



# Agenda

Council Meeting | Thursday, January 15, 2026 | 9:00 AM | Council Chambers

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Page

## A. CALL TO ORDER

## B. ADOPTION OF AGENDA

## C. ADOPTION OF MINUTES

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1. **County Council Meeting Minutes**  
[Council Meeting - 18 Dec 2025 - Minutes](#)

## D. SUBDIVISION APPLICATIONS

11 - 18

1. **Subdivision Application #2025-0-139 – Peterson/Friesen - SE1/4 31-9-22-W4M**  
[Subdivision Application #2025-0-139 – Peterson/Friesen - SE1/4 31-9-22-W4M](#)

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

19 - 39

1. **Bylaw 25-025 - Amendment to the Land Use Bylaw to Redesignate 230019 River Ridge Road (Plan 9312230 Block 1 Lot 1) from Grouped Country Residential (GCR) to Direct Control (DC) - Public Hearing**  
[Bylaw 25-025 - Amendment to the Land Use Bylaw to Redesignate 230019 River Ridge Road \(Plan 9312230 Block 1 Lot 1\) from Grouped Country Residential \(GCR\) to Direct Control \(DC\) - Public Hearing](#)

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2. **Bylaw 25-027 - Amendment to the Land Use Bylaw to Redesignate SE-1-9-21-W4 from Direct Control to Direct Control - Public Hearing**  
[Bylaw 25-027 - Amendment to the Land Use Bylaw to Redesignate SE 1-9-21-W4 from Direct Control to Direct Control - Public Hearing](#)

## F. DEPARTMENT REPORTS

### F.1. DEVELOPMENT & INFRASTRUCTURE

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- F.1.1. **Residential Strategy 2026 Review - Project Plan**  
[Residential Strategy 2026 Review - Project Plan](#)

## **F.2. GROWTH & ENGAGEMENT**

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- F.2.1. **Advancing Women in Agriculture and Food Conference (AWC)**  
[Advancing Women in Agriculture and Food Conference \(AWC\)](#)

## **F.3. ADMINISTRATION**

- F.3.1. **Upcoming Conferences**

## **G. CORRESPONDENCE**

81 - 96

1. **Coaldale Public Library**  
[Newsletter Jan-Feb2026](#)  
[Jan/Feb Calendar Final](#)

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2. **Southern Alberta Chinese Association - Spring Festival Year of the Snake**  
[SACA invitation for 2026](#)  
[2026 Poster](#)  
[2026 Information](#)

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3. **Consul General Mme. ZHAO Liying - Spring Festival 2026 Invitation**  
[Spring Festival 2026 Invitation](#)

## **H. COUNTY COUNCIL AND COMMITTEE UPDATES**

101 - 105

1. **Lethbridge County Council Attendance Update - December 2025**  
[Lethbridge County Council Attendance Update - December 2025](#)

## **I. NEW BUSINESS**

## **J. CLOSED SESSION**

1. **10:30 a.m. Delegation - SouthGrow (ATIA Section 26 - Disclosure harmful to intergovernmental relations)**
2. **Land Disposition (ATIA Section 28 - Local public body confidences)**
3. **CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)**

## **K. ADJOURN**



## Minutes

Council Meeting | Thursday, December 18, 2025 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, December 18, 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 Eric Van Essen
- Councillor Tony Ankermann
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Legislative Coordinator & Executive Assistant Candice Robison

**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.*

Reeve Campbell wished everyone a Merry Christmas and safe holiday season.

**B. ADOPTION OF AGENDA**

371-2025	Councillor Sayers	MOVED that the December 18, 2025 Lethbridge County Council Meeting Agenda be adopted as presented.
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CARRIED

**C. ADOPTION OF MINUTES**

**C.1. County Council Meeting Minutes**

372-2025	Councillor Van Essen	MOVED that the December 4, 2025 Lethbridge County Council Minutes be adopted as presented.
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CARRIED

**D. SUBDIVISION APPLICATIONS**

**D.1. Subdivision Application #2025-0-159 – Dronkelaar Farms  
- SW1/4 32-11-20-W4M and Lot 2, Block 3, Plan 1510082 within NW 29-11-20-W4M**

373-2025	Councillor Slomp	MOVED that the Agricultural subdivision of SW1/4 32-11-20-W4M and Lot 2, Block 3, Plan 1510082 within NW 29-11-20-W4M (Certificate of Title No. 151 008 036 +1, 201 197 749), to reconfigure three adjacent titles by subdividing 3.11-acres (1.26 ha) from an 80.0-acre (32.4 ha) and consolidating it to an adjacent 112.06acre title for agricultural use; BE APPROVED subject to the following:
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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 surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the three adjacent parcels, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
- 4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

CARRIED

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 25-028 - Amendment to the Land Use Bylaw to amend Part 8 Subdivision Criteria with minor complimentary text amendments to Part 3 Land Use Districts

374-2025      Councillor      MOVED that Bylaw 25-028, be read a first time and that Council have a  
Van Essen      detailed discussion on the proposed amendments.

CARRIED

E. DELEGATIONS

E.1. 9:30 a.m. - STARS - Jackie Seely

Jackie Seely was present to provide Council the annual STARS update.

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.2. Bylaw 25-029 - Amendment to the Land Use Bylaw to amend Part 1 Administrative, relating to Development Permit Procedures

372-2025      Councillor      MOVED that Bylaw 25-029, be read a first time.  
Sayers

CARRIED

Reeve Campbell recessed the meeting at 9:48 a.m.

Reeve Campbell reconvened the meeting at 10:00 a.m.

F. PUBLIC HEARINGS

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-023 at 10:00 a.m.

F.1. Bylaw 25-023 - Amendment to the Land Use Bylaw to Redesignate Plan 9910323 Block 1 Lot 2 in NW 30-9-22-W4 from Rural Agriculture (RA) to Direct Control (DC) - Public Hearing

375-2025      Councillor      MOVED that the Public Hearing for Bylaw 25-023 commence at 10:01 a.m.  
Slomp

CARRIED



**G.2.1. Rural Road Infrastructure Working Committee**

384-2025      Councillor      MOVED that County Council approve Reeve Tory Campbell as its  
Slomp              representative to the Rural Road Infrastructure Working Committee and  
Ryan Thomson as an administrative representative.

CARRIED

**G.3. CORPORATE SERVICES**

**G.3.1. Provincial Education Requisition Credit (PERC) Application**

385-2025      Councillor      MOVED that the Administration make an application for the Provincial  
Van Essen       Education Requisition Credit (PERC) for the outstanding education tax and  
designated industrial property requisitions related to delinquent oil & gas  
companies.

