr 2025 - Minutes

D. SUBDIVISION APPLICATIONS

12 - 21 1. **Subdivision Application #2025-0-025 – Knitel - SW1/4 36-7-21-W4M**
Subdivision Application #2025-0-025 – Knitel - SW1/4 36-7-21-W4M

22 - 29 2. **Subdivision Application #2025-0-034 – Fletcher - NW1/4 13-10-23-W4M**
Subdivision Application #2025-0-034 – Fletcher - NW1/4 13-10-23-W4M

30 - 39 3. **Subdivision Application #2025-0-043 – Broderson - SE1/4 13-12-19-W4M**
Subdivision Application #2025-0-043 – Broderson - SE1/4 13-12-19-W4M

E. PUBLIC HEARINGS - 10:00 A.M.

40 - 64 1. **Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary -- Public Hearing**
Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary -- Public Hearing

65 - 183 2. **Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area Structure Plan - Public Hearing**
Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area

Structure Plan - Public Hearing

184 - 205 3. **Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - Public Hearing**
Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - Public Hearing

206 - 240 4. **Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - Public Hearing**
Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - Public Hearing

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

241 - 243 F.1.1. **Planning and Development Department - 1st Quarter Report 2025**
Planning and Development Department 1st Quarter Report 2025

F.2. CORPORATE SERVICES

244 - 251 F.2.1. **Bylaw 25-017 - 2025 Tax Mill Rate Bylaw**
Bylaw 25-017 - 2025 Tax Mill Rate Bylaw

F.3. ADMINISTRATION

252 - 261 F.3.1. **Bylaw No. 25-012 Regional Emergency Management Bylaw**
Bylaw 25-012 Regional Emergency Management Bylaw

G. CORRESPONDENCE

262 - 271 1. **Green Acres Report to the Community**
Letter RE Report to Community
2024 Report to the Community

272 2. **Lethbridge & District Exhibition - Pancake Breakfast**
LDE - Pancake Breakfast Letter 2025

273 - 274 3. **Chinook Arch Board Report - April 2025**
Chinook Arch Board Report - April 2025

H. NEW BUSINESS

I. CLOSED SESSION

1. **CAO Report - C. Beck (*FOIP Sections 16, 17, 23 and 24)***

J. ADJOURN

Minutes

Council Meeting | Thursday, April 17, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, April 17, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:
Reeve Tory Campbell
Deputy Reeve John Kuerbis
Councillor Lorne Hickey
Councillor Mark Sayers
Councillor Kevin Slomp
Councillor Klaas VanderVeen
Councillor Morris Zeinstra
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Director, Corporate Services Hailey Pinksen
Executive Assistant Candice Robison
Manager, Planning & Development Hilary Janzen
Municipal Intern, Planning Hannah Laberge

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:01 a.m.

Reeve Campbell read the following land acknowledgement:
In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

B. ADOPTION OF AGENDA

The following items were added to the agenda:
D.2.2 - Prairie Tractor Club Request
D.4.3 - Special Council Meeting
E.4 - Smile Cookie Week

81-2025	Deputy Reeve Kuerbis	MOVED that the April 17, 2025 Lethbridge County Council Meeting Agenda be adopted as amended. CARRIED

C. ADOPTION OF MINUTES

C.1. *County Council Meeting Minutes*

82-2025	Councillor Sayers	MOVED that the April 3, 2025 Lethbridge County Council Minutes be adopted as presented. CARRIED

D. DEPARTMENT REPORTS

D.1. DEVELOPMENT & INFRASTRUCTURE

D.1.1. *Bylaw 25-005 Amendment to the Lethbridge County and Town of Nobleford Intermunicipal Development Plan - First Reading*

83-2025	Councillor Slomp	That Bylaw 25-005 be read a first time. CARRIED

D.1.2. *Bylaw 25-011 Amendment to the Lethbridge County and Town of Nobleford Intermunicipal Development Plan - Rural Light Industrial Use - First Reading*

84-2025 Deputy Reeve Kuerbis That Bylaw 25-011 be read a first time.

CARRIED

D.1.3. ***Development Permit Application 2025-042 (City of Lethbridge Waste and Disposal Site)***

85-2025 Councillor Sayers MOVED that Development Permit Application 2025-042 be approved as drafted.

CARRIED

D.1.4. ***2024 Hamlet of Iron Springs and Turin Growth Study Reviews***

86-2025 Councillor Hickey MOVED to approve the 2024 Hamlet of Iron Springs Growth Study Review as an appendix to the original Hamlet of Iron Springs Growth Study.

CARRIED

87-2025 Councillor Sayers MOVED to approve the 2024 Hamlet of Turin Growth Study Review as an appendix to the original Hamlet of Turin Growth Study.

CARRIED

D.2. OPERATIONS

D.2.1. ***Agricultural Service Board Level of Service***

88-2025 Deputy Reeve Kuerbis MOVED that County Council approve the 2025 ASB Level of Service.

CARRIED

D.2.2. ***Prairie Tractor Club Request***

89-2025 Councillor Zeinstra MOVED that the County Council donate two loads of gravel to the Prairie Tractor Club.

DEFEATED

D.3. CORPORATE SERVICES

D.3.1. ***2025 Stirling Wind Benefit Project Funding Allocations***

90-2025 Councillor Sayers MOVED that County Council approve the Stirling Wind Project Community Benefit Fund Open Allocation portion in the amount of $6,086.80 to the following recipients as follows:

Fresh Start Recovery Centre - $1,217.36
Friends of St. Joseph's School - $1,217.36
Interfaith Food Bank Society of Lethbridge - $1,217.36
Kinette Club of Coaldale - $1,217.36
Lethbridge Therapeutic Riding Association - $1,217.36

CARRIED

D.3.2. ***Bylaw 25-013 - 2025 Business Tax Bylaw***

91-2025 Deputy Reeve Kuerbis MOVED that Bylaw 25-013 being the 2025 Business Tax Bylaw be read a first time.

CARRIED

92-2025 Councillor VanderVeen MOVED that Bylaw 25-013 being the 2025 Business Tax Bylaw be read a second time.

CARRIED

93-2025	Deputy Reeve Kuerbis	MOVED that Bylaw 25-013 being the 2025 Business Tax Bylaw be considered for third reading. CARRIED
94-2025	Councillor Hickey	MOVED that Bylaw 25-013 being the 2025 Business Tax Bylaw be read a third time. CARRIED

D.3.3. ***Bylaw 25-014 - 2025 Business Tax Rate Bylaw***

95-2025	Councillor VanderVeen	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a first time. CARRIED
96-2025	Councillor Slomp	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a second time. CARRIED
97-2025	Councillor Sayers	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be considered for third reading. CARRIED
98-2025	Councillor Hickey	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a third time. CARRIED

D.4. ADMINISTRATION

D.4.1. ***2025 Calgary Stampede BMO Farm Family Awards***

99-2025	Deputy Reeve Kuerbis	MOVED that County Council select Councillor Kevin Slomp and guest of his choice to represent Lethbridge County at the 2025 BMO Farm Family Awards scheduled for July 7, 2025. CARRIED

Reeve Campbell recessed the meeting at 9:55 a.m.

Reeve Campbell reconvened the meeting at 10:07 a.m.

D.4.2. ***Bylaw No. 25-015 - Council Procedural Bylaw***

100-2025	Deputy Reeve Kuerbis	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a first time. CARRIED
101-2025	Deputy Reeve Kuerbis	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a second time. CARRIED
102-2025	Councillor Slomp	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be considered for third reading. CARRIED
103-2025	Councillor Sayers	MOVED that Bylaw 25-014, being the 2025 Business Tax Rate Bylaw be read a third time CARRIED

D.4.3. ***Special Council Meeting***

104-2025	Councillor Hickey	MOVED that a Special Council meeting be set for Thursday, April 24, 2025 at 9:00 a.m. for review of the audited Financial Statement.

CARRIED

E. CORRESPONDENCE

E.1. *Provincial Priorities Act Municipal Sector Fact Sheet*

Council reviewed the Municipal Affairs Provincial Priorities Act Municipal Sector Fact Sheet.

E.2. *Mayors & Reeves - Letter of Support - Invasive Species & Boat Decontamination*

105-2025	Councillor Hickey	MOVED that County Council offer a letter of support under the Reeve's signature for Implementing Boat Dip Tank Technology and Invasive Species Prevention.

CARRIED

E.3. *2024 Chinook Arch Impact Report & Financial Statements*

Council reviewed the 2024 Chinook Arch Impact Report & Financial Statements.

E.4. *Smile Cookie Week*

Council reviewed correspondence from the Town of Coaldale Mayor regarding Smile Cookie Week.

F. COUNTY COUNCIL AND COMMITTEE UPDATES

F.1. *Lethbridge County Council Attendance Update - March 2025*

Council reviewed the highlights from the Lethbridge County Council Attendance Update for March 2025.

Division 1
Councillor Lorne Hickey

February 4	Health Professional Recruitment & Retention Committee
February 5	FCSS Board Meeting
February 6	Lethbridge County Council Meeting
February 8	Southern Alberta Chinese Association Year of the Snake Celebration
February 19	Green Acres Finance Committee Meeting
February 26	Green Acres Board Meeting

Division 2
Reeve Tory Campbell

March 3	Wellness Community Discussion
March 5	ASBG AGM
March 6	Lethbridge County Council Meeting
March 6	Rotary Club Lethbridge East Scholarship Dinner
March 7	Mayors & Reeves
March 13	Chinook Arch Personnel & Finance Meeting
March 18	Coalhurst/North of the River Collaboration Meeting
March 19	EDL AGM
March 20	Fire Services Discussion
March 25	Fire Services Meeting
March 31	IDP Review Meeting, City of Lethbridge

Division 3
Councillor Mark Sayers

March 6	Lethbridge County Council Meeting
March 14	Call with Auditor re: Water Commission
March 17	EOEP Course – RMA Convention
March 17-19	RMA Spring Convention
March 20	Fire Services Discussion
March 25	Fire Services Meeting
March 27	Southern Alberta Economic Development Summit

Division 4
Deputy Reeve John Kuerbis

March 4	Weekly Meeting with Community Futures Executive Director
March 6	Lethbridge County Council Meeting
March 10	IDP Meeting with Town of Nobleford
March 11	Weekly Meeting with Community Future Executive Director
March 14	Meeting with CAO
March 15	City of Lethbridge Firefighters Gala
March 16-19	RMA Spring Convention
March 17	EOEP Course
March 20	Fire Services Discussion
March 21	Dhillon School of Business Dinner
March 26	Community Futures Monthly Board Meeting
March 27	ASB Meeting

Division 5
Councillor Kevin Slomp

March 6	Lethbridge County Council Meeting
March 10	IDP Meeting with Town of Nobleford
March 15	City of Lethbridge Firefighters Gala
March 17-19	RMA Spring Convention
March 20	Fire Services Discussion
March 25	Fire Services Meeting
March 27	ASB Meeting

Division 6
Councillor Klaas VanderVeen

March 6	Lethbridge County Council Meeting
March 26	SAEWA Meeting
March 27	ASB Meeting

Division 7
Councillor Morris Zeinstra

March 6	Lethbridge County Council Meeting
March 17-19	RMA Spring Convention
March 20	Fire Services Discussion

G. CLOSED SESSION

H.1. - Tax Bylaw Options (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.2. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

106-2025 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 10:33 a.m. for the discussion on the following:

H.1. - Tax Bylaw Options (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.2. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

Present during the Closed Session:
Lethbridge County Council
Chief Administrative Officer
Senior Management
Administrative Staff
CARRIED

107-2025	Deputy Reeve Kuerbis	MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:57 a.m. CARRIED

H. ADJOURN

108-2025	Councillor Zeinstra	MOVED that the Lethbridge County Council Meeting adjourn at 11:57 a.m. CARRIED

Reeve

CAO

Minutes

Council Meeting | Thursday, April 24, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, April 24, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:
Reeve Tory Campbell
Deputy Reeve John Kuerbis
Councillor Lorne Hickey
Councillor Mark Sayers
Councillor Kevin Slomp
Councillor Klaas VanderVeen
Councillor Morris Zeinstra
Chief Administrative Officer Cole Beck
Director, Corporate Services Hailey Pinksen
Executive Assistant Candice Robison
Manager, Finance & Administration Kurtis Krizsan
Director, People & Culture Jared Zeller

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:01 a.m.

Reeve Campbell read the following land acknowledgement:
In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

B. ADOPTION OF AGENDA

109-2025	Deputy Reeve Kuerbis	MOVED that the April 24, 2025 Lethbridge County Special Council Meeting Agenda be adopted as amended. CARRIED

C. NEW BUSINESS

C.1. *KPMG - 2024 Audited Financial Statements*

Tawnee Vincon from KPMG was in attendance to present the 2024 Audited Financial Statements to Council.

110-2025	Deputy Reeve Kuerbis	MOVED that Council approve the Audited Financial Statements for the fiscal year ended December 31, 2024 as presented by KPMG LLP. CARRIED

D. ADJOURN

111-2025	Councillor Zeinstra	MOVED that the Lethbridge County Special Council Meeting adjourn at 9:11 a.m. CARRIED

Reeve

CAO

AGENDA ITEM REPORT

Title:	Subdivision Application #2025-0-025 – Knitel - SW1/4 36-7-21-W4M
Meeting:	Council Meeting - 01 May 2025
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 17 Apr 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 21 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☐	☐	☒

EXECUTIVE SUMMARY:

The application is to subdivide a 12.17-acre first parcel out farmstead subdivision from a title of 152.82-acres for country residential use. The proposal does not meet the subdivision criteria of the Land Use Bylaw and requires a size waiver.

RECOMMENDATION:

That S.D. Application #2025-0-025 be approved with the size waiver and subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision is the first subdivision from the ¼-section and meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw with consideration for the size waiver and access situation.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The isolated single-parcel subdivision policies are within Land Use Bylaw No. 24-007 that allow one subdivision per ¼-section on agricultural designated land.
- LUB 24-007, Schedule 8, Subdivision Policy 5(1) stipulates: …the subdivided area is to be as small as possible to conserve agricultural land but must contain a minimum 2.0 acres of developable land, with a maximum flexible parcel size of 3.0 to 10 acres based on the existing improvements, and shall be limited by the extent of related buildings, structures and improvements, including septic systems, well-established tree shelterbelts, and such other land as required to provide for physical access to the lot.

- Council as the Subdivision Authority has granted waivers of the bylaw's maximum 10.0-acre parcel size when the driveway area is included to provide physical access (such as this proposal), but it should be reviewed on the individual merits of each situation.

BACKGROUND INFORMATION:

Located approximately 2½-miles south of the City of Lethbridge, ½-mile south of Highway 508 and 2-miles east of Highway 5. The proposal is to subdivide an established farm yard to create a separate yard title.

The yard is located adjacent to the east boundary of the ¼-section. As the yard is set back from the west municipal road approximately 675 m, a private driveway is developed through the middle of the ¼-section to provide access. The proposed parcel configuration will have a 15 m wide strip of land encompassing the existing access driveway dedicated (2.44-acres) as part of the yard title to provide the physical and legal connection to the road. The yard portion itself is only 9.73-acres in size, but with the 2.44-acre access driveway area included, it results in the 12.17-acre size. The parent ¼-section has a drainage right-of-way plan registered through a portion of the south-half consisting of 7.18-acres. As a result of the access situation and the location of the drainage right-of-way plan, the remainder of the title for the SE 36-7-21-W4 will be a title in three parts. There are no abandoned gas wells or confined feeding operations located in proximity to this proposal.

Overall, the subdivision is the first parcel out from the ¼-section and meets the criteria of LUB No. 24-007 other than the 12.71 acre size which exceeds the bylaw's maximum 10.0-acre parcel size. The resulting residual agricultural parcel size meets and exceeds the minimum required. The application was circulated to the required external agencies and no easements or concerns were expressed regarding the application (at time of agenda preparation).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve the subdivision if it determines it does not merit a waiver as a suitable parcel size.

Pros:

- The title would remain as it is, in two parts rather than three parts.

Cons:

- The segmented land and access situation will still subsist as the driveway is constructed at its current location, and the decision would likely be appealed by the applicants.

FINANCIAL IMPACT:

None, and the existing tax situation will remain as is.

LEVEL OF PUBLIC PARTICIPATION:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

2025-0-025 Lethbridge County Approval
Diagrams 2025-0-025

RESOLUTION

2025-0-025

Lethbridge County **Country Residential** subdivision of SW1/4 36-7-21-W4M

THAT the Country Residential subdivision of SW1/4 36-7-21-W4M (Certificate of Title No. 081 092 506), to subdivide a 12.17-acre (4.923 ha) first parcel out subdivision from a ¼-section title of 152.82-acres (61.85 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 and comply with 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 final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided. The remainder of the title for the SE 36-7-21-W4 must be a title in three parts so that the resulting title may not be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by utility companies, or the municipality shall be established as deemed necessary.

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 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has granted a waiver of the land use bylaw's maximum 10.0-acre parcel size as the yard portion itself is only 9.73-acres in size, but with the 2.44-acre access driveway area included, it results in the 12.17-acre size which is deemed reasonable.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.

(b) The Subdivision Authority has granted a waiver of the maximum parcel size in accordance with section 654(2) of the MGA.

(c) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(e) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 508

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

FOR INFORMATION PURPOSES ONLY

Lethbridge County should consider collecting an off-site levy for highway intersection improvements when required.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act. Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information."

(f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2025-0-025. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective. It is understood that the purpose of this application is to subdivide a parcel to create a lot for country residential use. There are two existing dwellings – the main and the older secondary - with water services provided by a rural water coop and sewer services via two septic fields.

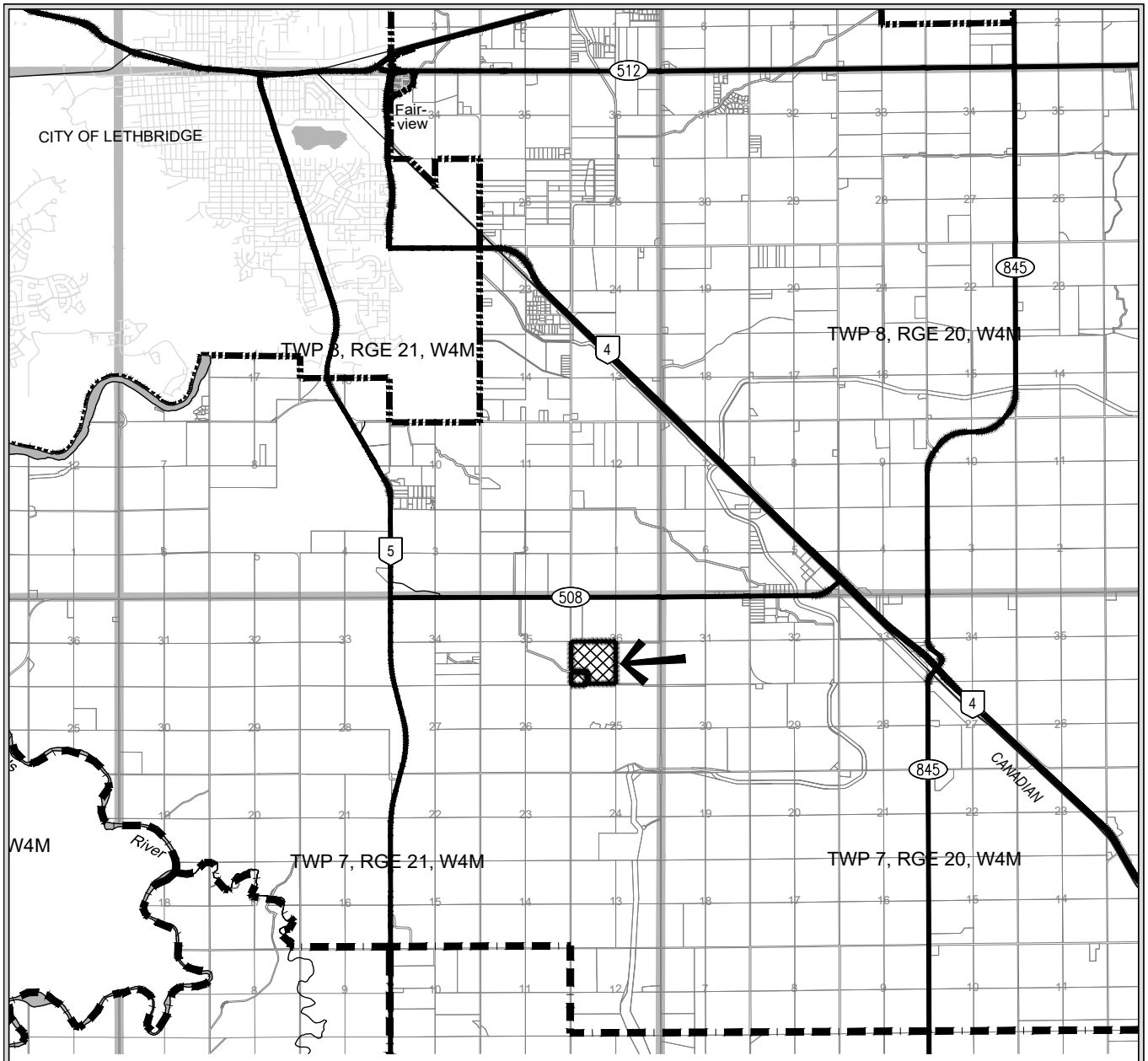
AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards. Please feel free to contact me with any questions or concerns."

_____ _____
MOVER REEVE

_____
DATE

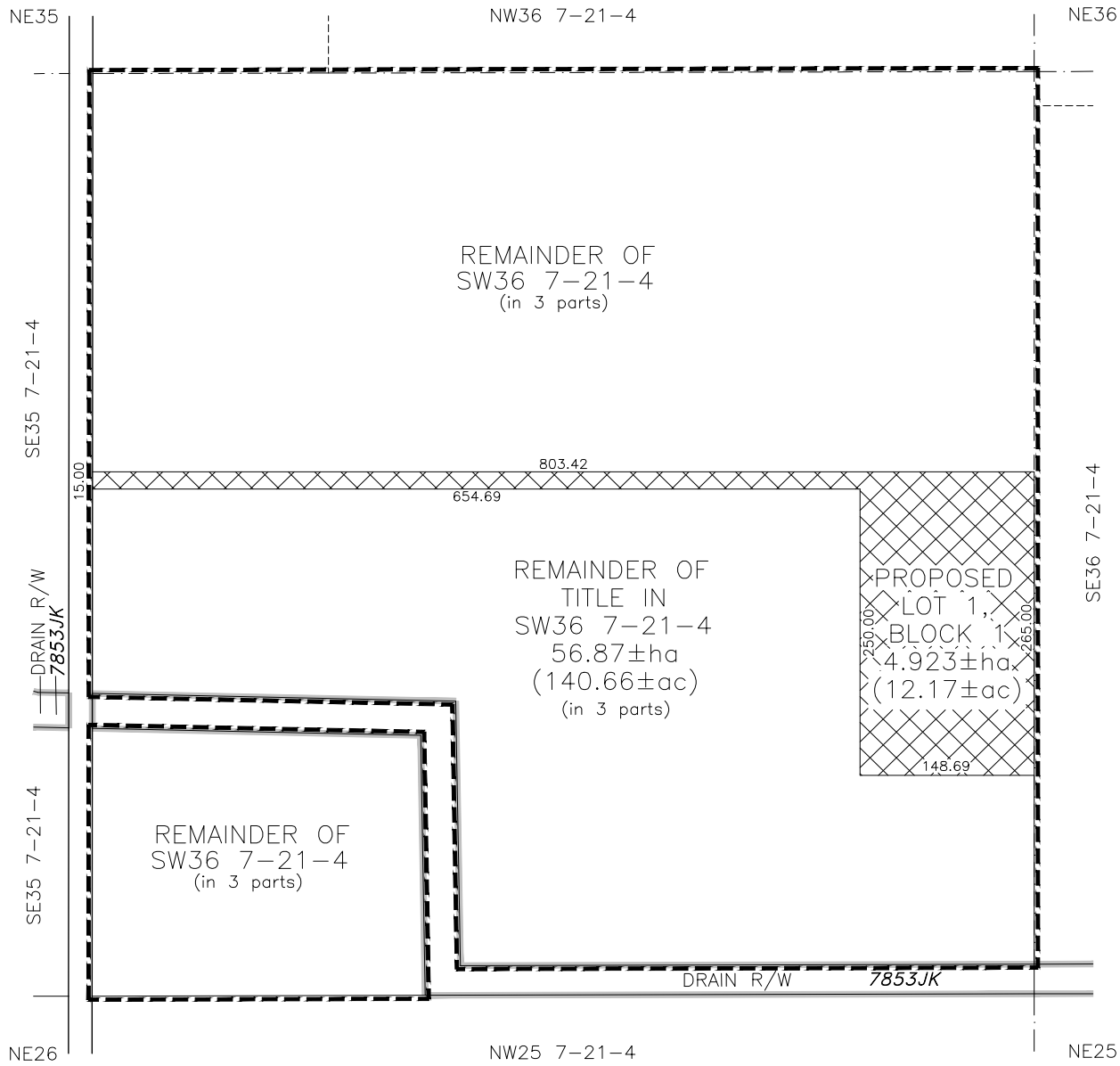


SUBDIVISION LOCATION SKETCH
SW 1/4 SEC 36, TWP 7, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 21, 2025
FILE No: 2025-0-025

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

March 21, 2025 N:\Subdivision\2025\2025-0-025.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Wilde Bros. Surveys Ltd., file no. 25029Sch

SW 1/4 SEC 36, TWP 7, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 21, 2025

FILE No: 2025-0-025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 21, 2025 N:\Subdivision\2025\2025-0-025.dwg

SUBDIVISION SKETCH

See tentative plan of subdivision by Wilde Bros. Surveys Ltd., file no. 25029Sch

SW 1/4 SEC 36, TWP 7, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 21, 2025

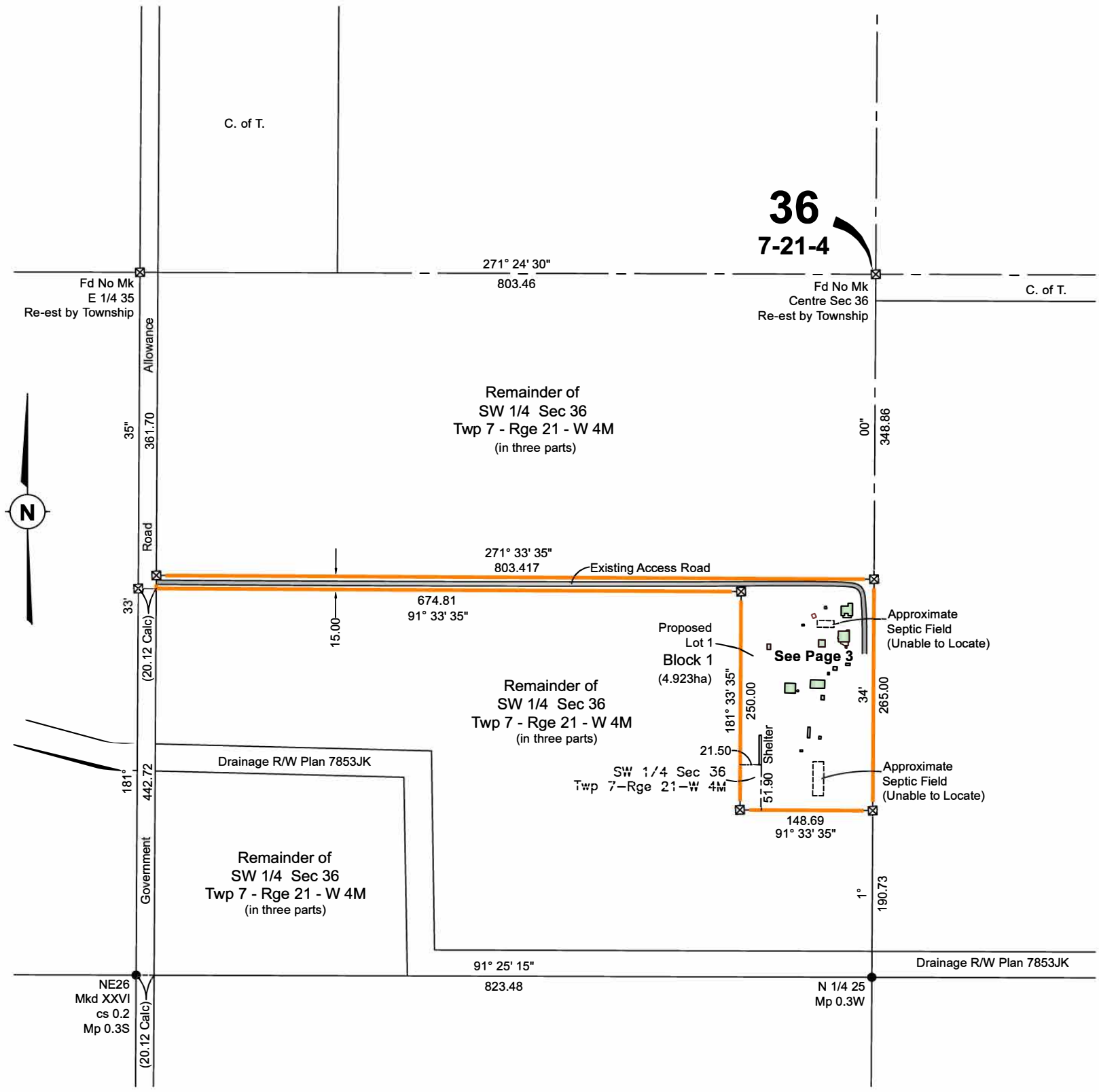
FILE No: 2025-0-025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 21, 2025 N:\Subdivision\2025\2025-0-025.dwg

AERIAL PHOTO DATE: 2018



Scale 1:5000

0 50 100 200 300 400 500 Metres

Subdivision Authority:

Name: Oldman River Regional Services Commission

Registered Owner(s):

Certificate of Title: 081 092 506
Owner(s): Georgina Knitel

Notes & Legend:

Statutory Iron Post found shown thus: ●
Calculated positions shown thus: ⊠
Lands dealt with by this plan bounded thus:
and contains 4.923 hectares.
Distances shown are in metres and decimals thereof.
Subject to revision by final survey.
There are no abandoned wells on the parcel that is the subject of this application.
Date of Survey: March 3, 2025

Tentative Plan Showing

Proposed Subdivision

within

SW 1/4 Sec 36, Twp 7, Rge 21, W 4M
Lethbridge County, Alberta

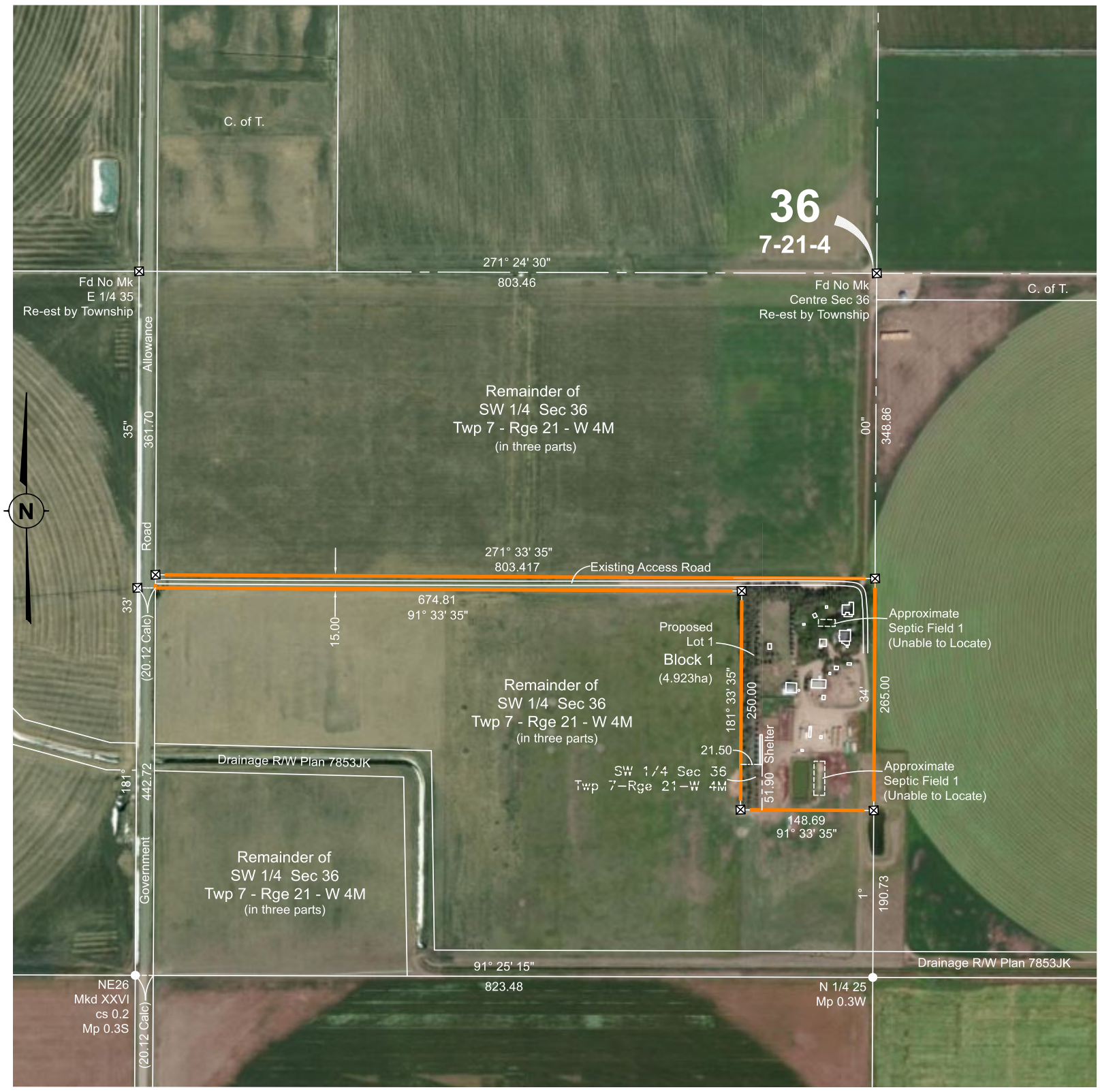
ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P321
WILDE BROS.
SURVEYS LTD.

Certified Correct this 19th day of March, 2025

Randall C. Smith, ALS

WILDE BROS Surveys
WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0

File: 25029Sch | Drawing Name: 25029Sch_TENT-R1.dwg | Page 1 of 3



Scale 1:5000

0 50 100 200 300 400 500 Metres

Tentative Plan Showing

Proposed Subdivision

within

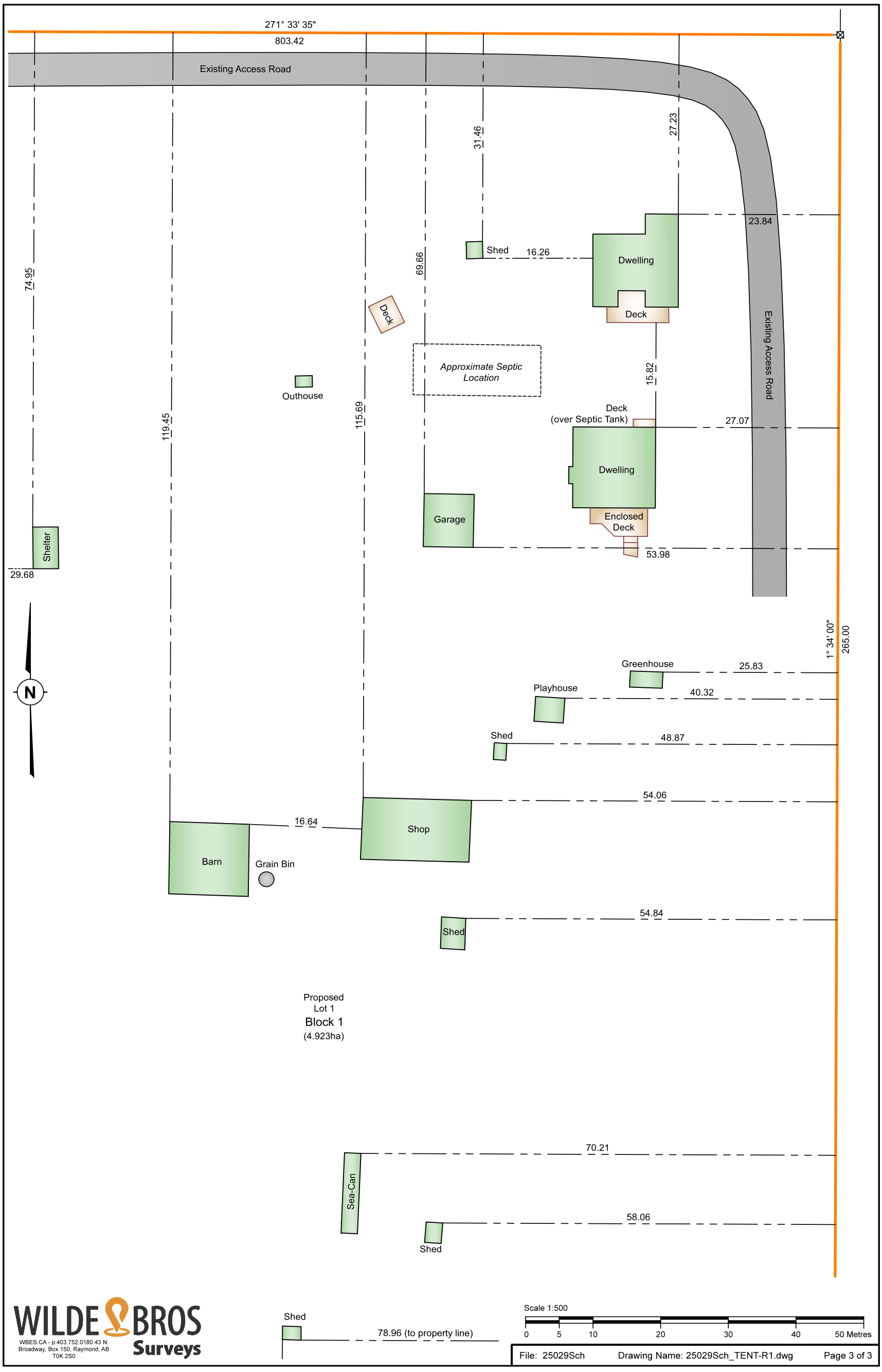
SW 1/4 Sec 36, Twp 7, Rge 21, W 4M

Lethbridge County, Alberta

WILDE BROS Surveys

WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0

File: 25029Sch Drawing Name: 25029Sch_TENT-R1.dwg Page 2 of 3


271° 33' 35"
803.42
Existing Access Road
Existing Access Road
31.46
27.23
23.84
Shed
16.26
Dwelling
Deck
69.66
74.95
Deck
Approximate Septic Location
15.82
Outhouse
119.45
115.69
Deck
(over Septic Tank)
27.07
Dwelling
Garage
Enclosed Deck
53.98
Shelter
29.68
N
1° 34' 00"
265.00
Greenhouse
25.83
Playhouse
40.32
Shed
48.87
54.06
16.64
Shop
Barn
Grain Bin
54.84
Shed
Proposed
Lot 1
Block 1
(4.923ha)
70.21
Sea-Can
58.06
Shed
Shed
78.96 (to property line)
Scale 1:500
0
5
10
20
30
40
50 Metres
WILDE BROS Surveys
WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0
File: 25029Sch
Drawing Name: 25029Sch_TENT-R1.dwg
Page 3 of 3

AGENDA ITEM REPORT

Title:	Subdivision Application #2025-0-034 – Fletcher - NW1/4 13-10-23-W4M
Meeting:	Council Meeting - 01 May 2025
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 17 Apr 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 22 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☐	☐	☒

EXECUTIVE SUMMARY:

The application is to subdivide a 3.50-acre first parcel out subdivision from a ¼-section title of 153.17-acres for country residential use. The proposal does meet the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-034 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations, the MDP, and the municipal country residential use subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Land Use Bylaw (LUB) No. 24-007 subdivision policies allow for one subdivision from an unsubdivided ¼-section on land dedicated Rural Agriculture.
- The subdivision is the first parcel from the ¼-section and the proposed 3.50-acre parcel size conforms to the land use bylaw's minimum 2.0-acre and maximum 10.0-acre parcel size criteria.
- The policies enable subdivision consideration if access, servicing and site criteria can be met, including meeting any minimum distance separation (MDS) to a CFO.

BACKGROUND INFORMATION:

Located approximately 2¼-miles northwest of Park Lake Provincial Park. The application is to subdivide an established residential yard adjacent to the road allowance.

The subdivision is located on the west perimeter and contains a residential dwelling, two sheds, and tree shelterbelt. The proposed parcel configuration is rectangular and includes a small portion of land that slightly extends southeast into the field. Including this area enables the yard to have extra land available to place improvements on, as the title has a registered natural gas utility right-of-way registered diagonally through the yard just south of the dwelling. Sewage is treated by individual on-site private septic systems situated between the dwelling and the west road allowance. Water is pumped and treated from a dugout to the northeast. An easement should be registered to protect the waterline. Access is provided from an existing approach to the west Range Road 23-1. There are no CFOs located in proximity where any MDS would be compromised, as the closest CFO is over 1.3 km away. There are no identified environmental or historical features present that require consideration. There are two abandoned gas wells located north and south adjacent ¼-section lines but none in proximity to this yard.

As the first subdivision from the ¼-section the application may be considered as overall, it conforms to the County's LUB No. 24-007 subdivision criteria. The proposed 3.50-acre parcel size conforms to the bylaw's minimum 2.0-acre and maximum 10.0-acre parcel size. The application was circulated to the required external agencies with no concerns expressed and no utility easements (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is not satisfied the subdivision is suitable.

Pros:

- There are no advantages to denying the subdivision as the County's criteria are met.

Cons:

- A refusal would likely be appealed by the applicants as the County's policies and criteria are met.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

2025-0-034 Lethbridge County Approval
Diagrams 2025-0-034

RESOLUTION

2025-0-034

Lethbridge County **Country Residential** subdivision of NW1/4 13-10-23-W4M

THAT the Country Residential subdivision of NW1/4 13-10-23-W4M (Certificate of Title No. 171 238 055), to subdivide a 3.50-acre (1.42 ha) first parcel out subdivision from a ¼-section title of 153.17-acres (61.98 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 and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required.
3. That the applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided.
4. That any easement(s) as required by utility companies, or the municipality shall be established as deemed necessary.
5. That the applicant provides a private easement agreement to protect the waterline that serves the residence from a dugout to the northeast, that will remain located on the remnant land title for the residual of the NW1/4 13-10-23-W4M, that is to be registered concurrently with the subdivision.

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 9 of the Matters Related to Subdivision and Development Regulation.
3. The subdivision is the first parcel from the ¼-section and the proposed 3.50-acre parcel size conforms to the land use bylaw's minimum 2.0-acre and maximum 10.0-acre parcel size criteria.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

(e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

(f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2025-0-034. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a lot for country residential use. There is an existing dwelling, with water services provided by a dugout and sewer services by a septic field system.

AHS-EPH has reviewed the application, and has the following comments:

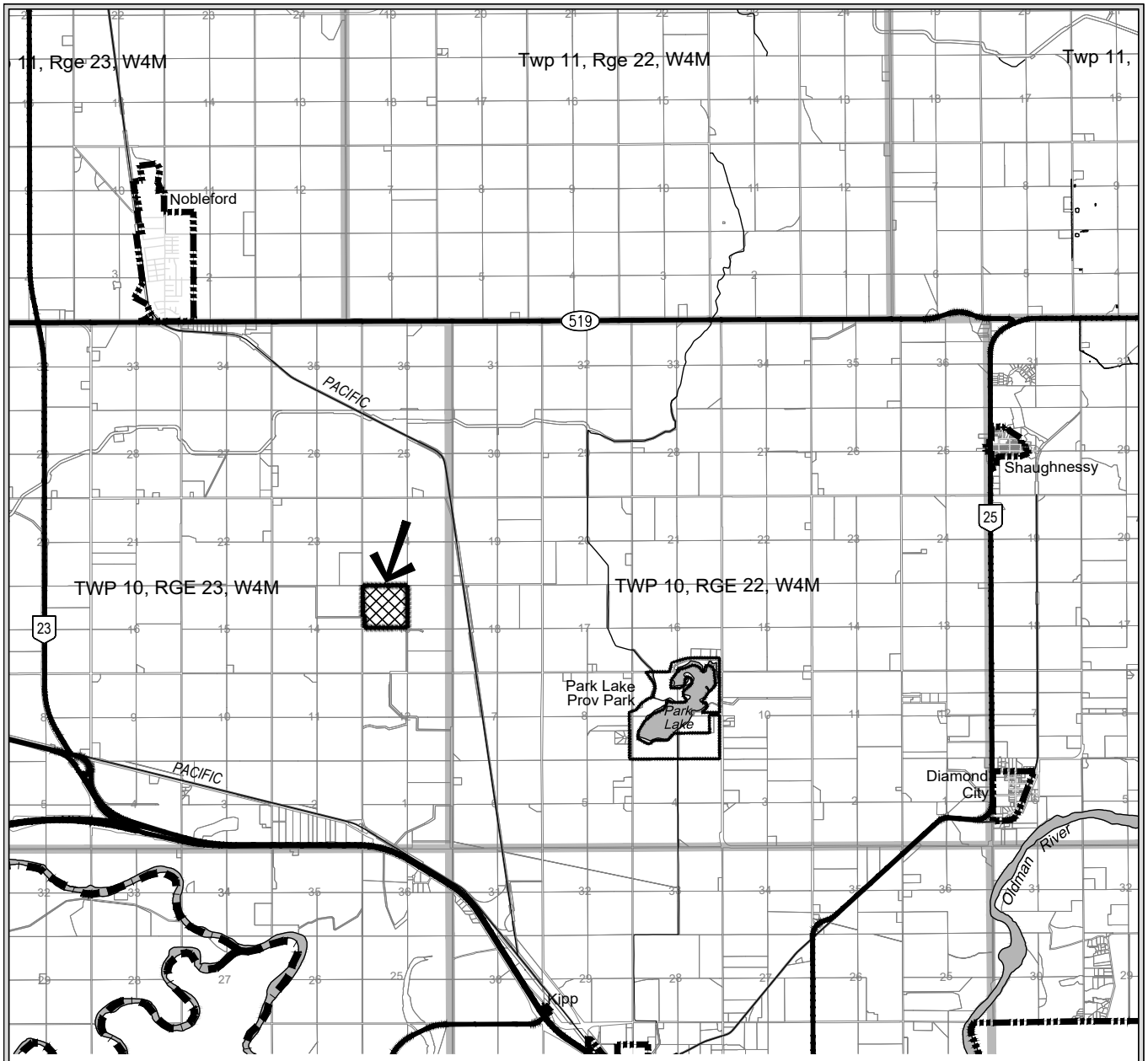
- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application noted two abandoned oil or gas wells nearby. AHS-EPH recommends that abandoned wells be appropriately addressed according to regulatory requirements.
- The application indicates a Confined Feeding Operation (CFO) in proximity to the proposed subdivision/ development. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision/ development as they are the regulatory agency for CFOs.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns."

_____ _____
MOVER REEVE

_____
DATE

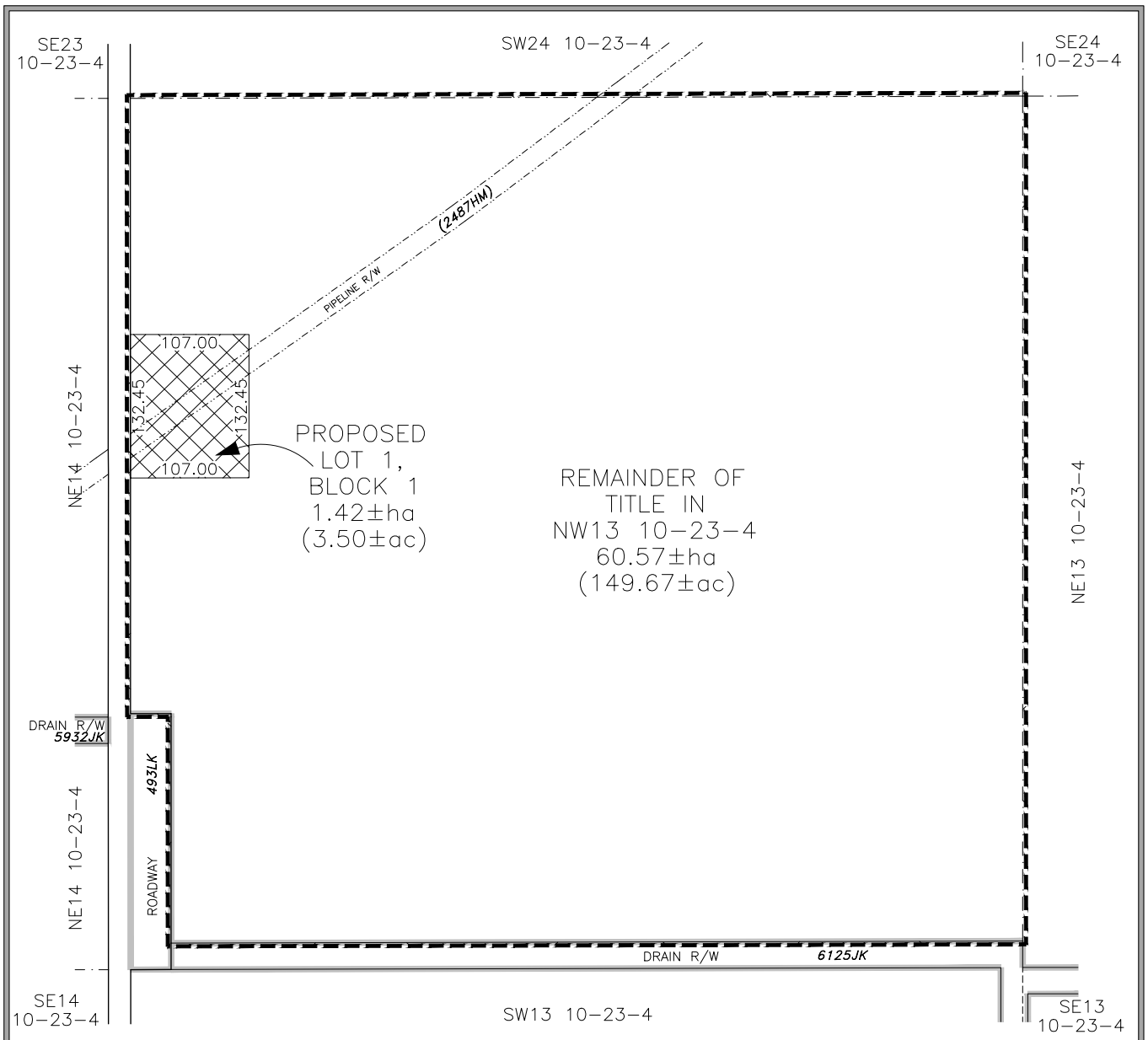


SUBDIVISION LOCATION SKETCH
NW 1/4 SEC 13, TWP 10, RGE 23, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 7, 2025
FILE No: 2025-0-034

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

March 07, 2025 N:\Subdivision\2025\2025-0-034.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16577T

NW 1/4 SEC 13, TWP 10, RGE 23, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

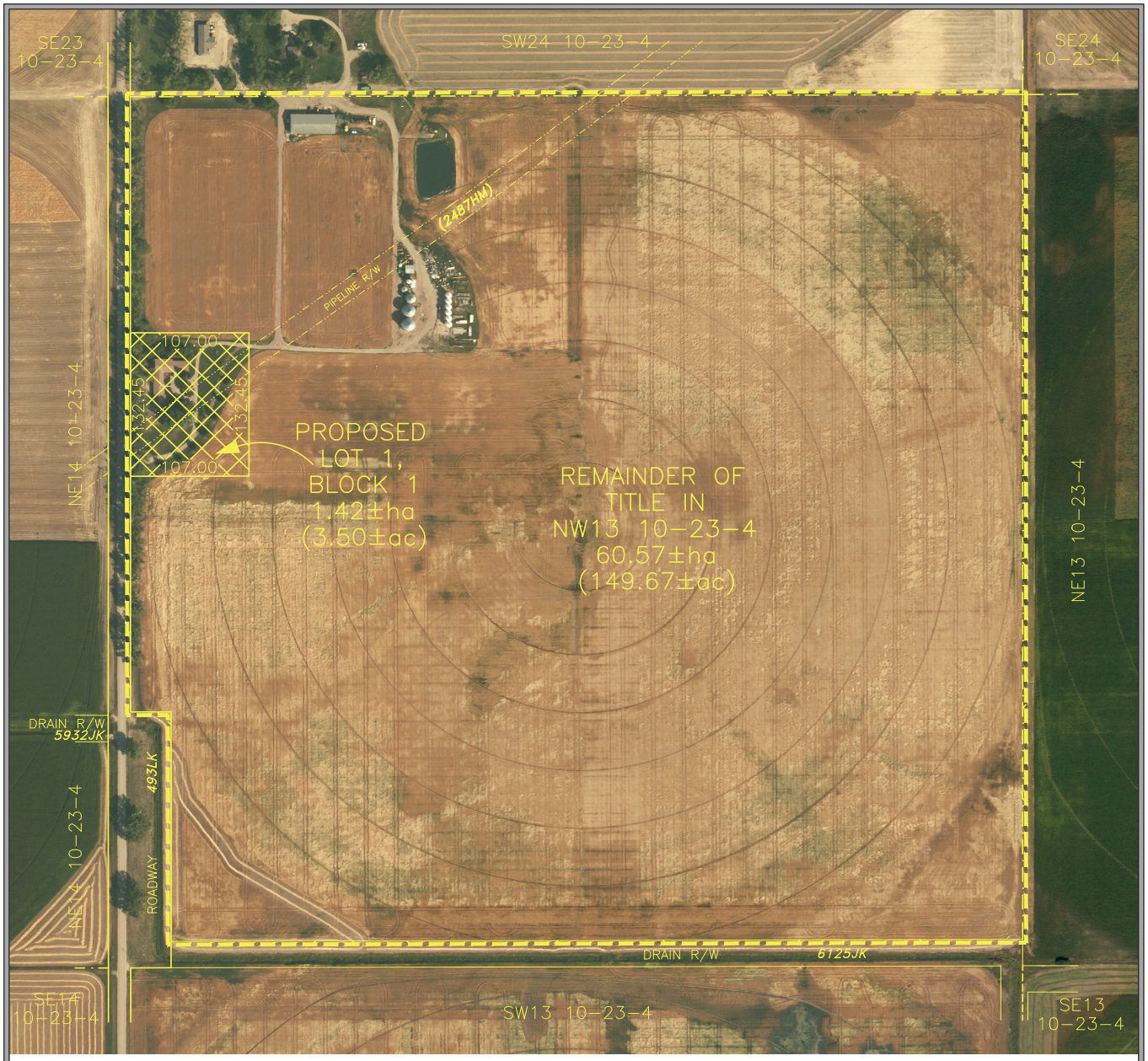
DATE: MARCH 7, 2025

FILE No: 2025-0-034

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 07, 2025 N:\Subdivision\2025\2025-0-034.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16577T

NW 1/4 SEC 13, TWP 10, RGE 23, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 7, 2025

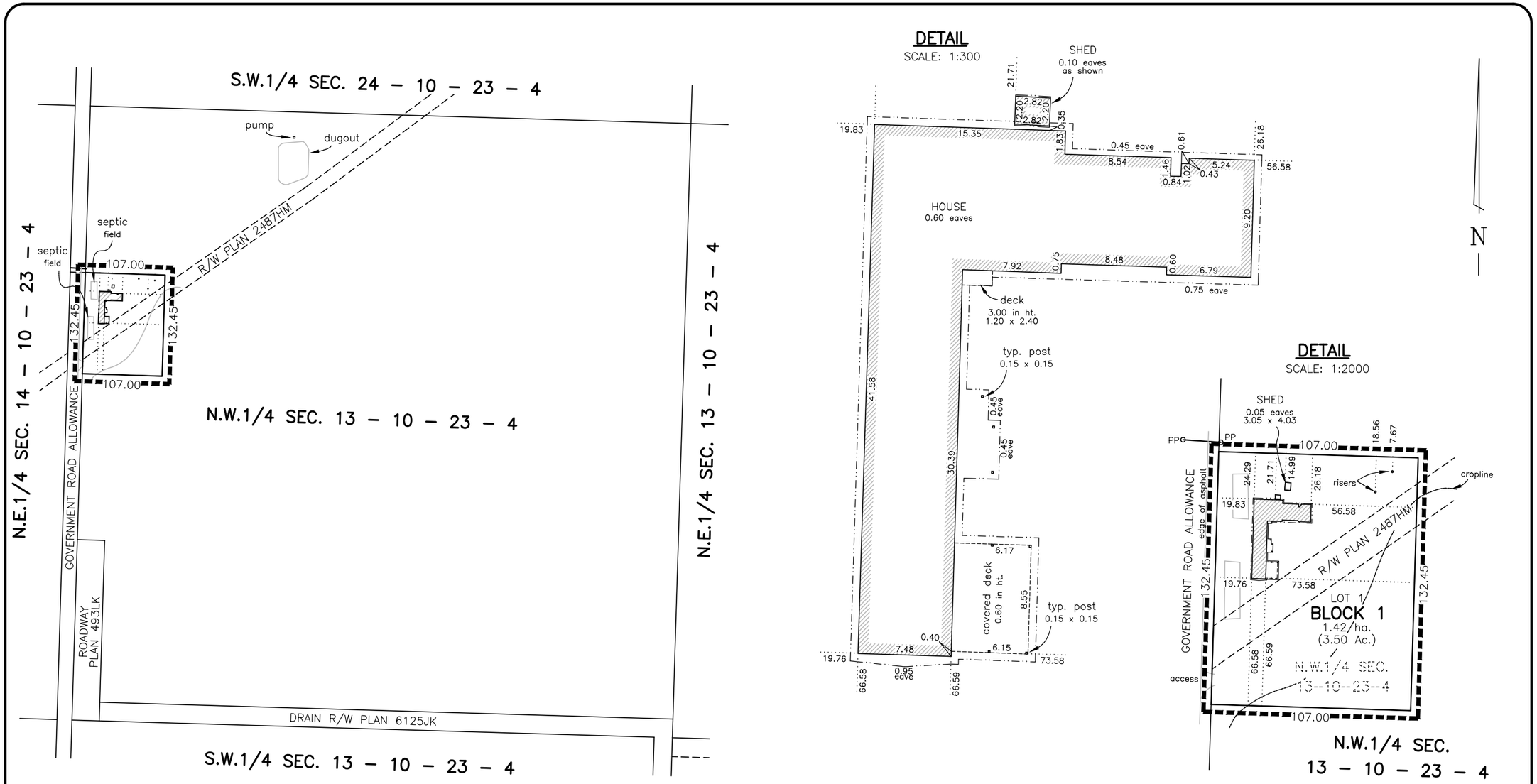
FILE No: 2025-0-034

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 07, 2025 N:\Subdivision\2025\2025-0-034.dwg

AERIAL PHOTO DATE: 2018



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
and contains approximately 3.50 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
subject to change upon final survey.

FLETCHER FARMS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 13, TWP. 10, RGE. 23, W.4 M.

Lethbridge County

brown okamura & associates ltd.
Professional Surveyors
2830 – 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN BB	DATE DEC 09/24
	CHECKED ZJP	JOB 24–16577
Z.J. Prosper, A.L.S.	SCALE 1:5000	DRAWING 24–16577T

AGENDA ITEM REPORT

Title:	Subdivision Application #2025-0-043 – Broderson - SE1/4 13-12-19-W4M
Meeting:	Council Meeting - 01 May 2025
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 17 Apr 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 21 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☐	☐	☒

EXECUTIVE SUMMARY:

The application is to subdivide a 10.00 acre first parcel out farmstead subdivision from a title of 159.00 acres for country residential use. The proposal does meet the subdivision criteria of the Land Use Bylaw if the size is deemed suitable.

RECOMMENDATION:

That S.D. Application #2025-0-043 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision is the first subdivision from the ¼-section and meets the provincial Subdivision and Development Regulations, and the municipal subdivision policies as stated in the Land Use Bylaw (with a determination of the suitability for the yard size).

PREVIOUS COUNCIL DIRECTION / POLICY:

- Land Use Bylaw No. 24-007 contains the isolated single-parcel subdivision policies that allow a first parcel-out subdivision.
- LUB 24-007, Schedule 8, Subdivision Policy 5(1) outlines flexible parcel sizes (it stipulates a minimum 2.0-acre to maximum 10.0-acre size) in order to conserve agricultural land and based on the existing improvements. The Subdivision Authority has approved similar proposals, but must apply its discretion to determine the suitability of the proposal in relation to size, improvements and inclusion of pastureland.
- The land is subject to the IDP with the MD of Taber. As it is the first subdivision from the ¼-section the application is determined to conform to the IDP policies.

BACKGROUND INFORMATION:

Located approximately 3-miles northeast of the Hamlet of Turin on the boundary with the MD of Taber, 1½ -miles east of Highway 25, and adjacent to Highway 521.

The application is to subdivide a farmstead located at the south perimeter of the ¼-section adjacent to Highway 521. The yard contains a dwelling, barn, shop buildings, and several out buildings. The subdivision is proposed to include a 3.00 acre pasture area on the east side of the fenced yard area. This is the land area the Subdivision Authority will need to review for inclusion. Water is provided from the water co-op to a private cistern, and sewage treatment is an individual on-site private septic system. The septic field is situated to the northwest of the dwelling and will remain within the confines of the yard title once subdivided. Access is provided from an existing approach in place to the south highway.

There are no CFOs located in the vicinity. There are several pipeline right-of-ways throughout the ¼-section but no abandoned gas wells in proximity. The land is within a mile of the Little Bow River and identified for potential historical resources. The province exempted the applicant from obtaining Historical Resources Act approval.

Overall, the proposal is the first parcel out from the ¼-section and meets the eligibility criteria of Land Use Bylaw No. 24-007. The proposed 10.00-acre parcel size conforms to the land use bylaw if a determination of the suitability of including the 3.00-acres of undeveloped land on the east side is deemed to have merit. The application was circulated to the required external agencies and no easements or concerns were expressed regarding the application (at time of agenda preparation). The MD of Taber did not respond. Alberta Transportation requires the provision of a 30 metre wide service road right-of-way perpendicular to and across the highway frontage of the parcel to be created by a caveat agreement on title.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to reduce the parcel size to 7.0 acres and exclude the 3.0 acre east area with no improvements.

Pros:

- This would conserve agricultural land and base the yard title on the existing improvements.

Cons:

- This would impact the applicant's future growth plans for the yard and the decision would likely be appealed to LPRT.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

ATTACHMENTS:

2025-0-043 Lethbridge County Approval
Diagrams 2025-0-043

RESOLUTION

2025-0-043

Lethbridge County **Country Residential** subdivision of SE1/4 13-12-19-W4M

THAT the Country Residential subdivision of SE1/4 13-12-19-W4M (Certificate of Title No. 171 096 184), to subdivide a 10.00-acre (4.05 ha) first parcel out subdivision from a ¼-section title of 159.00-acres (64.3 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 and comply with 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 final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided.
4. That any conditions as required by Alberta Transportation shall be provided prior to finalization, including the provision of a 30 metre wide service road right-of-way perpendicular to and across the highway frontage of the parcel to be created by a caveat agreement.
5. That any easement(s) as required by utility companies, or the municipality shall be established if deemed necessary.

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 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied the subdivision complies to the land use bylaw and the proposed 10.00-acre parcel size conforms to the minimum 2.00-acre and maximum 10.00-acre size criteria.
4. The application is determined to conform to the applicable IDP policies as it is the first subdivision from the ¼-section on land designated as Rual Agriculture, and the MD of Taber has not provided any objections or concerns.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Historical Resources – Barry Newton, Land Use Planner:

"We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required."

(e) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 521

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. To satisfy Section 19 of the Subdivision and Development Regulation (and in lieu of pre-subdivision planning outlined in Section 18(d) and 18(e) of the Regulation), dedication of a 30 metre service road right of way by caveat is required along the highway frontage as shown on the attached plan, and shall be added as a condition of subdivision approval. Details on preparing and registering the service road agreement and caveat can be found on Transportation and Economic Corridors' website, at https://www.alberta.ca/service-roadagreement-and-caveat.aspx
3. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
4. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
5. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information” (See Attachment)

_____ _____

MOVER REEVE

_____

DATE

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16699T

SE 1/4 SEC 13, TWP 12, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 25, 2025

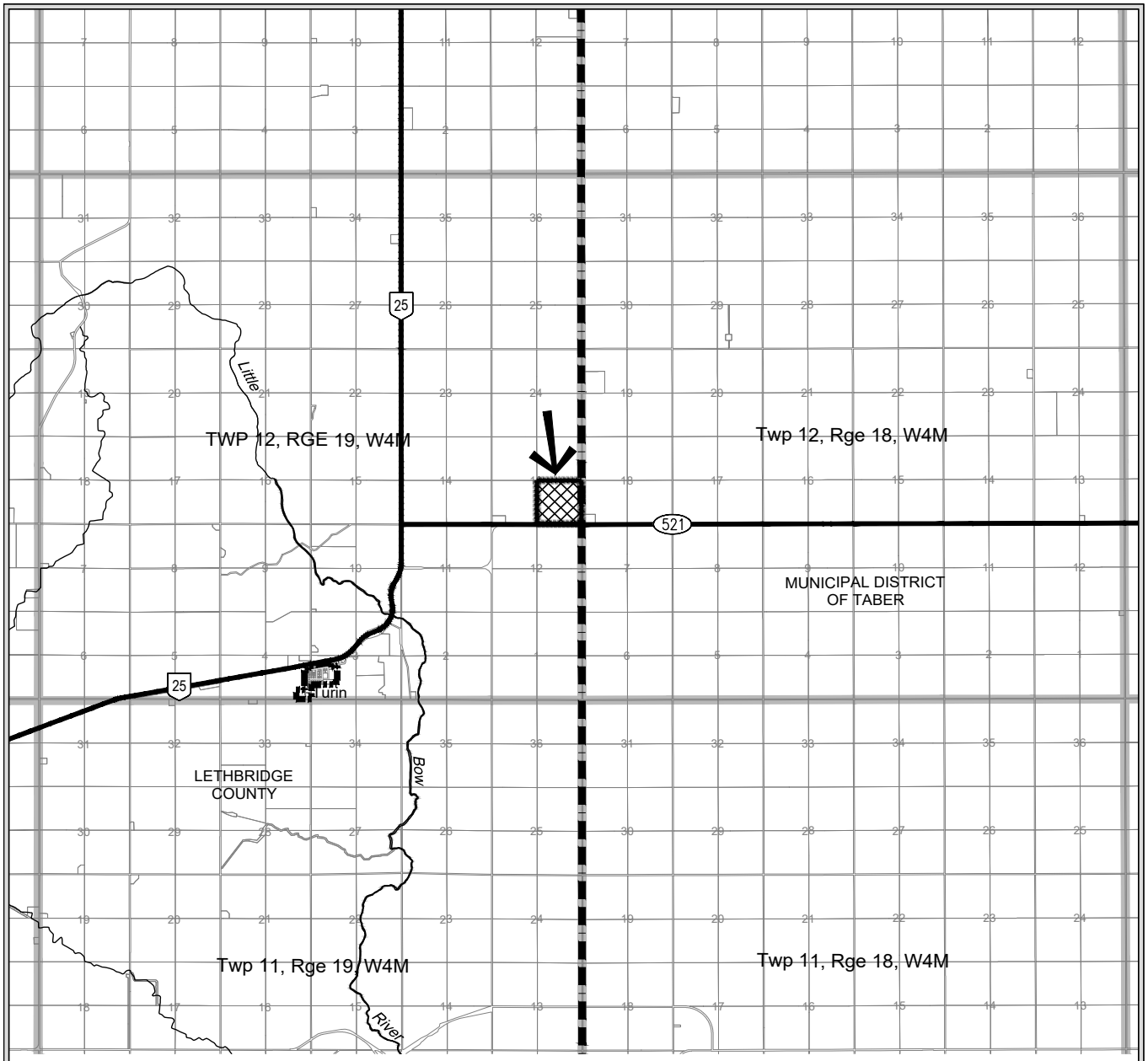
FILE No: 2025-0-043

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 25, 2025 N:\Subdivision\2025\2025-0-043.dwg

AERIAL PHOTO DATE: 2018

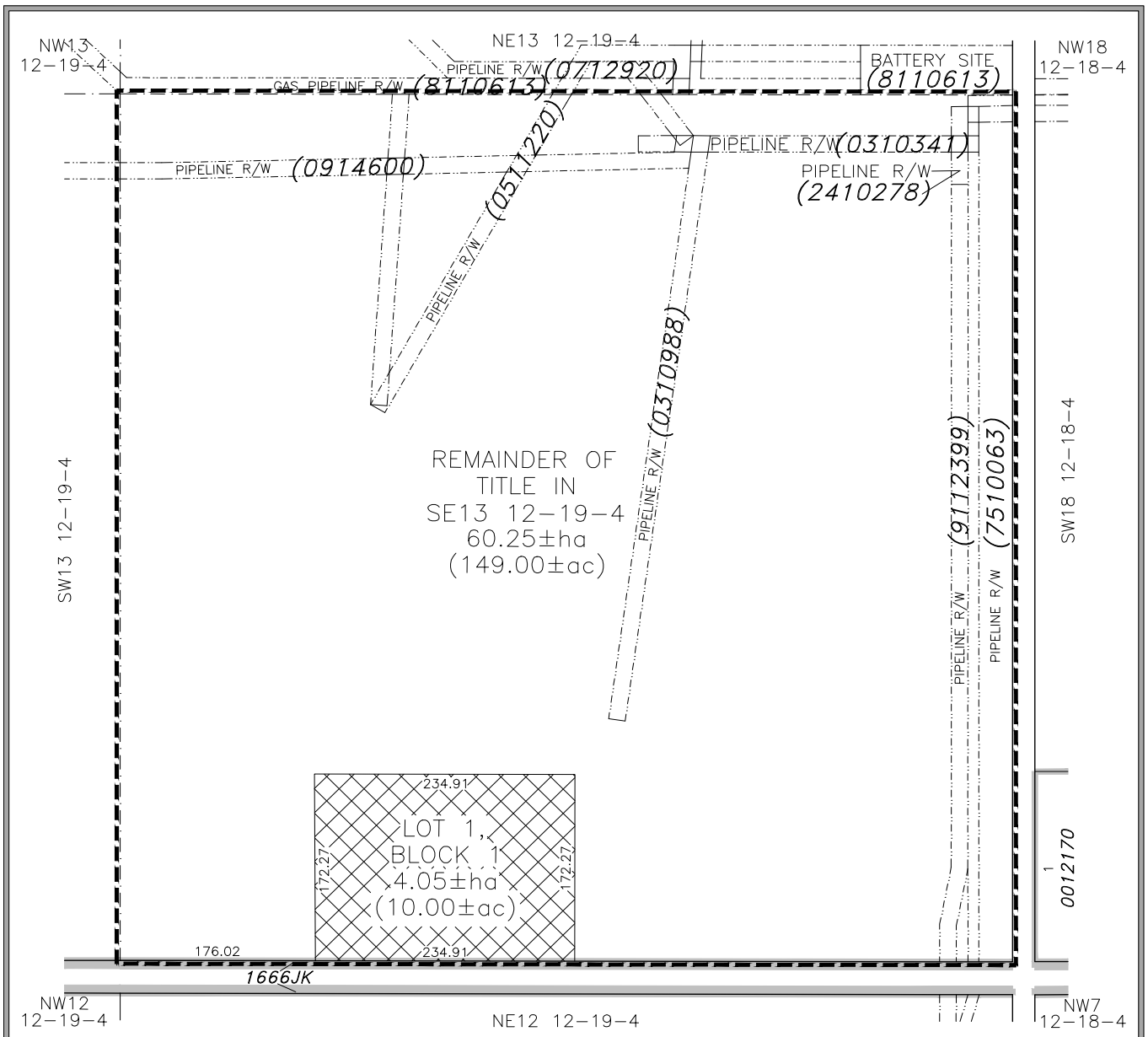


SUBDIVISION LOCATION SKETCH
SE 1/4 SEC 13, TWP 12, RGE 19, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 25, 2025
FILE No: 2025-0-043

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

March 25, 2025 N:\Subdivision\2025\2025-0-043.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16699T

SE 1/4 SEC 13, TWP 12, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 25, 2025

FILE No: 2025-0-043

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 25, 2025 N:\Subdivision\2025\2025-0-043.dwg

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16699T

SE 1/4 SEC 13, TWP 12, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 25, 2025

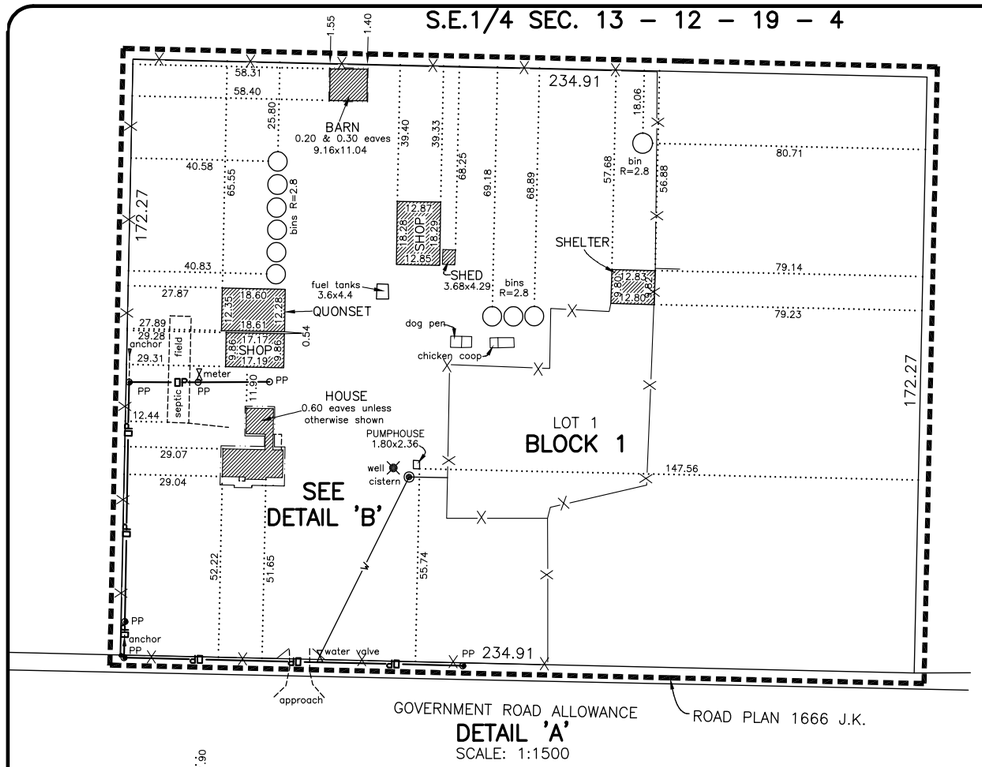
FILE No: 2025-0-043

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 25, 2025 N:\Subdivision\2025\2025-0-043.dwg

AERIAL PHOTO DATE: 2018



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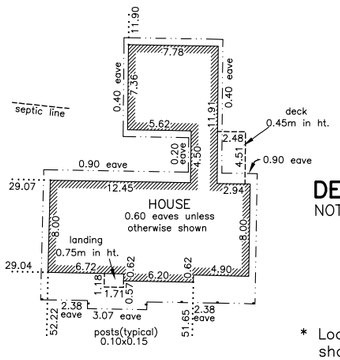
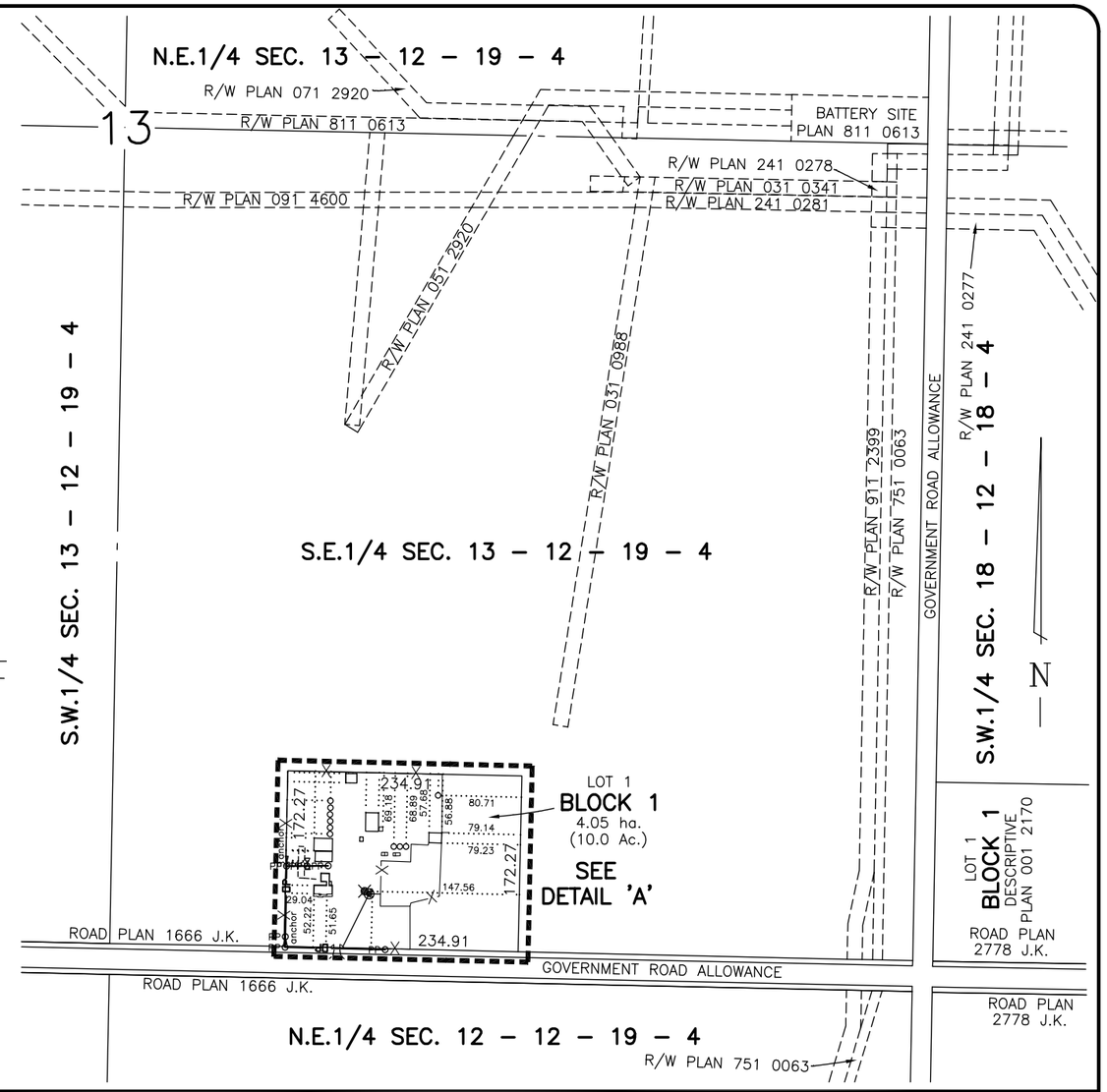


DETAIL 'B'
NOT TO SCALE

* Location of septic field is approximate and shown according to direction of owner.



NO.	REVISION	DATE	BY

Improvements shown were surveyed on March 10th, 2025

NOTE : Portion to be approved is outlined thus
and contains approximately 4.05 ha.
Distances are in metres and decimal parts thereof.
Overhead line is shown thus —— OP —— OP ——
PP stands for utility pole.
Fence lines are shown thus ——X——X——
Distances and areas are approximate and are subject to change upon final survey.

STEVEN BRODERSON

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 13; TWP. 12; RGE. 19; W.4 M.

LETHBRIDGE COUNTY

brown okamura & associates ltd.
Professional Surveyors
2830 – 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE MARCH 17/25
	CHECKED DJA	JOB 25–16699
D. J. Amantea, A.L.S.	SCALE 1:5000	DRAWING 25–16699T

AGENDA ITEM REPORT

Title:	Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary -- Public Hearing
Meeting:	Council Meeting - 01 May 2025
Department:	Development & Infrastructure
Report Author:	Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 21 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☒	☒	☐

EXECUTIVE SUMMARY:

An application has been made to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

RECOMMENDATION:

That Bylaw 25-007 be read a second time.
That Bylaw 25-007 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed rezoning to Hamlet Industrial will enable an existing business to expand.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use
- Bylaw 25-007 received first reading on April 3, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - No concerns
- ATCO- no concerns
- Telus - no concerns
- Fortis - no concerns
- LNID - no concerns
- ORRSC - general comments submitted

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The rezoning is compatible with the adjacent land uses, being hamlet industrial, agricultural, and 2 acreages.

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The Industrial-Commercial Land Use Strategy (Policy 5.3.1) and Municipal Development Plan (Policy 10.21) provides criteria for the approval of an commercial/industrial use including:
    - Be located on fragmented or poor agricultural lands
    - BE adjacent to a road network that can accommodate the development's traffic volume;
    - Have access to services and utilities
    - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
    - Address drainage and storm-water runoff
- The lands are adjacent to existing Hamlet Industrial lands and allow for the growth of the industrial area of Shaughnessy.
- The lands in this area are considered poor quality as they are outside of the existing pivot.
- The proposed development is adjacent to Highway 25 and would have good access to the highway network.
- Regarding services, the lands are located adjacent to the Hamlet, future development would have access to municipal water and wastewater systems.
- The use may have off-site impacts to the adjacent residential properties, The off-site impacts could be increased traffic and potential noise related to the businesses that could locate on the property. Any impacts may be addressed at the time of the development permit as required.
- At the time of development grading and drainage will be addressed through the development permit.

The notice of the public hearing was advertised in the April 8 and 15 editions of the Sunny South News and on the County's website and social media accounts. Notices were also sent to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 25-007
Pros - none identified
Cons - refusal would limit the growth of industrial development in Shaughnessy

FINANCIAL IMPACT:

If the bylaw was approved, any future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☐ Consult ☒ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

Bylaw 25-007 - Application
Bylaw 25-007 - Signed First Reading

ATEC Comments - Feb 26 2025
LNID Comments
ATCO Gas Comments
ATCO Pipelines Comments
FORTIS Comments
ORRSC Comments

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: February 10, 2025	Assigned Bylaw	No. 25-007
Date Deemed Complete: February 12, 2025	Application & Processing Fee:	$ 1500.00
☒ Redesignation ☐ Text Amendment	Certificate of Title Submitted:	☐ Yes ☒ No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: VANDENBERG CATTLE CO. LTD.

Mailing Address: 233 COACHWOOD POINT WEST LETHBRIDGE

Phone: 403 380 0300

Phone (alternate):

Email: VANDENBERGCATTLE@GMAIL.COM

Postal Code: T1K 6A3

Is the applicant the owner of the property? ☑ Yes ☐ No

IF "NO" please complete box below

Name of Owner: JOHN VANDENBERG

Phone: 403 380 0300

Mailing Address:

Postal Code:

Applicant's interest in the property:
- ☐ Agent
- ☐ Contractor
- ☐ Tenant
- ☐ Other

PROPERTY INFORMATION

Municipal Address:

Legal Description: Lot(s) 9 Block 1 Plan 191 0749

OR Quarter NE Section 23 Township 10 Range 22

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? ☐ Text Amendment ☒ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Urban Fringe

Proposed Land Use Designation (zoning) (if applicable): Hamlet Industrial

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** See survey plan Attached and **lot area/parcel acreage** _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

☑ **Site or Plot Plan Attached** ☐ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby* ***certify that the registered owner of the land is aware of, and in agreement with this application.***

JOHN VANDENBERG
APPLICANT

VANDENBERG CATTLE CO. LTD.
REGISTERED OWNER (if not the same as applicant)

February 10, 2025
DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

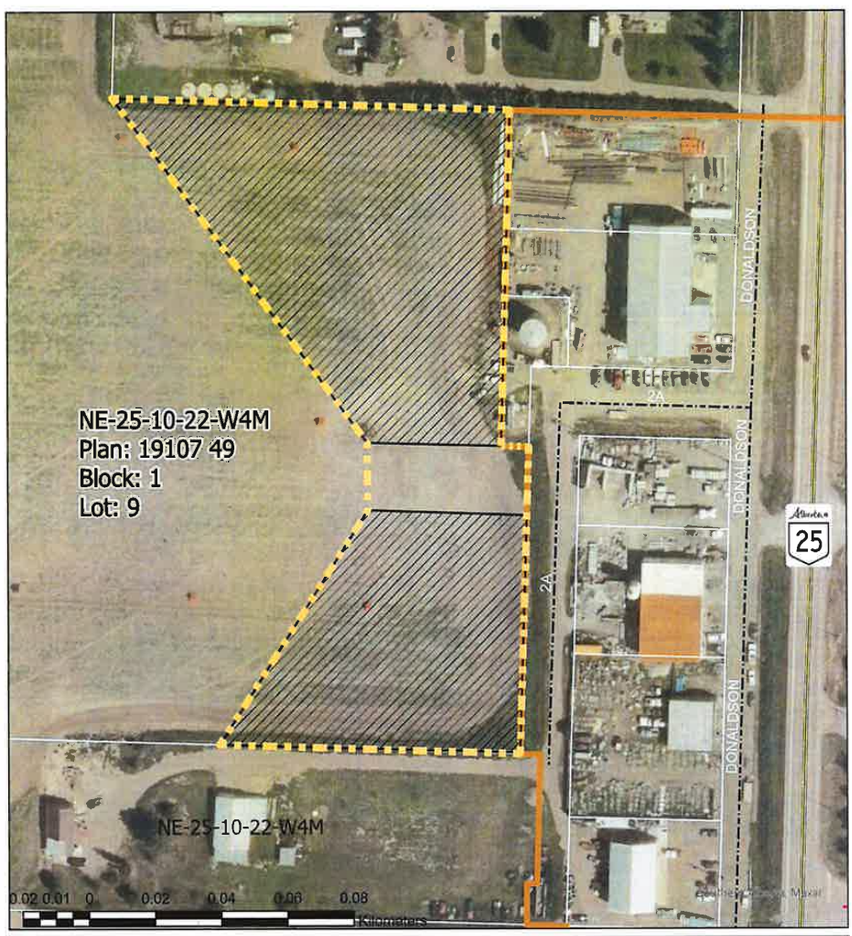
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BY-LAW NO. 25-007

Bylaw 25-007 of Lethbridge County being a By-law for the purpose of amending Land Use By-law 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-007 is to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-10-22-W4 from Urban Fringe to Hamlet Industrial and extend the boundary of the Hamlet of Shaughnessy (as shown on the attached sketch);



Bylaw 25-007: Urban Fringe (UF) to Hamlet Industrial (HI)

Plan 19107 49; Block 1; Lot 9 (NE-25-10-22-W4M) Approx 3.18 Acres (Combined)
Located in Lethbridge County, AB

N

Bylaw 25-007 - Urban Fringe (UF) to Hamlet Industrial (HI)
Hamlet of Shaghnessy Boundary Extension
Current Hamlet Boundary

LETHBRIDGE COUNTY

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of April, 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20___.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 25-007	**Highway(s):**	25
Legal Land Location:	QS-NE SEC-25 TWP-010 RGE-22 MER-4	**Municipality:**	Lethbridge County
Decision By:	Leah Olsen	**Issuing Office:**	Southern Region / Lethbridge
Issued Date:	February 26, 2025	**AT Reference #:**	RPATH0048848
Description of Development:	An application has been submitted to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 23-10-22-W4 from Urban Fringe to Hamlet Industrial. The intent of the rezoning is to allow the future subdivision and development of the area for industrial purposes. If approved the hamlet boundary for Shaughnessy will also be amended to include the subject lands.		

This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 25

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 are met, therefore no variance is required.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable

2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information

Issued by **Leah Olsen, Development and Planning Tech,** on **February 26, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: February 10, 2025	Assigned Bylaw	No. 25-007
Date Deemed Complete: February 12, 2025	Application & Processing Fee:	$ 1500.00
☒ Redesignation ☐ Text Amendment	Certificate of Title Submitted:	☐ Yes ☒ No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: VANDENBERG CATTLE CO. LTD.