CARRIED

**G.3.1. Bylaw 25-037 & Bylaw 25-038 - Fortis Franchise Agreement & Distribution Access Services**

386-2025      Councillor      MOVED that Bylaw 25-037 FortisAlberta Distribution Access Services  
Sayers           Bylaw be read a first time.

CARRIED

387-2025      Councillor      MOVED that Bylaw 25-037 FortisAlberta Distribution Access Services  
Slomp              Bylaw be read a second time.

CARRIED

388-2025      Councillor      MOVED that Council consider third reading of Bylaw 25-037 FortisAlberta  
Sayers           Distribution Access Services Bylaw.

CARRIED

389-2025      Councillor      MOVED that Bylaw 25-037 FortisAlberta Distribution Access Services  
Van Essen       Bylaw be read a third time.

CARRIED

390-2025      Councillor      MOVED that Bylaw 25-038 FortisAlberta Franchise Agreement Bylaw be  
Sayers           read a first time.

CARRIED

391-2025      Councillor      MOVED that Bylaw 25-038 FortisAlberta Franchise Agreement Bylaw be  
Slomp              read a second time.

CARRIED

392-2025      Councillor      MOVED that Council consider third reading of Bylaw 25-038 FortisAlberta  
Sayers           Franchise Agreement Bylaw.

CARRIED

393-2025      Councillor      MOVED that Bylaw 25-038 FortisAlberta Franchise Agreement Bylaw be  
Van Essen       read a third time.

CARRIED

**G.4. ADMINISTRATION**

**G.4.1. Recission of Policies**

- 394-2025      Councillor      MOVED that Council rescind the following policies:  
Van Essen
  - Drug & Alcohol Policy
  - Workplace Violence Policy
  - Workplace Harassment Policy

CARRIED

**H. CORRESPONDENCE**

**H.1. 2026 Provincial ASB Conference**

Council reviewed correspondence regarding the 2026 Provincial ASB Conference.

**H.2. Coaldale Chamber of Commerce**

Council reviewed an invitation from the Coaldale Chamber of Commerce to their 44th Annual Awards and Appreciation Banquet taking place on Saturday, February 7, 2026 at the Town of Coaldale's Civic Square.

**H.3. Minister of Public Safety & Emergency Services**

Council reviewed correspondence from the Minister of Public Safety & Emergency Services regarding Ministerial Order No. 35/2025, authorizing the Village of Barons, Towns of Picture Butte, Coalhurst, and Nobleford, and the County of Lethbridge to delegate their powers and duties under the Emergency Management Act to the Lethbridge County Regional Emergency Advisory Committee.

**I. COUNTY COUNCIL AND COMMITTEE UPDATES**

**I.1. Lethbridge County Council Attendance Update - November 2025**

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

**Division 1**

**Councillor Lorne Hickey**

November 1	EOEP Munis 101
November 6	Lethbridge County Council Meeting
November 7	MD of Willow Creek Legacy of the Land Banquet
November 16-20	RMA Fall Convention
November 19	Green Acres Finance Meeting
November 26	Green Acres Board Meeting
November 27	Green Acres Pemican Lodge Christmas Party
November 28	Budget Deliberation Meeting
November 28	Green Acres Black Rock Christmas Party

**Division 2**

**Reeve Tory Campbell**

November 1	EOEP Munis 101
November 5	Link Pathway AGM
November 6	Lethbridge County Council Meeting
November 11	Lethbridge Legion Remembrance Day Ceremony
November 14	Employee Recognition Night
November 17-20	RMA Fall Convention
November 27	Virtual Meeting with Minister of Advanced Education
November 28	Budget Deliberation Meeting
November 28	Town of Coaldale Night of Lights Parade
November 29	Town of Coalhurst Heritage Ball

**Division 3****Councillor Mark Sayers**

November 1	EOEP Munis 101
November 5	FCSS Board Meeting
November 5	Link Pathway AGM
November 6	Lethbridge County Council Meeting
November 11	Coaldale Remembrance Day Ceremony
November 13	RMA 101 Online
November 14	Employee Recognition Night
November 17	EOEP Course
November 17-20	RAM Fall Convention
November 25	ASB Meeting
November 28	Budget Deliberation Meeting
November 28	Town of Coaldale Night of Lights Parade

**Division 4****Deputy Reeve John Kuerbis**

November 1	EOEP Munis 101
November 3	Alberta Council Effective Lobbying Refresher Course
November 4	Weekly Meeting with Community Futures Executive Director
November 5	Meeting with PrairiesCan
November 6	Lethbridge County Council Meeting
November 7&8	Community Futures Western Canada Chair Meeting
November 12	Weekly Meeting with Community Futures Executive Director
November 14	Employee Recognition Night
November 17	EOEP Course
November 17-20	RMA Fall Convention
November 26	Weekly Meeting with Community Futures Executive Director
November 28	Budget Deliberation Meeting

**Division 5****Councillor Kevin Slomp**

November 1	EOEP Munis 101
November 6	Lethbridge County Council Meeting
November 14	Employee Recognition Night
November 17	EOEP Course
November 17-20	RMA Fall Convention
November 25	ASB Meeting
November 28	Budget Deliberation Meeting

**Division 6****Councillor Eric Van Essen**

November 1	EOEP Munis 101
November 5	Picture Butte Chamber of Commerce Executive Meeting
November 6	Lethbridge County Council Meeting
November 11	Picture Butte Remembrance Day Ceremony
November 13	Picture Butte Chamber of Commerce Meeting
November 14	Employee Recognition Night
November 17-20	RMA Fall Convention
November 25	ASB Meeting
November 28	Budget Deliberation Meeting

**Division 7****Councillor Tony Ankermann**

November 1	EOEP Munis 101
November 6	Lethbridge County Council Meeting
November 17	EOEP Course
November 17-20	RMA Fall Convention
November 25	ASB Meeting

November 28            Budget Deliberation Meeting

Reeve Campbell recessed the meeting at 10:55 a.m.

Reeve Campbell reconvened the meeting at 11:03 a.m.

E.        **DELEGATIONS**

E.2.        **11:00 a.m. - Canada's Western Gateway - Brady Schnell**  
Brady Schnell was present to provide Council information on Canada's Western Gateway & to request council representation on the project.

J.        **CLOSED SESSION**

**J.1. Growth & Engagement - Intermunicipal Relations (ATIA Section 26 - Disclosure harmful to intergovernmental relations)**

**J.2. Fire Services (ATIA Section 26 - Disclosure harmful to intergovernmental relations)**

**J.3. CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)**

395-2025        Councillor        MOVED that the Lethbridge County Council Meeting move into Closed  
Van Essen        Session, pursuant to Section 197 of the Municipal Government Act, the time  
being 10:36 a.m. for the discussion on the following:

J.1. - Growth & Engagement - Intermunicipal Relations (ATIA Section 26 -  
Disclosure harmful to intermunicipal relations)

J.2. - Fire Services (ATIA Section 26 - Disclosure harmful to intermunicipal  
relations)

J.3. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

396-2025        Councillor        MOVED that the Lethbridge County Council Meeting move out of the closed  
Van Essen        session at 12:57 p.m.  
**CARRIED**

Reeve Campbell reconvened the regular meeting at 11:55 a.m.