Mailing Address: 233 COACHWOOD POINT WEST LETHBRIDGE

Phone: 403 380 0300

Phone (alternate):

Email: VANDENBERGCATTLE@GMAIL.COM

Postal Code: T1K 6A3

Is the applicant the owner of the property? ☒ Yes ☐ No

IF "NO" please complete box below

Name of Owner: JOHN VANDENBERG

Phone: 403 380 0300

Mailing Address:

Postal Code:

Applicant's interest in the property:
- ☐ Agent
- ☐ Contractor
- ☐ Tenant
- ☐ Other

PROPERTY INFORMATION

Municipal Address:

Legal Description: Lot(s) 9 Block 1 Plan 191 0749

OR Quarter NE Section 23 Township 10 Range 22

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

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Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
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The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby* ***certify that the registered owner of the land is aware of, and in agreement with this application.***

JOHN VANDENBERG
APPLICANT

VANDENBERG CATTLE CO. LTD.
REGISTERED OWNER (if not the same as applicant)

February 10, 2025
DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

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4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

Bylaw 25-007: Urban Fringe (UF) to Hamlet Industrial (HI)

Plan 1910749; Block 1; Lot 9 (NE-23-10-22-W4M) Approx 3.18 Acres (Combined)
Located in Lethbridge County, AB

N

Bylaw 25-007 - Urban Fringe (UF) to Hamlet Industrial (HI)

LETHBRIDGE COUNTY

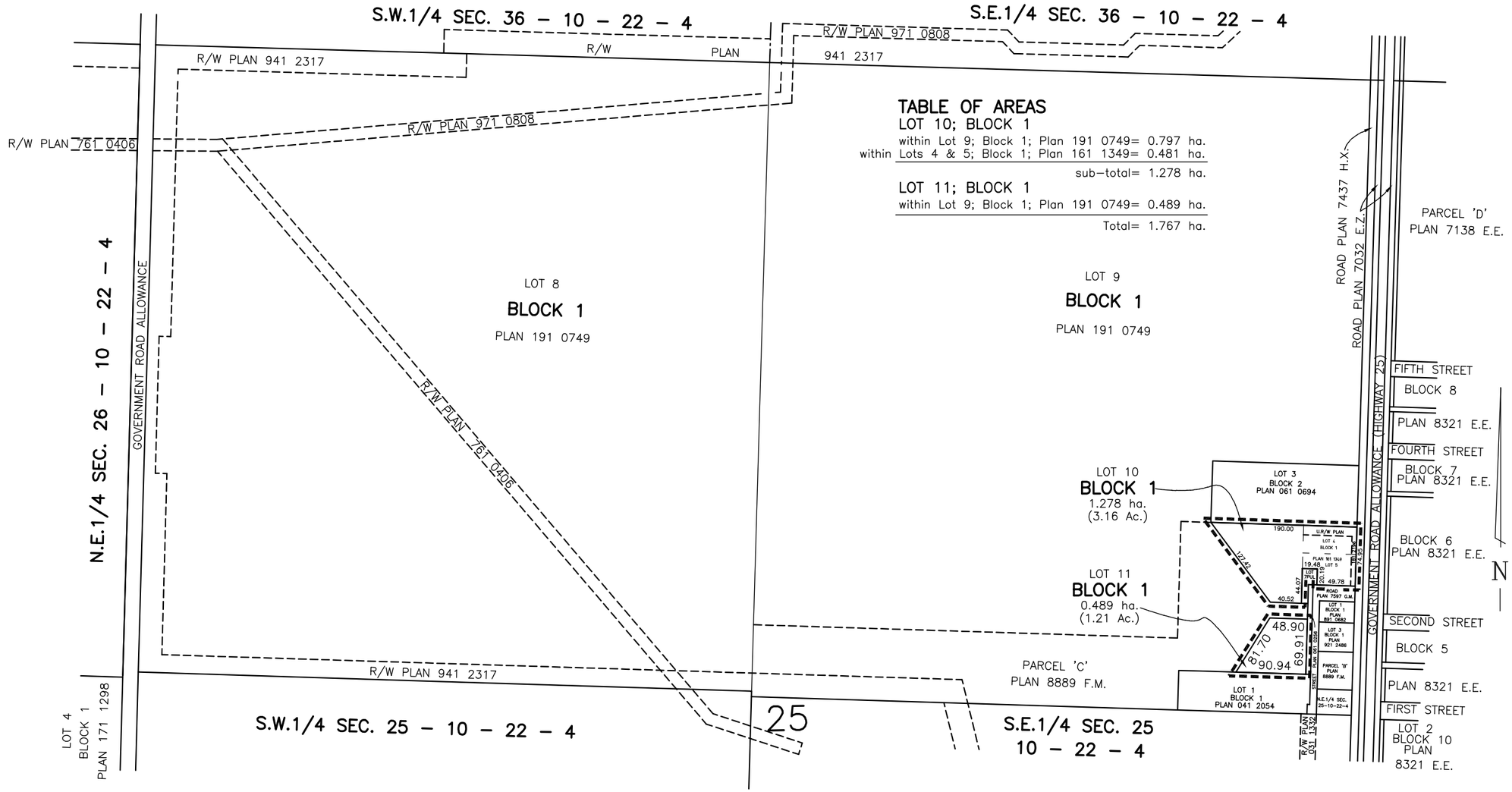

TABLE OF AREAS

LOT 10; BLOCK 1

within Lot 9; Block 1; Plan 191 0749	= 0.797 ha.
within Lots 4 & 5; Block 1; Plan 161 1349	= 0.481 ha.
sub–total	= 1.278 ha.

LOT 11; BLOCK 1

within Lot 9; Block 1; Plan 191 0749	= 0.489 ha.
Total	= 1.767 ha.

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ▬▬▬▬▬▬▬▬
and contains approximately 1.767 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are subject to change upon final survey.

VANDENBERG CATTLE CO. LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
LOT 9; BLOCK 1; PLAN 191 0749 AND
LOTS 4 & 5; BLOCK 1; PLAN 161 1349
all within
N.E.1/4 SEC. 25; TWP. 10; RGE. 22; W.4 M.
LETHBRIDGE COUNTY

brown okamura & associates ltd.
Professional Surveyors
2830 – 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE JAN. 15/25
	CHECKED TCP	JOB 24–16632
T. C. Penner, A.L.S.	SCALE 1:5000	DRAWING 24–16632T

From: lnid@telus.net
To: Hilary Janzen
Cc: vandenbergcattle@gmail.com; Janet Beck; Gary Burke
Subject: RE: Lethbridge County Referral - Bylaw 25-007
Date: Thursday, March 13, 2025 4:02:35 PM
Attachments: image002.png

Good afternoon,

On behalf of Janet Beck, Administration and Land Manager, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to Application No. 25-007.

Thank you for the opportunity to comment.

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: lnid@telus.net

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: February 13, 2025 4:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>
Subject: Lethbridge County Referral - Bylaw 25-007

Please review the attached referral. Comments are due March 13, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From:	Lahnert, Jessica
To:	Hilary Janzen
Subject:	RE: Lethbridge County Referral - Bylaw 25-007
Date:	Friday, February 21, 2025 9:06:40 AM
Attachments:	image001.png

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks!

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

P. 403-245-7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Thursday, February 13, 2025 4:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>
Subject: Lethbridge County Referral - Bylaw 25-007

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral. Comments are due March 13, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Circulations, HP
To: Hilary Janzen
Subject: RESPONSE 25-0633 RE: Lethbridge County Referral - Bylaw 25-007
Date: Friday, February 14, 2025 1:57:06 PM
Attachments: image001.png

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Thursday, February 13, 2025 4:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>
Subject: Lethbridge County Referral - Bylaw 25-007

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral. Comments are due March 13, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of

US.

From: Diana Pounall on behalf of Land Service
To: Hilary Janzen
Subject: Lethbridge County Referral - Bylaw 25-007
Date: Tuesday, February 25, 2025 7:24:20 AM
Attachments: image001.png
image002.png
External Circulation - Bylaw 25-007.docx
2025_07_UF_to_HI Rezoning Map.pdf
Bylaw 25-007 - Application.pdf

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department
FortisAlberta | | **15 Kingsview Rd. SE Airdrie, AB T4A 0A8** | p: 587-775-6264

We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Thursday, February 13, 2025 4:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Land Service <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>
Subject: [CAUTION] Lethbridge County Referral - Bylaw 25-007

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Please review the attached referral. Comments are due March 13, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner **Date:** 2025-04-04

Re: **Amending Bylaw No. 25-007** – **Redesignation from UF to HI -** Lot 9, Block 1, Plan 191 0749 and Lots 4 & 5, Block 1, Plan 1611349 within NE1/4 25-10-22-W4M

COMMENTS:

The following comments may be considered by the County and Council in making a decision on the redesignation proposal:

- The redesignation is required to facilitate the future subdivision and development of two parcels of land for hamlet industrial purposes. The land is presently outside the hamlet boundary for Shaughnessy. The other component of the bylaw amendment is to realign the Hamlet of Shaughnessy boundary to the west side of these new lots to enable them to be designated to the Hamlet Industrial land use district. This is deemed advantageous to consider, as it will:
  - enable the industrial business on the west side of Highway 25 to expand their parcel by adding land from the adjacent west agricultural title. The business is currently fully utilizing the property for their operations and vehicles often spill over onto the adjacent south municipal right-of-way; and
  - allow a subdivision of a second separate 1.21-acre title for hamlet industrial use to support local economic growth.
- Both the area of land being redesignated for the two future lots and the realigned hamlet boundary are angled on the west side to account for the irrigation pivot on the agricultural land. In the future, if further hamlet industrial growth were to occur to the west, planning considerations may allow for the west boundary (and property lines) to be straightened as part of a more comprehensive design plan.
- The land is contiguous to existing Hamlet Industrial land use on the west side of Highway 25 and may be considered compatible to the adjacent land uses.
- A land review identities there are no provincial wetlands, drainage concerns, environmentally sensitive features, abandoned gas well sites, or potential historical resources for the subject area that may impede future development. It is noted the entire subsurface area below the Hamlet of Shaughnessy is identified as potentially containing former coal mining activity but this is generally not an issue that will affect surface land development in this area.
- The bylaw amendment conforms to the Municipal Development Plan policies for hamlets which states the intent is “to encourage and support the residential and economic viability of

Oldman River Regional Services Commission
Ph: 329-1344 Email: admin@orrsc.com

the hamlets within Lethbridge County and direct growth to these urban centres as part of the overall municipal growth strategy."

- The proposal is deemed to align with the Hamlet of Shaughnessy Growth Study, and although not a statutory plan, the strategy is contingent upon planning for outward growth as there are limited existing areas available to suitably locate additional industrial land within the hamlet. The study mentions that expansion of the hamlet boundary to the west of Highway 25 may be considered if it is necessary for additional light industrial or commercial growth.
- The redesignation will enable the future subdivision and development on lots 3.16 and 1.21-acres in size, which meets the criteria of the County's LUB No. 24-007 Hamlet Industrial (HI) minimum lot size.

Overall, dependent on what public comments or concerns may come forward and be presented at a public hearing, Council at its prerogative, may approve the application to redesignate the parcel to HI and realign the Hamlet of Shaughnessy boundary.

AGENDA ITEM REPORT

Title:	Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area Structure Plan - Public Hearing
Meeting:	Council Meeting - 01 May 2025
Department:	Development & Infrastructure
Report Author:	Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 22 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☒	☒	☐	☐

EXECUTIVE SUMMARY:

An application has been made to repeal Bylaw 1481 being the Meadowscape Area Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development. The landowner of Plan 2210953 Block 2 Lot 1 wishes to retain the Grouped Country Residential zoning and allow for the subdivision on the parcel into 3 lots versus the 6 originally proposed parcels. The applicant has submitted a Conceptual Design Scheme to support the proposed the revised subdivision plan.

RECOMMENDATION:

That Bylaw 25-008 be read a second time.
That Bylaw 25-008 be read a third time.
That County Council approve the submitted Conceptual Design Scheme by resolution, which will inform any future subdivision of Plan 2210953 Block 2 Lot 1.

REASON(S) FOR RECOMMENDATION(S):

The repealing of Bylaw 1481 will not impact the County or the adjacent landowners.

PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council approved Bylaw 1481 (Meadowscape Area Structure Plan) on September 21, 2017
- Bylaw 25-008 received first reading on April 3, 2025.

BACKGROUND INFORMATION:

An application has been made to repeal Bylaw 1481, being the Meadowscape Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development.

The landowner of Plan 2210953 Block 2 Lot 1 wishes to retain the Grouped Country Residential zoning and allow for the subdivision on the parcel into 3 lots versus the 6 originally proposed parcels. The applicant has submitted a Conceptual Design Scheme to support the proposed the revised subdivision plan.

The application was circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - no concerns
- ATCO- no concerns
- City of Lethbridge - no concerns
- Telus - no concerns
- Fortis - no concerns
- LNID - no concerns
- Town of Coalhurst - no comments received

Lethbridge County Administration reviewed the proposed bylaws and has the following comments:

- As the landowners no longer wish to subdivide and develop the parcel as described in the Meadowscape Area Structure Plan (Bylaw 1481) and desire to develop the lands that are less intense as such it is reasonable to repeal the Coulee View Area Structure Plan.
- There will be less impact to the adjacent landowners than what was originally proposed in the Meadowscape ASP.
- The proposed Conceptual Design Scheme provides the details for the future subdivision of Plan 2210953 Block 2 Lot 1.
- There will be reduced traffic concerns on Township Road 9-2 and Range Road 22-3.

The notice of the public hearing was advertised in the April 8 and 15 editions of the Sunny South News and on the County's website and social media accounts. Notices were also sent to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of the Bylaw 25-008
Pros - none identified
Cons - it would restrict the landowners ability to develop the properties as desired.

FINANCIAL IMPACT:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

Bylaw 25-008 - Signed First Reading
Letter Request to Rescind Bylaw 1481 -Meadowscape ASP
Plan 2210953 Block 2 Lot 1 - Subdivision Concept Plan
Bylaw 1481 - Meadscape ASP
LUB Amendment READING BYLAW 25-008
Telus Comments

Atco Gas Comments
ATCO piplines comments
City of Lethbridge Comments
FORTIS Comments
LNID Comments

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BY-LAW NO. 25-008

A BY-LAW OF LETHBRIDGE COUNTY BEING A BY-LAW PURSUANT TO SECTION 191(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA 2000, CHAPTER M.26

WHEREAS the existing landowners of Plan 2210953 Block 1 Lots 1 and 2, wish to repeal Bylaw 1481 being the Meadowscape Area Structure Plan;

AND WHEREAS the purpose of Bylaw 25-008 is to repeal Bylaw 1481 being the Meadowscape Area Structure Plan as the landowners no longer wishes to subdivide the lands as proposed in the Area Structure Plan.

AND WHEREAS the municipality must prepare a bylaw to repeal the previously adopted bylaws in accordance with Section 191(2) and provide for its consideration at a public hearing;

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw 1481 being the Meadowscape Area Structure Plan is hereby repealed.
2. This bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April, 2025.

_____

Reeve

_____

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20___.

_____

Reeve

_____

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

_____

Reeve

_____

Chief Administrative Officer

Caliber Landscaping Ltd.
Box 380
Coalhurst AB
T0L0V0

County of Lethbridge
Attention: Hilary Janzen

Date: Feb 25, 2025

RE: Meadowscape ASP

As the Lethbridge North County Potable Water Co-op is unable to deliver the promised water units, Mr. John Davis and I have agreed that it would be best to rescind the Area Structure Plan for Meadowscape, Bylaw 1481. We will revert the East parcel (Lot 2, Block 2, Plan 2210953) to urban fringe and the West parcel (Lot 1, Blk 2, Plan 2210953) would remain Country Residential.

Mr. John Davis John Davis

Henry Bakker

Please call me should there be any questions.

Regards,

Henry Bakker
Caliber Landscaping Ltd.
Ph 403-634-0592
Email: henry@caliberlandscaping.ca

Conceptual Design Scheme

In support of Grouped Country Residential Re-designation
Bylaw Amendment (Bylaw No. _____)

Legal Description of Lands Included:
PLAN 2210953, BLOCK 2, LOT 1
Lethbridge County

Registered Owner:
Bakker Properties LTD.

Prepared By: Henry Bakker
Reference File:

Introduction

The following concept plan and design scheme is to be used in support of an application to subdivide Plan 2210953 Block 2 Lot 1, currently zoned Grouped Country Residential, and to support the subdivision of that parcel into 3 parcels within the Lethbridge County.

This report and application has been prepared by Henry Bakker together with Brown Okamura & associates Ltd on behalf of the owner, BAKKER PROPERTIES LTD.

Development Concept

The current titled area is 5.74 ha (14.18 acres). The proposed 3 new parcels will each be 1.91ha (4.73 acres) more or less. A tentative plan showing a conceptual design for the subdivision can be found attached. The parcels of land will front Range Road 22-3.

The existing land use for the parcel is dry land grass. The south boundary of the parcel coincides with 2 other country residential lots; Plan 971 1803, Block 1, Lot 1 & Plan , 0510649 Block 1, Lot 2. The west boundary is Range Road 22-3. The north & East side of the property is bordered by the existing LNID Canal. The property is ideally situated for subdivision and is comparable with the other country residential parcels in the vicinity.

The parcel of land has a gentle slope from west to east. This gently sloping land is favorable for residential use, with suitable building sites throughout the proposed parcels. The land will have ample room for septic field construction, drainage and building foundations for home structures.

Building setbacks and other lot development will be in accordance with the County of Lethbridge GCR Land Use Bylaws.

Transportation

Range Road 22-3 bounds the site to the west. It is an existing public road with paved surface that is maintained by the Town of Coalhurst. Each proposed lot will front onto Range Road 22-3 and will access the road through 2 separate approaches. Lot 5 currently has an approach, and 1 additional approach will be centered on Lots 3&4.

Potable Water

Lot 1 has a water unit from the water co-op.
Potable water for lots 2 & 3 will be provided by cistern and hauled water and with the water COOP line running along Range Road 22-3; it would be and easy connection if additional water units become available.

Fire Protection

Response to fire emergencies would be dispatched by the City of Lethbridge Emergency dispatch Centre through the 911 system. The site is located within the Coalhurst Rural emergencies service zone of the County and therefore the Coalhurst Fire Department will respond to emergency calls.

Sanitary Wastewater

The proposed lots in this subdivision will be serviced by an individual on-site Private Sewage Treatment system. An Assessment & investigation (Geotechnical Evaluation & Preliminary Soil assessment) to evaluate the suitability of existing soils and the feasibility of on-site septic systems for each lot has been completed. This investigation did not identify any barriers to individual on-site septic systems. Further investigation and design will be completed once the location for the proposed field for each lot is identified and will be constructed and operated in consistence with relevant safety codes.

Stormwater

The natural drainage patterns of this site consist of surface conveyance from west to east. A site plan prepared by BOA showing the existing property line elevations and the direction of surface conveyance. Due to the size of the individual lots and the development restrictions under Grouped Country Residential the overall impact to natural drainage patterns will be minimal.

Utilities

There is an existing ATCO gas distribution line that runs along the East side of Range road 22-3. Preliminary discussions with Atco have confirmed that their infrastructure can support these lots.

A single-phase power line runs along the east side of Range Road 22-3. Preliminary discussions with Fortis confirm electrical services are available.

Closure

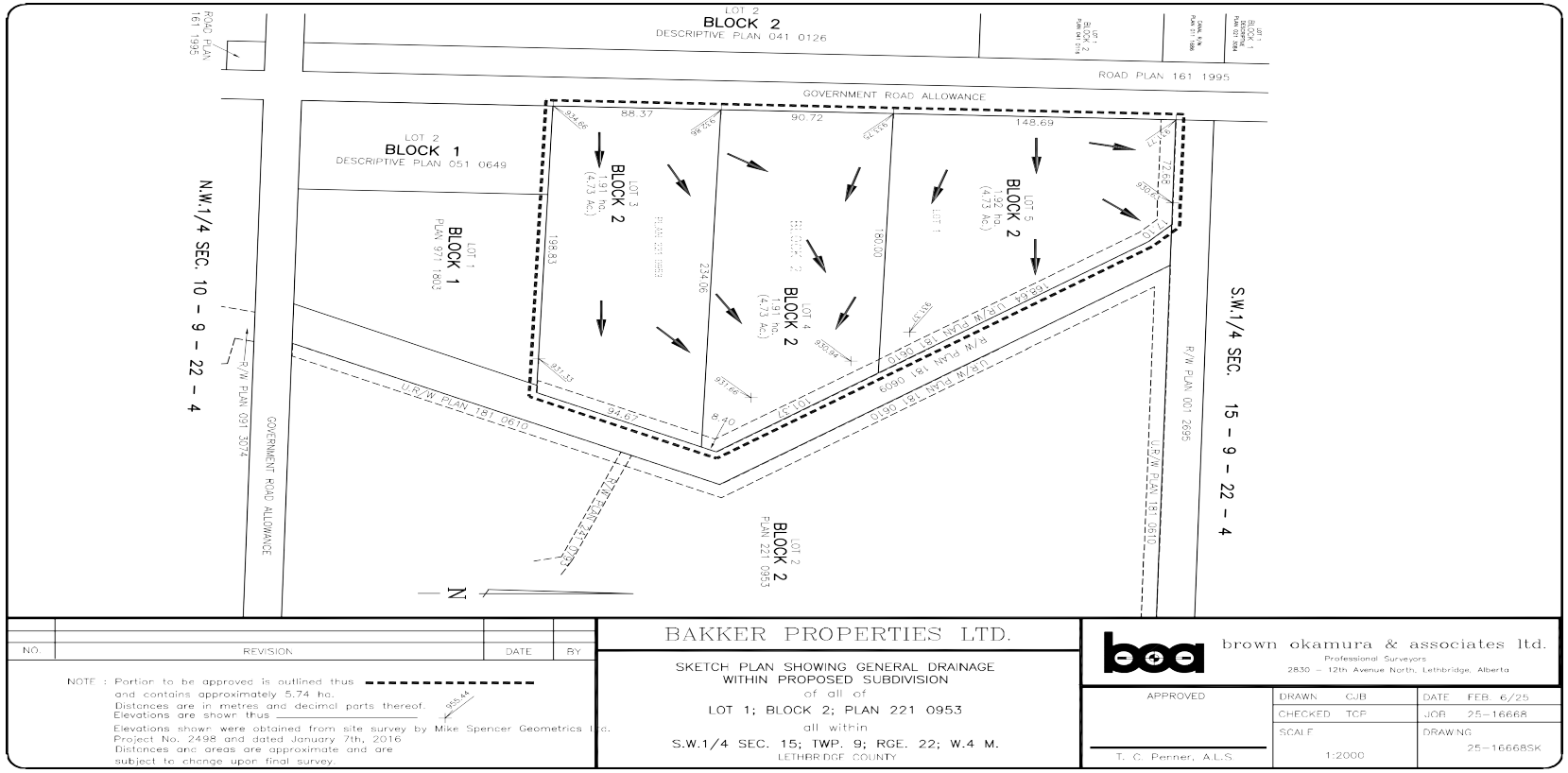
Should you require additional information to support this application, please contact

Henry Bakker

403-634-0592

Thank-you!

Drainage Plan



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
and contains approximately 5.74 ha.
Distances are in metres and decimal parts thereof.
Elevations are shown thus
Elevations shown were obtained from site survey by Mike Spencer Geometrics Ltd.
Project No. 2498 and dated January 7th, 2016
Distances and areas are approximate and are
subject to change upon final survey.

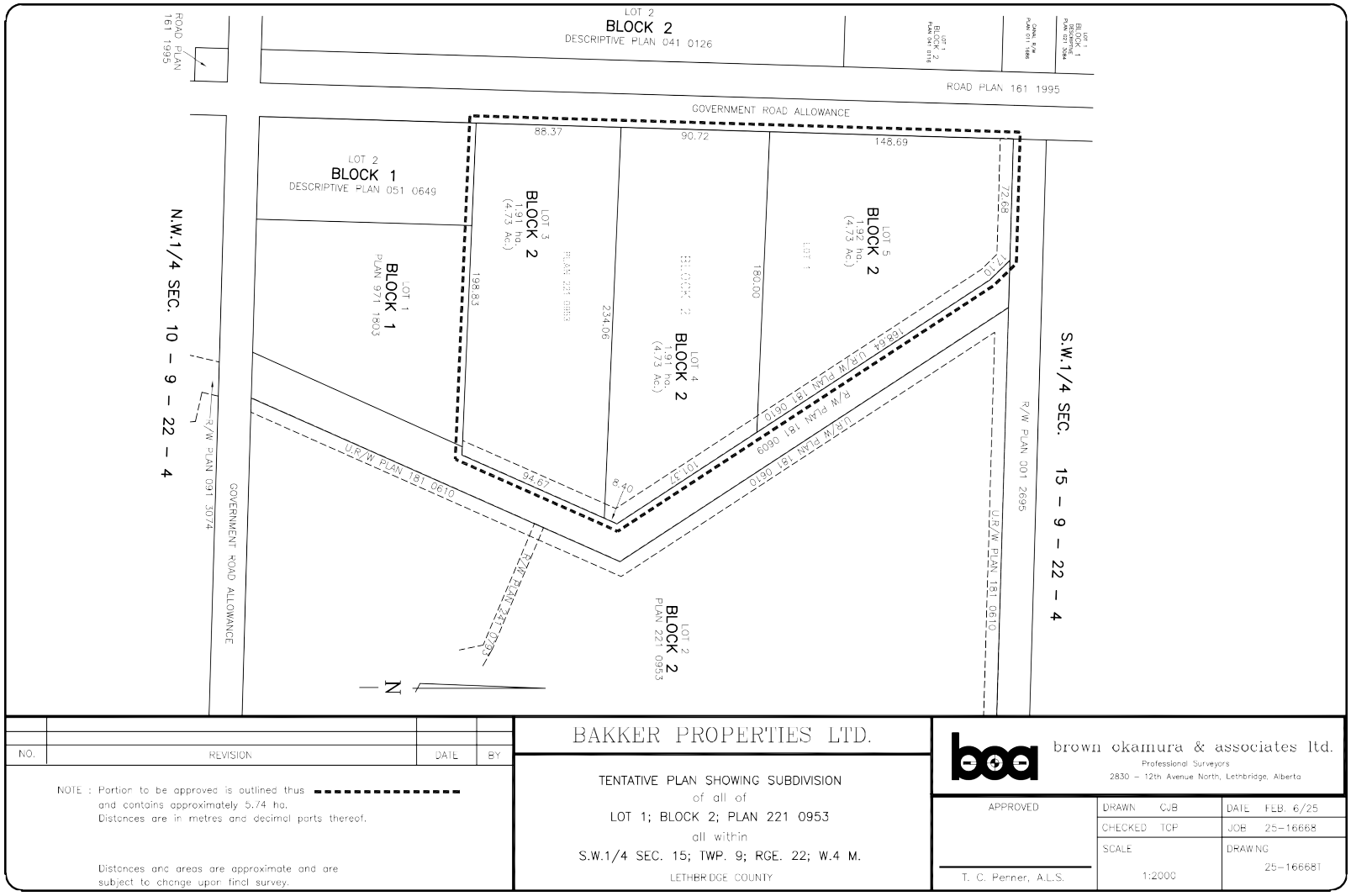
BAKKER PROPERTIES LTD.

SKETCH PLAN SHOWING GENERAL DRAINAGE
WITHIN PROPOSED SUBDIVISION
of all of
LOT 1; BLOCK 2; PLAN 221 0953
all within
S.W.1/4 SEC. 15; TWP. 9; RGE. 22; W.4 M.
LETHBRIDGE COUNTY

brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE FEB. 6/25
	CHECKED TCP	JOB 25-16668
T. C. Penner, A.L.S.	SCALE 1:2000	DRAWING 25-16668SK

Subdivision Plan



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
and contains approximately 5.74 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are subject to change upon final survey.

BAKKER PROPERTIES LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 1; BLOCK 2; PLAN 221 0953
all within
S.W.1/4 SEC. 15; TWP. 9; RGE. 22; W.4 M.
LETHBRIDGE COUNTY

brown okamura & associates ltd.
Professional Surveyors
2830 – 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE FEB. 6/25
	CHECKED TCP	JOB 25-16668
T. C. Penner, A.L.S.	SCALE 1:2000	DRAWING 25-166681

MEADOWSCAPE AREA STRUCTURE PLAN

AUGUST 2017

Lethbridge County By-Law 1481

Adopted September 21, 2017

DOUGLAS J. BERGEN & ASSOCIATES LTD.
ARCHITECTURAL TECHNOLOGY

MEADOWSCAPE
AREA STRUCTURE PLAN

August 2017

Prepared for
John Davis & Henry Bakker
Lethbridge, Alberta

Prepared by
Douglas J. Bergen & Associates Ltd.
HV Consulting Ltd.
Osprey Engineering Ltd.
Tetra Tech EBA Inc.

DOUGLAS J. BERGEN
& ASSOCIATES LTD.
ARCHITECTURAL TECHNOLOGY

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APPENDIX B Geotechnical Investigation

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APPENDIX D LNID Letters

APPENDIX E Private Sewage Treatment System Feasibility

1 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Meadowscape Area Structure Plan (ASP) is to set out a concept for planning and proposed guidelines for the future subdivision and development of the lands described in this document. The plan has been prepared to compliment the proposed amendment to the Lethbridge County Land Use Bylaw # 1404 to change the zoning of the subject lands from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR).

1.2 LOCATION AND BACKGROUND

The Meadowscape ASP area includes a portion of the SW ¼ 15-09-22 W4M (the site) and is shown on **Figure 1.0 – Location Plan** and **Figure 2.0 – Aerial Photo**. The site includes one legal parcel of land, which is identified as LINC 0027 188 819, title number 151 119 596 and includes approximately 16.2 ha (40 acres). The land is owned by John Davis and Henry Bakker. Certificates of title and legal survey are included in **Appendix A – Property Ownership.**

The site is located along the east side of Range Road 22-3, south of the Town of Coalhurst. The site offers an attractive opportunity for country residential living with views of the City of Lethbridge to the south east. Other country residential properties exist in the immediately surrounding area. The site is within a few minutes drive from the Town of Coalhurst and within a 12 minute drive from downtown Lethbridge.

The site is unique in that it is severed from north to south by a meandering irrigation canal owned and operated by the Lethbridge Northern Irrigation District (LNID). A subdivision approval was granted by the Lethbridge County Subdivision Authority (2015-0-088) on June 19, 2015, to split the 40-acre title into two titles, (west/east portions) split along the LNID canal. A condition of subdivision approval was imposed on the applicants requiring them to prepare an ASP for the land to the satisfaction of the Lethbridge County in order to address future subdivision.

1.3 APPROVAL PROCESS

This Area Structure Plan will be submitted to the Lethbridge County in support of an application to amend the Lethbridge County Land Use Bylaw. An application will be submitted for a land use amendment from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR). The application will be circulated in accordance with the Lethbridge County

Figure 1.0 – Location Plan

Figure 2.0 – Aerial Photo

policies seeking comment from the appropriate authorities including:

1. The Oldman River Regional Services Commission
2. The Lethbridge Northern Irrigation District
3. Alberta Environment and Parks
4. Alberta Agriculture Food and Rural Development
5. The Chinook Regional Health Authority
6. The City of Lethbridge
7. Alberta Transportation
8. The Town of Coalhurst

Lethbridge County council will evaluate the comments received from the above mentioned authorities prior to rendering a decision on the application for reclassification. If the Area Structure Plan and rezoning application are approved, the applicant will have a framework from which to make application for the subdivision of the various lots. A Development Agreement will be entered into between the Lethbridge County and the applicant to ensure orderly and quality infrastructure as directed by the agreement.

1.4 LEGISLATIVE FRAMEWORK

1.4.1 The Municipal Government Act

The Municipal Government Act (MGA) is the provincial legislation which regulates municipal land use planning. This legislation sets out the requirements for two documents which this proposal is subject to: The Lethbridge County Municipal Development Plan and the Land Use Bylaw.

1.4.2 The Municipal Development Plan

The Lethbridge County Municipal Development Plan (MDP) documents broad policies relative to development and growth within the County. This planning document pays particular attention to the desire of the County to maintain a strong agricultural base.

The subject property is of a size and scale that does not allow for a viable farming operation and therefore is suitable for consideration of reclassification and further subdivision. The parcel is also compromised by the fragmentation of the LNID canal.

This Area Structure Plan is intended to provide the information required by the MDP to enable council to make an

informed decision on the application. It should be noted that the land is located within the City of Lethbridge and Lethbridge County Intermunicipal Development Plan (IDP) area and therefore this plan has been circulated to the Lethbridge Planning Department for comment. The city's Manager of Development has confirmed that this proposal complies with the intentt of the IDP relative to Policy Area 2, Sub area 3, Policy 3.4.2.22, Policy 3.4.2.23 and map 5.

The Meadowscape ASP also complies with the South Saskatchewan Regional Plan.

1.4.3 Subdivision Regulations

The MGA outlines the requirements for the creation of new parcels of land in the County. The application for subdivision of the new lots as laid out in this Area Structure Plan will be submitted to the Oldman River Regional Services Commission (ORRSC) for processing.

1.4.4 Land Use Bylaw

The Lethbridge County Land Use Bylaw No. 1404 recognizes the area of the proposed development as Lethbridge Urban Fringe (LUF). The purpose of this classification is by in large to protect land for agricultural purposes and prevent fragmentation of parcels that may be considered in future annexations of the City of Lethbridge. The proposed re-designation of the subject land is intended to be Grouped Country Residential (GCR) as defined in the Bylaw.

1.5 JUSTIFICATION

The Municipal Development Plan mandates that the maximum parcel size which is eligible for further breakdown of lots to be 20 acres. The subject land was recently approved for subdivision by virtue of the LNID irrigation canal which severs the property. This subdivision allowed for 2 parcels of land, on either side of the canal, the easterly parcel of 9.52 ha (23.5 acres) and the westerly parcel of 5.74 ha (14.2 acres). The size of these parcels as well as the location of the LNID canal renders these lands as poor quality agricultural land. (It is noted that the easterly parcel exceeds the MDP maximum by 3.5 acres; however, given the topography and the irregular shape of the parcel the owners believe it is reasonable to apply for reclassification of both east and west parcels.) The easterly parcel is not classified as good agricultural land.

This diminished value as agricultural land gives way to a higher and better use of the property as a residential

development. Small acreage parcels are a viable option for consideration. This proposed use is prevalent in the fringe area of many County communities with the Town of Coalhurst being no exception. There is increased benefit to the County should these parcels be redesignated to GCR given the land value would increase giving way for a greater tax base.

The owner believes that the proposal outlined in this ASP is in keeping with the Municipal Development Plan and therefore offers support for a reclassification application.

2 GOALS

2.1 GOALS

The principal goals of the Meadowscape Area Structure Plan are:

1. To provide the information required to support the reclassification of the land;
2. To establish a framework for the future development of the subject parcels;
3. To set out the access, servicing, and development standards that must be met in the development of the lands; and
4. To outline architectural controls and guidelines that will ensure a high-quality and attractive country residential subdivision.

3 PLAN AREA

3.1 SITE ANALYSIS

3.1.1 Site Location

The property is located 1 km south of Coalhurst on the east side of Range Road 22-3. This land is included in the urban fringe of the Town of Coalhurst and the City of Lethbridge. The overall parcel is square in shape with the exception of two previous homesteads subdivided out of the south west corner. See **Figure 3.0 – Site Survey**.

3.1.2 Existing Land Use

The land is currently zoned Lethbridge Urban Fringe (LUF) and has been used for a hay crop in recent years. Seepage from the LNID canal coupled with some low lying areas present challenges for this land to be economically viable as a farming operation. Revenues from the hay crop do not justify this property as a viable farm.

3.1.3 Topography and Site Characteristics

The portion of the property on the west side of the canal generally slopes from west to east. The ground elevation ranges from a high point of 933.48 to a low of 931.30 at the toe of the canal bank.

The easterly parcel slopes away from the canal with a high point of 931.00 to 926.41. A detailed topographic plan was produced by Mike Spencer Geometrics Ltd. and is provided in **Figure 3.0 – Site Survey**.

The soils are generally comprised of a 150 mm layer of topsoil on top of medium plastic clay and glacial till. Two geotechnical studies were conducted on the site by Tetra Tech – EBA to evaluate the property for its suitability for septic fields as well as for the placement of buildings. Both engineering documents are available in **Appendix B – Geotechnical Investigation.**

3.1.4 Environmental, Historical, and Archaeological Significance

The County provided the applicant with a copy of the "Environmentally Significant Areas in the Oldman Region, County of Lethbridge" (February 1987) document. This study provides valuable information relative to

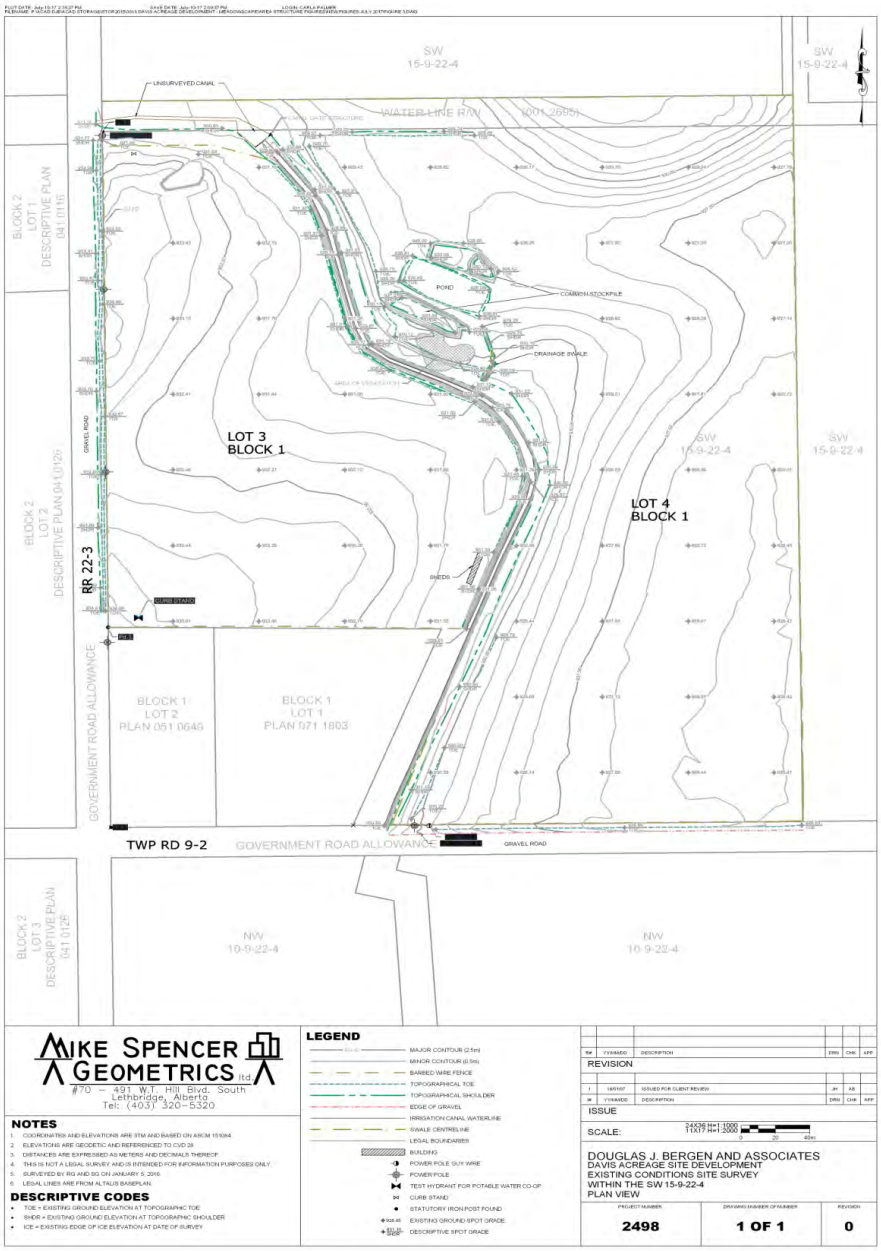


Figure 3.0 – Site Survey

environmental and archaeological significant sites in the Lethbridge County. A detailed review of the relevant figures contained in the study revealed that the subject property is outside of any of the noted sensitive area. The site has historically been used for agriculture and is located away from the edge of the river valley which comprises the most archaeologically significant area. See **Figure 4 – Environmentally Significant Areas.** There is also no evidence that the lands have been compromised by oil and gas facilities or historical undermining that would negatively impact the proposed use. Home owners will be encouraged to engage geotechnical engineers to verify that historic mining activity does not impact the specific location they have selected to construct their home.

3.1.5 Opportunities and Constraints

3.1.5.1 Opportunities

This property offers an excellent opportunity for rural residential living. It's proximity to Coalhurst offers convenience for daily necessities as well as a short bus ride for children attending schools.

The elevation of the site provides for views of the surrounding prairie landscape as well as a view corridor to the City of Lethbridge to the south east.

Range Road 22-3 was upgraded complete with a paved asphalt surface in the summer of 2016. This improvement will make this property highly desirable for country residential living. Township Road 9-2 is currently being upgraded to the same status.

The developer has secured shares on the local potable water cooperative which will provide City of Lethbridge water to every proposed site. Natural gas, electricity and telephone infrastructure is adjacent to the property which will make servicing convenient.

3.1.5.2 Constraints

The 9.52 ha (23.5 acres) lying east of the LNID irrigation canal has limited opportunity for development due to seepage from the canal. See **Figure 5.0 – LNID map.**

In discussions with senior development staff at the Lethbridge County along with management at LNID, it was recommended that the owners consider funding the installation of a pipe to house the current LNID canal facility in order to mitigate seepage. A piped conveyance system also eliminates the possibility for effluent from septic fields to migrate into the LNID irrigation water.

In May of 2017, the owners entered into an agreement with LNID to install a pipe to convey LNID water from the north end of the site to the south end. See **Figure 5.0a – LNID Lateral Pipeline.**

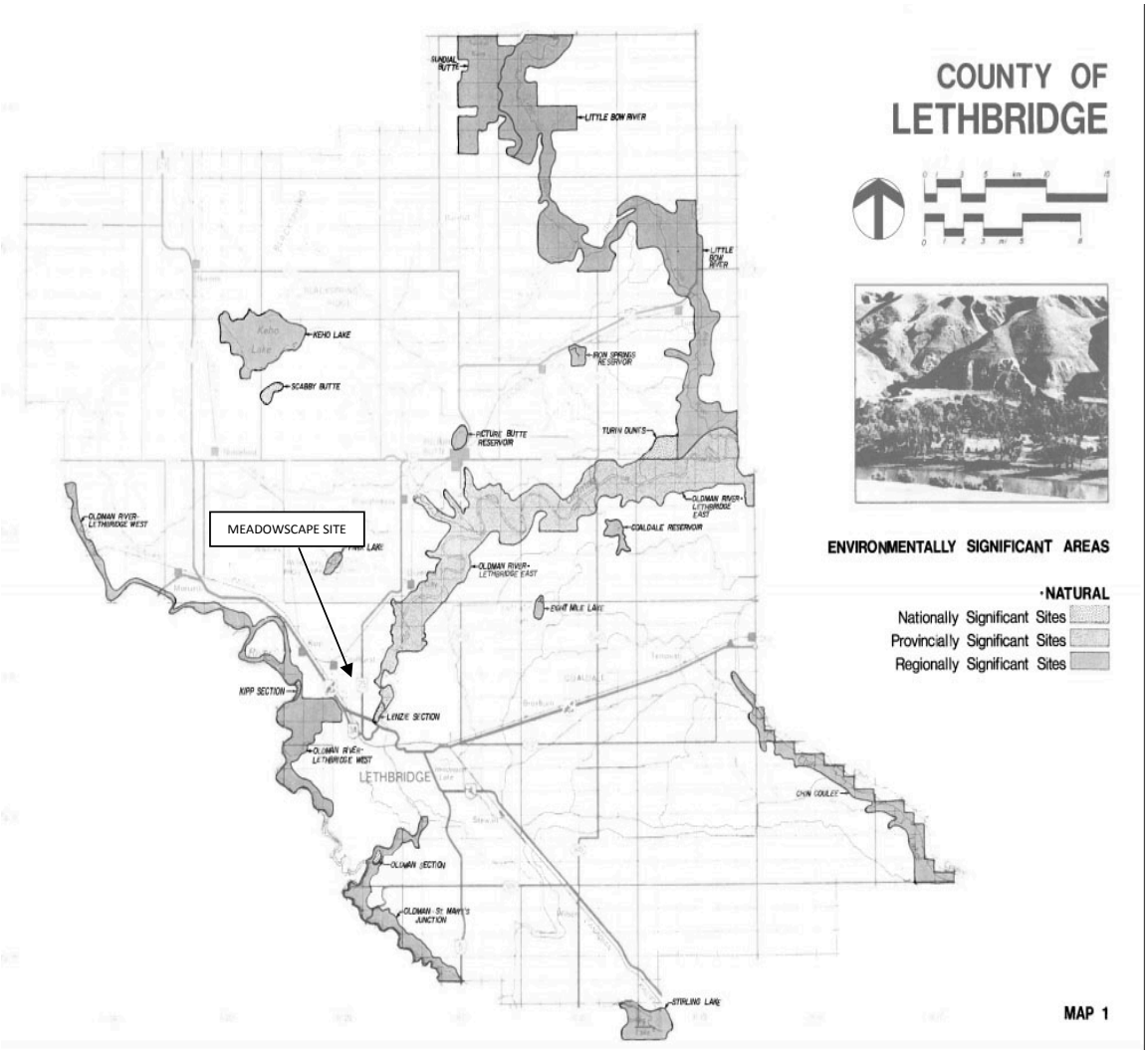


Figure 4.0 – Environmentally Significant Areas

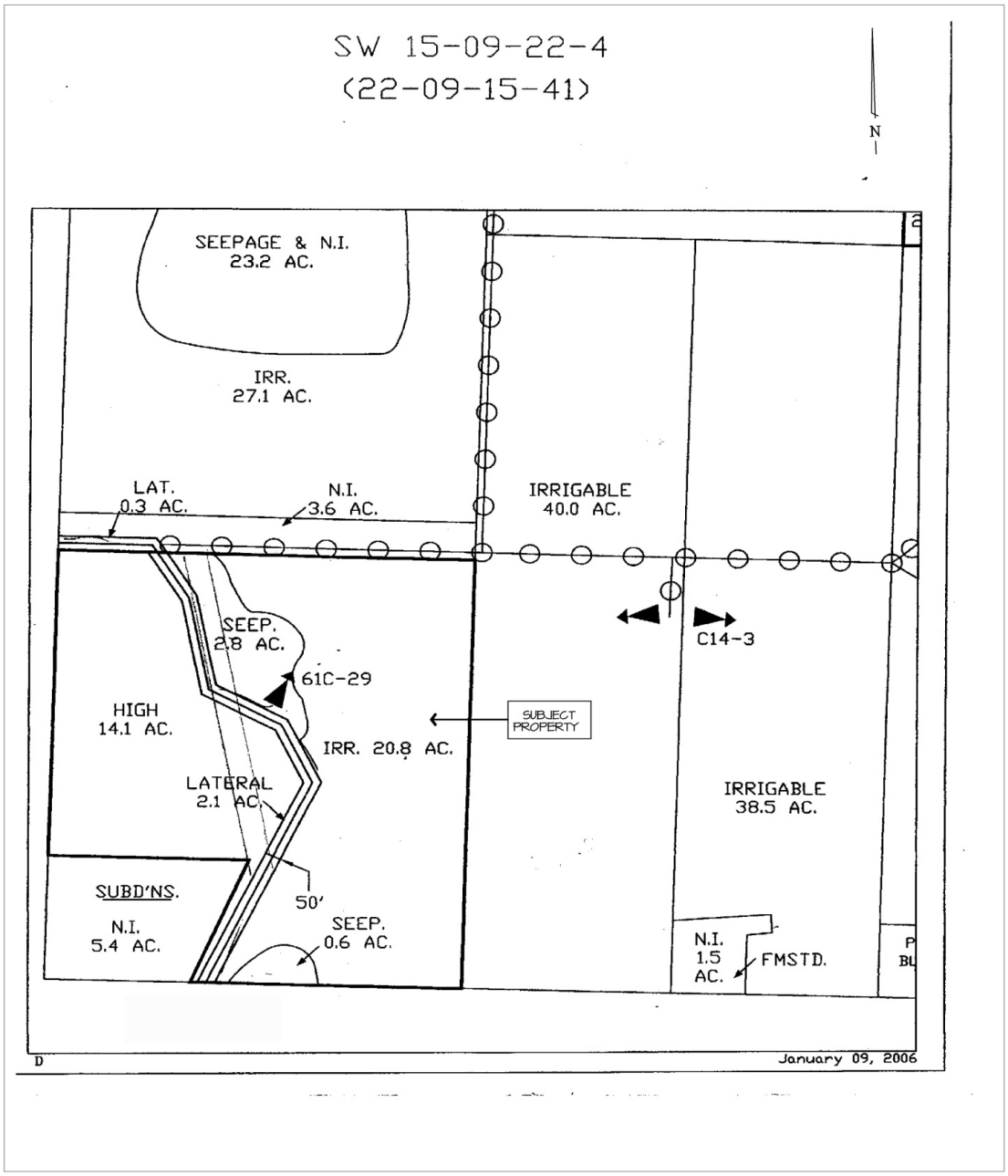


Figure 5.0 LNID Map

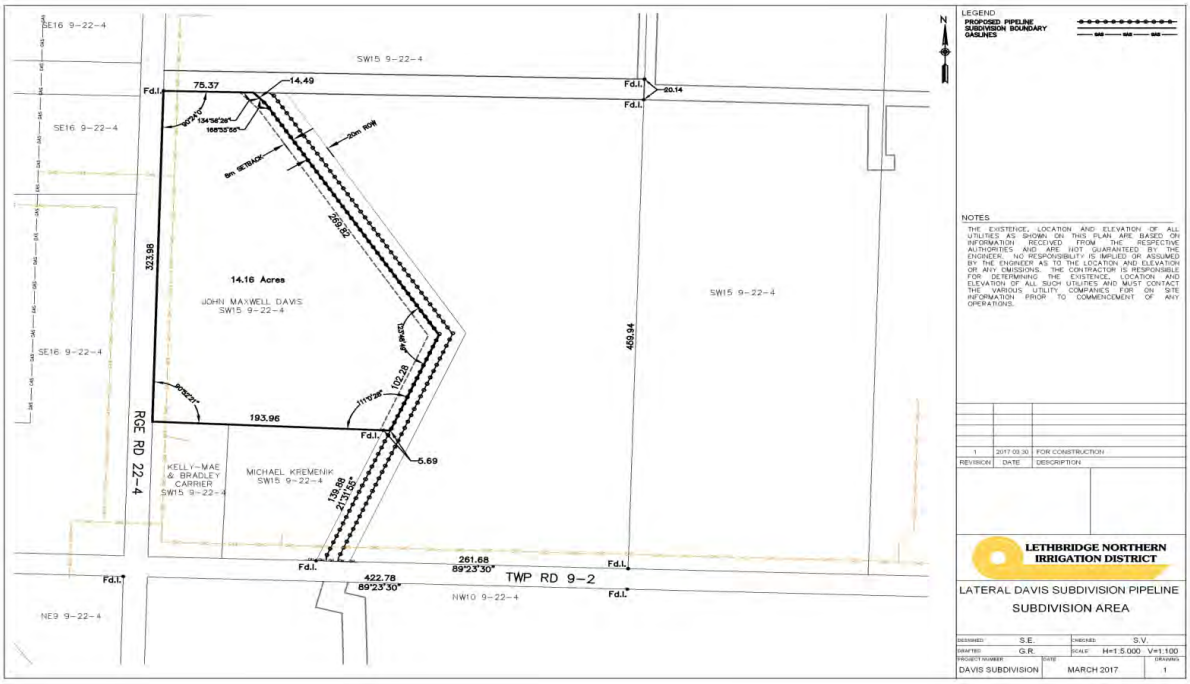


Figure 5.0a – LNID Lateral Pipeline

4 PROPOSED LAND AND DEVELOPMENT CONCEPT

4.1 DEVELOPMENT CONCEPT

The concept for the proposed lot layout is illustrated in **Figure 6.0 - Subdivision Layout**. The development proposal consists of 14 lots. The westerly portion of the property will have 6 new lots while the east side will support 8 lots and a constructed wetland facility.

The lots on the west side of the canal will be serviced via a new paved road and cul-de-sac accessed off of RR 22-3. The easterly 8 lots will be serviced by a similar road accessed from Township Road 9-2. Each proposed lot will be a minimum of 2 acres in size as required by the Lethbridge County Land Use Bylaw. A paved driveway access will be extended into each lot complete with a culvert for roadside drainage.

4.2 DEVELOPMENT AGREEMENT

As stipulated by the Land Use Bylaw, the Developer will enter into a Development Agreement with the Lethbridge County. The development agreement will outline specific conditions for development of the site. It is expected that these will include:

- Standards and requirements for municipal infrastructure that will be constructed by the Developer and turned over to the County.
- Any other improvements deemed necessary to support the development.
- Timelines for completion of Developer-led improvements.

4.3 BUILDING SETBACKS

The useable building envelope within each lot will depend on the setbacks imposed by the County Land Use Bylaw as well as the LNID and are summarized in the following table:

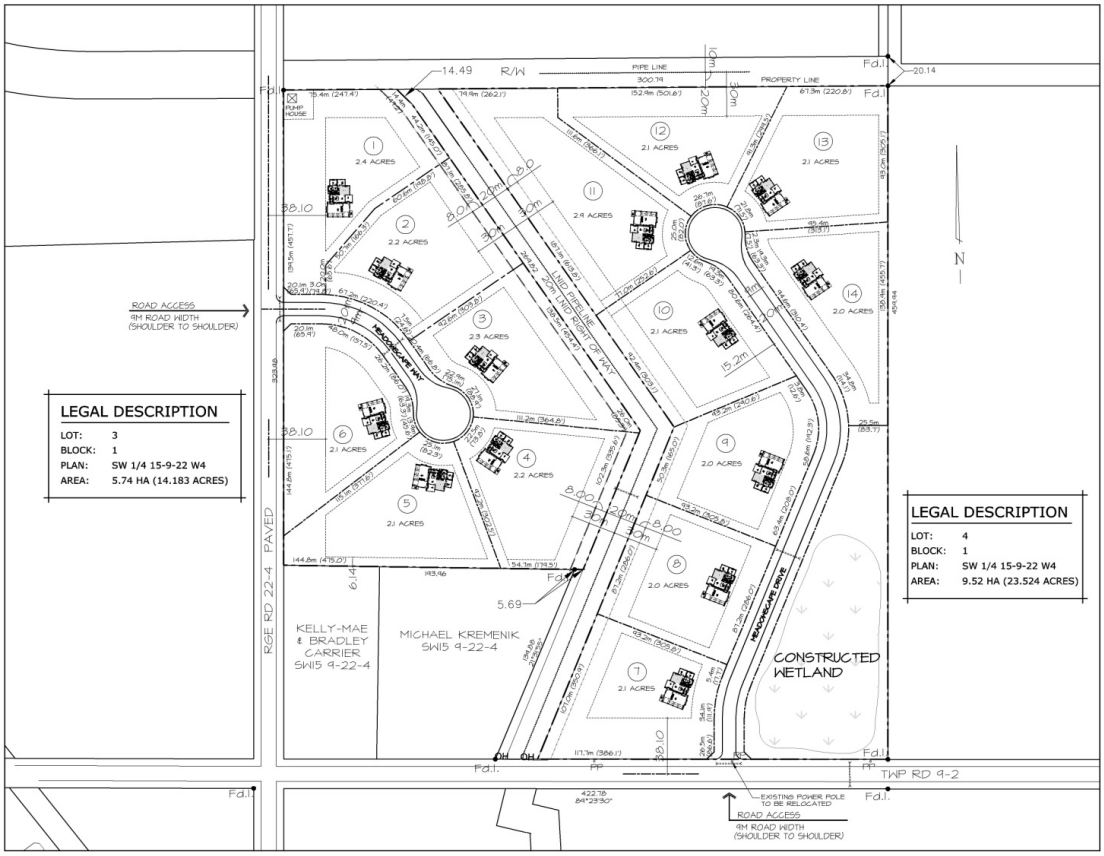


Figure 6.0 – Subdivision Layout

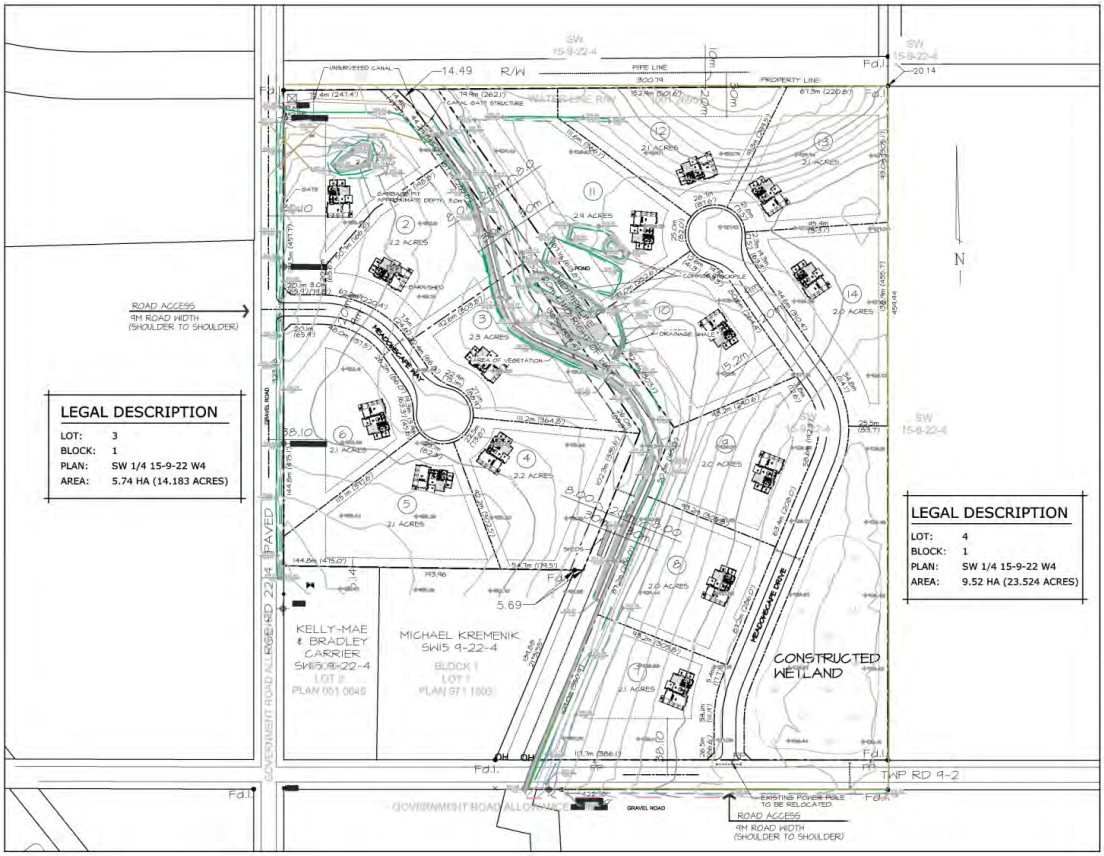


Figure 6.0 a – Subdivision Layout with Contours

Criteria	County Land Use Bylaw
Building setback from centreline of a rural road	38.1 m (125 ft)
Side yard setback	6.1 m (20 ft)
Minimum lot size	0.81 ha (2.0 acres)
Setback to LNID pipeline	30.0 m from centre line of pipe (98.4 ft)
Setback for fence from those lots banking onto LNID pipeline	8.0 m from LNID R/W boundary (26.2 ft)

Where Range Road 22-3 and Township Road 9-2 are considered rural roads, the building setbacks imposed by Schedule 6 of the Land Use Bylaw will govern the front and rear yards of the proposed lots 1, 6 and 7. The proposed front yard setback of the lots fronting the cul-de-sacs of Meadowscape Place and Meadowscape Way will be 15.2 m (50 ft). Side yard setbacks between proposed new lots as well as neighbouring adjacent parcels will be 6.1 m (20 ft). LNID has requested a building pocket setback of 30.0 m (98.4 ft) from the centre line of the new pipeline as well as an access easement of 8.0 m (26.2 ft) from the boundary of the LNID R/W. Homeowners will be required to build a fence at this location. A temporary fence will be constructed by the developer at this location to prevent any equipment from entering the LNID right of way. See **Figure 6.0 – Subdivision Layout**.

Shallow utility easements will be registered against the property to protect these installations. No building development will be permitted to occur on these easements. A perimeter irrigation system is also planned for the development to allow for watering of landscaping. A pump facility will be installed at the north west corner of the property to draw water out of the LNID canal. This system will also be protected by an easement. See F**igure 7.0 – Servicing Plan**.

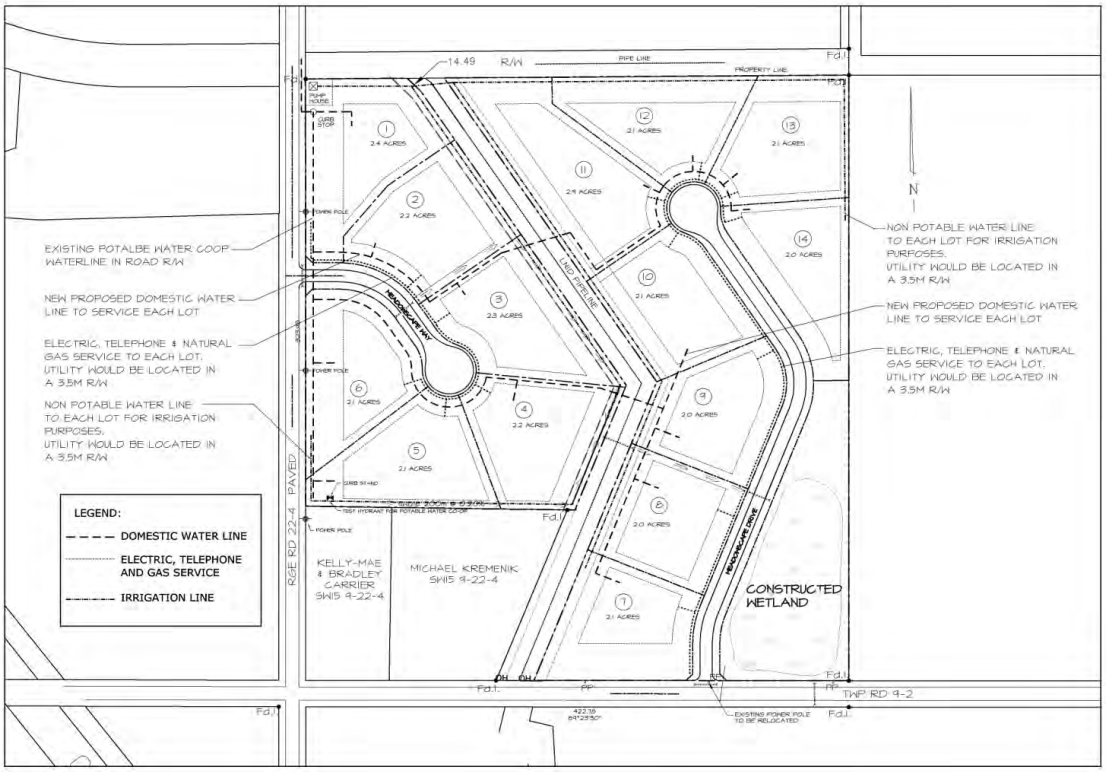


Figure 7.0 – Servicing Plan

Lethbridge North County Potable Water Co-op

P.O. Box 426, Picture Butte, AB, T0K 1V0

June 15, 2017

To Whom It May Concern,

Mr. John Davis has indicted to the LNCPWC that in his subdivision application for Meadowscape Properties Ltd. In SW ¼ 15 9 22 W4M with Lethbridge County he requires assurance that the LNCPWC co-op has the means and capacity to provide water to this subdivision.

Based on the need of 14 units of water (2160 litres per day per lot) the LNCPWC can assure both Mr. Davis and Lethbridge County that our water distribution system can handle this addition volume.

The LNCPWC will not require a deposit on said water units at this time and will only request these deposits upon approval of the subdivision. In the interim the 14 units will be set aside pending that approval.

Operations Manager

Martin Nordstrom
403-380-6918

Figure 7.0a – LNCPWC Letter

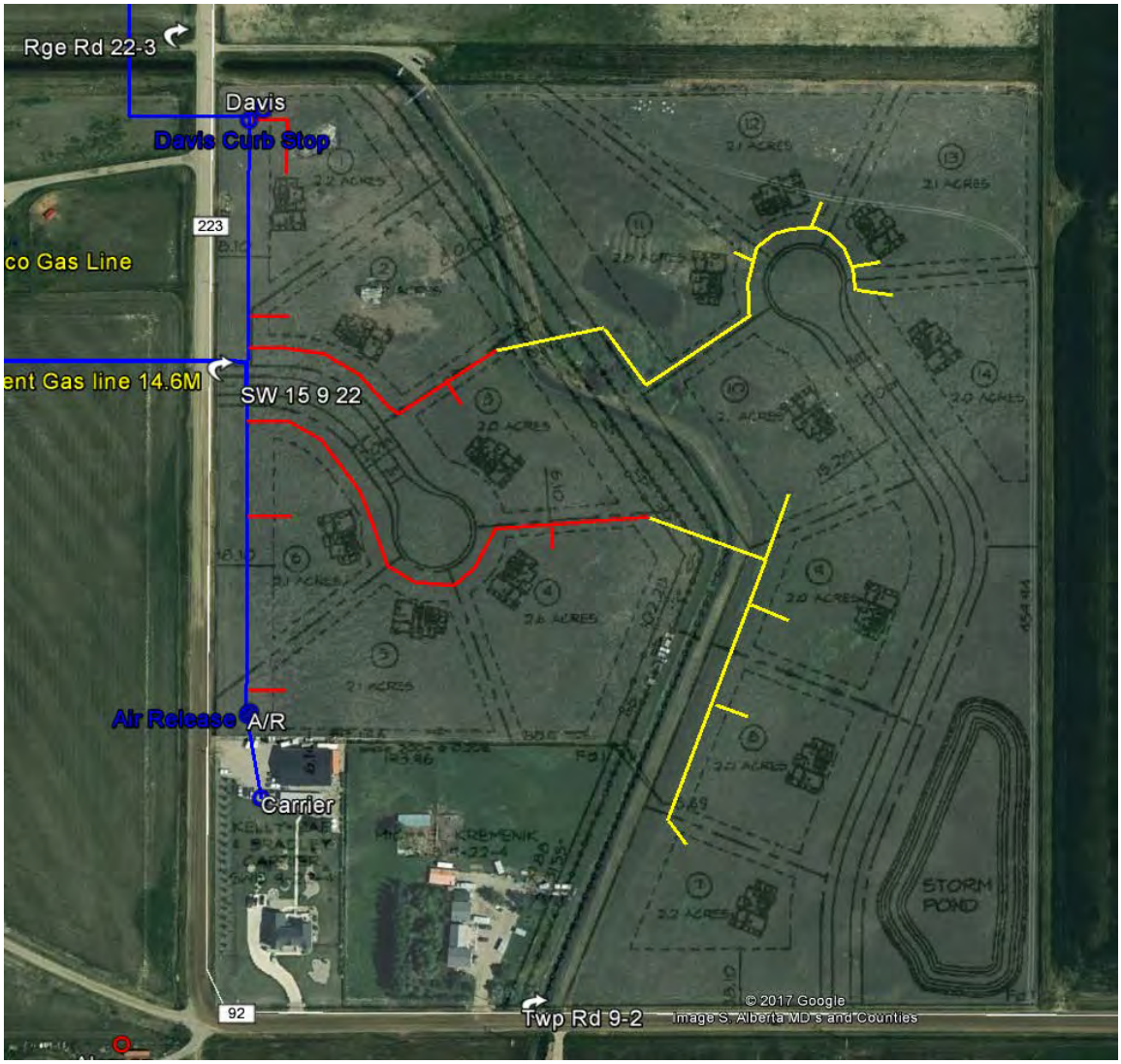


Figure 7.0b – LNCPWC Servicing Plan

4.4 ENVIRONMENTAL/MUNICIPAL/SCHOOL RESERVES

Environmental and school reserves have not been provided within the site. It is proposed that a cash dedication be provided to cover any requirement for municipal reserves of land. (This was addressed in the subdivision approval 2015-0-088).

4.5 ARCHITECTURAL CONTROLS

Architectural Controls have been drafted and will be registered against the lots by way of a caveat. The proposed controls are basic and provide a framework for guiding the lot owner in developing their site. The controls will address minimum house size, basic massing of structures, colour control, and out buildings as well as landscape standards. See **Appendix C – Draft Architectural Controls.**

The developer's designated Architectural Controls consultant will govern the controls at the onset of the building out of the sites. A Home Owners Association (HOA) will be established once the majority of the sites are occupied. The HOA will enforce the Architectural Controls once the homes are all complete.

The Architectural Controls will also address conditions applied to the development by the Land Use Bylaw, this Area Structure Plan as well as the Geotechnical Report. See **Appendix B – Geotechnical Investigation.**

4.6 DESIGN POPULATION AND DENSITY

For the purpose of this Area Structure Plan, the development population has been estimated using an assumed population of 3 persons per household (pph) and a total of 14 new lots. Therefore, the ultimate population for the development is:

14 lots x 3 pph = 42 persons

The overall population density is calculated by:

42 persons/15.26 = 2.75 persons per ha

4.7 PHASING

This development will be serviced and built out as two phases. Phase one – lots 1-6, phase two – lots 7-14. All improvements will be constructed and installed in a timely fashion should approval for this ASP be granted.

5 PROPOSED INFRASTRUCTURE

5.1 TRANSPORTATION

The developer is proposing that lots 1-6 be serviced via a new paved road with access off of RR 22-3. RR 22-3 was widened and upgraded to a paved road in the summer of 2016. A new approach for the access road will be constructed to meet Lethbridge County criteria. Lots 7-14 are proposed to be accessed by a similar cul-de-sac connected to Township Road 9-2 which is currently being upgraded to match RR 22-3. Culverts will be sized to meet County standards to ensure proper drainage along each side of the road. See **Figure 8.0 – Road Design.**

5.1.1 Traffic Generation

A traffic impact assessment has not been undertaken for the site since the low density of residential units will result in negligible traffic volumes. The roadway entrances into the subdivision have 300 metres of separation from the intersection of the Township Road 9-2 and Range Road 22-3. The detailed design plans for the intersections will be submitted to Alberta Transportation for their review should this ASP be adopted. Stop signs will be installed on the subdivision roadways.

5.1.2 School Bus Routes

Access for school buses is provided by Range Road 22-3 and Township Road 9-2. Palliser School Division will determine whether it will enter the cul-de-sacs to pick up students or if the children will walk to a common point at the entrance of the development. This assessment will take place once it is determined how many children will be resident at Meadowscape.

5.1.3 Parking

It is proposed that all parking requirements as per the Land Use Bylaw will be satisfied on the lots.

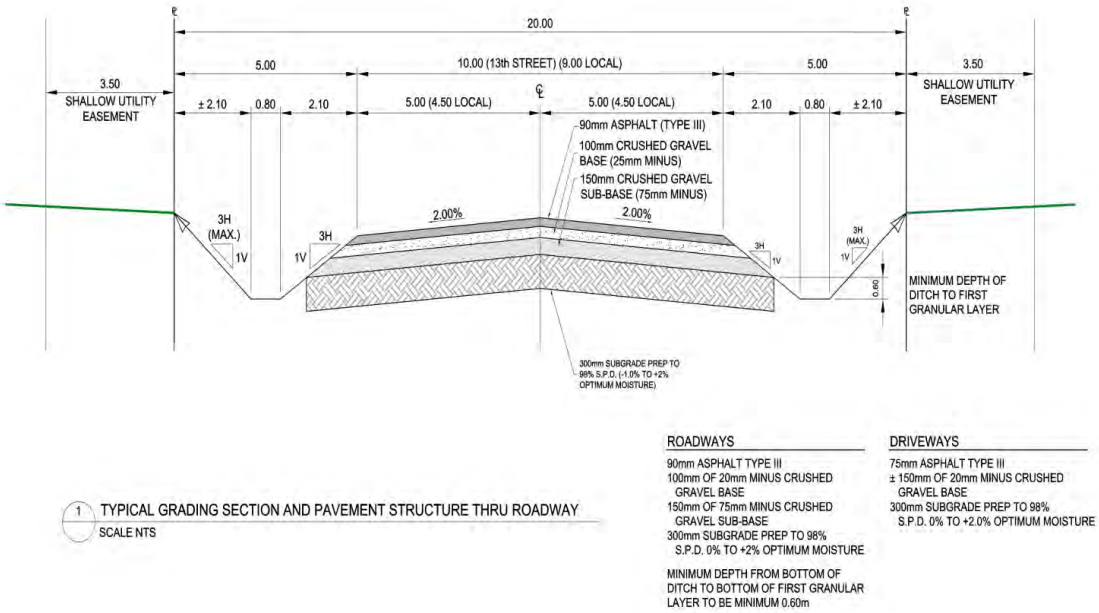
5.2 MUNICIPAL SERVICING

5.2.1 Potable Water Supply

Potable water will be supplied through the Lethbridge North County Potable Water Co-op and will be independently delivered to a cistern on each lot. The pipeline is currently constructed within the west boundary

of the lands. Each lot owner will be responsible to install a cistern complete with a pressure pump and emitter valve assembly in accordance with the Co-op's requirements. The Developer has made a deposit to the Co-op for fourteen (14) shares, which will be transferred to the lot purchasers. See **Figure 7.0a and 7.0b – Co-op Plan.**

The developer will pay to have curb stops installed to each lot as part of the Development Agreement and prior to any development on the lots.



1 TYPICAL GRADING SECTION AND PAVEMENT STRUCTURE THRU ROADWAY
SCALE NTS

ROADWAYS

90mm ASPHALT TYPE III
100mm OF 20mm MINUS CRUSHED GRAVEL BASE
150mm OF 75mm MINUS CRUSHED GRAVEL SUB-BASE
300mm SUBGRADE PREP TO 98% S.P.D. 0% TO +2% OPTIMUM MOISTURE

MINIMUM DEPTH FROM BOTTOM OF DITCH TO BOTTOM OF FIRST GRANULAR LAYER TO BE MINIMUM 0.60m

DRIVEWAYS

75mm ASPHALT TYPE III
± 150mm OF 20mm MINUS CRUSHED GRAVEL BASE
300mm SUBGRADE PREP TO 98% S.P.D. 0% TO +2.0% OPTIMUM MOISTURE

Figure 8.0 – Road Design

5.2.2 Non-Potable Water

Non-Potable water for the purposes of irrigation will be provided to each lot via a shallow water line. This line will follow the back of the lots and be protected by an easement registered in the name of the Home Owner's Association for maintenance purposes. See **Figure 7.0 – Servicing Plan.** Each lot owner will install their own pressure system and have access to the line in order to draw water for irrigation. A wet well will be installed in the north west corner of the property adjacent to the LNID canal to supply the irrigation line. The operation and winterization of this distribution system will be part of the Home Owners' Association's responsibilities. The Association will enter into a water conveyance agreement with the LNID for access to irrigation water. See letter in **Appendix D.** (It is noted that the County will not accept responsibility for operation or maintenance of the non-potable water system.)

5.2.3 Fire Protection

In the event of a fire, emergency responders would be dispatched from the most available detachments by the emergency services personnel at 911. Water for fire fighting would be transported to the site by the responding detachment.

5.2.4 Domestic Wastewater

Domestic wastewater will be managed by means of individual on-site wastewater treatment systems for each lot. The geotechnical investigation completed by Tetra Tech – EBA (attached as **Appendix B – Geotechnical Investigation**) and the report by Osprey Engineering Ltd. (attached as **Appendix E – Private Sewage Treatment System Feasibility**) confirms the feasibility of individual on-site wastewater treatment systems and provides general recommendations for their design and construction. Lot purchasers will be responsible for the installation of on-site wastewater treatment systems in accordance with the Alberta Private Sewage Systems Standard of Practice (2016).

5.2.5 Storm Water Drainage

Meadowscape sits in a 60.0 ha catchment which is generally bordered as follows:

- To the north and east by series of ridges which extend to approximately the north south quarter line of Section 15-9-22-4
- To the south by the CPR
- To the west by the LNID canal See **Figure 8.1**

The 9.0-ha area north of Township Road 9-2 and east of Range Road 22-3 is presently a tributary to the LNID canal. However, the canal from the undercrossing of Range Road 22-3 to the undercrossing of Township Road 9-2 is to be buried in a pipeline. As such, this area is included in the catchment to the east.

The catchment drains to a large low area which extends into the southeast corner of the Meadowscape parcel. This depression can overflow to the northeast above elevation 927.0 m Alberta Geodetic Datum (AGD). Runoff from this area flows northeastward toward Highway 25. At Highway 25, runoff is captured by a coulee which is located at approximately the north boundary of Section 15-9-22-4. This coulee flows east and meets the Oldman River approximately 1.6 km further east.

Storm drainage for Meadowscape will generally consist of surface conveyances: swales, road ditches and culverts. Due to the proposed LNID pipeline (which will follow the alignment of the existing canal), surface drainage will be directed through undercrossings consisting of catch basins and short lengths of culvert. This means of conveyance will be to the satisfaction of the County. (LNID has requested an underdrain as opposed to a surface swale.) To address the anticipated increase in rate and volume due to the development of Meadowscape, the low area in the southeast corner will be enhanced to include a constructed wetland.

Osprey Engineering Inc. has performed a preliminary analysis of the drainage in and around Meadowscape using the Environmental Protection Agency – Storm Water Management Model (EPA-SWMM) computer model. The following briefly describes what was assumed:

- Drainage areas as shown on **Figure 8.2**
- Predevelopment imperviousness based on air photos
- Post development imperviousness assumes 1000 m^2 of hard surface per lot and paved roads as shown on the plans
- Soils in the area were assumed to be silty clay loam

- Water ponds in the southeast corner of Meadowscape and immediately east, spilling toward the north above elevation 927.0 m AGD. At spill this ponding covers approximately 17.3 ha and is a maximum of 0.5 m deep. This area is estimated to retain more than 55,000 m^3 [44.5 acre-feet] of runoff at spill
- Rainfall modeled were:
    - City of Lethbridge, 100-year, 24-hour design storm
    - Environment Canada hourly rainfall for Lethbridge County Airport for 1960-1995
    - Lethbridge Research Station hourly rainfall for April 2005 to October 2005

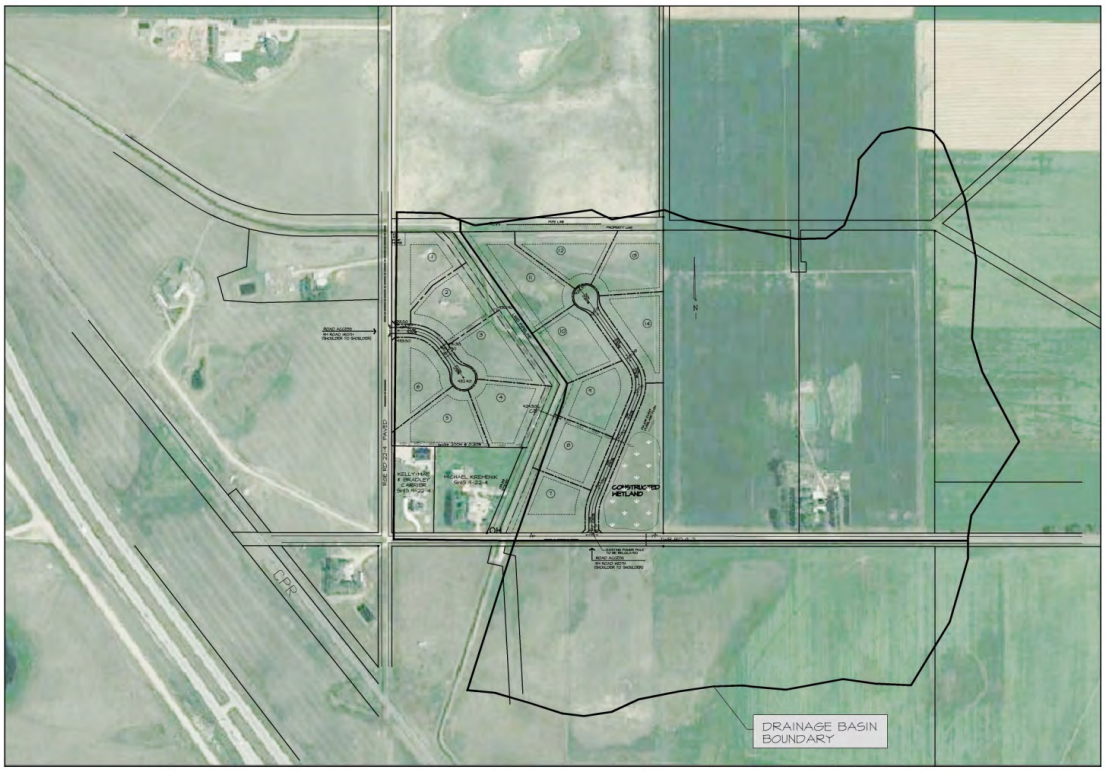


Figure 8.1 – Drainage Basin

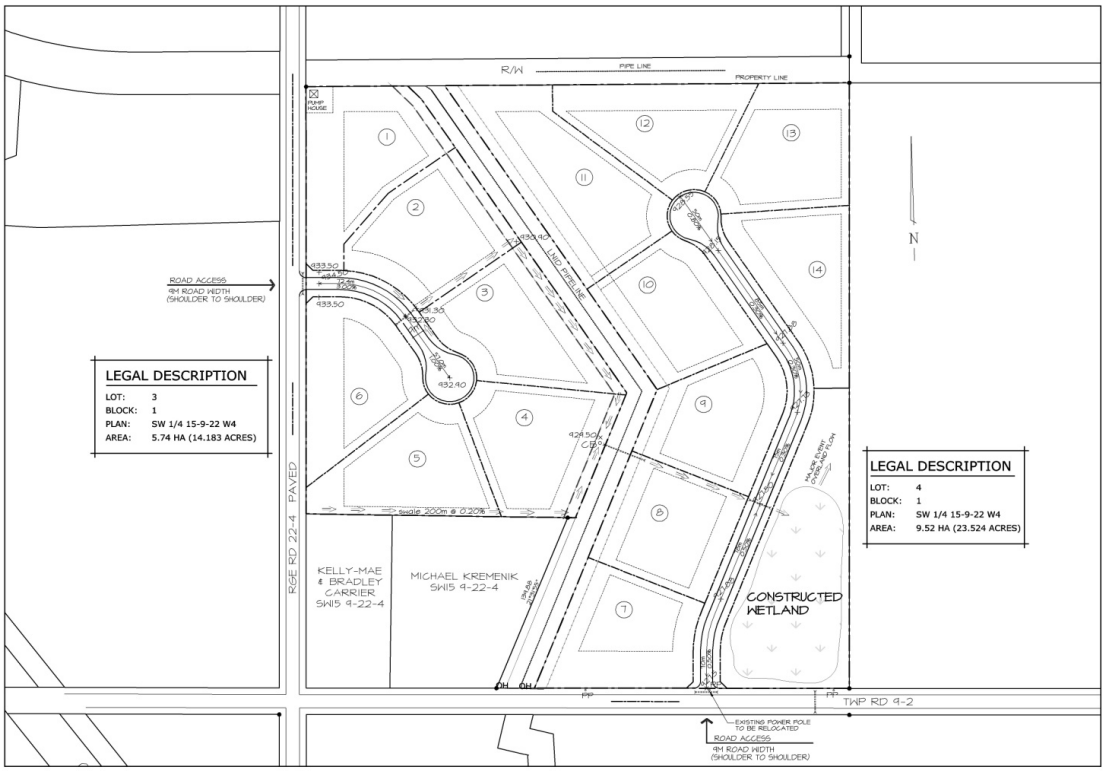


Figure 8.2 – Stormwater Management

Based on this, the following was ascertained:

- That runoff collecting in the depression does not overflow to the north in the events modeled
- For the existing (predevelopment) case:
    - That the ponded depth reaches a maximum depth of 0.32 m (water surface elevation 926.82) in September 2005. Total runoff for April to October 2005 was 55,300 m^3 or 92 mm
    - The 100-year design storm reaches a maximum depth of 0.31 m (water surface elevation 926.81). Total runoff was 25,900 m^3 or 43 mm
    - The peak depth reached for 1960-1995 was 0.40 m (water surface elevation 926.90). This was attained in 1978 during which annual runoff was 58,640 m^3 or 98 mm. Average annual runoff over 36 years of record was 10,600 m^3 or 18 mm
- For the post-development case:
    - That the ponded depth reaches a maximum depth of 0.33 m (water surface elevation 926.83) in September 2005. Total runoff for 2005 was 57,900 m^3 or 97 mm
    - The 100-year design storm reaches a maximum depth of 0.33 m (water surface elevation 926.83). Total runoff was 26,900 m^3 or 45 mm
    - The peak depth reached for 1960-1995 was 0.40 m (water surface elevation 926.90). This was attained in 1978 during which annual runoff was 59,970 m^3 or 100 mm. Average annual runoff over 36 years of record was 11,300 m^3 or 19 mm

Given the above, the most important storm drainage constraint is to ensure homes are situated on lots such that they are not prone to flooding. To accomplish this, the following recommendations will apply:

- All building foundation elevations at ground shall be greater than 927.9 m Alberta Geodetic Datum (AGD) (0.9 m above the overland spill elevation of the adjacent land)
- Ground where private sewage components are located shall be at elevation greater than 927.9 m AGD (0.9 m above the overland spill elevation of the adjacent land)

As the pond area is located in an area subject to runoff from adjacent land (i.e. near the low point of the large depression) and where no outflow is noted, controlling to a peak outflow is not possible. Moreover, the development does not have a large impact on the peak water levels attained in the depression (less than 0.02 m or ¾ inch). As such, the pond is proposed to hold the largest difference between predevelopment and post-development runoff noted in the modeling. This is 2,600 m^3 for 2005. This water will be used to allow for a steady water level in the constructed wetland proposed in the southeast corner of the site.

Water quality enhancement will be provided by the onsite vegetated ditches and by the constructed wetland. The wetland will also provide additional habitat birds and other species.

5.2.6 Sewage Treatment and Dispersal

No municipal or communal wastewater system is available or proposed to collect and treat wastewater from the Meadowscape area. As such, Private Sewage Treatment Systems (PSTS) are proposed for each lot. Preliminary soil investigation was completed by TetraTech EBA in February, 2016. Based on this soil assessment, Osprey Engineering Inc. provided additional analysis to estimate the type and size of the soil based treatment components for the lots west of the existing canal. Based on this analysis, the following general conclusions were made:

- PSTS consistent with the Alberta Private Sewage Systems Standard of Practice (Safety Codes Council 2015) are possible on each of the proposed lots
- Soil profiles found place limitations on system size and type of system
- All systems must have secondary treatment of wastewater using an appropriate packaged treatment plant due to fine textured soil and/or lack of vertical separation to restricting soil horizons. See **Appendix E**

Proposed lots to the east of the canal are assumed to have similar soil profiles and will be subject to similar limitations as those noted above. At subdivision stage, a similar study to what was completed for the west lots will be performed to confirm lot suitability and to provide guidance on system sizing and allowable soil loading rates.

5.3 PUBLIC UTILITIES

5.3.1 Electricity

Existing one-wire, single phase overhead power lines operated by Fortis Alberta are present along the south side of Range Road 22-3 and the north side of Township Road 9-2. See **Figure 9.0 - Existing FORTIS Facilities**. Preliminary discussions with Fortis have suggested that their infrastructure can support the proposed development and that they are receptive to the development proposal. Service would be provided to each lot by means of the addition of a pole-mounted transformer and underground secondary wires. Details for the lot services will be confirmed following approval of the Area Structure Plan.

5.3.2 Gas

ATCO Gas has advised that there is an existing distribution line along the east side of Range Road 22-3 and the north side of Township Road 9-2. See **Figure 10.0 – ATCO Infrastructure**. Preliminary discussions with ATCO have confirmed that their infrastructure can support the development. Details regarding the extension of natural gas distribution infrastructure will be confirmed following approval of the Area Structure Plan.