**J.1. Growth & Engagement - Intermunicipal Relations (ATIA Section 26 - Disclosure harmful to intermunicipal relations)**

397-2025        Councillor        MOVED that Council send a letter of support under the Reeve's signature for  
Slomp            the Blood Tribe's AKERS project.  
**CARRIED**

**J.2. Fire Services (ATIA Section 26 - Disclosure harmful to intergovernmental relations)**

398-2025        Councillor        MOVED to proceed to sign the Coaldale Fire Services Agreement as  
Slomp            presented.  
**CARRIED**

K.        **ADJOURN**

399-2025	Councillor Hickey	MOVED that the Lethbridge County Council Meeting adjourn at 12:59 p.m. CARRIED
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Reeve

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CAO

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2025-0-139 – Peterson/Friesen  
- SE1/4 31-9-22-W4M  
**Meeting:** Council Meeting - 15 Jan 2026  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development  
Devon Thiele, Director, Development & Infrastructure  
Cole Beck, Chief Administrative Officer

Approved - 02 Jan 2026  
Approved - 12 Jan 2026  
Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

The application is to subdivide a 2.77-acre lot from a title comprised of 54.12-acres for Grouped Country Residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2025-0-139 be approved subject to the conditions as outlined in the draft resolution.

## REASON(S) FOR RECOMMENDATION(S):

The subdivision meets the GCR land use district standards, the provincial Matters Related Subdivision and Development Regulations, and the municipal subdivision policies as stated in the Land Use Bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council redesignated the land to the 'Grouped Country Residential - GCR' land use district use on December 18, 2025 (Bylaw 25-024).
- A Conceptual Design Scheme was prepared in support of the redesignation to enable this type of subdivision as applied for.
- LUB No. 24-007 contains the GCR subdivision criteria and district standards which the proposal complies with, and the lots meet and exceed the bylaw's minimum 2.0-acre size.

## BACKGROUND INFORMATION:

The parcel is located two miles northwest of the Town of Coalhurst, just west of Highway 3 and adjacent to River Ridge Road. The proposal is to accommodate the resubdivision of land rezoned to GCR use to create one additional title.

The lot to be subdivided is located immediately south of the established Peterson Subdivision comprised of seven similar designated GCR lots. The 2.77-acre portion being subdivided contains an existing dwelling and detached garage, while the southern 51.35-acre remnant portion contains an agricultural operation with a developed yard. The remnant parcel also contains on the west side a large portion of undevelopable coulee land. An engineered Geotechnical Evaluation was undertaken and accepted by Lethbridge County at the time the development permit process was completed. The existing residence is serviced by the rural water co-op and sewage is treated by private on-site system situated north of the dwelling. Access is provided from the adjacent east River Ridge Road and the two parcels will continue to share the existing approach and driveway.

There are no abandoned gas wells located in proximity. The subject land exceeds the 300 m setback from the boundary of a ¼-section with a historical landfill. The land is identified as potentially containing a historical resource of a HRV5a,p. However, the province waived any Historical Resources Act approvals. The dwelling meets and exceeds (at twice the distance) the required MDS as applied to the closest Confined Feeding Operation to the south (over 1,400 m away).

Overall, the proposal conforms to the 2025 Conceptual Design Scheme approved. The application also meets the criteria of the County's Land Use Bylaw in regard to the subdivision of land designated as GCR. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). Alberta Transportation had no objections and granted a variance so the County may approve the subdivision.

#### **ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve, and the parcel would remain as is.

Pros:

- there are no advantages to denying the subdivision as it meets the subdivision criteria of the County and the approved Conceptual Design Scheme.

Cons:

- this would contradict Council adopting the redesignation to enable this subdivision.

#### **FINANCIAL IMPACT:**

None direct; however, the County will benefit from a municipal reserve payment of approximately \$3,240.

#### **LEVEL OF PUBLIC PARTICIPATION:**

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

#### **ATTACHMENTS:**

[2025-0-139 Lethbridge County Approval](#)

[2025-0-139-Regional Location](#)

[2025-0-139-Subd Sketch](#)

[2025-0-139-Subd Sketch with 2018 Aerial Photo](#)

## RESOLUTION

2025-0-139

**Lethbridge County**

**Country Residential** subdivision of Lot 4, Block 1, Plan 8710514 within SW1/4 31-9-22-W4M

THAT the Country Residential subdivision of Lot 4, Block 1, Plan 8710514 within SW1/4 31-9-22-W4M (Certificate of Title No. 191 062 107), to create a 2.77-acre (1.12 ha) lot from a title comprised of 54.12-acres (21.90 ha), for Grouped Country Residential use; BE APPROVED subject to the following:

**RESERVE:** The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 2.77-acres at the market value of \$12,000 per acre with the actual acreage and amount (approximately \$3,240) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

### CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement may address any servicing, drainage, or access/approach matters the County determines as necessary.
3. That a Surveyors' sketch as prepared by an Alberta Land Surveyor be provided to illustrate the location and setbacks of all improvements on the proposed lot including the septic field system. A final plan of survey as prepared by an Alberta Land Surveyor must also be provided for final endorsement that corresponds with the lot size and layout as approved.
4. That the applicant provide a private access easement legal agreement over the remnant Lot 4, Block 1, Plan 8710514 to the benefit of the new 2.77-acre lot, to enable it to continue to use the existing approach and driveway for physical access to the property.
5. That any easement(s) as required by utility companies shall be established, if deemed warranted by the Subdivision Authority.
6. The applicant must meet any requirements of *Ministry of Arts, Culture and the Status of Women* for Historical Resources.

### 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 2.77-acre proposed lot was designated (zoned) to Grouped Country Residential (GCR) use (Bylaw No. 25-024) for the intended purpose. The application meets the GCR criteria of the County's Land Use Bylaw and the 2.75-acres meets and exceeds the bylaw's minimum 2.0-acre size requirement.
4. The Subdivision Authority has determined the proposal conforms to the 2025 Conceptual Design Scheme submitted in support of the redesignation and corresponds to the approved land area.

**INFORMATIVE:**

- (a) Since the proposed subdivision remnant land complies with Section 663(b) of the Municipal Government Act, Reserve is not required on the residual title.
- (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 the opportunity to comment on File No. 2025-0-139. 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 one lot for grouped country residential use. There is an existing dwelling on the land being subdivided, and the remnant portion contains an agricultural operation with developed yard. Water for the existing residence is provided by the rural water co-op, and sewage is treated by a private on-site 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.