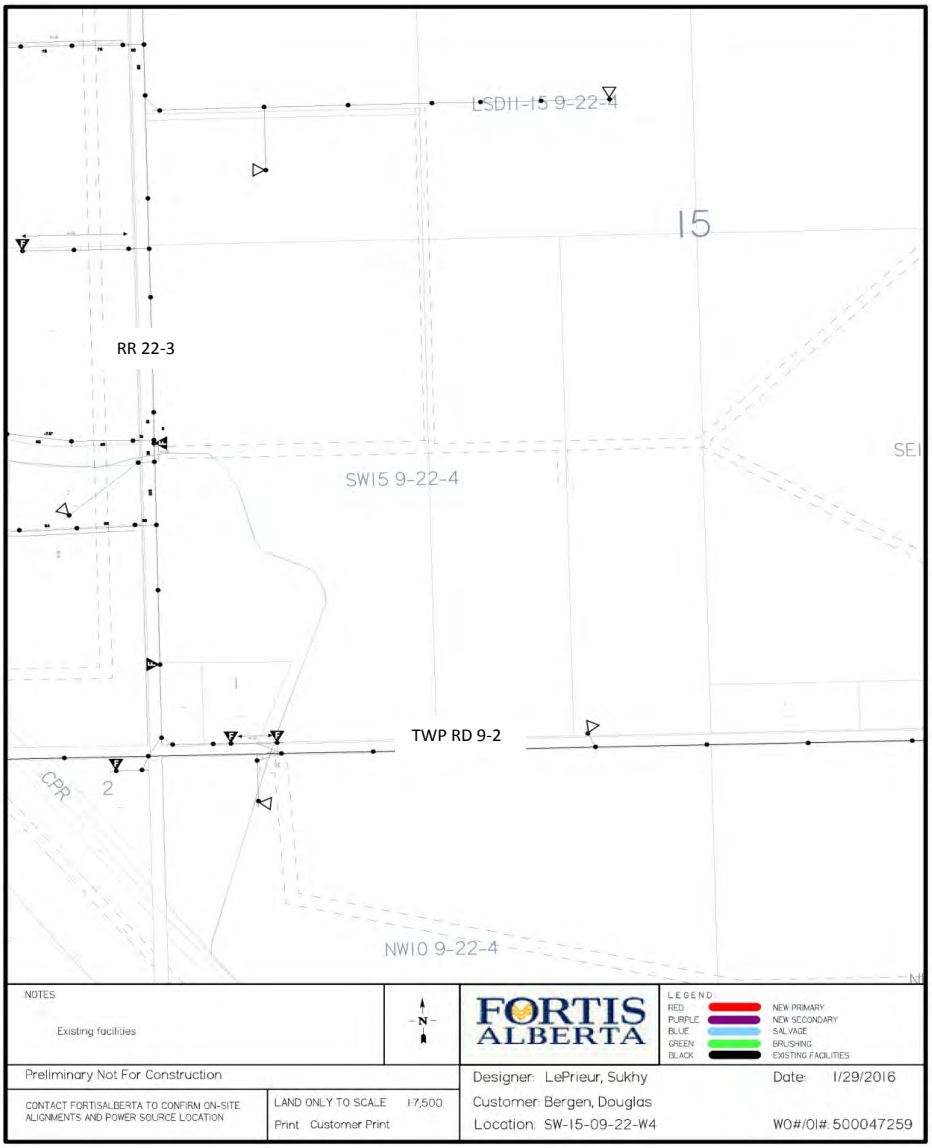


Figure 9.0 – Existing FORTIS Facilities

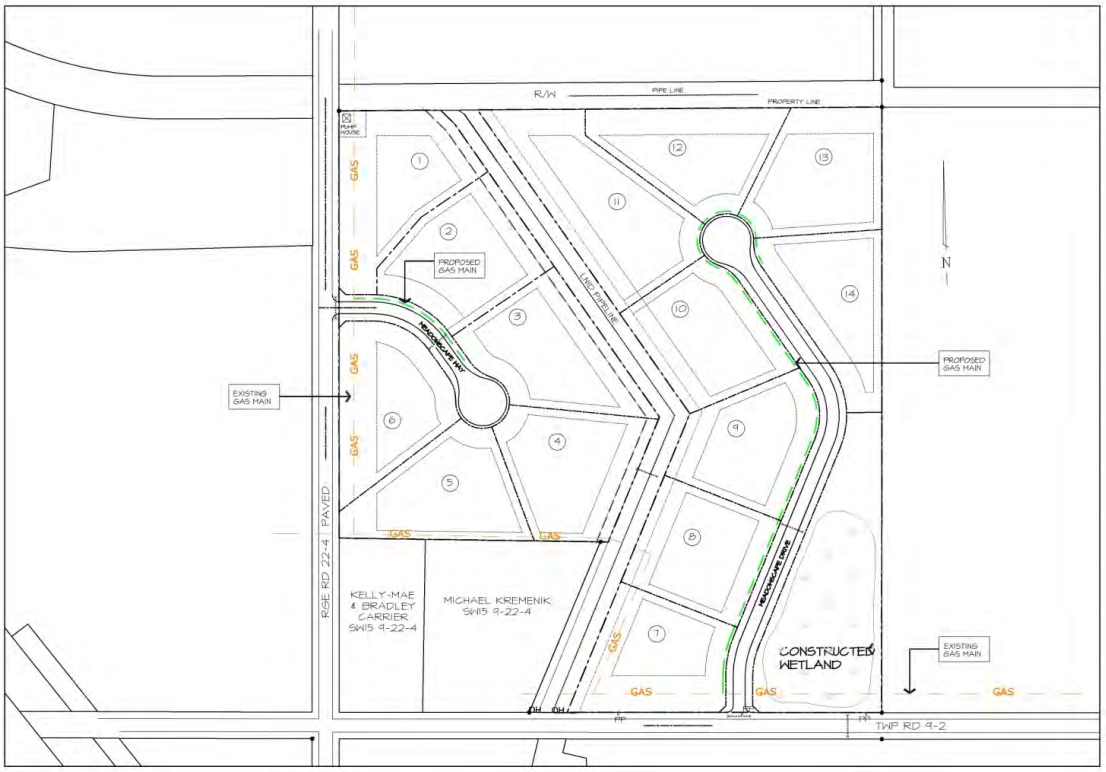


Figure 10.0 – ATCO Infrastructure

5.3.3 Telecommunication

Telus has advised that they have existing infrastructure along Range Road 22-3. Preliminary discussions with Telus have suggested that their existing facilities can support the proposed development. Details for extension of their infrastructure will be confirmed following approval of the Area Structure Plan.

Shaw Cable has advised that they do not have existing infrastructure in the area immediately surrounding the site. Shaw has provided a preliminary estimate of the cost to extend their infrastructure to the site which is prohibitive. Shaw cable will therefore not be provided to the development.

Wireless communications services are also available in the area.

5.4 PROTECTIVE SERVICES

Emergency and protective services in the area of the Development are provided by the Lethbridge County Emergency Services Department in partnership with the City of Lethbridge Emergency Dispatch Centre and emergency services agencies within the County through emergency services agreements. The development will be served by the provincial 911 system.

5.4.1 Fire

Response to fire emergencies would be dispatched by the City of Lethbridge Emergency Dispatch Centre through the 911 system. The site is located within the Coalhurst Rural Emergency Service Zone (ESZ) of the County and therefore the Coalhurst Fire Department will respond to emergency calls.

5.4.2 Police

Police service in the area of the development is provided by the Royal Canadian Mounted Police (RCMP) from the Lethbridge Detachment. Response to emergencies would be dispatched through the 911 system.

5.4.3 Ambulance

Emergency medical transport services in the area of the development are operated by Alberta Health services and would be dispatched through the 911 system. Ambulance services base stations are located in the City of Lethbridge, Picture Butte and Coaldale.

5.5 OTHER SERVICES

5.5.1 Solid Waste

Lot owners will be responsible for solid waste collection. The Lethbridge County operates solid waste transfer stations located in Picture Butte and Nobleford. Lot owners also have the option to transport waste to the Lethbridge Regional Landfill. Alternatively, lot owners may contract with a private waste collection company for solid waste removal and disposal.

5.5.2 Mail Service

Application will be made to Canada Post for postal service to the new lots following approval of the Area Structure Plan.

6 CONCLUSION

This Area Structure Plan has been prepared and submitted to support the reclassification of the subject lands from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR) by way of an application for amendment of the Lethbridge County Land Use Bylaw. The proposed amendment would be supported by the formal adoption of this ASP by County Council. The proponents believe this proposal establishes the highest and best use of the property as 14 residential lots since a productive farming operation is not viable on the property.

This document has been drafted and assembled in consultation with local authorities as well as experts in the area of civil and geotechnical engineering. The ASP outlines the result of considerable consultation with the many stakeholders and we trust provides the Lethbridge County with the information required to consider a request for reclassification of the lands.

APPENDIX A

Property Ownership

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0027 188 879	4;22;9;15;;4,5	151 119 596

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 9
SECTION 15
FIRSTLY:
LEGAL SUBDIVISION 4
CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
SUBDIVISION	9711803	2.20	5.44

EXCEPTING THEREOUT ALL MINES AND MINERALS AND
THE RIGHT TO WORK THE SAME
SECONDLY:
THE SOUTH 190 FEET OF LEGAL SUBDIVISION 5
CONTAINING 2.33 HECTARES (5.76 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 971 282 639 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 119 596	12/05/2015	TRANSFER OF LAND	$550,000	$550,000

OWNERS

JOHN MAXWELL DAVIS
OF 60 HERITAGE POINT WEST
LETHBRIDGE
ALBERTA T1K 7B7

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
151 119 596

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7217DP .	08/05/1933	RESTRICTIVE COVENANT "LSD 5"
5903EK .	31/05/1933	CAVEAT RE : EASEMENT CAVEATOR - BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT "LSD 5"
8420DP .	23/05/1935	RESTRICTIVE COVENANT "LSD 4"
7570EM .	13/06/1935	CAVEAT RE : EASEMENT CAVEATOR - THE BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT "LSD 4"
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
151 218 993	26/08/2015	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD.
151 239 582	16/09/2015	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 3 DAY OF JUNE, 2016 AT 10:43 A.M.

ORDER NUMBER: 30790817

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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APPENDIX B

Geotechnical Investigation

TETRA TECH EBA

Geotechnical Evaluation
Meadowscapes Country Residential Subdivision
Coalhurst, Alberta

PRESENTED TO
Caliber Landscaping Ltd.

JUNE 2016
ISSUED FOR USE
FILE: ENG.LGEO03039-01

CONSULTING ENGINEERS & SCIENTISTS · www.eba.ca

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Appendix B Borehole Logs
Appendix C Recommended General Design and Construction Guidelines

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Caliber Landscaping Ltd., and their agents. Tetra Tech EBA Inc. (Tetra Tech EBA) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Caliber Landscaping Ltd., or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in the Services Agreement. Tetra Tech EBA's General Conditions are provided in Appendix A of this report.

1.0 INTRODUCTION

This report presents the results of a geotechnical evaluation conducted by Tetra Tech EBA Inc. (Tetra Tech EBA) for the proposed Meadowscapes Subdivision project to be located in Coalhurst, Alberta. The legal description of site address is SW1/4 15-9-22 W4.

The scope of work for this evaluation was outlined in a proposal issued to Mr. Henry Bakker, of Caliber Landscaping Ltd. (Caliber), on December 3, 2015. The objective of this work was to determine the general subsurface conditions in the area of the proposed development and to develop recommendations for the geotechnical aspects of design and construction for the project.

A preliminary septic disposal field feasibility assessment has been conducted by Tetra Tech EBA for this development and was issued under separated cover on February 18, 2016.

Authorization to proceed with the evaluation was provided by Mr. Bakker through a signed Services Agreement on December 24, 2015.

2.0 PROJECT DETAILS AND SCOPE OF WORK

Based on the information provided by Caliber, it is understood that two lots (Lot 3 and Lot 4, Block 1) within the Meadowscapes Country Residential Subdivision are planned to be subdivided into residential parcels. Lot 3 is approximately 5.74 ha., is located on the west half of the quarter section and will be subdivided into six residential parcels as indicated in Figure 1. Lot 4 is on the east half of the quarter section and delineated by the Lethbridge Norther Irrigation District (LNID) canal, and is approximately 9.52 ha. Lot 4 has no definitive development plans at this time and its development feasibility will be determined upon this evaluation results.

The scope of work comprised the completion of fieldwork including drilling of eight (8) geotechnical boreholes, a laboratory program to assist in classification of the subsurface soils, and a report providing the following design and construction recommendations:

- Recommended design parameters for shallow foundations and below-grade structures.
- Recommendations for design and installation of slabs-on-grade.
- Recommendations for volumetric changes of soil due to changes in moisture content and/or frost.
- Recommendations for special considerations if fill is encountered.
- Classification of site for seismic design purposes according to Table 4.1.8.4A of the Alberta Building Code 2014.
- Recommendations for subgrade preparation, backfill materials, and compaction.
- Recommendations for site grading.
- Recommended construction provisions for control of groundwater.
- Recommendations for concrete type in contact with soils.
- Recommendations for pavements.

3.0 GEOTECHNICAL FIELD AND LABORATORY WORK

The fieldwork for this evaluation was carried out on May 3, 2016 using a truck-mounted drill rig contracted from Chilako Drilling Services Ltd. of Coaldale, Alberta. The rig was equipped with 150 mm diameter solid stem continuous flight augers. Tetra Tech EBA's field representative was Mr. Stuart Smith.

Eight (8) boreholes (referenced as 16BH001 through 16BH008) were drilled across the site to depths of 6.6 m below the ground surface. The approximate borehole locations are shown on Figure 1.

From the boreholes, disturbed grab samples were obtained at approximate 600 mm intervals. In addition, Standard Penetration Tests (SPT) were generally performed at depth intervals of 1.5 m. All soil samples were visually classified in the field and the individual soil strata and the interfaces between them were noted. The borehole logs are presented in Appendix B. An explanation of the terms and symbols used on the borehole logs is also included in Appendix B.

Slotted 25 mm diameter PVC standpipes were installed in the boreholes to monitor groundwater levels. Auger cuttings were backfilled around the standpipes and they were sealed at ground surface with bentonite chips.

The boreholes were laid out with locations measured by Tetra Tech EBA. The geodetic ground elevations at the borehole locations were interpreted from the contour data provided by Douglas J. Bergen & Associated Ltd. and are shown on the borehole logs.

Classification tests, including natural moisture content, Atterberg Limits, and soluble sulphate content were performed in a laboratory on samples collected from the boreholes to aid in the determination of engineering properties. The results of the laboratory tests are presented on the borehole logs.

4.0 SITE AND SUBSURFACE CONDITIONS

4.1 Site Description

The proposed development is located at the northwest corner of the intersection of Range Road 223 and Township Road 92. The property is bounded by farmlands to the north and east and two developed residential lots occupy the southwest corner of the quarter section. The site was vegetated with grass at the time of field drilling.

A LNID tributary canal runs from south to north through the site separating the proposed Lot 3 and Lot 4. Lot 3 is on the west side of the canal, gently sloping (approximately less than 2%) northeastward to the canal. A garbage pit and a barn shed were located on the north end of Lot 3.

Lot 4 is on the east side of the canal, with most areas lower than the berm elevation of the canal. The topography of Lot 4 is generally sloping towards the east except for the northeast area which is a local high spot with slope towards the south and west. A pond and an earth stockpile were noted in the north central part of the quarter section north of 16BH004. The area around the stockpile and the canal and drainage swale are relatively low with ponded water and dense vegetation.

In accordance with the contour data, the pond has an interior toe elevation of approximately 928.59 m which is 1.0 m lower than the interior toe elevations of the canal. It is likely that the pond is being recharged by leakage from the canal.

4.2 Subsurface Conditions

It should be noted that geological conditions are innately variable. At the time of preparation of this report, information on subsurface stratigraphy was available only at discrete borehole locations. In order to develop recommendations from this information, it is necessary to make some assumptions concerning conditions other than at borehole locations. Adequate field reviews should be provided during construction to check that these assumptions are reasonable.

The general subsurface stratigraphy for the property comprised surficial topsoil (less than 300 mm thick) overlying native clay and clay till. The following sections provide a summary of the stratigraphic units encountered at the specific borehole locations. A more detailed description is provided on the borehole logs provided in Appendix B.

4.2.1 Clay

Underlying the topsoil, clay was encountered at the borehole locations, extending to depths of between 1.8 m and the maximum termination depth of 6.6 m. The clay was generally described as silty, trace sand to sandy, damp to wet, firm to very stiff, low to high plastic, and brown. The clay encounter below 1.5 m in 16BH007 was wet and soft. Moisture contents of clay samples widely ranged between 11% and 16% in most boreholes within Lot 3 (16BH001, 16BH003, 16BH005, and the upper portion of 16BH002) and between 22% and 28% in boreholes within Lot 4 (16BH006, 16BH007, and 16BH008) and the areas adjacent to the canal (16BH004 and the lower portion of 16BH002). Atterberg Limits testing (two tests) indicated Plastic Limits ranging between 12% and 16%; and Liquid Limits between 39% and 61%; indicative of medium to high plasticity.

SPT "N" values ranged between 2 and 24 blows per 300 mm of penetration, indicative of variable consistency ranging between firm and very stiff.

4.2.2 Clay Till

Beneath the clay, glacial clay till was encountered and extended to borehole termination depth. The clay till was described as silty, some sand, trace gravel (occasional some gravel), moist to very moist, firm to very stiff, medium plastic, and brown with coal and oxide specks. Occasional silt and sand pockets, and high plastic clay inclusions were also encountered within the clay till. Moisture contents of clay till samples ranged between 11% and 23%. Atterberg Limits testing indicated a Plastic Limit of 14% and a Liquid Limit of 43%, indicative of medium plasticity.

SPT "N" values ranged between 7 and 20 blows per 300 mm of penetration, indicative of firm to very stiff consistency.

4.3 Groundwater Conditions

At the time of drilling, no seepage or sloughing was encountered at the borehole locations. The groundwater levels were measured on May 9, 2016.

Table A: Groundwater Monitoring Data – May 9,2016

Borehole Number	Depth of Standpipe (m)	Geodetic Borehole Elevation of Ground Surface (m)	Depth to Groundwater (m)	Relative Elevation of Groundwater (m)
16BH001	6.6	933.90	Dry	-
16BH002	6.6	932.50	Dry	-
16BH003	6.6	932.60	Dry	-

Table A: Groundwater Monitoring Data – May 9,2016

Borehole Number	Depth of Standpipe (m)	Geodetic Borehole Elevation of Ground Surface (m)	Depth to Groundwater (m)	Relative Elevation of Groundwater (m)
16BH004	6.6	931.20	4.60	926.60
16BH005	6.6	932.70	Dry	-
16BH006	6.6	926.70	1.93	924.77
16BH007	6.6	927.30	2.08	925.22
16BH008	6.6	927.70	5.91	921.79

The local groundwater levels represent perched groundwater within sand or silt lenses within the clay and clay till deposits. Perched groundwater normally fluctuates seasonally and in response to climatic conditions. Further comments regarding groundwater issues are provided in subsequent sections.

Based on the borehole locations and the groundwater and soil moisture conditions, it was noted that most areas of Lot 3 were higher than the canal in elevations and generally in dry conditions. The areas adjacent to the canal and most areas of Lot 4 lower than the canal elevations have relatively shallow groundwater tables and high moisture conditions, which appears to be caused by leakage migration from the canal due to the proximity and low elevations.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 General

Specific recommendations that apply to this project are provided for general site development and lot grading, trench excavation and backfill, backfill materials and compaction, roadway subgrade preparation, shallow foundations, grade-supported floor slabs, below-grade construction, and concrete types.

Subgrade preparation is required in all lots as well as all paved areas. This includes stripping of topsoil and unsuitable soils (if encountered), scarification, moisture conditioning, and compaction. Wet and soft soils should be expected in some areas during the site grading (e.g., low areas with ponded water along the canal, the existing pond, and the area adjacent to 16BH007) and should be removed to foundation influence depths if residential structures are to be constructed in these areas.

The on-site clay soils are considered suitable for site grading purposes. The soils appear to be variable in moisture conditions, and as such, moisture conditioning may be required to achieve the compaction standards recommended. Proof-rolling within roadways to detect soft areas is also recommended.

Shallow foundations (strip and spread footings) are generally expected for the residential structures. Footings should be placed in accordance with frost protection requirements for this area, and must rest on native soils only.

Investigation with insufficient boreholes drilled in Lot 4 was only for providing preliminary soil information and assessing the feasibility of the proposed subdivision development on this lot. Detailed geotechnical investigation should be conducted when the future development plan is determined. Recommendations for shallow foundations in this report is not applicable for the development of Lot 4.

Deep foundations, including bored cast-in-place concrete piles and helical piles, are considered technically feasible but not preferred to shallow foundations due to the cost. Recommendation of deep foundations are beyond the scope of work for this report.

Slabs-on-grade for this project should consider the precautions recommended, including the subgrade preparation measures intended to improve slab performance.

All foundation recommendations presented in this report are based on the assumption that an adequate level of monitoring will be provided during construction, and that all construction will be carried out by suitably qualified contractors, experienced in foundation and earthworks construction. An adequate level of monitoring is considered to be:

- For shallow foundations and slabs; inspection of bearing surfaces prior to placement of concrete or mudslab, and design review during construction.
- For earthworks; full-time monitoring and compaction testing.

All such monitoring should be carried out by suitably qualified persons, independent of the contractor. One of the purposes of providing an adequate level of monitoring is to check that recommendations, based on data obtained at discrete borehole locations, are relevant to other areas of the site.

5.2 Lot Grading and Site Development

The lot grading should be designed and carried out to the current City of Lethbridge Design Standards, or equivalent.

Following organic topsoil stripping, all lots should be graded for drainage at a minimum gradient of 2.0%. The existing site soils, comprising clay and clay till are suitable for use as landscape fill materials or for use as general engineered fill materials for lot grading, provided they are acceptably moisture conditioned. The moisture content of the site soils generally appear to be variable with respect to the anticipated optimum moisture content (OMC) for these soils in most areas. Moisture conditioning will likely be required at the site for proper compaction. Although soil moisture variability should be expected, the earthwork contractor should assess the requirements and should consider such factors as weather and construction procedures.

General engineered cohesive fill materials for lot grading should be moisture conditioned to within a range of 0% to +2% of the OMC prior to compaction, and compacted to a minimum of 98% of Standard Proctor Density (SPD). Granular materials placed as "general engineered fill" should be compacted at slightly below (0% to +2%) the OMC.

Lot 3 is generally higher than the canal elevations with no large amount of site grading work to be expected in this area. It was noted that wet and weak soil conditions at shallow depths were encountered in 16BH004 and may be expected in other low areas close to the canal. It is recommended that residences not be located in the areas adjacent to the canal to avoid problematic development issues related to the weak soil conditions.

Due to the low elevations and contribution of the leakage from the canal over many decades, development of Lot 4 is considered problematic. Wet and weak soil conditions and shallow groundwater should be expected in most areas of Lot 4. A large amount of site grading work including removal of weak soils and replacement with general engineered fill may be expected in residential development areas. Imported fill materials may be needed to infill some low areas for site grading purpose. Fill materials due to site grading or weak soil conditions, if encountered at footing depths, may bring construction and serviceability issues to the residential development. Such factors should be considered for the site development and may affect the economically feasibility of the proposed development of Lot 4.

Further recommendations regarding backfill materials and compaction are included in Appendix C.

5.3 Excavations

Excavations should be carried out in accordance with Alberta Occupational Health and Safety Regulations. For this project it is understood that no underground utilities, including water lines, stormwater pipelines, and sewage pipelines, are to be installed. The majority of the excavations are likely associated with basement house excavation and are assumed to be less than 3.0 m below existing ground surface. The following recommendations notwithstanding, the responsibility of all excavation cutslopes resides with the Contractor, who should take into consideration site-specific conditions concerning soil stratigraphy and groundwater. All excavations should be reviewed by the Contractor prior to personnel working within the base of the excavation.

Based on the findings of the drilling program, soft to stiff clay in damp to very moist moisture conditions are generally anticipated to be encountered within 3.0 m below grade during excavation. The soil conditions generally vary depending on proximity to the canal and elevation of the land relative to the canal. Soft to firm clay soils should be expected in Lot 4 and low areas adjacent to the canal, and firm to stiff clay soils should be expected in most areas of Lot 3. Short-term excavations (open for less than one month) within firm to stiff clay soils which are to be deeper than 1.5 m should have the sides shored and braced or the slopes should be cut back no steeper than 1.0 horizontal to 1.0 vertical (1.0H:1.0V). In areas where soft to firm clay soils are encountered, a cutslope of 1.5H:1.0V or flatter should be considered.

Spill piles or temporary surcharge loads should not be allowed within a distance equal to the depth of the excavation from an unsupported excavation face, while mobile equipment should be kept back at least 3.0 m. All excavations should be checked regularly for signs of sloughing, especially after rainfall periods. Small earth falls from the sideslopes are a potential danger to workers and must be guarded against.

General recommendations regarding construction excavations are contained in Appendix C.

5.4 Backfill Materials

The existing site soils, comprising clay and clay till soils are considered suitable for use as 'landscape fill' and as 'general engineered fill' and 'select engineered fill' materials, as defined in Appendix C. All soils containing organic or deleterious materials should be stockpiled separately and are not suitable for use as general engineered fill.

It is noted that moisture conditioning will be required due to the variable moisture conditions of the subgrade soils encountered during the evaluation. In general, Lot 3 has relatively dry subgrade moisture conditions, where soil wetting is to be expected except in proximity to the canal. Lot 4 has relatively wet soil moisture conditions and soil drying would be expected. However, the earthwork contractor should make their own estimate of the requirements for moisture conditioning to the recommended standards, and should consider such factors as weather and construction procedures.

5.5 Pavement Structures

5.5.1 Subgrade Preparation

Within all roadway areas, following stripping of topsoil, the exposed subgrade should be proof-rolled to assess the subgrade characteristics. Following the proof-roll, a minimum subgrade preparation depth of 300 mm is recommended in all areas in order to improve subgrade uniformity. Where softer soils are encountered, subgrade preparation up to 600 mm may be necessary. Subgrade preparation includes scarification, moisture conditioning to between OMC and +2% of OMC, and uniform compaction to a minimum of 98% of SPD.

Backfill to raise the subgrade level should be general engineered fill materials, as defined in Appendix C, moisture conditioned and compacted as noted previously. The subgrade should be prepared and graded to allow drainage into drainage ditches or catchbasins if available. Proof-rolling of the prepared surface is recommended to identify localized soft areas and for an indication of overall subgrade support characteristics.

It is imperative that positive surface drainage be provided to prevent ponding of water within the roadway structure and subsequent softening and loss of strength of the subgrade materials. Surrounding landscaping should be such that runoff water is prevented from ponding beside paved areas in order to avoid softening and premature failure of the pavement surface.

5.6 Gravel Pavement

The following minimum gravel pavement structure using the above subgrade preparation procedures is recommended. Both gravel materials should be compacted to 100% of SPD.

- 100 mm of crushed gravel or base gravel (25 mm minus) over
- 200 mm of pit run gravel or sub-base gravel over prepared clay subgrade

It is imperative that positive surface drainage of gravel pavement be established to prevent ponding of water. Recommended minimum grades of 2% should be used in gravel surfaced areas. Surrounding landscaping should be such that runoff water is prevented from ponding beside gravelled areas.

5.6.1 Recommended Pavement Structures

The pavement structures presented below are not based on detailed design, and do not take into consideration site-specific traffic loading conditions; as such data was not available at the time of report preparation. The pavement structures are provided as a general guideline, and are not intended to have a specific design life, and are based on the assumption that good subgrade support can be achieved. In the absence of good traffic loading data, Tetra Tech EBA recommends the use of the following "Local" pavement structure taken from the City of Lethbridge 2014 Design Standards, for use in lightly loaded areas:

- Type III Asphalt Surfacing = 75 mm
- Granular Base Course = 200 mm
- Subgrade Preparation = 300 mm

The recommended pavement layer thicknesses generally refer to average values and recognize typical construction variability. As-constructed layer thicknesses should satisfy the thickness tolerances identified in the City of Lethbridge 2014 Design Standards (or equivalent) for granular materials and asphalt concrete.

5.7 Foundation Design

5.7.1 Limit States Design

The design parameters provided in the following sections may be utilized to calculate the ultimate foundation capacity in each case. For the Limit States Design (LSD) methodology, in order to calculate the factored load capacity, the appropriate soil resistance factors must be applied to each loading condition, as follows:

Factored Capacity = Ultimate Capacity x (Soil Resistance Factors)

The following soil resistance factors (Table B) must be incorporated into the foundation design. These factors are considered to be in accordance with the 2006 Canadian Foundation Engineering Manual (CFEM), as well as the Alberta Building Code 2014.

Table B: Soil Resistance Factors – Shallow Foundations

Item	Soil Resistance Factor
Bearing resistance	0.5
Passive resistance	0.5
Horizontal resistance (sliding)	0.8

Under LSD methodology, foundations should be designed on the basis of factored Ultimate Limit States (ULS) parameters. In order to determine the applicable working capacity, Serviceability Limit States (SLS) must also be considered. The lower of the factored ULS resistance or the unfactored SLS resistance should be used as the working capacity for foundation design purposes

5.7.2 Shallow Foundations

It is noted that recommendations in this section only apply to development in Lot 3. Shallow footings should be constructed a minimum of 1.4 m below the final design ground surface (frost protection requirement for footings under heated structures). For unheated structures, the footings should be constructed a minimum of 2.1 m below grade.

Where footings bear on native soils, the ultimate static bearing pressure may be taken as 250 kPa, subject to other recommendations in this report. The ultimate static bearing pressure is based on correlation between SPT "N" values. Factoring should be considered as noted in the previous section. Footing dimensions should be in accordance with the minimum requirements of the Alberta Building Code 2014.

As discussed in Section 5.2, due to the migration of leakage from the canal, wet and weak soil conditions and shallow groundwater should be expected at footing elevations in areas adjacent to the canal, which may bring construction difficulties and serviceability issues to the residential development. It is recommended that the residences be placed as close as possible to the front of the lot for this site to avoid or reduce the adverse impact by the leakage from the canal.

A weeping tile system is recommended for all residential foundations in order to aid in maintaining a consistent moisture profile. The weeping tile should consist of a perforated pipe surrounded by free draining granular material, wrapped in filter cloth. The pipe should have a consistent slope leading to a sump.

Bearing certification by a geotechnical engineer is recommended to ensure that the shallow foundations are placed on competent native soils. If weak soils are encountered at footing level, recommendations may be provided to remove the weak materials and bring the subcut back to design elevation with low strength lean mix concrete. Alternatively, it may be possible to lower the footing elevation to native materials.

It is recommended that a grade-all bucket be used for final excavation to the foundation subgrade elevation to minimize disturbance of the founding soils. A 50 mm concrete mudslab should be placed immediately following excavation and inspection to protect the bearing surface from disturbance.

Further recommendations regarding shallow foundations are given in Appendix C.

5.7.3 Frost Protection

For protection against frost action, perimeter footings in heated structures should be extended to such depths as to provide a minimum soil cover of 1.4 m. Isolated or exterior footings in unheated structures should have a minimum soil cover of 2.1 m unless provided with equivalent insulation.

Pipes buried with less than 2.1 m soil cover should be protected with insulation to avoid frost effects that might cause damage to, or breakage of, the pipes. Rigid insulation placed under areas subject to vehicular wheel loadings should be provided with a minimum thickness of 600 mm of compacted granular base.

5.7.4 Seismic Design

The site classification recommended for Seismic Site Response is Classification D, as noted in Table 4.1.8.4.a of the Alberta Building Code 2014.

5.8 Floor Slab Systems

5.8.1 Floor Slabs-on-Grade

Construction of floor slabs-on-grade for this project (outside of basements) must consider the surficial clay noted within the development area. Construction may be considered feasible, provided the following precautions and construction recommendations are followed.

In native soils areas, following removal of topsoil, the subgrade should be scarified to a minimum depth of 300 mm, and moisture conditioned to a range of optimum to 2% over OMC. In areas of general engineered fill placed during site grading, a minimum depth of 150 mm subgrade preparation is recommended, or if weathering is evident, 300 mm subgrade preparation is required. The minimum compaction in each case should be 98% of SPD. The prepared subgrade should be proof-rolled and any soft or loose pockets detected should be reconditioned as recommended above or over-excavated and replaced with general engineered fill.

A levelling course of clean well-graded crushed gravel, at least 150 mm in compacted thickness, is recommended directly beneath the slabs-on-grade, unless a thicker course is required for structural purposes. The subgrade beneath slabs-on-grade should be protected at all times from moisture or exposure which may cause softening or disturbance of the subgrade soils. This applies during and after the construction period (and before and after replacement of the required general engineered fill). Should the exposed surface become saturated or disturbed, it should be reworked to achieve the above standards.

If the subgrade is properly prepared as noted above, floor slab movements should be limited to less than approximately 25 mm. Slabs-on-grade should be separated from bearing members to allow some differential movement. If this range of differential movement is unacceptable, the owner should consider a structurally supported floor.

Recommended procedures for proof-rolling and backfill materials and further recommendations for floor slabs-on-grade construction are included in Appendix C.

5.8.2 Structural Slabs

If slab movements cannot be tolerated, a structurally supported floor slab system is recommended as the preferred option for this development.

However, with structurally supported floor slab systems there is a risk of ground movement relative to the slab. This relative movement can lead to problems if piping and other utilities that are connected to the slab are embedded within the ground beneath the slab. Utilities beneath structurally supported ground floor slabs should be protected from differential movement by placing utilities within boxes suspended from the structural slab. In addition, a void form is recommended below the floor slab in order to prevent transfer of uplift pressures due to swelling clay soils.

5.8.3 Basement Floor Slabs

Slabs-on-grade construction for basements is considered feasible providing certain precautions are undertaken. All excavations should be carried out remotely using a smooth-mouth bucket or Grade-All at final grade in order to minimize disturbance of the base. Basement floor slabs should be supported by a minimum of 150 mm compacted, clean, free-draining granular material.

If partitions are constructed in the basement, provision must be made so that, if the basement floor slab heaves, the partitions do not raise the main floor. A minimum allowance of 25 mm should be left between the top plates of basement partitions and the floor above them to accommodate heaving of the floor slab.

5.9 Below-Grade Walls

All below-grade walls should be designed to resist lateral earth pressures in an "at-rest" condition. This condition assumes a triangular pressure distribution and may be calculated using the following expression:

$$P_o = K_o (\gamma H + Q)$$

Where: P_o = Lateral earth pressure "at-rest" condition (no wall movement occurs at a given depth).

K_o = Coefficient of earth pressure "at-rest" condition (use 0.5 for cohesive backfill and 0.45 for sand and gravel backfill).

γ = Bulk unit weight of backfill soil (use 19 or 21 kN/m³ for cohesive or granular backfill, respectively).

H = Depth below final grade (m).

Q = Surcharge pressure at ground level (kPa).

It is assumed that drainage will be provided for all below-grade walls through the installation of a weeping tile, and hydrostatic pressures will not be a factor in design. An acceptable weeping tile system should consist of a perforated weeping tile wrapped in a geosock or geotextile fabric, in turn surrounded with a minimum of 150 mm thick blanket of washed rock (maximum size 20 mm). The weeping tile should have a minimum 0.5% slope leading to a sump. The preferred method would be to have provision to tie the sump into the property's on-site drainage system.

Backfill around concrete walls should not commence before the concrete has reached a minimum two thirds of its design strength and first floor framing is in place or the walls are laterally braced. Only hand-operated compaction equipment should be employed within 600 mm of the concrete walls. Caution should be used when compacting backfill to avoid high lateral loads caused by excessive compactive effort. A compaction standard of 95% of SPD is recommended. To avoid differential wall pressures, the backfill should be brought up evenly around the walls. A minimum 600 mm thick clay cap should be placed at the ground surface to reduce the infiltration of surface water.

5.10 Building Site Grading

Drainage of surface water away from buildings should be maintained during construction. The finished grade of proposed building sites should be designed so that surface water is drained away from buildings by the shortest route. All drains should discharge well clear of buildings. If there is a roof discharge from a building, caution should be taken where downspouts discharge due to the high probability of ice forming in the winter. Downspouts may be discharged onto landscaped areas, provided the water is carried, by means of a concrete splash pad or extendable section so the point of discharge of the water is at least 2 m from the buildings. Landscaped surfaces adjacent to the walls of buildings should be graded to slope away from the building at a gradient of at least 5% within 2 m of the buildings' perimeter. General landscaped areas should have grades of no less than 2% to minimize ponding.

5.11 Concrete Types

Based on laboratory testing conducted on two samples collected from the boreholes as well as Tetra Tech EBA's experience on local soils, the properties of concrete for foundations in contact with soil or groundwater should meet the requirements of the Canadian Standards Association (CSA) A23.1-14, Class S-2 exposure [i.e., water/cementing materials (w/cm) ratio of 0.45, air entrainment of 4% to 7% (for 14 mm to 20 mm nominal maximum aggregate size)], and have a minimum specified 56-day compressive strength of 32 MPa.

For this exposure classification, alternatives include the usage of Type HS (sulphate-resistant) Portland Cement or blends of cement and supplementary cementing materials conforming to Type MSb and/or Type HSb cements.

It is noted that the exposure classification of the concrete (i.e., Class S-2) typically governs. This stipulates the level of protection of the concrete, including the amount of cover to protect the reinforcing steel from corrosion.

6.0 DESIGN AND CONSTRUCTION GUIDELINES

General design and construction guidelines are provided in Appendix C, under the following supplemental headings:

- Shallow Foundations
- Floor Slabs-on-Grade
- Construction Excavations
- Backfill Materials and Compaction

These guidelines are intended to present standards of good practice. Although supplemental to the main text of this report, they should be interpreted as part of the report. Design recommendations presented herein are based on the premise that these guidelines will be followed. The design and construction guidelines are not intended to represent detailed specifications for the works although they may prove useful in the preparation of such specifications. In the event of any discrepancy between the main text of this report and Appendix C, the main text should govern.

7.0 CLOSURE

We trust this report meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech EBA Inc.

PROFESSIONAL ENGINEER JIEJUN ZHAO ALBERTA

June 9. 2016

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/tlp

PERMIT TO PRACTICE
TETRA TECH EBA INC.
Signature
Date JUNE 9, 2016
PERMIT NUMBER: P245
The Association of Professional Engineers and Geoscientists of Alberta

FIGURES

Figure 1 Borehole Location Plan

APPENDIX A

GEOTECHNICAL REPORT - GENERAL CONDITIONS

GENERAL CONDITIONS

GEOTECHNICAL REPORT

This report incorporates and is subject to these "General Conditions".

1.0 USE OF REPORT AND OWNERSHIP

This geotechnical report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary geotechnical assessment.

This report and the recommendations contained in it are intended for the sole use of Tetra Tech EBA's Client. Tetra Tech EBA does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Tetra Tech EBA's Client unless otherwise authorized in writing by Tetra Tech EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Tetra Tech EBA. Additional copies of the report, if required, may be obtained upon request.

2.0 ALTERNATE REPORT FORMAT

Where Tetra Tech EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Tetra Tech EBA's instruments of professional service), only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by Tetra Tech EBA shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of Tetra Tech EBA's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except Tetra Tech EBA. Tetra Tech EBA's instruments of professional service will be used only and exactly as submitted by Tetra Tech EBA.

Electronic files submitted by Tetra Tech EBA have been prepared and submitted using specific software and hardware systems. Tetra Tech EBA makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

3.0 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, Tetra Tech EBA has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

4.0 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. Tetra Tech EBA does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

5.0 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

6.0 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of testholes and/or soil/rock exposures. Stratigraphy is known only at the locations of the testhole or exposure. Actual geology and stratigraphy between testholes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. Tetra Tech EBA does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

7.0 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

8.0 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

9.0 INFLUENCE OF CONSTRUCTION ACTIVITY

There is a direct correlation between construction activity and structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques are known.

10.0 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, as well as the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

11.0 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

12.0 BEARING CAPACITY

Design bearing capacities, loads and allowable stresses quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition assumed. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions assumed in this report in fact exist at the site.

13.0 SAMPLES

Tetra Tech EBA will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

14.0 INFORMATION PROVIDED TO TETRA TECH EBA BY OTHERS

During the performance of the work and the preparation of the report, Tetra Tech EBA may rely on information provided by persons other than the Client. While Tetra Tech EBA endeavours to verify the accuracy of such information when instructed to do so by the Client, Tetra Tech EBA accepts no responsibility for the accuracy or the reliability of such information which may affect the report.

APPENDIX B
BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

Slickensided - having inclined planes of weakness that are slick and glossy in appearance.
Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated - composed of thin layers of varying colour and texture.
Interbedded - composed of alternate layers of different soil types.
Calcareous - containing appreciable quantities of calcium carbonate.;
Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

Data presented hereon is for the sole use of the stipulated client. Tetra Tech EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed to recognized industry standards, unless noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

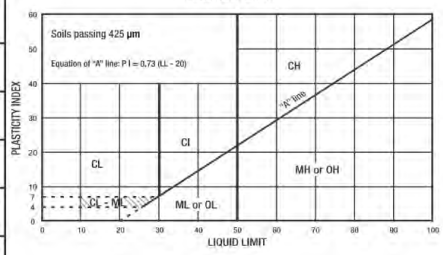
TETRA TECH

TT_Borehole Terms_General.cdr

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION			GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE-GRAINED SOILS More than 50% retained on 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on 4.75 mm sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines: Less than 5% Pass 75 µm sieve; More than 12% Pass 75 µm sieve; 5% to 12% Pass 75 µm sieve. GW, GP, SW, SP; GM, GC, SM, SC; Borderline classification requiring use of dual symbols. $C_u = D_{60} / D_{10}$ Greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3	
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines	Not meeting both criteria for GW	
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures	Atterberg limits plot below "A" line or plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits plot above "A" line or plasticity index greater than 7	
	SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines	$C_u = D_{60}/D_{10}$ Greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	Not meeting both criteria for SW	
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures	Atterberg limits plot below "A" line or plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Atterberg limits plot above "A" line or plasticity index greater than 7	
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS	Liquid limit <50	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity	For classification of fine-grained soils and fine fraction of coarse-grained soils.	
		Liquid limit >50	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CLAYS Above "A" line on plasticity chart negligible organic content	Liquid limit <30	CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays		
		Liquid limit 30-50	CI	Inorganic clays of medium plasticity, silty clays		
		Liquid limit >50	CH	Inorganic clays of high plasticity, fat clays		
	ORGANIC SILTS AND CLAYS	Liquid limit <50	OL	Organic silts and organic silty clays of low plasticity		
		Liquid limit >50	OH	Organic clays of medium to high plasticity		
HIGHLY ORGANIC SOILS			PT	Peat and other highly organic soils	*Based on the material passing the 75 mm sieve. Reference: ASTM Designation D2487, for identification procedure see D2488. USC as modified by PFRA	

PLASTICITY CHART



SOIL COMPONENTS

FRACTION	SIEVE SIZE PASSING	SIEVE SIZE RETAINED	DEFINING RANGES OF PERCENTAGE BY MASS OF MINOR COMPONENTS: PERCENTAGE	DESCRIPTOR
GRAVEL				
coarse	75 mm	19 mm	>35 %	"and"
fine	19 mm	4.75 mm	21 to 35 %	"y-adjective"
SAND				
coarse	4.75 mm	2.00 mm	10 to 20 %	"some"
medium	2.00 mm	425 µm		
fine	425 µm	75 µm	>0 to 10 %	"trace"
SILT (non plastic) or CLAY (plastic)	75 µm		as above but by behavior	

OVERSIZE MATERIAL

Rounded or subrounded	
COBBLES	75 mm to 300 mm
BOULDERS	> 300 mm
Not rounded	
ROCK FRAGMENTS	>75 mm
ROCKS	> 0.76 cubic metre in volume

TT_Modified Unified Soil Classification.cdr

TETRA TECH

BOREHOLE KEYSHEET

Water Level Measurement

- Measured in standpipe, piezometer or well
- Inferred

Sample Types

- A-Casing
- Core
- Disturbed, Bag, Grab
- HQ Core
- Jar
- Jar and Bag
- NQ Core
- No Recovery
- Split Spoon/SPT
- Tube

Backfill Materials

- Asphalt
- Bentonite
- Cement/ Grout
- Drill Cuttings
- Grout
- Gravel
- Sand
- Slough
- Topsoil Backfill

Lithology - Graphical Legend[1]

- Asphalt
- Bedrock
- Cobbles/Boulders
- Clay
- Coal
- Concrete
- Fill
- Gravel
- Limestone
- Mudstone
- Organics
- Peat
- Sand
- Sandstone
- Shale
- Silt
- Siltstone
- Till
- Topsoil

1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale

TETRA TECH EBA

CALIBER LANDSCAPING

Borehole No: **16BH001**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 933.9 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	■ SPT (N) ■ (20 40 60 80) / ▲ Pocket Pen. (kPa) ▲ (100 200 300 400)	Elevation (m)
0	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics							
		CLAY - silty, some sand, damp to moist, stiff, medium plastic, brown, trace organics, roots, white precipitates							
				B1		15.5			933
1				B2		12.8			
				D1	13				
		CLAY (TILL) - silty, some sand, trace gravel, moist, stiff, medium plastic, brown, coal and oxide specks, sand pockets, white precipitates, gypsum crystals		B3		16.1			932
2				B4		16.2			
3				D2	13				931
		... 50 mm fine grained, poorly graded sand pocket		B5					
4				B6		13.9			930
		... very stiff, gravel sizes to 50 mm		D3	18				
5		... silt lenses and pockets		B7					929
				B8		14.8			
6				D4	20				928
		End of Borehole @ 6.6 m							
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Standpipe Measured Dry on May 9, 2016							927
8									926
9									925

TETRA TECH EBA	Contractor: CHILAKO DRILLING SERVICES LTD.
	Drilling Rig Type: 150mm SOLID STEM AUGER
	Logged By: SS
	Reviewed By: JZ
	Completion Depth: 6.6 m
	Start Date: 2016 May 03
	Completion Date: 2016 May 03
	Page 1 of 1

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/06/06

CALIBER LANDSCAPING

Borehole No: **16BH002**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 932.5 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Method: Solid stem auger

Depth (m)	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Elevation (m)
0	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics					
	CLAY - silty, some sand, damp, stiff, medium plastic, brown, roots, white precipitates					932
			B1		11.8	
1	... damp to moist					
			B2		13.1	931
			D1	12		
2	... moist		B3		15.4	
			B4		15.1	930
	... moist to very moist, firm, laminated silt and high plastic clay layers					
3			D2	7		
						929
			B5			
4						
	... coal specks		B6		25.1	
						928
			D3	7		
5	... trace sandy, high plastic, brown with dark brown mottling		B7			
			B8		30.3	927
6						
			D4	7		
						926
	End of Borehole @ 6.6 m					
7	No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Standpipe Measured Dry on May 9, 2016					
						925
8						
						924
9						

Plastic Limit — Moisture Content — Liquid Limit (20 40 60 80)

■ SPT (N) ■ (20 40 60 80)

▲ Pocket Pen. (kPa) ▲ (100 200 300 400)

Contractor: CHILAKO DRILLING SERVICES LTD.	Completion Depth: 6.6 m
Drilling Rig Type: 150mm SOLID STEM AUGER	Start Date: 2016 May 03
Logged By: SS	Completion Date: 2016 May 03
Reviewed By: JZ	Page 1 of 1

TETRA TECH EBA

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

Borehole No: **16BH003**

CALIBER LANDSCAPING

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 931.6 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Method: Solid stem auger

Depth (m)	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Elevation (m)
0	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics					
	CLAY - silty, trace to some sand, damp, very stiff, medium to high plastic, brown, white precipitates, roots					
			B1		13.6	931
1	... damp to moist					
			B2		13.2	
			D1	17		930
2			B3		15	
			B4		14.7	929
3			D2	20		
	... moist					928
			B5			
4						
	CLAY (TILL) - silty, some sand, trace to some gravel, moist, stiff to very stiff, medium plastic, brown, coal and oxide specks, sand pockets, gypsum crystals		B6		11.6	
	... trace gravel, stiff to very stiff					927
			D3	15		
5	... very stiff, trace high plastic inclusions		B7			
			B8		22	926
6						
			D4	17		
	End of Borehole @ 6.6 m					925
7	No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Standpipe Measured Dry on May 9, 2016					924
8						923
9						

Plastic Limit — Moisture Content — Liquid Limit (20 40 60 80)

■ SPT (N) ■ (20 40 60 80)

▲ Pocket Pen. (kPa) ▲ (100 200 300 400)

Contractor: CHILAKO DRILLING SERVICES LTD.	Completion Depth: 6.6 m
Drilling Rig Type: 150mm SOLID STEM AUGER	Start Date: 2016 May 03
Logged By: SS	Completion Date: 2016 May 03
Reviewed By: JZ	Page 1 of 1

TETRA TECH EBA

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

CALIBER LANDSCAPING

Borehole No: **16BH004**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 931.2 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Elevation (m)
0	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics					931
		CLAY - silty, some sand, moist, firm, medium plastic, brown with dark brown, trace roots, organics, trace silt pockets					
		... very moist, soft to firm		B1		25.6	
1				B2		25.9	930
				D1	4		
2		... some sand to sandy, very moist to wet, low to medium plastic, silt and sand lenses		B3		23.9	929
				B4		24.5	
3		...sandy, firm to stiff, low plastic, brown		D2	9		928
				B5			
4		... 150 mm gravel pocket, sandy, silty, trace clay, sub angular, well graded, sizes to 25 mm		B6		22.6	927
5/9/2016		CLAY (TILL) - silty, some sand, trace gravel, moist to very moist, stiff, medium plastic, brown, coal and oxidee specks, silt and sand pockets		D3	14		5/9/2016
		... moist, stiff to very stiff		B7			926
				B8		17.4	
6				D4	16		925
		End of Borehole @ 6.6 m					
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Indicated Water Level Measured on May 9, 2016.					924
8							923
9							

Plastic Limit — Moisture Content — Liquid Limit (20 40 60 80)

■ SPT (N) ■ (20 40 60 80)

▲ Pocket Pen. (kPa) ▲ (100 200 300 400)

TETRA TECH EBA	Contractor: CHILAKO DRILLING SERVICES LTD.
	Drilling Rig Type: 150mm SOLID STEM AUGER
	Logged By: SS
	Reviewed By: JZ
	Completion Depth: 6.6 m
	Start Date: 2016 May 03
	Completion Date: 2016 May 03
	Page 1 of 1

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

CALIBER LANDSCAPING

Borehole No: **16BH005**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 932.7 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	■ SPT (N) ■ (20 40 60 80) / ▲ Pocket Pen. (kPa) ▲ (100 200 300 400)	Elevation (m)
0	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics							
		CLAY - silty, some sand, damp, very stiff, medium plastic, brown, roots, trace organics, trace white precipitates							
				B1		14.3			932
1				B2		15.3			
		... gypsum crystals		D1	24				931
2		... trace high plastic clay inclusions, moist, stiff to very stiff ... soluble sulphate content = > 2% @ 2.0m		B3		15.7			
		CLAY (TILL) - silty, some sand, trace gravel, moist, stiff, medium plastic, brown, coal and oxide speckks, silt and sand pockets		B4		19.1			930
3				D2	14				
				B5					929
4		... very stiff							
				B6		17.1			
				D3	18				928
5				B7					
		... oxide staining		B8		17.1			927
6		... stiff							
				D4	13				
		End of Borehole @ 6.6 m							926
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Standpipe Measured Dry on May 9, 2016							
									925
8									
									924
9									

TETRA TECH EBA	Contractor: CHILAKO DRILLING SERVICES LTD.
	Drilling Rig Type: 150mm SOLID STEM AUGER
	Logged By: SS
	Reviewed By: JZ
	Completion Depth: 6.6 m
	Start Date: 2016 May 03
	Completion Date: 2016 May 03
	Page 1 of 1

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

CALIBER LANDSCAPING

Borehole No: **16BH006**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 926.7 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	■ SPT (N) ■ (20 40 60 80) / ▲ Pocket Pen. (kPa) ▲ (100 200 300 400)	Elevation (m)
0	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics							
		CLAY - silty, some sand, damp to moist, stiff, medium plastic, brown, roots, white precipitates							
		... moist		B1		15.9			926
1		... soluble sulphate content = 0.7% @ 1.2m		B2		22.3			
		... very moist, firm		D1	7				925
2 ▼ 5/9/2016		... very moist to wet, soft to firm, sand lenses		B3		24.2			5/9/2016 ▼
		CLAY (TILL) - silty, some sand, trace gravel, very moist, stiff, medium plastic, brown, coal and oxide specks, silt and sand pockets		B4		22.1			924
3				D2	10				
		... moist, high plastic clay inclusions, oxide staining, greyish brown		B5					923
4				B6		21.6			
				D3	12				922
5		... grey		B7					
				B8		17.9			921
6				D4	11				
		End of Borehole @ 6.6 m							920
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Indicated Water Level Measured on May 9, 2016.							919
8									
9									918

TETRA TECH EBA

Contractor: CHILAKO DRILLING SERVICES LTD.	Completion Depth: 6.6 m
Drilling Rig Type: 150mm SOLID STEM AUGER	Start Date: 2016 May 03
Logged By: SS	Completion Date: 2016 May 03
Reviewed By: JZ	Page 1 of 1

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

Borehole No: **16BH007**

CALIBER LANDSCAPING

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 927.3 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Elevation (m)
0							
	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics					
		CLAY - silty, trace to some sand, moist, stiff, medium to high plastic, dark brown, roots, trace organics, white precipitates		B1		23.6	927
1		... trace sand, moist to very moist, firm to stiff, high plastic, silt lenses		B2		26.3	926
		... very moist to wet, soft, trace seepage		D1	2		
2 ▼ 5/9/2016				B3		26	▼ 5/9/2016
				B4		24.4	925
3				D2	3		924
		... brown with grey mottling, coal and oxide specks		B5			
4							
		CLAY (TILL) - silty, some sand, trace gravel, very moist, firm, medium plastic, brown, coal and oxide specks, silt and sand pockets		B6		21	923
				D3	7		
5		... moist to very moist, stiff		B7			922
				B8		18.1	
6				D4	13		921
		End of Borehole @ 6.6 m					
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Indicated Water Level Measured on May 9, 2016.					920
8							919
9							

Plastic Limit — Moisture Content — Liquid Limit (20 40 60 80)

■ SPT (N) ■ (20 40 60 80)

▲ Pocket Pen. (kPa) ▲ (100 200 300 400)

Contractor: CHILAKO DRILLING SERVICES LTD.	Completion Depth: 6.6 m
Drilling Rig Type: 150mm SOLID STEM AUGER	Start Date: 2016 May 03
Logged By: SS	Completion Date: 2016 May 03
Reviewed By: JZ	Page 1 of 1

TETRA TECH EBA

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

CALIBER LANDSCAPING

Borehole No: **16BH008**

Project: MEADOWSCAPES SUBDIVISION	Project No: ENG.LGEO03039-01
Location: SW 15-9-22 W4	Ground Elev: 927.7 m
COALHURST AB	PROJECT ENGINEER: TREVOR CURTIS

Depth (m)	Method	Soil Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Elevation (m)
0	Solid stem auger	TOPSOIL - clay, sandy, silty, moist, dark brown, roots, organics					
		CLAY - silty, some sand, damp to moist, very stiff, medium plastic, brown, roots, trace organics, white precipitates					
				B1		11.9	927
1		... moist, stiff to very stiff		B2		16.2	
		... sandy, very moist, firm, low plastic, laminated silt, sand, and clay layers		D1	6		926
2		... trace sand, moist to very moist, firm to stiff, high plastic, brown with dark brown mottling, gypsum crystals, oxide staining		B3		22.2	
				B4		27.7	925
3				D2	9		
				B5			924
4		CLAY (TILL) - silty, some sand, trace gravel, moist, stiff, medium plastic, brown, coal and oxide specks, silt and sand pockets					
				B6		16.6	
				D3	11		923
5		... high plastic clay inclusions		B7			
				B8		19.5	922
6 ▼ 5/9/2016				D4	13		▼ 5/9/2016
		End of Borehole @ 6.6 m					921
7		No Seepage or Sloughing Upon Completion Slotted 25 mm PVC Standpipe Installed to 6.6 m Indicated Water Level Measured on May 9, 2016.					
							920
8							
							919
9							

Plastic Limit — Moisture Content — Liquid Limit: 20 40 60 80

■ SPT (N) ■: 20 40 60 80

▲ Pocket Pen. (kPa) ▲: 100 200 300 400

Contractor: CHILAKO DRILLING SERVICES LTD.	Completion Depth: 6.6 m
Drilling Rig Type: 150mm SOLID STEM AUGER	Start Date: 2016 May 03
Logged By: SS	Completion Date: 2016 May 03
Reviewed By: JZ	Page 1 of 1

TETRA TECH EBA

GEOTECHNICAL 704-ENG.LGEO03039-01 MEADOWS SCAPE SUBDIVISION.GPJ EBA.GDT 16/05/06

APPENDIX C

RECOMMENDED GENERAL DESIGN AND CONSTRUCTION GUIDELINES

SHALLOW FOUNDATIONS

Design and construction of shallow foundations should comply with relevant Building Code requirements.

The term 'shallow foundations' includes strip and spread footings, mat slab, and raft foundations.

Minimum footing dimensions in plan should be in accordance with the applicable design code of the local jurisdiction.

No loose, disturbed or sloughed material should be allowed to remain in open foundation excavations. Hand cleaning should be undertaken to prepare an acceptable bearing surface.

Foundation excavations and bearing surfaces should be protected from rain, snow, freezing temperatures, excessive drying, and the ingress of free water before, during, and after footing construction.

Footing excavations should be carried down into the designated bearing stratum.

After the bearing surface is approved, a mud slab should be poured to protect the soil against inclement weather and provide a working surface for construction.

All constructed foundations should be placed on unfrozen soils, which should be at all times protected from frost penetration.

All foundation excavations and bearing surfaces should be inspected by a qualified geotechnical engineer to check that the recommendations contained in this report have been followed.

Where over-excavation has been carried out through a weak or unsuitable stratum to reach into a suitable bearing stratum or where a foundation pad is to be placed above stripped natural ground surface such over-excavation may be backfilled to subgrade elevation utilizing either structural fill or lean-mix concrete. These materials are defined below:

- "Structural engineered fill" should comprise clean, well-graded granular soils.
- "Lean-mix concrete" should be low strength concrete having a minimum 28-day compressive strength of 3.5 MPa.

FLOOR SLABS-ON-GRADE

All soft, loose or organic material should be removed from beneath slab areas. If any local 'hard spots' such as old basement walls or abandoned pile foundation are revealed beneath the slab area, these should be over-excavated and removed to not less than 0.9 m below underside of slab level. The exposed soil should be proof-rolled and the final grade restored by engineered fill placement. If proof-rolling reveals any soft or loose spots, these should be excavated and the desired grade restored by engineered fill placement. The subgrade should be compacted to a depth of not less than 0.3 m to a density of not less than 98 percent Standard Proctor Maximum Dry Density (ASTM Test Method D698).

If, for economic reasons, it is considered desirable to leave low quality material in-place, such as existing fills, beneath a slab-on-grade, special ground treatment procedures may be considered, Tetra Tech EBA could provide additional advice on this aspect if required.

A levelling course of well graded granular fill (with maximum size of 20 mm), at least 150 mm in compacted thickness, is recommended directly beneath all slabs-on-grade. The type of granular fill should be selected based on the design floor loadings. Alternatively a minimum thickness of 150 mm of 80 mm pit-run gravel overlain by a minimum thickness of 50 mm of 20 mm crushed gravel may be used. Coarse gravel particles larger than 25 mm diameter should be avoided directly beneath the slab-on-grade to limit potential stress concentrations within the slab. All levelling courses directly under floor slabs should be compacted to 100 percent of Standard Proctor Maximum Dry Density (ASTM Test Method D698).

Engineered fill, pit-run gravel and crushed gravel are defined under the heading 'Backfill Materials and Compaction' elsewhere in this Appendix.

The excavated subgrade beneath slabs-on-grade should be protected at all times from rain, snow, freezing temperatures, excessive drying and the ingress of free water. This applies before, during, and after the construction period.

CONSTRUCTION EXCAVATIONS

Construction should be in accordance with good practice and comply with the requirements of the responsible regulatory agencies.

All excavations greater than 1.5 m deep should be sloped or shored for worker protection.

Shallow excavations up to about 3 m depth may use temporary sideslopes of 1H:1V. A flatter slope of 2H:1V should be used if groundwater is encountered. Localized sloughing can be expected from these slopes.

Deep excavations or trenches may require temporary support if space limitations or economic considerations preclude the use of sloped excavations.

For excavations greater than 3 m depth, temporary support should be designed by a qualified geotechnical engineer. The design and proposed installation and construction procedures should be submitted to Tetra Tech EBA for review.

The construction of a temporary support system should be monitored. Detailed records should be taken of installation methods, materials, in situ conditions and the movement of the system. If anchors are used, they should be load tested. Tetra Tech EBA can provide further information on monitoring and testing procedures if required.

Attention should be paid to structures or buried service lines close to the excavation. For structures, a general guideline is that if a line projected down, at 45 degrees from the horizontal from the base of foundations of adjacent structures intersects the extent of the proposed excavation, these structures may require underpinning or special shoring techniques to avoid damaging earth movements. The need for any underpinning or special shoring techniques and the scope of monitoring required can be determined when details of the service ducts and vaults, foundation configuration of existing buildings and final design excavation levels are known.

No surface surcharges should be placed closer to the edge of the excavation than a distance equal to the depth of the excavation, unless the excavation support system has been designed to accommodate such surcharge.

BACKFILL MATERIALS AND COMPACTION (GENERAL)

1.0 DEFINITIONS

"Landscape fill" is typically used in areas such as berms and grassed areas where settlement of the fill and noticeable surface subsidence can be tolerated. "Landscape fill" may comprise soils without regard to engineering quality.

"General engineered fill" is typically used in areas where a moderate potential for subgrade movement is tolerable, such as asphalt (i.e., flexible) pavement areas. "General engineered fill" should comprise clean, granular or clay soils.

"Select engineered fill" is typically used below slabs-on-grade or where high volumetric stability is desired, such as within the footprint of a building. "Select engineered fill" should comprise clean, well-graded granular soils or inorganic low to medium plastic clay soils.

"Structural engineered fill" is used for supporting structural loads in conjunction with shallow foundations. "Structural engineered fill" should comprise clean, well-graded granular soils.

"Lean-mix concrete" is typically used to protect a subgrade from weather effects including excessive drying or wetting. "Lean-mix concrete" can also be used to provide a stable working platform over weak subgrades. "Lean-mix concrete" should be low strength concrete having a minimum 28-day compressive strength of 3.5 MPa.

Standard Proctor Density (SPD) as used herein means Standard Proctor Maximum Dry Density (ASTM Test Method D698). Optimum moisture content is defined in ASTM Test Method D698.

2.0 GENERAL BACKFILL AND COMPACTION RECOMMENDATIONS

Exterior backfill adjacent to abutment walls, basement walls, grade beams, pile caps and above footings, and below highway, street, or parking lot pavement sections should comprise "general engineered fill" materials as defined above.

Exterior backfill adjacent to footings, foundation walls, grade beams and pile caps and within 600 mm of final grade should comprise inorganic, cohesive "general engineered fill". Such backfill should provide a relatively impervious surficial zone to reduce seepage into the subsoil against the structure.

Backfill should not be placed against a foundation structure until the structure has sufficient strength to withstand the earth pressures resulting from placement and compaction. During compaction, careful observation of the foundation wall for deflection should be carried out continuously. Where deflections are apparent, the compactive effort should be reduced accordingly.

In order to reduce potential compaction induced stresses, only hand-held compaction equipment should be used in the compaction of fill within 1 m of retaining walls or basement walls. If compacted fill is to be placed on both sides of the wall, they should be filled together so that the level on either side is within 0.5 m of each other.

All lumps of materials should be broken down during placement. Backfill materials should not be placed in a frozen state, or placed on a frozen subgrade.

Where the maximum-sized particles in any backfill material exceed 50% of the minimum dimension of the cross-section to be backfilled (e.g., lift thickness), such particles should be removed and placed at other more suitable locations on site or screened off prior to delivery to site.

Excavation and construction operations expose materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration of performance. Unless otherwise specifically indicated in this report, the walls and floors of excavations, and stockpiles, must be protected from the elements, particularly moisture, desiccation, frost, and construction activities. Should desiccation occur, bonding should be provided between backfill lifts. For fine-grained materials the previous lift should be scarified to the base of the desiccated layer, moisture-conditioned, and recompacted and bonded thoroughly to the succeeding lift. For granular materials, the surface of the previous lift should be scarified to about a 75 mm depth followed by proper moisture-conditioning and recompaction.

3.0 COMPACTION AND MOISTURE CONDITIONING

"Landscape fill" material should be placed in compacted lifts not exceeding 300 mm and compacted to a density of not less than 90% of SPD unless a higher percentage is specified by the jurisdiction.

"General engineered fill" and "select engineered fill" materials should be placed in layers of 150 mm compacted thickness and should be compacted to not less than 98% of SPD. Note that the contract may specify higher compaction levels within 300 mm of the design elevation. Cohesive materials placed as "general engineered fill" or "select engineered fill" should be compacted at 0 to 2% above the optimum moisture content. Note that there are some silty soils which can become quite unstable when compacted above optimum moisture content. Granular materials placed as "general engineered fill" or "select engineered fill" should be compacted at slightly below (0 to 2%) the optimum moisture content.

"Structural engineered fill" material should be placed in compacted lifts not exceeding 150 mm in thickness and compacted to not less than 100% of SPD at slightly below (0 to 2%) the optimum moisture content.

4.0 "GENERAL ENGINEERED FILL"

Low to medium plastic clay is considered acceptable for use as "general engineered fill," assuming this material is inorganic and free of deleterious materials.

Materials meeting the specifications for "select engineered fill" or "structural engineered fill" as described below would also be acceptable for use as "general engineered fill."

5.0 "SELECT ENGINEERED FILL"

Low to medium plastic clay with the following range of plasticity properties is generally considered suitable for use as "select engineered fill":

Liquid Limit	= 20 to 40%
Plastic Limit	= 10 to 20%
Plasticity Index	= 10 to 30%

Test results should be considered on a case-by-case basis.

"Pit-run gravel" and "fill sand" are generally considered acceptable for use as "select engineered fill." See exact project or jurisdiction for specifications.

The "pit-run gravel" should be free of any form of coating and any gravel or sand containing clay, loam or other deleterious materials should be rejected. No material oversize of the specified maximum sieve size should be tolerated. This material would typically have a fines content of less than 10%.

The materials above are also suitable for use as "general engineered fill."

6.0 "STRUCTURAL ENGINEERED FILL"

Crushed gravel used as "structural engineered fill" should be hard, clean, well graded, crushed aggregate, free of organics, coal, clay lumps, coatings of clay, silt, and other deleterious materials. The aggregates should conform to the requirement when tested in accordance with ASTM C136 and C117. See exact project or jurisdiction for specifications. This material would typically have a fines content of less than 10%.

In addition to the above, further specification criteria identified below should be met:

"Structural Engineered Fill" – Additional Material Properties

Material Type	Percentage of Material Retained on 5 mm Sieve having Two or More Fractured Faces	Plasticity Index (<400 μm)	L.A. Abrasion Loss (percent Mass)
Various sized Crushed Gravels	See exact project or jurisdiction for specifications	See exact project or jurisdiction for specifications	See exact project or jurisdiction for specifications

Materials that meet the grading limits and material property criteria are also suitable for use as "select engineered fill."

7.0 DRAINAGE MATERIALS

"Coarse gravel" for drainage or weeping tile bedding should be free draining. Free-draining gravel or crushed rock generally containing no more than 5% fine-grained soil (particles passing No. 200 sieve) based on the fraction passing the 3/4-inch sieve or material with sand equivalent of at least 30.

"Coarse sand" for drainage should conform to the following grading limits:

"Coarse Sand" Drainage Material – Percent Passing by Weight

Sieve Size	Coarse Sand*
10 mm	100
5 mm	95 – 100
2.5 mm	80 – 100
1.25 mm	50 – 90
630 μm	25 – 65
315 μm	10 – 35
160 μm	2 – 10
80 μm	0 – 3

* From CSA A23.1-09, Table 10, "Grading Limits for Fine Aggregate", Class FA1

Note that the "coarse sand" above is also suitable for use as pipe bedding material. See exact project or jurisdiction for specifications.

8.0 BEDDING MATERIALS

The "Coarse Sand "gradation presented above in Section 7.0 is suitable for use as pipe bedding and as backfill within the pipe embedment zone, however see exact project or jurisdiction for specifications.

APPENDIX C

Draft Architectural Controls

ARCHITECTURAL CONTROLS

BUILDING STYLE
Meadowscape is seeking to embrace a rural architectural style. Craftsman, Cottage and French Country are all acceptable.
All accessory buildings must match the residence.

ROOF PITCH/COLOUR
8/12 and greater roof pitches are encouraged. 6/12 is the minimum roof pitch.
Dark shingles are preferred for this development.

BUILDING SIZE
Bungalows must be a minimum of 1,500 sq ft. Two storeys or storey and a half must have a foot print of 1,000 sq ft minimum.

These areas exclude garages, verandas and deck areas.

ELEVATION
The residence must be set into the ground such that there are no more than 4 stairs to the front door or veranda.

EXTERIOR FINISHES
Cement board siding, stucco, brick, stone (cultured or real) are all acceptable finishes. Vinyl siding is prohibited. A colour board of all exterior finishes must be submitted to the Architectural Controls Consultant for approval.

DRIVEWAYS
Paved driveways of asphalt or concrete are preferred.

LANDSCAPING
Large areas of non-vegetated surface must be avoided (ie, large gravel areas). Extensive tree planting with shrub beds and lawn (or pasture grass) is important to the overall aesthetic of the development.

Site plans showing landscaping must be submitted to the Architectural Controls Consultant for approval.

FENCING
Yards need not be fenced (with the exception of the required rear lot fence on lots backing onto the LNID Right of Way). If fencing is proposed, it must be cedar board, black chain link or rail type fencing.

APPENDIX D

LNID Letters

LETHBRIDGE NORTHERN IRRIGATION DISTRICT

2821 – 18 Avenue North
Lethbridge, AB T1H 6T5
www.lnid.ca

Phone: (403) 327-3302
Fax: (403) 320-2457
Email: lnid@telus.net

August 12, 2016

Douglas J Bergen
Box 1667
Coaldale, AB T1M 1N3

Dear Sir:

RE: WATER CONVEYANCE AGREEMENT – TYPE 3
MEADOWSCAPES ACREAGE DEVELOPMENT - SW 15-09-22-4

The Lethbridge Northern Irrigation District (LNID) is willing to supply water to the Meadowscapes Acreage Development in SW 15-09-22-4.

The estimated water requirement is about 18 acre feet. A one-time capital contribution for access to the District's water licence will be due and payable at the time of signing of the agreement. The current water licence access fee rate is $1,100/acre-foot of water and is subject to change annually on April 1st.

The Meadowlake Acreage Development will be invoiced for the agreement annually. The current rate is $400, plus GST, for the first three (3) acre-feet and then $25/acre-foot over three (3) acre-feet.

Yours truly

Alan Harrold
General Manager
AH/gb
c: Lawrence McCune, District Accountant
Maritza Suarez, Accountant

LETHBRIDGE NORTHERN
IRRIGATION DISTRICT

2821 – 18 Avenue North
Lethbridge, AB T1H 6T5
www.lnid.ca

Phone: (403) 327-3302
Fax: (403) 320-2457
Email: lnid@telus.net

March 20, 2017

Henry Bakker
Caliber Landscaping & Irrigation
PO Box 380
COALHURST, AB T0L 0V0

Dear Sir:

RE: LETTER OF COMMITMENT: LATERAL 61C
MEADOWSCAPE DEVELOPMENT: PT. SW 15-9-22-4
BETWEEN THE "DAVIS GROUP". (hereinafter called "the DEVELOPER")
and the
LETHBRIDGE NORTHERN IRRIGATION DISTRICT
(hereinafter called "the LNID")

In regards to the LNID letter dated March 14, 2017 sent to Henry Bakker, this letter is to confirm the Developer's commitment to the project in Pt. SW 15-9-22-4. The Developer agrees to be legally bound by the following terms and conditions:

1. The Lateral 61C canal running through Pt. SW 15-9-22-4 will be abandoned by the LNID. The LNID will replace the canal with a buried pipeline, some of which will be relocated from the existing canal right-of-way.

2. The LNID shall accept responsibility for the following work:
   a. Supply and installation of approximately 500m of 54" ID RSC160 HDPE pipe;
   b. Supply and installation of two (2) 54" pipe elbows;
   c. Supply and installation of a pipeline inlet structure;
   d. Surveying the area, staking of the route and determining the depth of cut for the LNID pipeline;
   e. Design and drafting of a pipeline design which shows the location and elevation of the pipeline. The pipeline design will be similar to Douglas J. Bergen & Associates Ltd. Drawing 1 of 2 showing pipeline Option A. The LNID will attempt to complete the preliminary design by March 31, 2017;
   f. Locating Utilities for the LNID pipeline, securing crossing agreements if required;
   g. Collecting survey data during construction and producing As-Built drawings of the LNID's pipeline;
   h. Registering the pipeline right-of-way;
   i. Operation and maintenance of the LNID's pipeline;
   j. Granting access to Lot 1 from the LNID's right-of-way (Plan 001 2695);

k. Providing the Developer with physical access to water for domestic purposes prior to the start of the pipeline. This cost shall be wholly born by the Developer;
l. Prepare *Land Transfer* documents and provide legal survey for portions of the pipeline being relocated, with registration of these documents at Land Titles Office.

3. The Developer shall accept responsibility for the following work:
   a. Respect the pipeline right-of-way and development setbacks which shall be established by the LNID Board of Directors;
   b. Prohibit access to the pipeline right-of-way through the use of fences or other similar physical barriers on both sides of the pipeline right-of-way;
   c. Backfilling abandoned Lateral 61C canal in areas outside of the pipeline right-of-way;
   d. Seeding the pipeline right-of-way with a grass blend similar to the existing native grass;
   e. Provide the LNID with a $40,000 non-refundable deposit by April 7, 2017;
   f. Payment of the remaining $170,000 (includes GST) by October 31, 2017;
   g. Providing the LNID a Fee-Simple Right-of-Way for the District's pipeline in Pt. SW 15-9-22-4. The transfers of land between the Developer and the LNID will be completed at the rate of $1 per acre;
   h. Supply and installation of a guardrail and locking gate along the Lot 1 access described in item 2.j;
   i. Allow access to the LNID and/or their contractors for construction during the irrigation off-season, which is projected to be from November 2017 to April 2018.

If you are in agreement with the terms and conditions specified by the LNID Board of Directors, contained within Clauses 1 – 3 of this letter, please sign both copies of this letter and return one (1) copy to the LNID office by March 31, 2017 acknowledging and accepting these terms.

Yours truly,

Alan Harrold
General Manager
AH/jcp
c: Board
Stephen Van Essen, District Engineer
Lawrence McCune, District Accountant
Maritza Suarez, Accountant

ACKNOWLEDGED & ACCEPTED

Caliber Landscaping & Irrigation

Witness

April 6, 2017
Date

APPENDIX E

Private Sewage Treatment System Feasibility

OSPREY ENGINEERING INC.
BOX 1367 · BLACK DIAMOND, ALBERTA · T0L 0H0 CANADA
TEL: 403.933.2226 · FAX: 403.933.2230 · EMAIL: ospreyeng@gmail.com

16 June 2016 Our File: 160288

Douglas J. Bergen & Associates Ltd.
Box 1667
Coaldale, AB T1M 1N3

Attention: Douglas Bergen, CET

RE: Meadowscapes Country Residential Subdivision (SW15-9-22-4)
Lethbridge County east of Coalhurst
Feasibility of Private Sewage Treatment Systems

Dear Mr. Bergen,

As requested, I completed a review of the assessments provided by Tetra Tech EBA in regards to the soil conditions at the above-noted site:

- Rigaux, M. 2016, *Preliminary Soil Assessment Meadow Scapes Proposed Subdivision Lethbridge County, Alberta*, Letter, to: H. Bakker, dated: 18 February 2016
- Zhao, J. 2016, *Geotechnical Evaluation Meadowscapes Country Residential Subdivision Coalhurst, Alberta*, Tetra Tech EBA, Lethbridge, AB

The site is located east of Range Road 223 and north of Township Road 92 in Lethbridge County – immediately east of the Town of Coalhurst corporate limits.
On 19 January 2016, EBA conducted a field soil assessment at the site. Soil profiles consistent with guidelines prescribed by Alberta Municipal Affairs and consistent with the *Alberta Private Sewage Systems Standard of Practice* (Safety Codes Council 2015) were developed based on observations of excavated test pits. Soil samples from each pit were analyzed for soil texture (Rigaux 2016). Additional geotechnical work was completed 3 May 2016 and included analyses and recommendations relating to structural stability, groundwater monitoring, road design and site grading (Zhao 2016).

Based on the above, I have the following observations:

- Soil profiles from all holes allow dispersal of effluent on site subject to limitations on system size and type of system
- All systems must have secondary treatment of wastewater using an appropriate packaged treatment plant due to fine textured soil and/or lack of vertical separation to restricting soil horizons
- Treatment fields are not permitted on 4 of 6 lots due to the presence of restricting layers at depths less than 36". On these lots treatment mounds incorporating sand layers of the thicknesses noted in Table 1 are required
- Recommended hydraulic loading rates for each site are as noted in Table 1
- As the proposed dwellings are unlikely to generate peak daily wastewater flows (assessed as per Safety Codes Council 2015) in excess of 5.7 m^3 [1250 gal], the individual systems can be designed by a person holding a valid Private Sewage Systems Certificate of Competency as issued by Alberta Municipal Affairs, Plumbing and Gas

Table 1 – Recommended Soil Loading Rates and PSTS Sizing

Property	Test pit	Soil conditions, loading rates	Approximate soil component sizing
Lot 1	16TP01	Clay, Restricting @ 17". HLR = 0.2 gal/ft^2 LLR= 2.1 gal/ft	Mound: need 19" sand layer, 240 ft long, 2500 ft^2 basal area
Lot 2	16TP02	Clay, >>48" to restricting HLR = 0.2 gal/ft^2 LLR n/a	Field: 12 laterals, 4 × 3 232 ft × 21 ft
Lot 3	16TP03	Silt loam, Restricting @ 19" HLR = 0.63 gal/ft^2 LLR = 3.2 gal/ft	Mound: need 17" sand layer, 156 ft long, 790 ft^2 basal area
Lot 4	16TP04	Clay, Restricting @ 55" HLR = 0.2 gal/ft^2 LLR = 2.6 gal/ft	Field: 12 laterals, 4 × 3 232 ft × 21 ft
Lot 5	16TP05	Silt loam, Restricting @ 20" HLR = 0.18 gal/ft^2 LLR = 3.0 gal/ft	Mound: need 16" sand layer, 167 ft long, 2778 ft^2 basal area
Lot 6	16TP06	Loam, Restricting @ 12" HLR = 0.63 gal/ft^2 LLR = 3.8 gal/ft	Mound: need 24" sand layer, 132 ft long, 794 ft^2 basal area

I have no further concerns regarding the operation of private sewage systems serving potential dwellings provided they are:

- constructed and operated consistent with relevant safety codes,
- not located in areas where concentrated overland runoff or ponding is expected

I trust the above provides the information required. If you have any questions, please contact me.

Yours truly,
OSPREY ENGINEERING INC.
Association of Professional Engineers and Geoscientists of Alberta Permit to Practice No. P10743

Michael A. Kitchen, P.Eng.
President

MAK/
cc: File

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 25-008

A BY-LAW OF LETHBRIDGE COUNTY BEING A BY-LAW PURSUANT TO SECTION 191(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA 2000, CHAPTER M.26

WHEREAS the existing landowners of Plan 2210953 Block 2 Lots 1 and 2, wish to repeal Bylaw 1481 being the Meadowscape Area Structure Plan;

AND WHEREAS the purpose of Bylaw 25-008 is to repeal Bylaw 1481 being the Meadowscape Area Structure Plan as the landowners no longer wishes to subdivide the lands as proposed in the Area Structure Plan.

AND WHEREAS the municipality must prepare a bylaw to repeal the previously adopted bylaws in accordance with Section 191(2) and provide for its consideration at a public hearing;

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw 1481 being the Meadowscape Area Structure Plan is hereby repealed.
2. This bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April, 2025.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20___.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20_____.

_____
Reeve

_____
Chief Administrative Officer

From: circulations .
To: Hilary Janzen
Subject: Re: Bylaw 25-008 and 25-009
Date: Monday, March 03, 2025 10:45:47 AM
Attachments: image001.png

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Thank you,

Tanya Roberts

Senior Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Fri, Feb 28, 2025 at 3:21 PM Hilary Janzen <hjanzen@lethcounty.ca> wrote:

> Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.
>
> Regards,
>
>
> **Hilary Janzen, RPP, MCIP**
>
> **Manager, Planning and Development**
> **P:** 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
>
> www.lethcounty.ca
>
>
> In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Gas Land Department
To: Hilary Janzen
Subject: RE: Bylaw 25-008 and 25-009
Date: Tuesday, March 25, 2025 10:14:22 AM
Attachments: image002.png
image003.png

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

We have a new email! Please send all circulations to Land.Admin@atco.com

---

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Circulations, HP
To: Hilary Janzen
Subject: RESPONSE 25-0867 RE: Bylaw 25-008 and 25-009
Date: Friday, February 28, 2025 3:28:16 PM
Attachments: image002.png
image003.png

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Administrative Coordinator, Ops Engineering
ATCO Gas and Pipelines

A. 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8

ATCO.com LinkedIn Facebook Instagram X

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

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Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Tyson Boylan
To: Hilary Janzen
Subject: RE: [External] Bylaw 25-008 and 25-009
Date: Monday, March 31, 2025 11:03:10 AM
Attachments: image002.jpg
image003.png

Hi Hilary,

The City has no comments on the captioned Bylaws.

Please note that the West Lethbridge Employment Center ASP identifies this as the general area where a new all-direction interchange would be built to connect to Metis Tr. within the City of Lethbridge and Coalhurst. Alberta Transportation has expressed interest in this interchange, however, there is no formal planning / design done at this time and it is unknown when this would occur in the future.

Tyson Boylan RPP, MCIP
Senior Community Planner | Planning & Design | City of Lethbridge
P: **403.320.3928**
E: **tyson.boylan@lethbridge.ca**
A: **1st Floor, City Hall 910-4th Avenue South, Lethbridge, AB, T1J 0P6**

lethbridge.ca

The City of Lethbridge acknowledges that we are gathered on the lands of the Blackfoot people of the Canadian Plains and pays respect to the Blackfoot people past, present and future while recognizing and respecting their cultural heritage, beliefs and relationship to the land. The City of Lethbridge offers respect to the Metis and all who have lived on this land and made Lethbridge their home.

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: [External] Bylaw 25-008 and 25-009

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Diana Pounall on behalf of Land Service
To: Hilary Janzen
Subject: Bylaw 25-008 and 25-009
Date: Monday, March 17, 2025 12:55:15 PM
Attachments: image001.png
image002.png
External Circulation - Bylaw 25-008 and 25-009.pdf
Bylaw 25-008 - Rescinding of Meadowscape ASP Bylaw 1481.pdf
Bylaw 1481 - Meadscape ASP.pdf
Bylaw 25-009 - Application GCR to UF.pdf

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department
FortisAlberta | | **15 Kingsview Rd. SE Airdrie, AB T4A 0A8** | p: 587-775-6264

We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; Land Service <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: [CAUTION] Bylaw 25-008 and 25-009

THINK BEFORE YOU CLICK:
Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: lnid@telus.net
To: Hilary Janzen
Cc: john@davisautogroup.ca; Janet Beck; Gary Burke
Subject: RE: Bylaw 25-008 and 25-009
Date: Monday, March 31, 2025 3:55:25 PM
Attachments: image003.png

Good afternoon,

In regards to the above-noted Land Use Bylaw Amendment for Pt. SW 15-09-22-4, the Lethbridge Northern Irrigation District (LNID) would like the following information noted:

1. Any future permanent structures such as buildings with footings, pilings or foundations, septic tanks/ fields/mounds, barns/shops, and silage pits, etc., must meet the minimum set-back distance of 15 meters from the centre line of the pipeline.

Thank you for the opportunity to comment. If you require more information, please contact Janet Beck, Administration & Land Manager, at the LNID Office, 403-327-3302.

Yours truly,

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: lnid@telus.net

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

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AGENDA ITEM REPORT

Title:	Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - Public Hearing
Meeting:	Council Meeting - 01 May 2025
Department:	Development & Infrastructure
Report Author:	Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 22 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☒	☒	☐

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant wishes to allow for the development of the lands as per the Urban Fringe District.

RECOMMENDATION:

That Bylaw 25-009 be read a second time.
That Bylaw 25-009 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

There are no negative impacts to the County by rezoning the lands to the Urban Fringe District.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land us.
- Bylaw 25-009 received first reading on April 3, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant no longer wishes to subdivide and develop the lots as originally planned.

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - No concerns
- ATCO- no concerns
- City of Lethbridge - no concerns
- Telus - no concerns
- Fortis - no concerns
- LNID - no concerns
- ORRSC - provided an assessment of the application with no overall concerns with the bylaw as proposed.
- Town of Coalhurst - no comments received

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The rezoning is compatible with the adjacent land uses, being acreages, farmland, and a future public institutional development.
- There will be less impact to the adjacent landowners than the Grouped Country Residential District.
- If a future landowner wished to further subdivision the parcel they would be required to submit the appropriate planning documents.

The notice of the public hearing was advertised in the April 8 and 15 editions of the Sunny South News and on the County's website and social media accounts. Notices were also sent to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 25-009
Pros - none identified
Cons - retaining the grouped country residential zoning may negatively impact the current landowners desire to sell the property.