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."

- (f) 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) 3, 509, 3X

**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.

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

**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.”

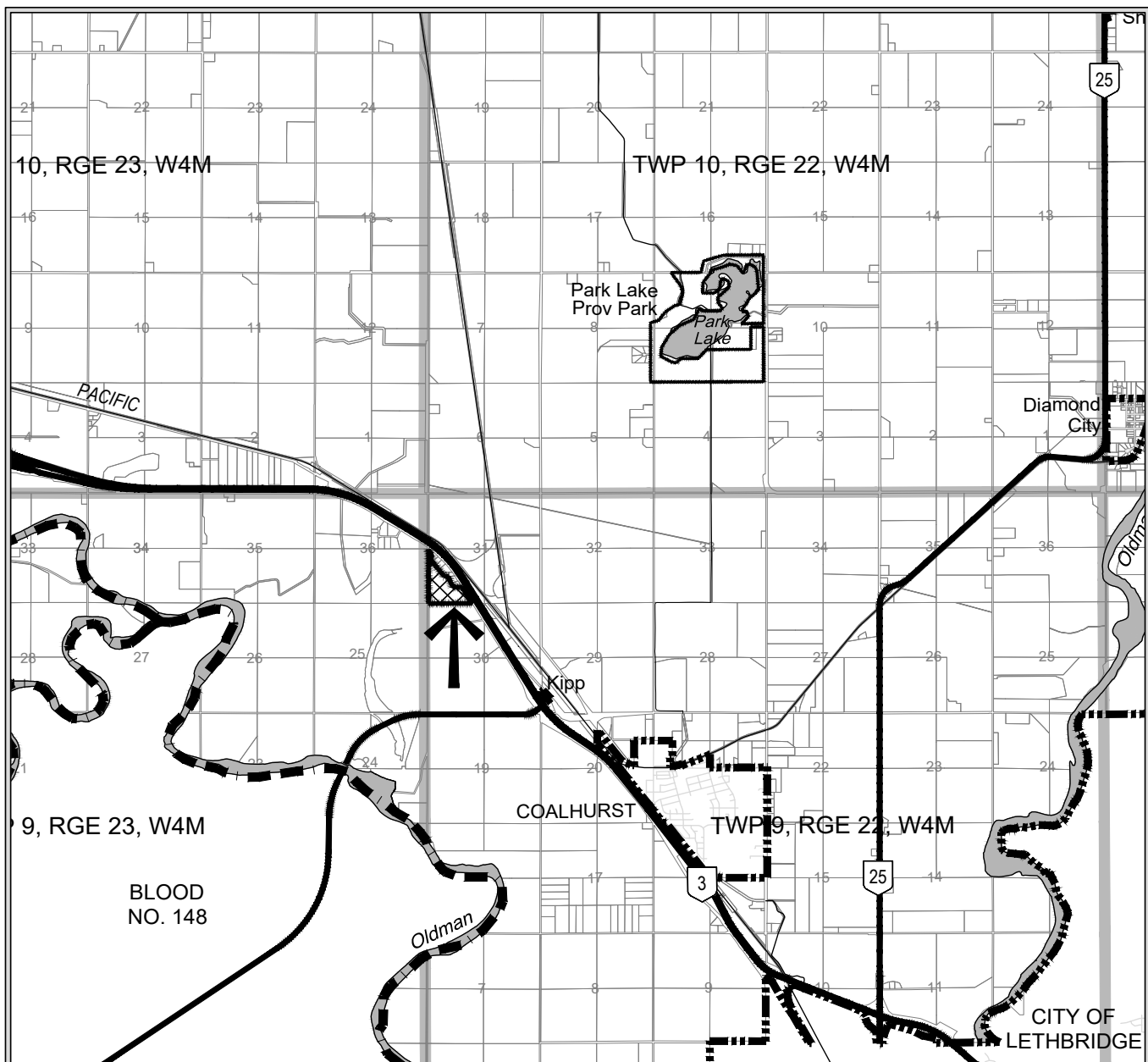
(g) Historical Resources – Barry Newton, Land Use Planner:

“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.”

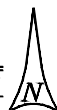
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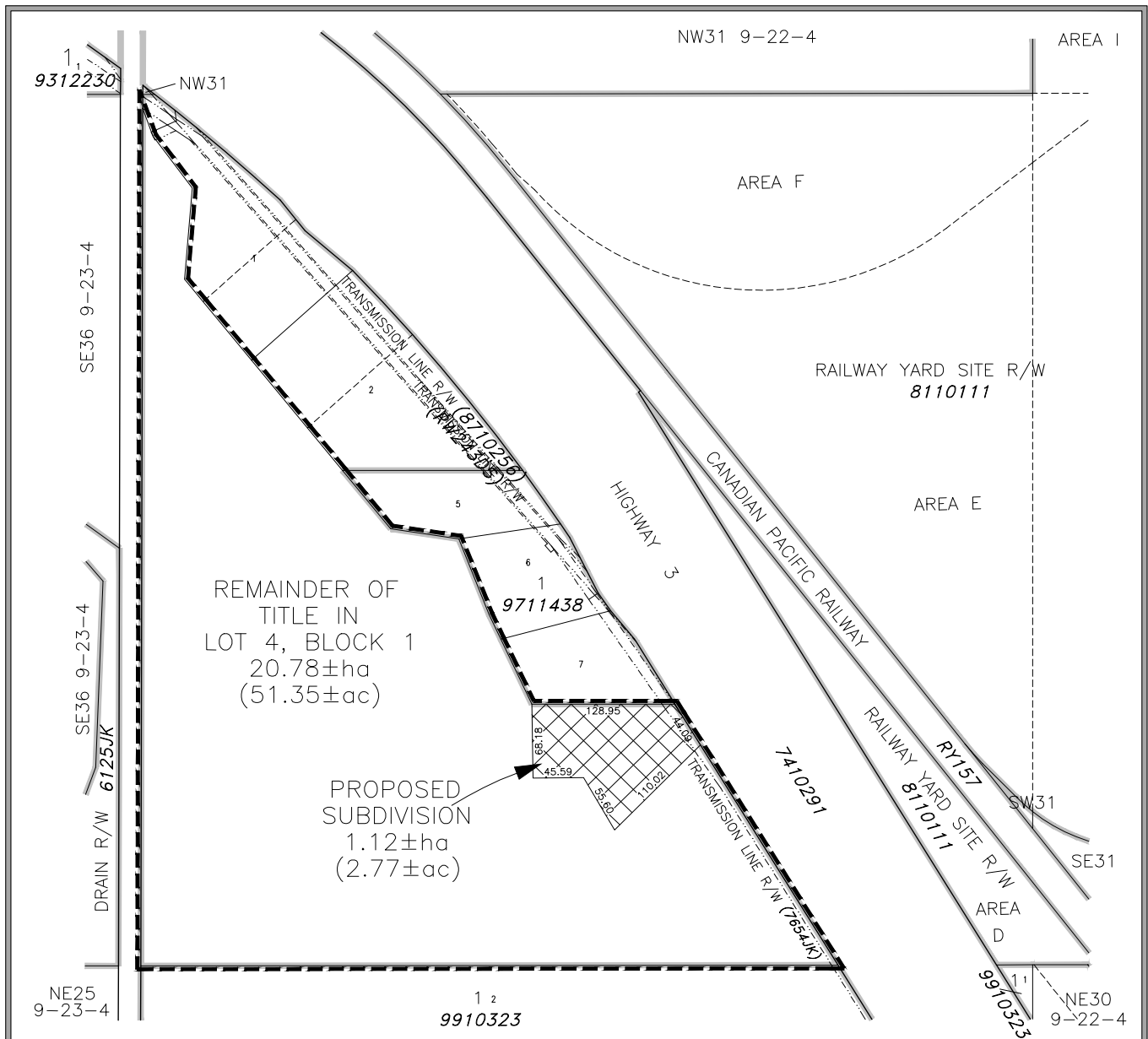
\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE



**SUBDIVISION LOCATION SKETCH**  
**LOT 4, BLOCK 1, PLAN 8710514 WITHIN**  
**SW 1/4 SEC 31, TWP 9, RGE 22, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: NOVEMBER 18, 2025**  
**FILE No: 2025-0-139**





**SUBDIVISION SKETCH**  
**LOT 4, BLOCK 1, PLAN 8710514 WITHIN**  
**SW 1/4 SEC 31, TWP 9, RGE 22, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: NOVEMBER 18, 2025**  
**FILE No: 2025-0-139**





**SUBDIVISION SKETCH**  
**LOT 4, BLOCK 1, PLAN 8710514 WITHIN**  
**SW 1/4 SEC 31, TWP 9, RGE 22, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: NOVEMBER 18, 2025**  
**FILE No: 2025-0-139**



# AGENDA ITEM REPORT



**Title:** Bylaw 25-025 - Amendment to the Land Use Bylaw to Redesignate 230019 River Ridge Road (Plan 9312230 Block 1 Lot 1) from Grouped Country Residential (GCR) to Direct Control (DC) - Public Hearing

**Meeting:** Council Meeting - 15 Jan 2026

**Department:** Development & Infrastructure

**Report Author:** Kaylyn Franklin

## APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development  
Devon Thiele, Director, Development & Infrastructure  
Cole Beck, Chief Administrative Officer

Approved - 02 Jan 2026  
Approved - 12 Jan 2026  
Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

An application has been received to redesignate 230019 River Ridge Road (Plan 9312230 Block 1 Lot 1) from Grouped Country Residential (GCR) to Direct Control (DC). The applicant is seeking this redesignation to allow for the operation of RiverBrink Estate Florals, while maintaining the residential character of the surrounding subdivision.

## RECOMMENDATION:

That Bylaw 25-023, be read a second time.  
That Bylaw 25-023, be read a third time.

## REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation respects the residential character intended in the Wild Rose Acres (RiverBrink) Area Structure Plan, while allowing for an economic development opportunity. The County's Municipal Development Plan supports facilitating economic development opportunities along major transportation corridors in which this application is in close proximity to Highway 3.

Additionally, the parcel's corner location provides appropriate siting for the proposed commercial activity. The public-access portion of the property is accessible via River Ridge Road, which helps to minimize impacts on adjacent landowners. Furthermore, the existing tree line along the driveway offers adequate visual screening for the commercial area, preserving the overall residential aesthetic of the subdivision.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP), Policy 14.8, directs that the County ensure the Land Use Bylaw provides for a wide range of commercial and industrial uses, encouraging economic development opportunities and a mix of land uses.
- Grouped Country Residential Strategy and Wild Rose Acres (RiverBrink) Area Structure Plan do not provide any policy direction for mixed-use.

#### **BACKGROUND INFORMATION:**

The purpose of the redesignation is to allow the operation of RiverBrink Estate Florals, an existing floral and u-pick enterprise. A violation order was issued to the landowner in September 2025, following a complaint regarding a large commercial event hosted on the property.

The proposed Direct Control Bylaw is designed to permit a limited commercial use that complements the subdivision's residential nature. Sections 8 and 11 of the draft bylaw define the parameters for commercial activity and intensity, including:

- The site map identifies only a portion of the parcel for public commercial activity.
- A maximum of 25 customers may be on-site at one time, not exceeding 100 customers per week.
- Customer visitation is limited to 8 hours per week.
- All visitor parking must be provided on-site.
- A maximum of two (2) single-day outdoor events may be held per year, with up to 50 vehicles and 100 attendees per event.

In addition, there is a detached garage currently contains a Secondary Suite, without permits and is not allowed in the existing GCR designation. This use is proposed as discretionary under the Direct Control Bylaw.

#### ***Circulation:***

Internal departments and external agencies were circulated for comment. No objections were received. Internal departments emphasized the importance of ensuring adequate on-site parking, as no parking is permitted on the road or right-of-way. Alberta Transportation and Economic Corridors advised that a permit under the Highways Development and Protection Act will be required prior to development.

#### ***Public Consultation:***

The applicant conducted informal consultations with neighbouring residents within RiverBrink Estates, receiving positive feedback. The County also issued a formal circulation notice on October 27, 2025 by mail; no objections were received. One comment from an adjacent landowner was received supporting the development.

#### **ALTERNATIVES / PROS / CONS:**

1. To refuse second reading of Bylaw 25-025.

Pros: Maintains the County status quo for Grouped Country Residential isolation from commercial uses.

Cons: Limits the opportunity for small businesses to establish.

#### **FINANCIAL IMPACT:**

There are no financial implications.

#### **LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[Bylaw25-025 - GCR to DC Rezoning Map](#)

[Bylaw 25-025 - Amendment to LUB Reading Page](#)

[Bylaw 25-025 - Application](#)


[Bylaw 25-025 - Direct Control District 2025](#)

[Bylaw No. 25-025 Vanderbrink-ORRSC comments](#)



# **Bylaw 25-025: Grouped Country Residential to Direct Control**

**Descriptive Plan 9312230; Block 1; Lot 1; (NE 36-9-23-W4M) Approx 15.75 Acres  
Located in Lethbridge County, AB**

 Bylaw 25-025 Grouped Country Residential to Direct Control



LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-025

Bylaw 25-025 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 as amended.