FINANCIAL IMPACT:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☐ Consult ☒ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

Bylaw 25-009 - Application GCR to UF
Bylaw 25-009 - Signed First Reading

Atco Gas Comments
ATCO piplines comments
City of Lethbridge Comments
FORTIS Comments
LNID Comments
Telus Comments

LETHBRIDGE COUNTY

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

Date of Application: February 24, 2025	Assigned Bylaw	No. 25-009
Date Deemed Complete: February 27, 2025	Application & Processing Fee:	$ 1500.00
☒ Redesignation ☐ Text Amendment	Certificate of Title Submitted:	☐ Yes ☒ No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: John Davis

Mailing Address: 60 Heritage Pt
T1K 7B7

Postal Code:

Phone: 403 380 0164

Phone (alternate):

Email: john@davisauto group.ca

Is the applicant the owner of the property? ☑ Yes ☐ No

IF "NO" please complete box below

Name of Owner:

Mailing Address:

Postal Code:

Phone:

Applicant's interest in the property:
- ☐ Agent
- ☐ Contractor
- ☐ Tenant
- ☐ Other

PROPERTY INFORMATION

Municipal Address:

Legal Description: Lot(s) 2 Block 2 Plan 2210953

OR Quarter SW Section 15 Township 9 Range 22

LETHBRIDGE COUNTY

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? ☐ Text Amendment ☑ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Grouped Country Residential

Proposed Land Use Designation (zoning) (if applicable): Urban Fringe

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 9.46 ha
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

☑ **Site or Plot Plan Attached** ☐ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby* ***certify that the registered owner of the land is aware of, and in agreement with this application.***

John Davis

APPLICANT

REGISTERED OWNER (if not the same as applicant)

Feb 24/2025

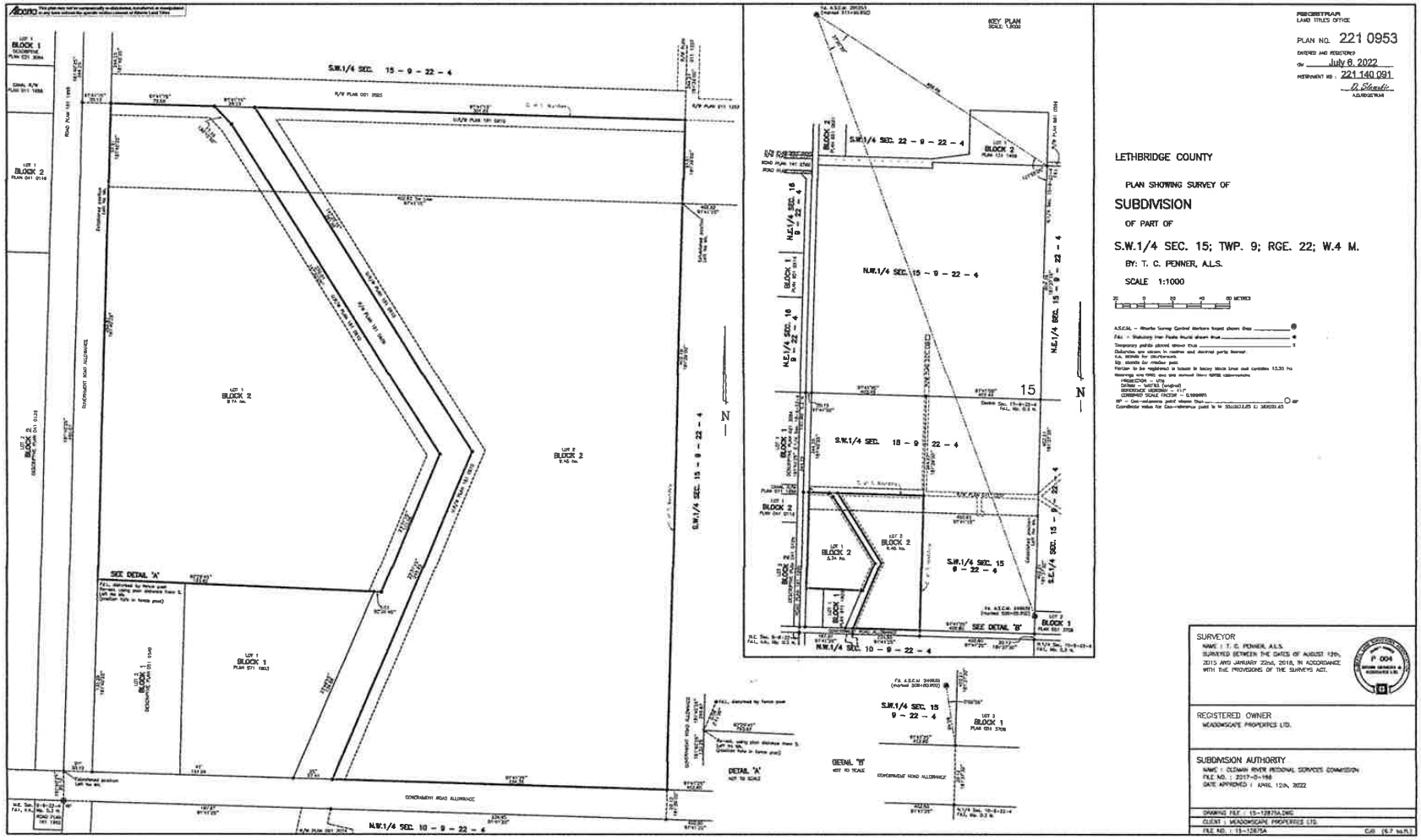
DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.


S.W.1/4 SEC. 15 - 9 - 22 - 4
N.W.1/4 SEC. 10 - 9 - 22 - 4
S.E.1/4 SEC. 15 - 9 - 22 - 4
SEE DETAIL 'A'
SEE DETAIL 'B'
DETAIL 'A'
DETAIL 'B'
KEY PLAN
LOT 1 BLOCK 1
LOT 2 BLOCK 1
LOT 1 BLOCK 2
LOT 2 BLOCK 2
LOT 3 BLOCK 2
LOT 4 BLOCK 2
CONFEDERATION ROAD ALLOWANCE
N
PERCEIVED PLAN
LAND TITLES OFFICE
PLAN NO. 221 0953
ENTERED AND REGISTERED
ON July 6, 2022
INSTRUMENT NO : 221 140 091
REGISTRAR
LETHBRIDGE COUNTY
PLAN SHOWING SURVEY OF
SUBDIVISION
OF PART OF
S.W.1/4 SEC. 15; TWP. 9; RGE. 22; W.4 M.
BY: T. C. PENNER, A.L.S.
SCALE 1:1000
SURVEYOR
NAME : T. C. PENNER, A.L.S.
SURVEYED BETWEEN THE DATES OF AUGUST 12th, 2015 AND JANUARY 22nd, 2018, IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.
REGISTERED OWNER
MEADOWSCAPE PROPERTIES LTD.
SUBDIVISION AUTHORITY
NAME : OLDMAN RIVER REGIONAL SERVICES COMMISSION
FILE NO. : 2017-0-196
DATE APPROVED : APRIL 12th, 2022
DRAWING FILE : 15-12875A.DWG
CLIENT : MEADOWSCAPE PROPERTIES LTD.
FILE NO. : 15-12875A

Caliber Landscaping Ltd.
Box 380
Coalhurst AB
T0L0V0

County of Lethbridge
Attention: Hilary Janzen

Date: Feb 25, 2025

RE: Meadowscape ASP

As the Lethbridge North County Potable Water Co-op is unable to deliver the promised water units, Mr. John Davis and I have agreed that it would be best to rescind the Area Structure Plan for Meadowscape, Bylaw 1481. We will revert the East parcel (Lot 2, Block 2, Plan 2210953) to urban fringe and the West parcel (Lot 1, Blk 2, Plan 2210953) would remain Country Residential.

Mr. John Davis John Davis

Henry Bakker

Please call me should there be any questions.

Regards,

Henry Bakker
Caliber Landscaping Ltd.
Ph 403-634-0592
Email: henry@caliberlandscaping.ca

Bylaw 25-009: Grouped Country Residential (GCR) to Urban Fringe (UF)

Plan 2210953; Block 2; Lot 2 (SW-15-9-22-W4M) Approx 23.36 Acres
Located in Lethbridge County, AB

N

Bylaw 25-009 - Grouped Country Residential to Urban Fringe

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-009

Bylaw 25-009 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-009 is to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe as shown below;

Bylaw 25-009: Grouped Country Residential (GCR) to Urban Fringe (UF)

Plan 2210953; Block 2; Lot 2 (SW-15-9-22-W4M) Approx 23.36 Acres
Located in Lethbridge County, AB

Bylaw 25-009 - Grouped Country Residential to Urban Fringe

N

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Urban Fringe District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of April 2025.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20___.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

_____
Reeve

_____
Chief Administrative Officer

From: Gas Land Department
To: Hilary Janzen
Subject: RE: Bylaw 25-008 and 25-009
Date: Tuesday, March 25, 2025 10:14:22 AM
Attachments: image002.png
image003.png

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

We have a new email! Please send all circulations to Land.Admin@atco.com

---

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Circulations, HP
To: Hilary Janzen
Subject: RESPONSE 25-0867 RE: Bylaw 25-008 and 25-009
Date: Friday, February 28, 2025 3:28:16 PM
Attachments: image002.png
image003.png

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Administrative Coordinator, Ops Engineering
ATCO Gas and Pipelines

A. 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8

ATCO.com LinkedIn Facebook Instagram X

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

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Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

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From: Tyson Boylan
To: Hilary Janzen
Subject: RE: [External] Bylaw 25-008 and 25-009
Date: Monday, March 31, 2025 11:03:10 AM
Attachments: image002.jpg
image003.png

Hi Hilary,

The City has no comments on the captioned Bylaws.

Please note that the West Lethbridge Employment Center ASP identifies this as the general area where a new all-direction interchange would be built to connect to Metis Tr. within the City of Lethbridge and Coalhurst. Alberta Transportation has expressed interest in this interchange, however, there is no formal planning / design done at this time and it is unknown when this would occur in the future.

Tyson Boylan RPP, MCIP
Senior Community Planner | Planning & Design | City of Lethbridge
P: **403.320.3928**
E: **tyson.boylan@lethbridge.ca**
A: **1st Floor, City Hall 910-4th Avenue South, Lethbridge, AB, T1J 0P6**

lethbridge.ca

The City of Lethbridge acknowledges that we are gathered on the lands of the Blackfoot people of the Canadian Plains and pays respect to the Blackfoot people past, present and future while recognizing and respecting their cultural heritage, beliefs and relationship to the land. The City of Lethbridge offers respect to the Metis and all who have lived on this land and made Lethbridge their home.

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: [External] Bylaw 25-008 and 25-009

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Diana Pounall on behalf of Land Service
To: Hilary Janzen
Subject: Bylaw 25-008 and 25-009
Date: Monday, March 17, 2025 12:55:15 PM
Attachments: image001.png
image002.png
External Circulation - Bylaw 25-008 and 25-009.pdf
Bylaw 25-008 - Rescinding of Meadowscape ASP Bylaw 1481.pdf
Bylaw 1481 - Meadscape ASP.pdf
Bylaw 25-009 - Application GCR to UF.pdf

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department
FortisAlberta | | **15 Kingsview Rd. SE Airdrie, AB T4A 0A8** | p: 587-775-6264

We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; Land Service <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: [CAUTION] Bylaw 25-008 and 25-009

THINK BEFORE YOU CLICK:
Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: lnid@telus.net
To: Hilary Janzen
Cc: john@davisautogroup.ca; Janet Beck; Gary Burke
Subject: RE: Bylaw 25-008 and 25-009
Date: Monday, March 31, 2025 3:55:25 PM
Attachments: image003.png

Good afternoon,

In regards to the above-noted Land Use Bylaw Amendment for Pt. SW 15-09-22-4, the Lethbridge Northern Irrigation District (LNID) would like the following information noted:

1. Any future permanent structures such as buildings with footings, pilings or foundations, septic tanks/ fields/mounds, barns/shops, and silage pits, etc., must meet the minimum set-back distance of 15 meters from the centre line of the pipeline.

Thank you for the opportunity to comment. If you require more information, please contact Janet Beck, Administration & Land Manager, at the LNID Office, 403-327-3302.

Yours truly,

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: lnid@telus.net

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: February 28, 2025 3:21 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Development Officer <development@coalhurst.ca>; Coalhurst - Town <CAO@coalhurst.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Bylaw 25-008 and 25-009

Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

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From: circulations .
To: Hilary Janzen
Subject: Re: Bylaw 25-008 and 25-009
Date: Monday, March 03, 2025 10:45:47 AM
Attachments: image001.png

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Thank you,

Tanya Roberts

Senior Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Fri, Feb 28, 2025 at 3:21 PM Hilary Janzen <hjanzen@lethcounty.ca> wrote:

> Please review the attached referral from Lethbridge County and provide a response by March 31, 2025.
>
> Regards,
>
>
> **Hilary Janzen, RPP, MCIP**
>
> **Manager, Planning and Development**
> **P:** 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
>
> www.lethcounty.ca
>
>
> In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

AGENDA ITEM REPORT

Title:	Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - Public Hearing
Meeting:	Council Meeting - 01 May 2025
Department:	Development & Infrastructure
Report Author:	Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 21 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☐	☒	☒	☐

EXECUTIVE SUMMARY:

An application has been made to re-designate NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control. The applicant wishes allow for a cannabis operation on the property (nursery, outdoor cultivation, and processing).

RECOMMENDATION:

That Bylaw 25-010 be read a second time.
That Bylaw 25-010 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed use will not negatively impact the adjacent landowners or land uses as the use is primarily agricultural in nature and the processing facility will be contained in existing structures is intended to be small scale.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use
- Bylaw 25-010 received first reading on April 3, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control. The applicant wishes allow for a cannabis operation on the property (nursery, outdoor cultivation, and processing).

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - No concerns
- ATCO- no concerns
- City of Lethbridge - no concerns
- Telus - no concerns
- Fortis - no concerns
- LNID - no concerns
- Blood Tribe - No comments received

The Planning and Development Department reviewed the application and has the following comments:

- The applicant was required to submit a rezoning application as per Section 4 of the Municipal Development Plan.
- The best option for rezoning was determined to be a Direct Control District as the proposed uses are unique and not identified under any other land use district together.
- The uses on the property would be mainly agricultural in nature with a small industrial/commercial components being the Cannabis Processing use. That industrial/commercial portion could be considered an isolated industrial/commercial use and Section 10.21 of the Municipal Development Plan and Policy 5.3.1 of the Industrial Commercial Land Use Strategy can be used to determine suitability:
    - Be located on fragmented or poor agricultural lands
    - An isolated commercial/industrial development shall be adjacent to a road network that can accommodate the development's traffic volume;
    - Have access to services and utilities
    - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
    - Address drainage and storm-water runoff
- The lands under the proposed direct control are currently used for agricultural purposes and would continue to be used for agricultural purposes. as.
- The proposed development is not adjacent to a highway system and in fact the parcel is only accessible via Township Road 8-5 which is a dead end road.
- The development would have onsite septic (pump out), and potable water would be trucked into the site, there is access to water for irrigation purposes from the Oldman River, utilities are existing on the site.
- The use may have off-site impacts to the adjacent properties, which are predominantly existing farmyards and agricultural lands. The off-site impacts could be increased traffic resulting from a more intense farming operation and processing on the site.
- The buildings are existing so there are no concerns with drainage or run-off from the site.
- The proposed uses appear to be innocuous and would have minimal impacts to the adjacent landowners.

The notice of the public hearing was advertised in the April 8 and 15 editions of the Sunny South News and on the County's website and social media accounts. Notices were also sent to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of the bylaw
Pros -The lands would remain urban fringe and likely be used for agricultural purposes
Cons -The applicant would be required to vacate the property and find a more suitable location.

FINANCIAL IMPACT:

If the bylaw was approved, any future development would be taxed at the County's agricultural and commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☐ Consult ☒ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

Bylaw 25-010 Application - Urban Fringe to Direct Contol
25_010_UF_to_DC Rezoning Map
Bylaw 25-010 - Direct Control District - FINAL DRAFT

Bylaw 25-010 Signed First Reading
ATCO Gas Comments
City of Lethbridge Comments
FORTIS Comments
ATCO Pipelines
AHS Comments

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: February 14, 2025	Assigned Bylaw	No. Bylaw 25-010
Date Deemed Complete: February 28, 2025	Application & Processing Fee:	$ 2000.00
☒ Redesignation ☐ Text Amendment	Certificate of Title Submitted:	☒ Yes ☐ No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: GW Farms Inc

Mailing Address: 24075 Highway 552 East
Foothills, Alberta

Postal Code: T1S-5J8

Phone: 403-862-4487

Phone (alternate): 604-831-2216

Email: paul@gwfarms.co

Is the applicant the owner of the property? ☐ Yes ☑ No

IF "NO" please complete box below

Name of Owner: Josh Malin, Malin Rock

Mailing Address: Box 1410
Cardston, Alberta

Postal Code: T0K-0K0

Phone: 403-894-7882

Applicant's interest in the property:
- ☐ Agent
- ☐ Contractor
- ☒ Tenant
- ☐ Other _____

PROPERTY INFORMATION

Municipal Address: 225058 TWP Road 85, Lethbridge County

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter	Section	Township	Range
NE	25	8	23
NW	30	8	22
SW	30	8	22

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? ☐ Text Amendment ☑ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): UF Urban Fringe

Proposed Land Use Designation (zoning) (if applicable): DC

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

☑ **Site or Plot Plan Attached** ☐ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby* ***certify that the registered owner of the land is aware of, and in agreement with this application.***

Paul Firkus

APPLICANT

REGISTERED OWNER (if not the same as applicant)

Feb 7 2025

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

GW Farms

February 10, 2025

To: Lethbridge County
#100, 905 - 4th Ave
S Lethbridge, AB T1J 4E4
Attention: Hilary Janzen

Re: Zoning Variance Application via Direct Control for the Cultivation and Processing of Cannabis, Applicant: GW Farms Inc.

1. The existing and proposed future land use(s) (i.e. details of the proposed development)

Existing property use – Cultivation of Industrial Hemp (primary crop), Wheat and Corn (cover crops)

The applicable portion of the subject property is a 90+ acre area portion composed of three land sections, located adjacent the Old Man River (See attached drawings) ("DC Area"). The DC Area contains a flat mildly sloped 85+ acre growing field, and support buildings to the east built above the flood plain. The cultivation area itself is located within a flat flood plain area that has been historically used for field crop cultivation under pivot and drip tape. Crops that have been historically cultivated include industrial hemp (CBD varietal), corn, hay and wheat. Industrial Hemp (for CBD flower) has been the primary crop in recent years, corn, hay and wheat are rotated and utilized to minimize soil erosion and to maintain sub-soil health providing green fertilizer. The DC Area is secluded and isolated by natural physical barriers, bordering the Old Man River directly on the north and west banks and rolling hills to the east. The rolling hills on the eastern border provides a 1 -2 km physical barrier and isolates the adjoining farmed lands and the surrounding community in general.

On the east side of the DC Area, there are three pre-existing 50x100 (5,000 square foot) Quonsets, (on foundations), as well as two ancillary temporary structures, (ISO shipping containers) utilized for farming activities. Quonset #1 is currently being utilized for drying and storage of Industrial Hemp cultivated on the property, while Quonsets #2 and #3 are currently utilized for storage of harvested crops, farm vehicles and ancillary equipment. Shipping container #1 houses potable water tanks and pump house, shipping container #2 is utilized for miscellaneous storage.

Proposed Future use -Outdoor Cannabis Cultivation and Post-Harvest Processing

The proposed future use of the DC Area is outdoor cannabis cultivation and processing. The DC if granted, would be very similar to the existing use, just substituting the current primary crop of Industrial Hemp to cannabis cultivation instead. The plants are essentially identical, except cannabis has a higher than 0.3% THC level, the threshold for industrial hemp. The planting, harvest and processing methods of both are the same.

This DC application contemplates further minor upgrades to Quonset #2 for additional secure storage, extraction and bulk processing equipment for cannabis.

Cultivation methods on the field will be identical as what is utilized for CBD Hemp; however a security fence (6 ½ foot deer fencing) will be installed around the entire perimeter of the cultivation area accompanied by a 24-hour monitored video, motion and intrusion detection CCTV system as per Health Canada, *Cannabis Act* regulations. (Deer fencing is common in the area anyways, due to the presence of deer who infiltrate cultivated areas)

Physical upgrades as well as security systems will need to be installed in the existing Quonsets where applicable, to comply with Health Canada Licensing standards and regulations.

The proposed use of two of the existing Quonsets will remain the same as the current CBD Hemp production,

Quonset #1 will remain drying and temporary in process storage
Quonset #3 will remain as farm equipment storage.

Quonset #2 will require applicable DC to allow processing.

Greenhouse space will be required for seedling propagation. Greenhouse/s will be erected within the perimeter secured area as per Health Canada requirements. (These greenhouse/s are used to start seedlings in trays prior to transplanting to the field). The Greenhouse area will be erected within the perimeter secured area as per Health Canada requirements, as shown on the layout. In addition, several insulated climate-controlled shipping containers which are 8 feet x 40 feet long each will be placed within the DC Area for secure storage.

Please see attached site layouts for locations of these items.

2. If and how the proposed redesignation is consistent with applicable statutory plans

This property, as well as the neighboring and surrounding properties are currently zoned Urban Fringe (UF) and are active commercial farming operations. The proposed DC is maintaining and augmenting the agriculture uses for the proposed arable land. As the Urban Fringe (UF) and Rural Agriculture (RA) zones have very similar discretionary uses, we are requesting that the DC allow for a Health Canada Licensed Cannabis Production, Cannabis Processing and Cannabis Nursery operation to be allowable uses on this property. These additional allowable uses still maintain the intent of the current Urban Fringe agricultural use.

3. Compatibility of the proposal with surrounding uses and zoning

The surrounding agricultural farms are typically irrigated, larger in size, and have large physical farming structures. The proposed DC Area use is therefore consistent with the surrounding agriculture uses for the farmable land on the subject property. The only difference is what crop is being grown.

The property is uniquely suitable for cannabis given its location is extremely remote and isolated within a river valley, several kilometers from any single family or residential/commercial developments. The natural geographical barriers being the river valley and rolling hills which separate the flood plain from other areas and provides natural isolation of the cannabis activities.

The DC area is approximately 4 km away from the City of Lethbridge's boundary. There will be no impact on the surrounding community as no development can occur proximate to the proposed DC area as it is a flood plain only suitable for agriculture.

4. The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.)

There are very limited uses for the site except agriculture, given the DC Area is located within a flood plain, the cultivatable land is relatively small compared to other farms (85+ acres farmable land vs hundreds of acres for many surrounding farms). No additional development can or will occur because of the physical constraints, including flood plain, rolling hills and river.

The topography supports the existing Quonsets and proposes additional agriculture support greenhouse/s and as such are to be located above the 2013 flood high water mark, which is higher than the cultivation field itself.

The field soil is considered sandy loam with sand being the primary component of the soil. Soil conditions have good drainage properties and are extremely suitable for hemp/cannabis cultivation.

With the inherent sandy soil conditions and location being at a flood plain in a river valley close to the river as well as the field having a slight slope towards the river, drainage is not an issue. Irrigation is controlled through drip tape irrigation, which controls watering so that there is no excess runoff.

The property has proven very suitable for hemp for CBD flower which has been the primary crop on the DC Area in past years, which indicates that it will be suitable for cannabis as well. Lethbridge's climate is generally suitable for outdoor cannabis cultivation due to it being one of the sunniest areas in Canada, as well as having a relatively long growing season, is arid and windy. (Wind and low humidity act as a mold deterrence -a condition that has been problematic for B.C. and Ontario greenhouse and outdoor cannabis grow operations).

The only new permanent structures would be a deer fence and up to 15,000 sq feet of agricultural greenhouse area. The greenhouse/s would be placed above the 2013 flood high water mark proximate to the growing field. The greenhouse/s will require electricity and water which are already on site.

The 8 x 40-foot cannabis storage containers would be situated on gravel pads or screw piles, off the cultivation field above the flood plain and are portable non-permanent structures. They only require electricity, which is already on site.

GW Farms

With the addition of a DC designation to Quonset #2, it would allow further expansion to include an additional "Processing" licence as provided by Health Canada to enable post-harvest processing of our crops internally. Currently the farm utilizes seasonal labour for farm operations. Once the crop is harvested and dried our season is over, as it is then shipped out of area for further processing into concentrates as there are no local licensed processors. The vertical integration of "In House Processing" would allow for year-round operations, providing the opportunity to create multiple full-time, annual employment positions.

Road easement that runs north south through DC area along with road allowance fragment aligned with TWP road 85 to have a Licence Agreement with Lethbridge County or an application for it to be closed and consolidated. Both easements are not connected to any other roads and are not accessible to the general public.

5. **Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development**

Currently the subject property has all the facilities and services required for operations:

- Potable water delivered by truck from a local company
- Water for farm irrigation purposes is supplied under a provincial water licence from the Old Man River
- Sewage disposal is contracted to a local company
- Three Phase Electricity is current onsite
- Gas onsite
- Propane tank onsite
- Hospitals, schools and all amenities in Lethbridge are in close proximity as the property is 4 km from city limits

No additional services are required for the DC Area for the proposed use.

6. **Access and egress from the parcel and any potential impacts on public roads.**

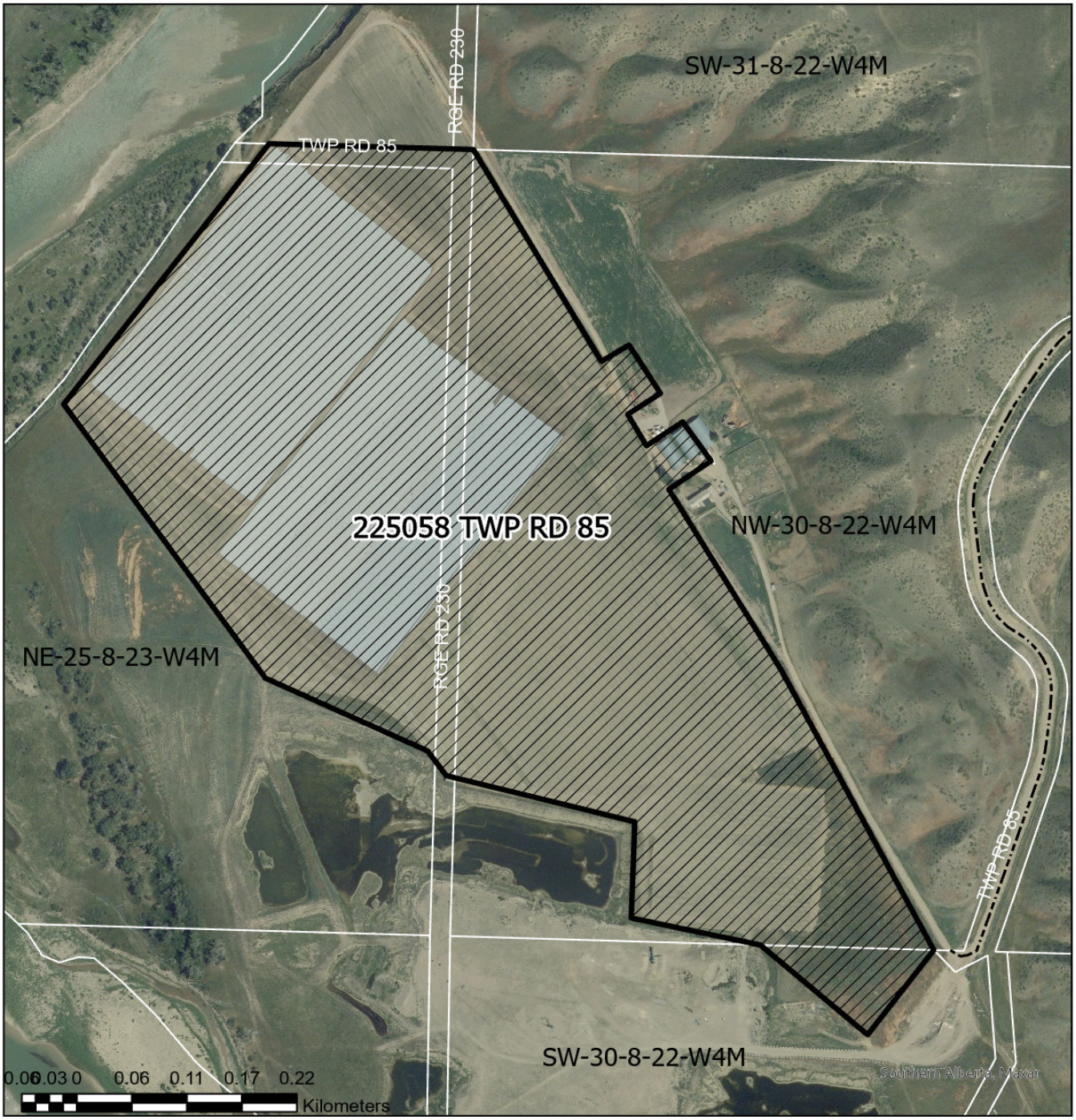
There are no contemplated changes to the entrance to the property and no impact to egress of the parcel. The location is rural, approximately 4 km from the Lethbridge city limits and surrounded by active farmland with very little traffic except for farm related vehicles and farm workers. The farming vehicles and equipment (tractors, harvesters, skid steer) utilized on this property rarely leave the property. There will be a minimal impact on public roads as a result.

GW Farms

Subject Area and Surrounding Parcels:

Old Man River

Q3
Q2
Q1



Bylaw 25-010: Urban Fringe (UF) to Direct Control (DC)

225058 TWP RD 85 (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) Approx 87.12 Acres
Located in Lethbridge County, AB

N

25-010 - Urban Fringe to Direct Control

LETHBRIDGE COUNTY

Schedule 'A'

DIRECT CONTROL BYLAW NO. 25-XXX

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis for the following lands:

Legal Description (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) See Map 1 for extent of area.

For the specific purposes of allowing:

Cannabis Cultivation Portion of SW 30-8-22W4M.
Cannabis Cultivation Portion of NE 25-8-23W4M
Cannabis Cultivation, nursery and Processing Portion of NW 30-8-22W4M

2. PERMITTED USES

- Cannabis cultivation
- Office
- Extensive agriculture
- Accessory buildings

DISCRETIONARY USES

- Cannabis processing
- Cannabis nursery/greenhouse

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS (Buildings)

No part of a building, structure or development shall be located within:

- Side Yard 6.1 metres (20 feet)
- Rear Yard 6.1 metres (20 feet)

5. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES
    - An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
    - An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
    - An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

    At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

    As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS
    - All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.
    - All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
    - Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
    - Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS
    - Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.

- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.
- Township Road 8-5 and Range Road 23-0 will be licensed or closed and consolidated by the application.
- The applicant shall follow all federal, provincial, and municipal cannabis regulations.

11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
    - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, f the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area

Map 2 – Detailed Direct Control Area (Buildings)

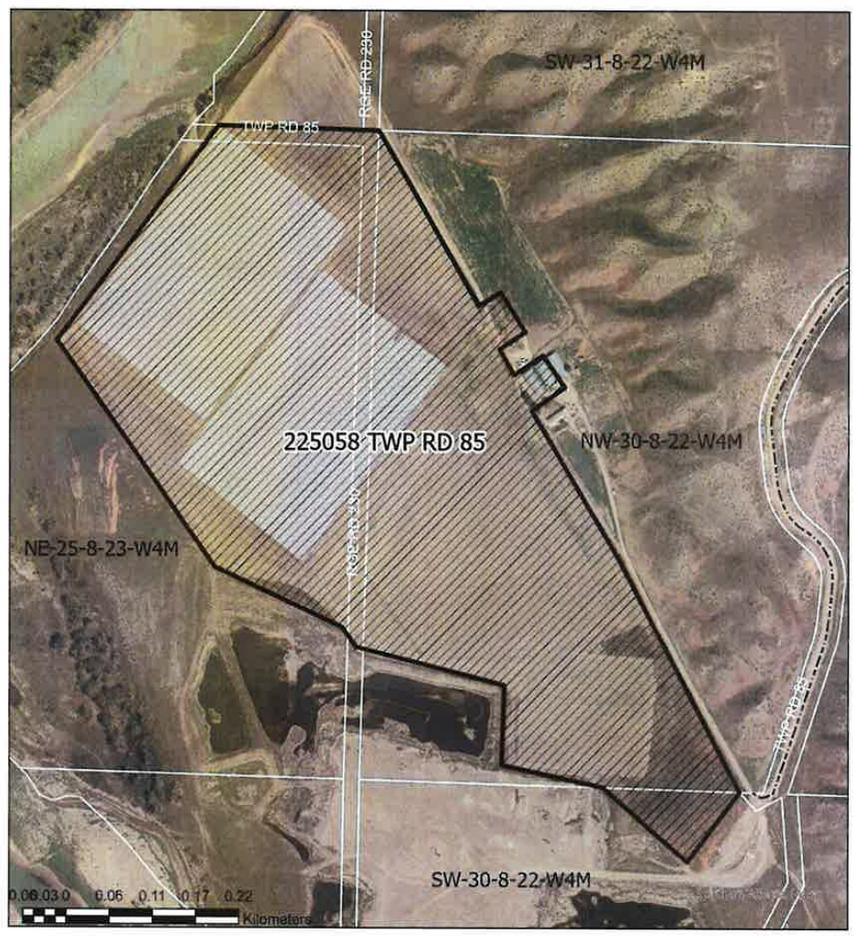
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-010

Bylaw 25-010 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-010 is to re-designate portions of NE 25-8-23-W4, NW 30-8-22-W4 and SW 30-8-22-W4, as shown on the sketch below, from Urban Fringe (U.F.) to Direct Control (D.C.);



Bylaw 25-010: Urban Fringe (UF) to Direct Control (DC)

225058 TWP RD 85 (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) Approx 87.12 Acres
Located in Lethbridge County, AB

25-010 - Urban Fringe to Direct Control

N

LETHBRIDGE COUNTY

AND WHEREAS the purpose of proposed Bylaw 25-010 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April 2025.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20___.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

_____
Reeve

_____
Chief Administrative Officer

Schedule A

DIRECT CONTROL DISTRICT

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

Legal Description (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) See drawing for extent of area.

For the specific purposes of allowing:

Cannabis Cultivation Portion of SW 30-8-22W4M.
Cannabis Cultivation Portion of NE 25-8-23W4M
Cannabis Cultivation, nursery and Processing Portion of NW 30-8-22W4M

2. PERMITTED USES

- Cannabis cultivation
- Office
- Extensive agriculture
- Accessory buildings

DISCRETIONARY USES

- Cannabis processing
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- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.

- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.
- Township Road 8-5 and Range Road 23-0 will be licensed or closed and consolidated by the application.
- The applicant shall follow all federal, provincial, and municipal cannabis regulations.

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Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

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- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

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- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.

    - Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
    - Here any persons that claims to be affected by the decision on the application.
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- Pursuant to Section 685(4)(b) of the Municipal Government Act, f the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area

Map 2 – Detailed Direct Control Area (Buildings)

From: Gas Land Department
To: Hilary Janzen
Subject: RE: Lethbridge County Referral - Bylaw 25-010
Date: Wednesday, March 19, 2025 11:04:23 AM
Attachments: image002.png
image003.png

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

We have a new email! Please send all circulations to Land.Admin@atco.com

---

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 4:28 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>
Subject: RE: Lethbridge County Referral - Bylaw 25-010

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

My apologies here is the redesignation map for the referral.

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Hilary Janzen
Sent: Friday, February 28, 2025 4:27 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) ; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) ; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) ; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) ; Tyson Boylan
Subject: Lethbridge County Referral - Bylaw 25-010

Please see the attached referral and provide comments by March 31, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

CITY OF Lethbridge

GATEWAY TO OPPORTUNITY

March 25, 2025

Lethbridge County
905 4th Ave S
Lethbridge, AB T1J 4E4

RE: Proposed Direct Control Bylaw 2025-010

The City of Lethbridge appreciates the opportunity to provide comments to Lethbridge County regarding the captioned Land Use Bylaw amendment.

The proposed amendment appears to capture the City's comments from the previous correspondence that was sent on November 25, 2024 in regard to this subject (see the attached). As the City had requested, the proposed Direct Control bylaw is being utilized to restrict allowable uses to those that are agricultural in nature and not industrial and will limit the size/intensity of development on the site.

The City has noted some minor comments on the wording of the proposed Direct Control bylaw in the draft which is attached as a pdf file.

We remind Lethbridge County and the proponent that water and sewer servicing from the City of Lethbridge will not be available for the proposed development. We also remind Lethbridge County and the proponent that the site will likely be annexed into the City at some point in the future, as it is identified in the City of Lethbridge & Lethbridge County Intermunicipal Development Plan as a "City Growth Area"

Please contact myself at 403-320-3928 or tyson.boylan@lethbridge.ca if you have further questions or wish to further discuss the potential development.

Regards,

Tyson Boylan, RPP, MCIP
Senior Community Planner
City of Lethbridge

cc: Maureen Gaehring, Jason Price & Angie Olsen

From: Diana Pounall on behalf of Land Service
To: Hilary Janzen
Subject: Lethbridge County Referral - Bylaw 25-010
Date: Monday, March 17, 2025 1:17:35 PM
Attachments: image001.png
image002.png
External Circulation - Bylaw 25-010.pdf
Bylaw 25-010 Application - Urban Fringe to Direct Contol.pdf
Bylaw 25-010 - Direct Control District - Feb 27 2025 - Referral Draft.pdf

---

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department
FortisAlberta | | **15 Kingsview Rd. SE Airdrie, AB T4A 0A8** | p: 587-775-6264

We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 4:27 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Land Service <landserv@fortisalberta.com>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>
Subject: [CAUTION] Lethbridge County Referral - Bylaw 25-010

THINK BEFORE YOU CLICK:
Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please see the attached referral and provide comments by March 31, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Circulations, HP
To: Hilary Janzen
Subject: response 25-0871 RE: Lethbridge County Referral - Bylaw 25-010
Date: Monday, March 03, 2025 8:15:04 AM
Attachments: image002.png
image003.png

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Administrative Coordinator, Ops Engineering
ATCO Gas and Pipelines

A. 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8

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From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, February 28, 2025 4:27 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>
Subject: Lethbridge County Referral - Bylaw 25-010

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please see the attached referral and provide comments by March 31, 2025.

Thank you,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Kristen Dykstra
To: Hilary Janzen
Subject: Bylaw 25-010
Date: Wednesday, March 05, 2025 2:03:52 PM
Attachments: image001.png

Good Afternoon,

Thank you for the opportunity to comment on Bylaw 25-010. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to rezone from Urban Fringe to Direct Control, to allow for the cultivation of cannabis, a cannabis nursery/ greenhouse, and cannabis processing.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.

Thank you,

Kristen Dykstra
BSc, BEH, CPHI(C)
Executive Officer/ Public Health Inspector
Lethbridge Community Health
801 1 Avenue South, Lethbridge AB T1J 4L5
Phone (Direct Line): 403-488-0112
Phone (Main Office): 833-476-4743
Fax: 403-592-4832
Email: kristen.dykstra@ahs.ca

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AGENDA ITEM REPORT

Title: Planning and Development Department - 1st Quarter Report 2025
Meeting: Council Meeting - 01 May 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 17 Apr 2025
Cole Beck, Chief Administrative Officer	Approved - 22 Apr 2025

STRATEGIC ALIGNMENT:

Governance	Relationships	Region	Prosperity
☒	☐	☐	☐

EXECUTIVE SUMMARY:

This is the 2025 1st Quarter Report for the Planning and Development Department.

RECOMMENDATION:

That County Council receive this report for Information.

REASON(S) FOR RECOMMENDATION(S):

This report is strictly to inform County Council on the activities of the Planning and Development Department.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Planning and Development Department takes direction from the bylaws, policies, and strategic documents approved by County Council.

BACKGROUND INFORMATION:

The Planning and Development Department operates in accordance with the bylaws and guiding documents approved by the County Council, including the Lethbridge County Municipal Development Plan, Intermunicipal Development Plans, Lethbridge County Land Use Bylaw, and Area Structure Plans.

The Department is responsible for:

- Issuing development permits
- Managing amendments and updates to the Land Use Bylaw
- Planning projects and Intermunicipal relations
- Handling NRCB and other external agency referrals
- Overseeing road closures and licenses

- Managing land sales and leases
- Enforcing the Land Use Bylaw and other related regulations
- Community Peace Officer program

Key Projects in Q1 2025

Alongside routine responsibilities, the Department completed the following projects in 2024:

- Review and Update to the City of Lethbridge and Lethbridge County Intermunicipal Development Plan
- Amendment to the Lethbridge County and Town of Nobleford Intermunicipal Development Plan (Completed Annexation and Allow Rural Light Industrial Use in the SW 15-11-23-W4.
- Initial review of the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan - the formal review is anticipated to start in 2026
- Completed the Annual Safety Codes Internal Review

Development Authority

- From January 1 to March 31, 2025, 69 development permit applications were received. This is a slight increase from 2024 when 62 development permit applications were submitted during the same period.
- A total of 49 development permits were issued, 1 was refused, 1 was withdrawn, and 25 applications were under review in the 1st quarter of 2025. This includes 9 development permit applications made at the end of 2024. Of the permits that were issued, 14 were residential, 15 accessory (i.e. personal shops, sheds, garages, solar arrays), 11 commercial/industrial, 4 home occupations, and 5 agriculture (farm shops, hay sheds)
- A total of 5 compliance letters were issued.
- 8 land use bylaw violations have identified and are being addressed

Safety Codes Permits

Between January 1 and March 31 2025 the 154 safety codes permit applications were issued:

- 35 Building Permits
- 61 Electrical Permits
- 33 Gas
- 19 Plumbing
- 6 private septic disposal systems

This is a slight decrease in issued safety codes permits from the first quarter of 2024.

Subdivision Applications

County Council acting as the Subdivision Authority approved 10 subdivisions from January 1 to March 31, 2025.

Subdivision and Development Appeal Board

There were no appeals of any subdivision approvals or development permits in the first quarter of 2025.

Bylaws - Re-designations

- Bylaw 25-003 (Rural Agriculture to Direct Control) - Approved
- Bylaw 25-004 (Direct Control to Direct Control) - Approved
- Bylaw 25-006 (Rural Agriculture to Rural General Industrial) - Approved
- Bylaw 25-007 (Urban Fringe to Hamlet Industrial) - Received First Reading
- Bylaw 25-009 (Grouped Country Residential to Urban Fringe) - Received First Reading
- Bylaw 25-010 (Urban Fringe to Direct Control) - Received First Reading

Bylaws - Other

- Bylaw 25-008 (Rescind Bylaw 1481 - Meadowscape Area Structure Plan) - Received First Reading

Intermunicipal and External Relations

- Lethbridge County and Town of Nobleford Intermunicipal Committee Meeting (March 10, 2025)
- Lethbridge County and City of Lethbridge Intermunicipal Committee Meeting (April 2, 2025)
- Reviewed and responded to 4 Intermunicipal Referrals
- Reviewed and responded to 10 Natural Resources Conservation Board Referrals

ALTERNATIVES / PROS / CONS:

Not Applicable

FINANCIAL IMPACT:

From January 1 to March 31 2025, the County received $28,389.87in revenue from Park Enterprises for the issuance of Safety Codes Permits. In the same period in 2024, the County received $29,958.97from the issuance of Safety Codes Permits.

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

AGENDA ITEM REPORT

Title: Bylaw 25-017 - 2025 Tax Mill Rate Bylaw
Meeting: Council Meeting - 01 May 2025
Department: Corporate Services
Report Author: Hailey Pinksen

APPROVAL(S):

Candice Robison, Executive Assistant — Approved - 25 Apr 2025

STRATEGIC ALIGNMENT:

- ☒ Governance
- ☐ Relationships
- ☐ Region
- ☐ Prosperity

EXECUTIVE SUMMARY:

The assessment roll has been prepared for the 2025 Tax Year. The 2025 municipal budget was presented and approved by Council in December 2024. Requisitions from the Province and Green Acres have been received. A Tax Rate Bylaw is required as it enables the Property Assessment and Tax Notices to be issued and annual taxes collected. The County's tax due date is July 31st.

RECOMMENDATION:

That Bylaw 25-017 2025 Tax Mill Rate Bylaw be read a first time.

That Bylaw 25-017 2025 Tax Mill Rate Bylaw be read a second time.

That Council consider third reading of Bylaw 25-017 2025 Tax Mill Rate Bylaw.

That Bylaw 25-017 2025 Tax Mill Rate Bylaw be ready a third time.

REASON(S) FOR RECOMMENDATION(S):

The 2025 budget for expenditures and required tax support has been approved and the bylaw complies with legislative requirements.

PREVIOUS COUNCIL DIRECTION / POLICY:

The 2025 Budget was approved on December 5, 2024.

Pursuant to Section 353 of the Municipal Government Act (MGA) each Council must pass a property tax bylaw annually to impose a tax in respect of property in the municipality to raise revenue to be used toward payment of expenditures and transfers as set out within the budget of the municipality as well as for the requisitions imposed.

This report is for Council consideration and is closely based on the 2:1 ratio between Non-Residential and Residential tax rates, as in previous years, per previous Council direction.

BACKGROUND INFORMATION:

The total property assessment on the attached spreadsheet for the 2025 tax year includes:

$82,914,557 - increase in Residential Assessment from 2024 consisting of $17,444,670 growth (new development) and $65,469,887 is attributable to market value adjustments.

$76,159,135 - overall increase in Non-Residential/Machinery and Equipment Assessments. This increase is attributed $32,321,020 in growth and $43,838,115 inflation.

The assessment classes are defined under Section 297 of the MGA as follows:
Class 1 - Residential;
Class 2 - Non-Residential;
Class 3 - Farmland;
Class 4 - Machinery and Equipment (M&E)

The municipal tax rate for Non-Residential and M&E classes must be the same.

ALTERNATIVES / PROS / CONS:

The 2025 property tax supported portion of the Municipal expenditures is $20,087,933; this is an increase of $1,116,790 from 2024.

For general municipal purposes;
The 2025 Farmland tax rate increases compared to the 2024 tax rate. This results in a $242,482 collection increase from 2024.

The 2025 Residential tax rate has decreased from 2024 due to the increase in assessment and results in a $295,938 increase in collections from the Residential tax base.

The 2025 Non-Residential/M and E tax rate has also decreased from 2024 due to assessment, resulting in $533,580 difference in collection from the Non-Residential/M and E tax base.