WHEREAS the purpose of Bylaw 25-025 is to redesignate a title legally described as Plan 9312230 Block 1 Lot 1 in the NE 36-9-23-W4 containing 6.35 ha (15.75 Acres) more or less from Grouped Country Residential (GCR) to Direct Control (DC) as shown below;



AND WHEREAS the redesignation of the lands is for the purpose of allowing the established grouped country residential lot to operate a floral arranging and floral u-pick business as an Institutional / Specialty Manufacturing Use.

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;

- 1. To redesignate a title legally described as Plan 9312230 Block 1 Lot 1 in the NE 36-9-23-W4 containing 6.35 ha (15.75 Acres) more or less from Grouped Country Residential (GCR) to Direct Control (DC) as shown on the map.
- 2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
- 3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 4<sup>th</sup> day of December 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

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):**

Direct Control

**SITE DESCRIPTION:**

Describe the **lot/parcel dimensions** \_\_\_\_\_ and **lot area/parcel acreage** 6.34 ha 15.75 Acres  
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

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:	Assigned Bylaw	No.
Date Deemed Complete:	Application & Processing Fee:	\$
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> 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: David & Carolin Vanden Brink

Mailing Address:

Coalhurst  
Alberta

Phone:

Phone (alternate):

Fax:

Postal Code:

Is the applicant the owner of the property?

☒ Yes



IF "NO" please complete box below

Name of Owner:

Phone:

Mailing Address:

Applicant's interest in the property:

- ☐ Agent  
☐ Contractor  
☐ Tenant  
☐ Other \_\_\_\_\_

Postal Code:

**PROPERTY INFORMATION**

\* Municipal Address: 230019 Riverridge Rd.

Legal Description: Lot(s) 1 Block 1 Plan 9312230

OR Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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

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.

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#### 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.

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#### 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.*

David Vander Brink  
**APPLICANT**

\_\_\_\_\_  
**REGISTERED OWNER** (if not the same as applicant)

Oct 14, 2025  
**DATE**

*IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email [atippcoordinator@lethcounty.ca](mailto:atippcoordinator@lethcounty.ca) or call 403-328-5525.*

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#### 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.

## INFO TO ACCOMPANY OUR APPLICATION FOR REDESIGNATION

### Existing and proposed future land use and details of proposed development.

- The existing pasture land has had flowerbeds built and the soil has been enhanced.
- Drip irrigation under landscape fabric was placed in the flowerbeds.
- The garden area was fenced in with a look out patio overlooking the coulee.
- Paths between the beds have a thin layer of recycled asphalt product.
- The existing chicken coop has been cleaned up, doors added and a new roof to be used as a bouquet wrapping station and to store jars and snips for u-pick usage.

### If and how the proposed redesignation is consistent with applicable statutory plans.

#### The compatibility of the proposal with surrounding uses and zoning.

- We feel that our proposal is compatible with grouped country residential character as it is a low-key activity that operates 4-6 hours per week where customers spend approximately 45 to 75 minutes here during open u-pick. Because we have a private driveway and because our flower farm is on the east side of our property, the activity is largely unnoticed by our neighbors and they have shown their support of our farm when contacted by us.
- The beauty and accessibility of our location, and the appeal of flowers has made our farm popular. It is an affordable experience for a broad range of people in our community but it will not be able for us to continue with a limit of two visitors a day. We have had several senior care facilities here (we are wheelchair and walker accessible) and their joy of their experience was special. We also invited a special needs group with their caregivers to come relax and enjoy our garden. We have had requests from church groups for a girls outing as well as a local school interested in coming out for a team building experience. We enjoy sharing our place with the communities around us, and it would not be feasible to continue with a limit of two visitors a day.
- We are a semi retired couple who enjoy giving back to our community in this way. The activity is serene and the only noise would be the sound of a vehicle. There is no dust, no bad odors, and no disruptive activity. We have received so many positive comments and it gives us satisfaction to share our flowers with others.
- Because our u-pick season starts mid to late July (varies per growing year), we have approximately an eight-to-ten-week window of activity. Of these weeks, the garden is at its prime about four weeks with an abundance of flowers. To capitalize on this, we hosted an open event which was more popular than we anticipated. We were unprepared for the success and parking was not monitored. Unfortunately, we later heard that several vehicles were parked on the road. This was not necessary and could have been avoided.

long-term  
up to  
8 hrs  
per wk.

Up to  
100  
customers  
per week.

#### The development suitability or potential of the site, including identification of any constraints and/or hazard areas.

- We chose drip irrigation and landscape fabric with pre made holes for consistent plant spacing to cut back on water usage. Evaporation is controlled well in this way. Precise watering eliminates excess water which could cause erosion.
- Topography has not changed from when it was purchased over 30 years ago. If operations were to cease, and if left to itself, the land would return to its original state.

People bring  
own food.

Seasonal Event → allowing 1-2 per yr.

100 customers at one time.

all parking one site.