Council has the option to change the municipal tax rates from what has been proposed, but must ensure the appropriate amount of tax support as per the budget is collected and that it complies with legislation.

FINANCIAL IMPACT:

Tax rates are calculated by dividing the Revenues required by the total assessment from the applicable property Assessment Class.

Below is a list of the required 2025 collection amounts:

Lethbridge County General	$ 18,888,933	6.02% increase
Lethbridge County Haul Route Network	$ 500,000	0.00% increase
Lethbridge Regional Waste Commission Levy	$ 652,400	2.19% increase

Provincial Police Levy	$ 740,000	5.08% increase
Recreation	$ 459,000	2.00% increase
Green Acres Foundation	$ 370,581	8.31% increase
Alberta Education Requisition	$ 7,150,694	12.74% increase
Designated Industrial Property Requisition	$ 26,947	5.61% decrease

2025 Proposed Total Tax Rates (Based on 2:1 Ration Non Res to Res):

ASSESSMENT CLASS	2025 TAX RATE	2024 TAX RATE
Class 3 - Farmland	33.2848	31.6164
Class 1 - Residential	7.5127	7.3749
Class 2 - Non-Residential	12.6710	12.5389
Class 4 - Machinery and Equip.	8.8727	8.9655

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

ATTACHMENTS:

Bylaw 25-017 - 2025 Tax Mill Rate
Lethbridge County Tax Rates - 2025
Lethbridge County Requisition Tax Rates - 2025
Municipal Tax Rate Comparison

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-017 2025 TAX MILL RATE

A BYLAW OF LETHBRIDGE COUNTY TO AUTHORIZE THE 2025 TAX RATES OF ASSESSABLE PROPERTY WITHIN LETHBRIDGE COUNTY PURSUANT TO THE MUNICIPAL GOVERNMENT ACT

WHEREAS the Lethbridge County has prepared and adopted detailed estimates of the municipal revenue and expenditures as required, at the Council meeting held on December 5, 2024; and

WHEREAS the estimated municipal expenditures and transfers from all sources for the Lethbridge County for 2025 total $46,988,383 and $21,240,333 is to be raised by general municipal taxation; and

NOW THEREFORE BE IT RESOLVED that the Council of Lethbridge County authorized the Chief Administration Officer to levy upon the assessed value of all assessable property shown on the assessment roll.

a) Tax rate for municipal purposes:

- Class 3 Farmland (Sec. 297 MGA)	30.4824
- Class 1 Residential (Sec. 297 MGA)	4.7103
- Class 2 & 4 Non-Residential/M&E (Sec. 297 MGA)	8.7318

b) Tax rate for the Green Acres Foundation 0.1409
c) Tax rate for Designated Industrial Property 0.0701

THAT the following rates for School Requisition purposes to be calculated to generate $6,692,513.14 for the 2025 Alberta School Foundation Fund (ASFF) and $458,180.82 for the 2025 Holy Spirit Roman Catholic School District:

a) ASFF Residential and Farmland 2.6615
b) ASFF Non-Residential 3.7983
c) Holy Spirit Residential and Farmland 2.6615
d) Holy Spirit Non-Residential 3.7983

This Bylaw shall hereby rescind previous Bylaw No. 24-011.

Be read a **FIRST** time this 1st day of May, 2025.

_____
Reeve

_____
Chief Administrative Officer

Be read a **SECOND** time this 1st day of May, 2025.

_____
Reeve

_____
Chief Administrative Officer

Be read a **THIRD** time this 1st day of May, 2025
.

_____
Reeve

_____
Chief Administrative Officer

25-Apr

LETHBRIDGE COUNTY TAX RATES - 2025

	ACTUAL ASSESSMENT	2025 REQUIRED REVENUE	2025 TAX (MILL)RATE		2024 ASSESSMENT	2024 REVENUE	2024 TAX RATE
MUNICIPAL							
GENERAL MUNICIPAL PURPOSES							
Farmland	159,294,855.00	4,245,510.00	26.6519	5.97%	159,166,125.00	4,003,028.00	25.15
Residential	1,418,460,107.00	5,704,723.00	4.0218	-0.69%	1,335,545,550.00	5,408,785.00	4.0499
Non-Residential/M&E	1,111,317,130.00	8,938,700.00	8.0433	-0.94%	1,035,157,995.00	8,405,120.00	8.1196
	2,689,072,092.00	18,888,933.00			2,529,869,670	17,816,933.00	
Add Provincial Police Services	2,689,072,092.00	740,000	0.2752	-1.15%	2,529,869,670	704,210	0.2784
Add Recreation	2,689,072,092.00	459,000	0.1707	-4.05%	2,529,869,670	450,000	0.1779
		20,087,933.00				18,971,143.00	
Provincial Availability Adjustment	19,354,905.00				35,450,090.00		
Total	**2,708,426,997**	**20,087,933.00**		5.89%	**2,565,319,760**	**18,971,143.00**	
Add Haul Route Network	159,134,560.00	500,000	3.1420	0.02%	159,166,125	500,000	3.1414
Add LRWMSC	2,689,072,092.00	652,400	0.2426	-3.88%	2,529,869,670	638,411	0.2524
Total Municipal		**$21,240,333.00**				**$20,109,554.00**	
		Farmland Rate	30.4824	5.11%		**Farmland Rate**	29.000
MUNICIPAL RATES		**Residential Rate**	4.7103	-1.01%		**Residential Rate**	4.7585
		Non-Res/M&E Rate	8.7318	-1.09%		**Non-Res/M&E Rate**	8.8283
REQUISITIONS		**$ 7,548,222.80**				**$ 6,713,178.38**	
TOTAL 2025 TAX LEVY		**$28,788,555.80**				**$26,822,732.00**	
		Farmland Rate	33.2848	5.28%		Farmland Rate	31.6164
		Residential Rate	7.5127	1.87%		Residential Rate	7.3749
		Non-Residential	12.6710	1.05%		Non-Residential	12.5389
		M & E Rate	8.8727	-1.03%		M & E Rate	8.9655

22-Apr

LETHBRIDGE COUNTY REQUISITION TAX RATES - 2025

	ACTUAL ASSESSMENT	2025 REQUIRED REVENUE	2025 TAX (MILL)RATE		2024 ASSESSMENT	2024 REVENUE	2024 TAX RATE
REQUISITIONS							
Green Acres Foundation	2,631,007,380.00	**370,580.86**	0.1409	2.66%	2,494,419,580.00	342,134.15	0.1372
Designated Industrial Property	384,420,780.00	**26,947.90**	0.0701	-8.37%	373,183,700.00	28,548.55	0.0765
SCHOOLS							
ASFF RESIDENTIAL & FARMLAND	1,444,646,786.00	3,844,879.00	2.6615	7.35%	1,367,172,888	3,389,518.36	2.4792
ASFF NON-RESIDENTIAL	749,712,824.00	2,847,634.22	3.7983	6.29%	710,356,917	2,538,437.32	3.5735
NON-TAXABLE ELECTRIC LINEAR	145,231,760.00				137,942,830		
MACHINERY & EQUIPMENT	132,259,740.00				124,740,080		
PROVINCIAL GIPOT RES. & FARMLAND	5,808,790.00				5,563,570		
PROVINCIAL GIPOT NON RESIDENTIAL	71,610,830.00				65,336,610		
	2,549,270,730.00	$ 6,692,513.22			2,411,112,915		
TOTAL ASFF EDUCATION REQUISITION	$ 2,549,270,730.00	6,692,513.22			$2,411,112,895.00	5,927,955.68	
HOLY SPIRIT RES. & FARMLAND	128,751,584.00	$342,672.34	2.6615	7.35%	124,757,002	$309,300.00	2.4792
HOLY SPIRIT NON-RESIDENTIAL	30,410,573.00	$115,508.48	3.7983	6.29%	29,449,843	$105,240.00	3.5735
	159,162,157.00						
TOTAL HOLY SPIRIT REQUISITION	159,162,157.00	458,180.82			154,206,845.00	414,540.00	
		-					
TOTAL	2,708,427,000.00	$ 7,150,694.04		12.74%	2,565,319,760	$6,342,495.68	
TOTAL 2025 REQUISTIONS TAX LEVY		**7,548,222.80**				$6,713,178.38	

Farmland Rate	2.8024	7.11%	Farmland Rate	2.6164
Residential Rate	2.8024	7.11%	Residential Rate	2.6164
Non-Residential	3.9392	6.16%	Non-Residential	3.7106
M & E Rate	0.1409	2.70%	M & E Rate	0.1372

TAX RATE COMPARISON
MUNICIPAL ONLY

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FARMLAND	20.4163	20.4495	24.8131	24.8348	24.8625	24.9373	25.0363	25.2310	26.6270	29.0000	30.4824
RESIDENTIAL	4.5824	4.6156	4.6290	4.7279	4.6903	4.8461	4.8989	4.8341	4.7484	4.7585	4.7103
NON-RESIDENTIAL	9.2275	9.0654	9.0788	9.2213	9.1147	9.3040	9.3435	9.0038	8.7576	8.8283	8.7313
M & E	9.2275	9.0654	9.0788	9.2213	9.1147	9.3040	9.3435	9.0038	8.7576	8.8283	8.7318

AGENDA ITEM REPORT

Title: Bylaw No. 25-012 Regional Emergency Management
Meeting: Council Meeting - 01 May 2025
Department: Administration
Report Author: Breea Tamminga

APPROVAL(S):

Candice Robison, Executive Assistant — Approved - 01 May 2025

STRATEGIC ALIGNMENT:

☐ **Governance** ☐ **Relationships** ☐ **Region** ☐ **Prosperity**

EXECUTIVE SUMMARY:

Bylaw No. 25-012 establishes a regional framework for emergency management in Lethbridge County and its partner municipalities: Barons, Coalhurst, Nobleford, and Picture Butte. It aligns with the Alberta Emergency Management Act and replaces Bylaw No. 21-003.

Key Highlights:

Forms a Regional Emergency Advisory Committee (one Councilor per municipality) and a Regional Emergency Management Agency to coordinate emergency planning and response.

Appoints a Regional Director and Regional Deputy Director(s) of Emergency Management.

Grants the Committee power to declare, renew, or terminate a State of Local Emergency and manage emergency resources.

Requires annual reviews, training programs, and reporting on the Regional Emergency Management Plan (REMP).

Provides legal protection for actions taken in good faith during an emergency.

This bylaw strengthens regional coordination and ensures a unified approach to emergency preparedness and response.

RECOMMENDATION:

That Bylaw 25-012 - Regional Emergency Management Bylaw be read a first time.

That Bylaw 25-012 - Regional Emergency Management Bylaw be read a second time.

That Council consider third reading of Bylaw 25-012 - Regional Emergency Management Bylaw.

That Bylaw 25-012 - Regional Emergency Management Bylaw be read a third time.

REASON(S) FOR RECOMMENDATION(S):

Adopting the bylaw as presented establishes a regional framework for emergency preparedness, response, and recovery in accordance with the Emergency Management Act, thereby enhancing coordination and resilience across the Lethbridge County Regional Emergency Management Partnership.
Aligns with the Emergency Management Act to ensure compliance.
Unifies emergency planning and response across partner municipalities.
Establishes clear leadership, structure, and responsibilities.
Enables effective coordination during incidents.
Supports shared training, and facilities.
Builds regional preparedness and community resilience.
Replaces Bylaw No. 21-003 with updated best practices

PREVIOUS COUNCIL DIRECTION / POLICY:

This Bylaw rescinds the previous Emergency Management Bylaw No. 21-003

BACKGROUND INFORMATION:

In 2024, Lethbridge County and its regional partners (Barons, Coalhurst, Nobleford, and Picture Butte) formalized a Regional Emergency Management Partnership Agreement. This agreement supports coordinated emergency planning, response, and recovery across the region.

Key components include:

A Regional Emergency Advisory Committee to oversee planning and declare emergencies.

A Regional Emergency Management Agency to maintain the Regional Emergency Management Plan (REMP).

A shared Regional Director of Emergency Management to lead regional coordination.

Joint training, exercises, and a cost-shared annual budget.

Bylaw No. 25-012 enables the County to meet its obligations under the agreement and the Alberta Emergency Management Act, strengthening regional preparedness and response.

ALTERNATIVES / PROS / CONS:

The alternative to passing Bylaw No. 25-012 is to retain the current Emergency Management Bylaw No. 21-003. While continuing with Bylaw No. 21-003 avoids legislative change, it risks leaving the County with a less effective and non-compliant emergency management structure.

FINANCIAL IMPACT:

N/A

LEVEL OF PUBLIC PARTICIPATION:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

Bylaw 25-012 - Regional Emergency Management

Bylaw No. 25-012

A BYLAW OF LETHBRIDGE COUNTY IN THE PROVINCE OF ALBERTA TO PROVIDE FOR REGIONAL EMERGENCY MANAGEMENT.

WHEREAS the Local Authority of Lethbridge County is responsible for the direction and control of its emergency response and is required, under the *Emergency Management Act, Revised Statutes of Alberta 2000, Chapter E-6.8*, (hereinafter referred to as the "Act") to appoint a Regional Emergency Advisory Committee and to establish and maintain a Regional Emergency Management Agency;

AND WHEREAS it is recognized that an emergency or disaster of a jurisdictional or multi-jurisdictional nature could affect any or all of the following municipalities: Village of Barons, Town of Coalhurst, Town of Nobleford, Town of Picture Butte, and Lethbridge County to such a degree that local resources would be inadequate to cope with the situation; and

AND WHEREAS the Municipalities in the Lethbridge County Region–wish to establish a Regional Emergency Advisory Committee, and a Regional Emergency Management Agency, led by a Regional Director of Emergency Management.

NOW THEREFORE, the Municipal Council of Lethbridge County, in the province of Alberta, duly assembled enacts as follows:

1. This Bylaw may be cited as the Regional Emergency Management Bylaw.

2. In this Bylaw:
   a. **Act** means the Emergency Management Act, Revised Statutes of Alberta 2000, Chapter E-6.8.

   b. **Chief Elected Official** means the Reeve or Mayor for the Municipality. In the absence of the Reeve or the Mayor it can be the person delegated the authority to act on behalf of the Reeve or Mayor.

   c. **Council** means the Council of Lethbridge County.

   d. **Disaster** means an event that may result in serious harm to the safety, health or welfare of people or widespread damage to property.

   e. **Director of Emergency Management (DEM)** means an individual appointed by resolution of Council responsible for the preparation and coordination of emergency plans and programs for the Municipality.

   f. **Emergency** means an event that requires prompt coordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to minimize damage to property.

   g. **Lethbridge County Regional Emergency Advisory Committee** means the committee established under this Bylaw and comprised of a Councillor, or designate, from each of the partnering municipalities of the Lethbridge County

Regional Emergency Management Partnership.

h. **Lethbridge County Regional Emergency Management Agency** means the agency established under this Bylaw and comprised of the Directors of Emergency Management, or designate, from each of the partnering municipalities of the Lethbridge County Regional Emergency Management Partnership.

i. **Lethbridge County Regional Emergency Management Partnership** means those municipalities who have entered into a joint agreement for the purpose of organizing integrated emergency planning, training, assistance, and emergency operations programs.

j. **Lethbridge County Regional Emergency Management Plan (REMP)** means the integrated emergency management plan prepared by the Lethbridge County Regional Emergency Management Agency to coordinate response to an emergency or disaster within the geographic boundaries of Lethbridge County.

k. **Minister** means the Minister responsible for the Emergency Management Act.

l. **Municipality** means any community as referenced in this Bylaw.

m. **Parties** means the Village of Barons, Town of Coalhurst, Town of Nobleford, Town of Picture Butte, and Lethbridge County.

n. **Regional Director of Emergency Management (RDEM)** means the person responsible to lead the Regional Emergency Management Agency in the preparation for, response to and recovery from a disaster or emergency;

o. **Regional Deputy Director of Emergency Management (RDDEM)** means the person responsible for the duties of the Regional Director of Emergency Management in their absence and represents one of the parties in the partnership;

p. **Regional Emergency or Disaster** means an event that impacts more than one member of the Regional Emergency Management Partnership that requires a regional coordination to protect the safety, health or welfare of people or to minimize damage to property.

q. Regional Emergency Coordination Centre (RECC) means the primary and backup facility established and maintained in accordance with the Regional Emergency Management Plan.

3. Council agrees:

a. To establish a Lethbridge County Regional Emergency Advisory Committee to guide the creation, implementation, and evaluation of the REMP plans and programs and to serve as an advisory function to the Councils of the partnering parties.

b. Delegate the statuary powers and obligations under the Act to the Lethbridge County Regional Emergency Advisory Committee. This includes the powers to declare, renew, or terminate a State of Local Emergency (SOLE).

c. To establish a Lethbridge County Regional Emergency Management Agency to act as the agent of each Regional Partner to create, implement, and evaluate the REMP plans and Programs.

4. Council shall:

a. by resolution, appoint one (1) primary and one (1) alternate of its members to serve on the Lethbridge County Regional Emergency Advisory Committee;

b. provide for the payment of expenses of the members of the Lethbridge County Regional Emergency Advisory Committee and Agency;

c. by resolution, on the recommendation of the Lethbridge County Regional Emergency Advisory Committee, appoint one (1) Director of Emergency Management to serve as a Regional Deputy Director of Emergency Management to perform duties required of the Regional Director of Emergency Management in that person's absence.

5. Council may:

a. by Bylaw borrow, levy, expropriate and expend, without the consent of the electors, all sums required for the operation of the Lethbridge County Regional Emergency Management Agency; and

b. enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency plans or programs, including mutual aid plans and programs.

6. The Lethbridge County Regional Emergency Advisory Committee shall:

a. consist of one (1) appointed Councillor from the Village of Barons, the Town of Coalhurst, the Town of Nobleford, the Town of Picture Butte, and Lethbridge County of whom will have one (1) vote regarding any matter coming before the committee;

b. appoint a Regional Director of Emergency Management;

c. appoint one of the members as the Chair of the Committee, whom will hold the position for two years;

d. have a quorum of 4 members and a motion or resolution of the Committee may only be passed by an affirmative vote of the majority of the members voting on the motion or resolution;

e. meet once a year to review the Lethbridge County Regional Emergency Management Plan and related plans and programs;

f. approve the Lethbridge County Regional Emergency Management Plan and program;

g. review and approve the work plan and budget submitted by the Lethbridge County Regional Emergency Management Agency;

h. provide guidance and direction to the Lethbridge County Regional Emergency Management Agency, as per the Local Authority Emergency Management Regulation 2(2)(b);

i. Report to respective councils on the development and status of programs and plans on annual basis;

7. The Lethbridge County Regional Emergency Advisory Committee during an emergency, will:

a. support the DEM, DDEM or alternate in the management of the emergency response and provide strategic direction as required;

b. in accordance with section 11 declare, renew or terminate a state of local emergency;

c. in consultation and coordination with the RECC through the DEM, DDEM or alternate, Committee members may be requested to:

i. assist with keeping the community informed using established key messages;
ii. serve as a spokesperson if required;
iii. engage with other levels of government for financial and resource support;
iv. provide briefings to other levels of government; and
v. authorize major expenditures as required.

8. The Lethbridge County Regional Emergency Management Agency shall be comprised of one or more of the following as designated by the partnership for representation:

a. the Regional Director of Emergency Management (serves as the Chair of the Agency) and is responsible for the activation and management of the Agency in the event of an emergency;

b. the Regional Deputy Director(s) of Emergency Management; and/or

c. the CAO of each municipality; and/or those appointed by the CAO to represent municipal departments as required.

9. In addition, any public and private organizations may be invited by the Regional Director to provide representative(s) to the Lethbridge County Regional Emergency Management Agency:

a. Community employees;

b. representative(s) from Alberta Health Services;

c. representative(s) from local EMS providers;

d. the Local RCMP Detachment, police representative or designate;

e. the School Division Superintendent, or designate;

f. representative(s) from adjacent municipalities which have entered into mutual aid agreements with the Municipality;

g. representative(s) from local industry or industrial associations;

h. representative(s) from Alberta Emergency Management Agency; and

i. Anybody else who might serve a useful purpose in the preparation or implementation of the Lethbridge County Regional Emergency Management Plan.

10. The Lethbridge County Regional Emergency Management Agency shall:

a. administer the preparation and implementation of the Lethbridge County Regional Emergency Management Plan and program for the Partnership;

b. ensure that in the event of an emergency, an individual or group is designated under the Lethbridge County Regional Emergency Management Plan to act on behalf of the Lethbridge County Regional Emergency Management Agency. The designation of an individual or group of individuals to act on behalf of the Agency shall be guided by the following:

    i. In the event of an emergency only affecting one municipality, the local DEM will activate a qualified individual to serve as the Incident Commander. If support is required from the Region, the local DEM will request the support and activation of the Region through the Regional DEM, and
    ii. In the event of a regional emergency or disaster, the Regional DEM will activate the REMP and ensure a qualified individual serves as the Incident Commander for the event.

c. coordinate all emergency services and other resources used in an emergency; and/or

d. ensure that someone is designated to discharge the responsibilities specified in paragraphs (a), (b), and (c);

e. conduct or update the Regional Hazard Identification and Risk Assessment each year;

f. develop and implement a regional exercise and training program on behalf of the Partnership;

g. act as the response agency on behalf of the Partnership in a local or regional emergency;

h. review the status of the Regional Emergency Management Plan and related plans and programs at least once each year;

i. setup and maintain Regional Command Centres for the Partnership;

j. use the command, control and coordination system prescribed by the Managing Director of the Alberta Emergency management Agency and the Local Authority Emergency Management Regulation;

k. on an annual basis, report to the Committee, duly assembled, on the status of the Regional Emergency Management Plan and any actions which have been performed.

11. State of Local Emergency

a. The State of Local Emergency will be declared to obtain Ministerial Powers under Section 19(1) of the Emergency Management Act.

b. In the event of an emergency the power to declare, terminate or renew a state of local emergency under the Act, the powers specified in Section 12 of this Bylaw, and the requirements specified in Section 14 of this Bylaw, are hereby delegated to the Chief Elected Official, from any Regional Partner, may at any time when it is satisfied that an emergency exists or may exist, by resolution, make a declaration of a state of local emergency for any of its partners.

12. When a state of local emergency is declared, the following must occur:

a. ensure that the declaration identifies the nature of the emergency and the area of the municipality in which it exists, and the powers intended to be used;

b. cause the details of the declaration to be published immediately by such means of communication considered most likely to notify the population of the area affected; and

c. forward a copy of the declaration to the Minister immediately.

13. Subject to Section 14, when a state of local emergency is declared, Lethbridge County may exercise the powers outlined in Section 24 of the Act.

14. When, in the opinion of the person or persons declaring the state of local emergency, an emergency no longer exists in relation to which the declaration was made, they shall, by resolution, terminate the declaration.

15. A declaration of a state of local emergency is considered terminated and ceases to be of any force or effect when:

a. a resolution is passed under Section 14 (Section 23 of the Emergency Management Act);

b. a period of seven (7) days has lapsed since it was declared, unless it is renewed by resolution;

c. if declared due to a Pandemic, a period of 90 days has lapsed since it was declared, unless it is renewed by resolution;

d. the Lieutenant Governor in Council makes an order for a state of emergency under the Act, relating to the same area; or

e. the Minister cancels the state of local emergency.

16. When a declaration of a state of local emergency has been terminated, the person or persons who made the declaration shall cause the details of the termination to be published immediately by such means of communication considered most likely to notify the population of the area affected and the Government of Alberta.

17. No action lies against the Municipality or a person acting under the Municipality's direction or authorization for anything done or omitted to be done in good faith while carrying out a power under the Emergency Management Act or the regulations during a state of local emergency.

18. This Bylaw rescinds the previous Emergency Management Bylaw No. 21-003

19. This Bylaw shall take effect on the day of final passing thereof.

Introduced and given first reading on this ____ day of _____, 2025.

Given second and third and final reading on this ___ day of _____, 2025.

Given second and third and final reading on this ___ day of _____, 2025.

_____

Lethbridge County
Reeve or CAO

Date

122 – 5th Avenue South, Lethbridge, AB T1J 0S9 • 403-328-1155 • www.greenacres.ab.ca

VIA EMAIL
March 31, 2025

Cole Beck
Chief Administrative Officer
Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, AB T1J 4E4

RE: GREEN ACRES FOUNDATION 2024 REPORT TO COMMUNITY

Dear Cole,

Please find attached the 2024 Report to Community for Green Acres Foundation.

As a partner municipality, I would like to arrange a time for Jeff Carlson, Board Chair, and I to address your council and review this report. I look forward to your response so we can make these arrangements.

Sincerely,

GREEN ACRES FOUNDATION

Dawna Coslovi
CEO

Encl.

Providing housing and services since 1960

Report to the Community 2024

green acres FOUNDATION™

est.1960

Message from the Chair and CEO

2024 was quite a year. At Green Acres Foundation we continued to grow; we opened up Phase 2 of the Abbey Road Terrace apartment complex in July. We are proud of that project as it gave new life to an existing building as well as new construction for much needed affordable apartments for seniors.

But 2024 also saw major inflationary pressures for all. On average, inflation rose 3% in 2024. Housing costs, particularly rent, was a major driver of inflation. Gasoline costs were also affected by inflation, which in turn caused higher costs for goods such as food. A situation that not only affected those on fixed incomes, like our senior residents, but also our staff as they saw the cost of living rise dramatically. We worked hard to control our costs at the Foundation and at the same time we still provided excellent housing and services. Our 2024 resident survey showed that 96% of residents were satisfied with their living environment; 96% cited satisfaction with Foundation staff; 99% were satisfied with the meals; and 98% felt safe and secure in their building. We could not have achieved this success without our group of dedicated employees. They are the best!

Looking to the future, we know we need to continue with our intentional growth plans. To do so, in 2024 we finalized a land purchase in the west Lethbridge Crossings area. That will be the site of a future Green Acres Foundation affordable apartment complex. We are also in the planning stage for a seniors' housing complex in Coaldale. Stay tuned! We also know the importance of maintaining our existing buildings and have plans to replace major building components and make a difference in our carbon footprint by enhancing our energy efficiency.

And finally, we are entering our 65th year of existence. A milestone achievement but more importantly – a privilege for us all to continue to be of service to seniors in our area.

Jeff Carlson, Chair
Board of Directors

Dawna Coslovi
Chief Executive Officer

"we are entering our 65th year of existence. A milestone achievement but more importantly – a privilege for us all to continue to be of service to seniors in our area."

Board of Directors

Green Acres Foundation is governed by a Board of Directors. The board members are appointed by the City of Lethbridge, Lethbridge County, the Towns of Coaldale, Coalhurst, Picture Butte and Nobleford, and the Villiage of Barons. The 2024 board members were:

Jeff Carlson, *Chair*
Don McDowell, *Vice Chair*
Ron Gorzitza
Lorne Hickey
Roger Hohm
Blaine Hyggen
Cynthia Papworth
Jesse Potrie
Ryan Parker

Who We Are

Our Mission

Green Acres Foundation provides affordable housing and quality services responsive to the needs of clients.

Our Values

Integrity, honesty, respect, and loyalty

Our Vision

To be a fiscally sustainable organization known for innovation, growth, diversity, and recognized as the trusted choice for affordable housing and quality services.

Our Guiding Principles

- We strive for the provision of service excellence while ensuring the safety, security, and dignity of residents and employees.
- We are innovative, attuned, and adapt to the future needs in the housing market place.
- We are open to diversity in programs and service delivery
- We uphold the highest ethical standards
- Affordability is a priority in our decision making
- Partnerships, collaboration, and cooperation are integral to our operations.
- We are a good corporate citizen

Our Strategic Priorities

- Organizational Growth and Sustainability
- Great Place to Live
- Great Place to Work
- Strategic Alliances and Partnerships
- Organizational Profile

We Offer

Housing

Services

Community

Affordability

Security

Activities and Excursions

Alliances and Partnerships

Alberta Health Services

Green Acres Foundation plays an important role in providing the services necessary to allow residents to age in the community. Our partnership with Alberta Health Services (AHS) to provide health and personal care services in a lodge environment was initiated in 1999, making Green Acres Foundation a pioneer for the housing/health partners in the province. This model is now seen throughout the province. We also partner with AHS in providing short stays in community transition beds.

Lethbridge Elder Abuse Resource Network (LEARN)

Green Acres Foundation and LEARN formed a partnership in 2016, establishing the "safe suite" program. We provide safe accommodation in our seniors' lodges for seniors who are experiencing abuse. This "safe suite" initiative is the first in Alberta and we received commendation as being the first in Canada. The Government of Alberta is endorsing our model throughout the province which showcases positive outcomes and cost effectiveness. In 2024, this initiative was recognized with the Minister's Seniors Service Award.

Community Involvement

Donations from employees and residents include: $5,441 to Westminster Elementary School Library, $1,496 to the Terry Fox Foundation, $680 to Big Brothers/Big Sisters, Feed the Bus for the Lethbridge Food Bank collected 1,695 lbs of food (equivalent to $5,966) plus $950 in cash donations, the Piyami Food & Toy Drive for the Picture Butte Food Bank collected 625 lbs of food and 91 toys, and Sunny South Lodge collected 275 lbs of food (equivalent to $968) and 13 toys for the Coaldale Food Bank.

Youth Partnerships

We recognize the benefits of intergenerational interaction, and Green Acres Foundation is the official site for the Lethbridge Guides, meeting at two different facilities. We have more than 8 partnerships with schools in Lethbridge, Coaldale and Picture Butte, allowing for fun and learning between youth and our seniors.

"I was welcomed by residents and staff. The smiling faces every day from caregivers was never ending! Thank you all for the wonderful experience, care and respect. I will miss you all - residents, staff and management." - Brian (Community Transition Bed Client)

Successes of 2024

Best of the Best

In 2024, Green Acres Foundation was honoured to have been recognized as the “Best of the Best” in the Seniors Housing Complex category for the 6th year in a row. This honour verifies that the citizens trust Green Acres Foundation to provide high quality housing and excellent services for seniors, so they can live safely and satisfied in their environment.

Best of Butte Award, February 2024

Best of Butte

In February 2024, Green Acres Foundation won the Best of Butte Non-Profit Award from the Picture Butte & District Chamber of Commerce.

Minister’s Seniors Service Award, April 2024

Minister’s Seniors Service Award

In April 2024, Green Acres Foundation was recognized by the Province of Alberta with the Minister’s Seniors Service Award for "outstanding commitment to Alberta seniors." The Foundation's innovative "safe suite" program was cited for this award, in which the Foundation provides safe housing for seniors facing an abusive situation.

COR Safety Audit

Green Acres Foundation received 87% on our COR Safety Audit.

CARF Accreditation

Green Acres Foundation received a three year renewal through the Commission on Accreditation of Rehabilitation Facilities (CARF) on July 1, 2024. This recognition reflects the Foundation’s commitment to being a “great place to live” and providing excellent care to our senior residents.

Successes of 2024

Abbey Road Terrace

In July 2024, we welcomed new residents into Phase Two of Abbey Road Terrace, the newly built addition to the historic building with 10 modern and spacious one and two bedroom apartments.

Phase 2 - Abbey Road Terrace, July 2024

Golf Tournament

At our 26th annual golf tournament in August, we raised $62,000. These funds are used for "fun" purchases that enhance the lives of our senior residents.

Cancer Patient Short-Stay

In 2024, we increased our provision of affordable, convenient, and comfortable short stay accommodations for adults/senior patients and spouses from outside of Lethbridge area who were receiving outpatient treatment at the Jack Ady Cancer Centre. Usage of this program increased significantly in 2024, indicating the success of this program.

E-Bike for Sunny South Lodge

In September 2024, we launched our new assisted e-bike for our residents at Sunny South Lodge. The purchase of this e-bike was made possible through a community effort in Coaldale, with funding from the Tersteeg family, Kinsmen Club of Coaldale, Coaldale Community Wellness Association, and Green Acres Foundation.

Sunny South Lodge E-bike, September 2024

Social Media Video Competitions

To celebrate Seniors' Week in June, we hosted a friendly social media music video competition between our senior communities. The winning video, "Magic School Bus" was viewed over 9,000 times! Building on the success of this competition, we hosted a holiday video competition in December. The winning video, "Grandma Got Run Over by a Reindeer" was a big hit, amassing over 10,000 views!

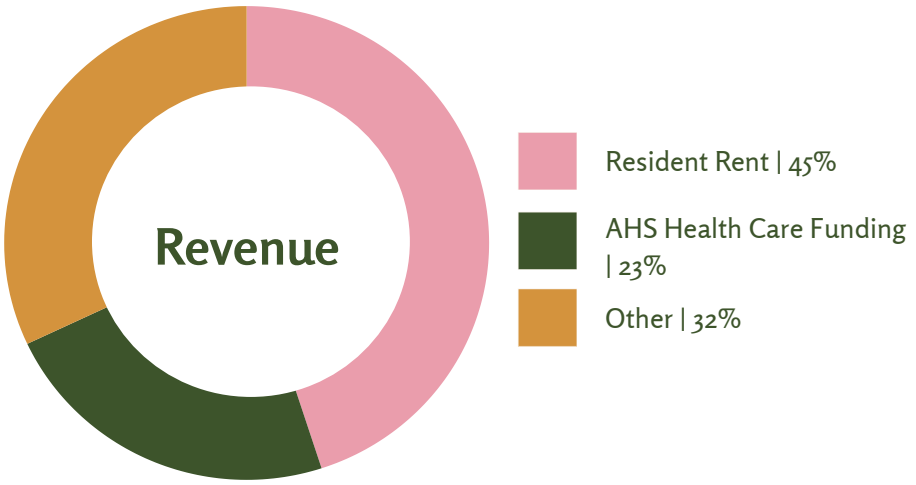
"Magic School Bus" - Seniors' Week Video Contest Winner

"Grandma Got Run Over By A Reindeer" - Holiday Video Contest Winner

2024 Financial Overview

Other Revenue

- Grants
- Investment Income
- Requisition
- Lodge Assistance Grant
- Donation Revenue

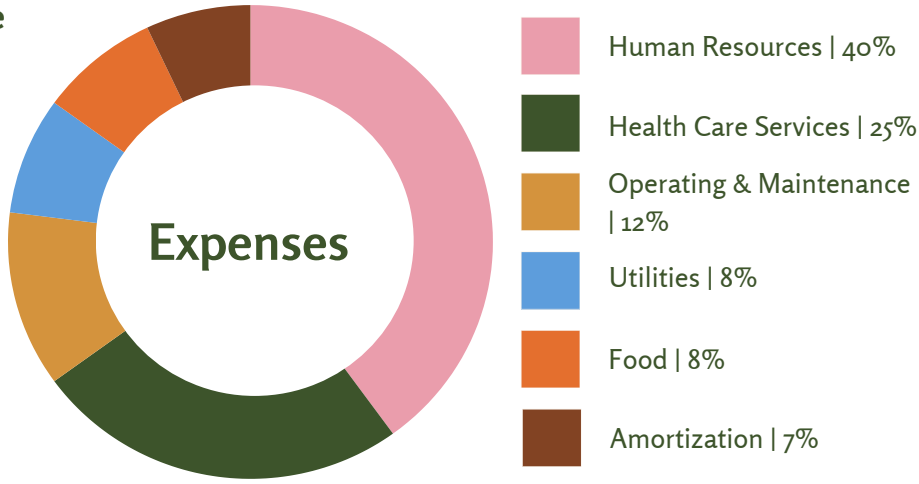


Operations & Maintenance

$1,766,579

Examples include:

- Garden View Lodge kitchen renovation
- Pemmican Lodge kitchen renovation
- LED lighting upgrades
- Black Rock Terrace exterior building envelope
- Golden Acres Lodge foundation site repair



Apartment

$733 / Month
Average Monthly Fee for an Apartment

$760 / Month
Average Expense per Apartment

Lodge

$1,887 / Month
Average Monthly Fee for a Lodge Suite

$2,342 / Month
Average Expense per Lodge Suite

Our Residents and Employees

A Great Place to Live!

"I feel so at home here. I love to come and watch hockey games with friends."

"I enjoy all the staff. They always stop and talk, make jokes and interact with everyone!"

"I'm happy where I am. I hope to stay here."

"The bus outings are excellent!"

96% of residents are satisfied with the cleanliness of their facility

98% of residents feel their facility is safe.

99% of residents are satisfied with meals

96% of residents are satisfied/happy with the activities at the lodges

A Great Place to Work!

"Green Acres Foundation is awesome place to work."

"Great place to work. I've never had a work environment where everyone is so close. It's not just a work place to me it feels like a big family where we help each other in any way we can"

"I absolutely LOVE working here. It is definitely one of the best places I have had the pleasure of working at. I am invested in my job and the atmosphere makes it easy to be. Staff are always nice and helpful, they work as a team, and have residents' best interest in mind - which is hard to find. Management is great, and are always willing to deal with situations when they arise."

21% of employees have 5 to 10 years of service.

25% of employees have over 10 years of service.

96% of residents are satisfied with staff.

87% of employees say GAF is a great place to work.

2024 Foundation Facts

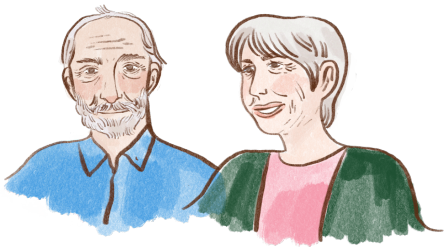
Age of Residents

77
Average age of residents living in apartment communities.

84
Average age of residents living in lodge communities.

9
Number of centenarian residents in 2024.

Percent of Male & Female Residents



Apartment Communities

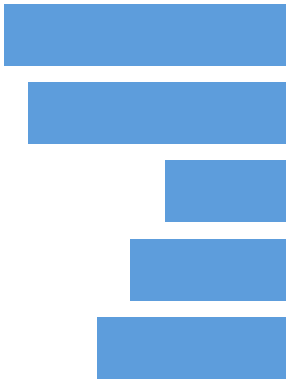
Lodge Communities

1,870
Volunteer Hours

644,826
Meals Served

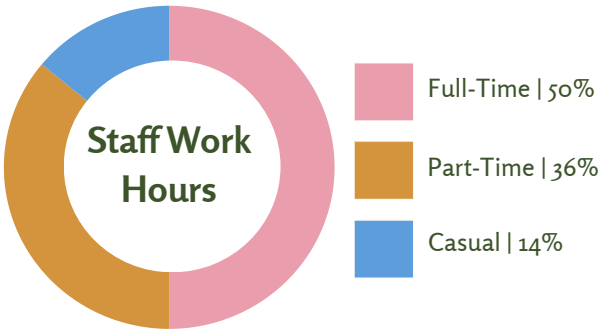
32,552
Rooms Cleaned

Number of Employees & Volunteers



142	Healthcare
129	Chefs Food Service
61	Resident Services
78	Support Staff
94	Volunteers

Total 504



403-328-1155 greenacres.ab.ca @greenacreslethbridge

Lethbridge & District Exhibition
101 Exhibition Way S
Lethbridge, Alberta
T1J 4R3

April 23, 2025

Lethbridge County

RE: Request to Host the 2025 Whoop-Up Days Parade Pancake Breakfast

Cole,

On behalf of Lethbridge & District Exhibition, thank you for continuing to support the Whoop-Up Days Parade and our efforts to bring our community together to celebrate the beginning of Whoop-Up Days.

The Whoop-Up Days Parade is an iconic tradition that honors our agricultural roots, forward-thinking and modern culture and community spirit. Showcasing local businesses, non-profits, charities, and industry, the Whoop-Up Days Parade is fundamental to who we are as a community anchor.

As we eagerly approach Whoop-Up Days 2025, we invite you to once again host the Whoop-Up Days Parade pancake breakfast.

Scheduled to take place on August 19, 2025, at 6:30 AM in the Park Place Mall parking lot, we are looking forward to continuing our partnership with Lethbridge County as we welcome our community to celebrate Southern Alberta.

The pancake breakfast offers parade participants a unique opportunity to socialize, connect, and create lasting memories before the parade even begins. By hosting the pancake breakfast, you can demonstrate your dedication to our region and gain valuable exposure and recognition across our community.

Thank you for considering this request and expanding on our current partnership. I look forward to hearing from you.

Sincerely,

Sydney Koppe

Sydney Koppe
Director, Community Engagement

BOARD REPORT

Chinook Arch Library Board Meeting - April 3, 2025

CHINOOK ARCH REGIONAL LIBRARY SYSTEM

Chinook Arch Library Board Receives Clean Audit Report

Chinook Arch has received a clean audit report for the 2024 fiscal year from auditors Insight LLP. While the Board was unable to bolster its reserve funds in 2024, it did make some significant capital investment in its IT infrastructure ($160,000) and delivery fleet ($65,000). The cost of the IT upgrade was defrayed by a $75,000 grant from the Government of Alberta's CIP program. Chinook Arch continues to find efficiencies in order to address flat revenues. Provincial operating grants continue to be paid based on the 2019 population lists, which is causing increased budgetary pressures.

Annual Reports Approved

The Board approved the 2024 Annual Reports for Chinook Arch and the Sylvia Hirsche Memorial Library (Wrentham). The report shows a slow but steady increase in most indicators, though libraries purchased fewer books and other library materials in 2024, despite spending a higher than average amount. This suggests that the high inflation of the past few years is placing stress on the book purchasing budgets of Chinook Arch member libraries.

Chinook Arch Board Recognizes Longtime Trustee Vic Mensch

Long-time library supporter and trustee Vic Mensch was recognized at the April meeting of the Chinook Arch Library Board. Vic was one of the first people in this area to see the importance of regional library service. Starting in the mid-1980s, he served on the Steering Committee and has been on the Board and Executive Committee since that time, serving as Chair on several occasions. Vic's contribution to public library services in southwestern Alberta cannot be overstated. Thank you, Vic, for everything!

Board Members Present

Corry Walk – Village of Arrowwood
LeGrande Bevans – Cardston County
Blanche Anderson – Village of Carmangay
Terry Penney – Village of Champion
Lyndsay Montina – Town of Coalhurst
Stephen Pain – Village of Coutts
Doreen Glavin – Municipality of Crowsnest Pass
Jim Monteith (Treasurer) – Town of Fort Macleod
Linda Allred – Village of Glenwood
Jenn Schmidt-Rempel – City of Lethbridge
Tory Campbell – Lethbridge County
Marie Logan (Vice Chair) – Village of Lomond
Darryl Christensen (Chair) – Town of Magrath
Anne Michaelis – Town of Milk River
Amanda Bustard – Town of Nanton
Melissa Jensen – Town of Nobleford
Crystal Neels – Town of Picture Butte
Mark Barber – Town of Pincher Creek
Dave Cox – Pincher Creek MD
Kelly Jensen – Town of Raymond
Chelsey Hurt – Town of Stavely
Justin Davis – Village of Stirling
Merrill Harris – Taber MD
Marilyn Forchuk – Town of Vauxhall
Doug Logan – Vulcan County
Derek Baron – Village of Warner
Morgan Rockenbach – County of Warner
Maryanne Sandberg – Willow Creek MD
Allan Quinton – LPL Resource Centre

Regrets
Marsha Jensen – Town of Cardston
Monica McLean – Town of Taber
Lorraine Kirk – Town of Vulcan

Not Present
Jane Johnson – Village of Barnwell
Ron Gorzitza – Village of Barons
Brad Schlossberger – Town of Claresholm
Vacant - Town of Coaldale
Sue French – Village of Hill Spring
Christopher Northcott– Village of Milo
Vacant – ID #4 Waterton

Policies Approved

The Board reviewed and approved the following policies. All of the Board's policies and by-laws are reviewed on a three-year cycle. All policies can be found on the Chinook Arch website at https://chinookarch.ca/about-us/board-policies

- Capital Assets Policy
- Accounting Policy
- Value Statement
- Committees and Committee Mandates Policy

Member Satisfaction Survey

Chinook Arch conducts a regular satisfaction survey of its member libraries, with the goal of ensuring that the needs of the members are being met in an effective way. The survey touches on all aspects of the System's service: cataloguing support, online resources, delivery, marketing, training and professional development, consulting, technology, and more. An aggregate score of 4.36/5 shows that members are overall very happy with the service they receive from Chinook Arch.

Contact Us

Chinook Arch Regional Library System
2902 7th Avenue North
Lethbridge, AB T1H 5C6 | 403-380-1500
www.chinookarch.ca | arch@chinookarch.ca

facebook.com/chinook.arch7

@chinooklibs