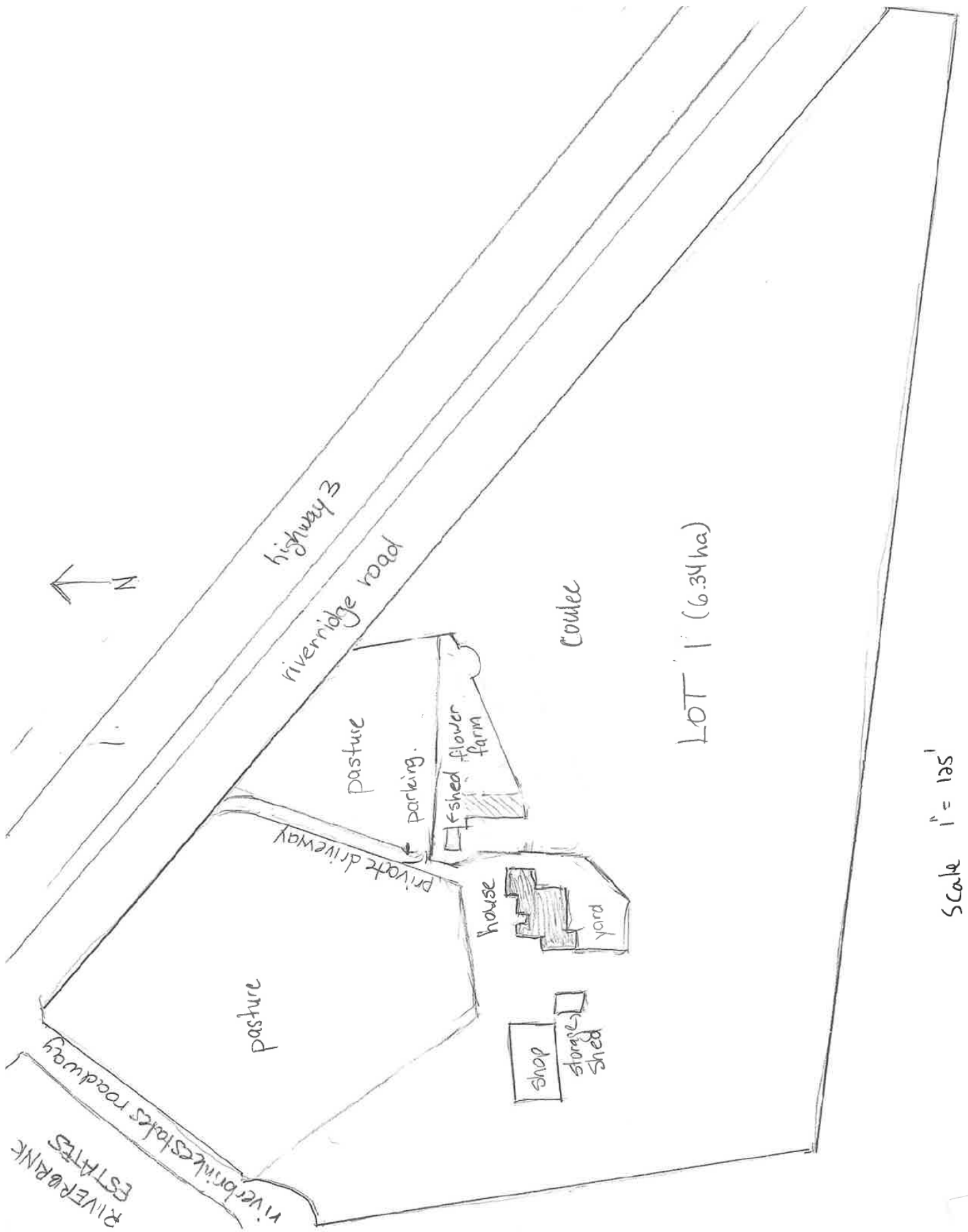
third party vendors - Food truck/coffee.

**Availability of facilities and services to serve the subject property while maintaining adequate levels of service to existing development**

- No extra facilities or services are required for this development.

**Access and egress from the parcel and any potential impact on public roads.**

- This development would not create any traffic that would impact the subdivision as we have a private driveway and it would also not leave any noticeable changes to the Riverridge road. This road is a busy road with lots of farm related traffic and equipment. U-pick vehicles would not be noticed and would leave no impact on the road.



Scale 1" = 125'

**Schedule 'A'**  
**DIRECT CONTROL BYLAW NO. 25-025**

**1. PURPOSE**

To provide a means whereby Council may regulate and control the use and Development on a site-specific basis for the following Lot:

Descriptive Plan 9312230 Block 1 Lot 1 in NE 36-9-23-W4 (title comprised of 15.75 acres) in total) as shown in Map 1.

For the specific purpose of allowing the operation of a floral arranging and floral u-pick business as an Institutional / Specialty Manufacturing Use on the established Grouped Country Residential Lot, in which the Parcel shall maintain its residential character while permitting a limited Commercial Use.

**2. PERMITTED, DISCRETIONARY AND PROHIBITED USES**

**(1) Permitted Uses**

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Day Homes (see Part 2 – Development Not Requiring a Development Permit)

Dwelling:

Single Detached Site-built

Single Detached Manufactured Home 1

Single Detached Ready-to-move

Home Occupation 1

Secondary Suites (contained within a Single-Detached Dwelling)

Shipping Containers, Temporary (see Part 2 – Development Not Requiring a Development Permit)

Signs Type 1

Solar Collectors, Individual (roof, wall mount) (see Part 2 – Development Not Requiring a Development Permit)

**(2) Discretionary Uses**

Institutional Workshop / Specialty Manufacturing

Farm Stand (see Part 2 – Development Not Requiring a Development Permit)

Home Occupation 2

Secondary Suites (contained within a detached garage) (see Part 5 of the Land Use Bylaw)

Sign Type 2

Any Permitted or Discretionary uses that are not already listed in this Bylaw but are prescribed in the Grouped Country Residential District are at the discretion of the Development Authority.

### (3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

## 3. DEFINITIONS

**Commercial Use** – see “Institutional Workshop / Specialty Manufacturing”.

**Customer** means any non-resident person or organization, paying or non-paying, visiting the Parcel for the purposes of participating or purchasing goods or services from a Commercial Use.

**Grouped Country Residential District** has the same meaning as the “Grouped Country Residential – GCR” Land Use District in the Lethbridge County Land Use Bylaw No. 24-007.

**Institutional Workshop / Specialty Manufacturing** means a development that is associated with floral arranging and a floral u-pick on a Parcel and which may include facilities to process or package flowers and related goods. The use may include areas devoted to retail sales, display and storage. The word “**Commercial Use**” shall have the same meaning as the word “**Institutional / Specialty Manufacturing**”.

**Land Use Bylaw** means the Lethbridge County Land Use Bylaw No. 24-007.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

## 4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw No. 24-007, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
  - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
  - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Coordinator;

- stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
- any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
- any measures to adequately ensure applicable provincial legislation such as the Safety Codes Act is complied with or not compromised; and
- The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

## 5. MINIMUM LOT SIZE

The minimum lot size shall be 15.74 acres.

## 6. MINIMUM YARD SETBACK REQUIREMENTS

- (1) **Side and Rear Yard** - 6.1 metres (20 feet).
- (2) **Front Yard (River Brink Road)** – 15.2 metres (50 feet).
- (3) **Front Yard (River Ridge Road)** – 38.1 metres (125 feet) of the centre line of the public roadway.
- (4) **Special Setback Requirements**
  - (a) Horticultural features, including flower beds associated with the Commercial Use, are permitted within the required Setback area, provided that a Fence with a minimum height of 1.0 metres (3.3 feet) is maintained along the top of the coulee edge to ensure customer safety.
  - (b) As determined by the Development Authority, all buildings, structures and Development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

## 7. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An Accessory Building shall not be located in the required setback from a Public Roadway or on an Easement.
- (2) An Accessory Building shall be setback a minimum 3.0 metres (10 feet) from the principal dwelling and from all other structures on the same lot.
- (3) Maximum height – No Accessory Buildings shall exceed 8.5 metres (28 feet) in height.
- (4) Maximum size of accessory buildings or structures:

- (a) the maximum size of an Accessory Building or Structure shall not exceed 371.61 metres sq. (4,000 sq. feet) and
- (b) the maximum size is the combined total size for all Accessory Buildings on a Parcel (the cumulative square footage of all accessory buildings).

#### **8. INSTITUTIONAL WORKSHOP / SPECIALTY MANUFACTURING**

- (1) The Commercial Use shall be contained within the area labeled "Commercial Area" as shown on Map 1.
  - (a) The Single-Detached Dwelling and detached garage located outside of the Commercial Area may be used only for administrative purposes and ancillary business-related purposes such as office work, storage, or processing activities associated with the approved Commercial Use, provided that no public access or retail activity occurs.
- (2) A Development Permit application for an Institutional Workshop / Specialty Manufacturing Use shall not be approved if an Institutional Workshop / Specialty Manufacturing Use has previously been approved for the same Parcel, and that approval remains valid at the time of the new application.
- (3) Customer visits
  - (a) Customer visits shall be by reservation only;
  - (b) A maximum of 25 Customers may be on-site at one time; and
  - (c) The maximum number of on-site Customers shall not exceed 100 per week.
- (4) To maintain the residential character of the Lot, the Commercial Use shall only be permitted to allow Customer visits up to eight (8) hours per week.
- (5) Visitor parking must be provided on-site in a safe and orderly manner within the area labelled "Commercial Area" in Map 1. Parking shall not be located on an Easement.
- (6) The Commercial Use may only have up to six (6) non-resident employees up to five (5) commercial vehicles and/or trailers on the Lot.

#### **9. GENERAL STANDARDS OF DEVELOPMENT**

- At the discretion of the Development Authority having regard for the Land Use Bylaw.
- The Lot shall maintain its residential character in accordance with the Wild Rose Acres (RiverBrink) Area Structure Plan.

#### **10. SIGN REGULATIONS**

- As per the Land Use Bylaw.

## **11. OTHER STANDARDS**

- (1) A Commercial Use may operate a single-day, temporary outdoor event up to two (2) times per year, such that the number of visitors is staggered. The parcel shall not have more than 50 customer vehicles on the Lot at one time and not exceed 100 customer vehicles in a single day. All vehicle parking shall be provided on-site.
- (2) 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.
- (3) Approaches and Driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- (4) Any additional standards that apply to the Grouped Country Residential District may apply to the Development at the discretion of the Development Authority.
- (5) Any additional standards as required by the Development Authority.

## **12. OTHER REQUIREMENTS**

- At the time of any Development Permit application a Site, Layout, and Grading Plan is required – that shows the property dimensions, building locations, parking areas, outdoor storage areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- At the time of any Development Permit application, the provision of Professionally Prepared Reports / Study Plans may be required. This includes but is not limited to a professional geotechnical investigations/tests and report, storm water management plans, and septic evaluation reports.
- Servicing
  - the landowner 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.
- At the time of the Development Permit application, the Development Authority may impose Landscaping or Screening requirements if, in their opinion, they would serve to improve the quality or compatibility with nearby uses of any proposed commercial-related uses, as per Part 4 of the Land Use Bylaw.

## **13. SUBDIVISION**

- No further subdivision of this Lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

#### 14. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the *Municipal Government Act* may approve development permit applications for Permitted Uses, provided that they confirm to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for Discretionary Uses and any Waivers of development standards.

#### 15. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- Before consideration of an application for a Development requiring a Waiver on the subject Lot, 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 Waiver of Development standards.
  - Hear 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 persons likely to be affected accordance with Part 1.
- When applicable, the County 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.

#### 16. 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*, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area



**Bylaw 25-025: Grouped Country Residential to Direct Control**

**Descriptive Plan 9312230; Block 1; Lot 1; (NE 36-9-23-W4M) Approx 15.75 Acres  
Located in Lethbridge County, AB**

-  Bylaw 25-025 Grouped Country Residential to Direct Control
-  Commercial Use Area



# Memo

**To:** Kaylyn Franklin – Lethbridge County Manager of Planning and Development  
**From:** Steve Harty – ORRSC Senior Planner **Date:** Dec 17, 2025  
**Re:** **Bylaw No. 25-025 – Redesignation from ‘Grouped Country Residential – GCR’ to ‘Direct Control – DC’ – Vanderbrink**  
(Plan 9312230, Block 1, Lot 1 (NE-36-9-23-W4))

It is understood the redesignation is to allow for the continued operation of an existing floral arrangement and u-pick business. The presented Direct Control (DC) Bylaw is intended to bring the business into bylaw compliance and allow for limited commercial use while maintaining the residential character of the subdivision. Only the designated commercial portion of the site will allow for commercial activities accessible to the public as identified in the DC Bylaw.

## COMMENTS:

In considering the proposal, the following may be taken into account by Council in making a decision:

- The DC Bylaw proposal should be considered in the context of suitability. The use of a site specific DC designation is an appropriate mechanism to manage the development as the commercial uses are beyond the scope of what is allowed in the GCR district. Additionally, there are adjacent multiple residential parcels designated to the GCR district that could be impacted by otherwise incompatible broader commercial activity. Horticultural uses in themselves are quite benign but it is the added commercial aspect with customers that may create impacts such as traffic, parking and potential unsightly property issues with storage.
- The DC Bylaw outlines the proposed parameters for the allowable commercial use. The Horticultural use should in itself not negatively impact neighbours, but for a GCR designated area, the customer visits and potential traffic would be the main considerations. To help manage this, it is noted the DC Bylaw contains provisions that customer visits shall be by reservation and only a maximum of 25 Customers on-site at one time and shall not exceed 100 per week. The other outlined standards that limit commercial vehicles and/or trailers on the Lot should also help manage potential impacts.
- Additionally, Section 11 of the bylaw establishes special rules for outdoor events as it is intended to restrict the owner's ability to host multiple temporary special sale events that would otherwise not require a development permit under the Land Use Bylaw. The outlined limitations should help provide the neighbours some certainty to restricting the number of larger events that may occur.
- The submitted DC Bylaw contains pertinent requirements in regard to clearly outlining setbacks for the Horticultural use, including flower beds associated with the Commercial Use which are permitted within the required setback area, provided that a fence with a minimum

height of 1.2 metres (4 ft) is maintained along the top of the coulee edge to ensure customer safety.

- In reviewing the site and land particulars, the property is already developed with a dwelling and several improvements on the Lot. It is confirmed the lands are not identified as potential containing wetlands, abandoned gas wells or pipelines that require special setback consideration. The land is flagged for potential historical resources but this should not be an issue for the commercial use for horticultural related activities. For this type of development, the owner would be responsible to report to the province if they disturbed the soil and discovered any potentially relevant artifacts.
- Existing access is provided from the adjacent east River Ridge Road which is a public road with gravel surface that is in good condition and maintained by the County. The DC Bylaw with the restrictions on customer visits should help limit any potential traffic impacts to the local road from what the existing present conditions are.

Overall, the Direct Control designation is seen as the best method to effectively manage the business and land uses and should assist with limiting any potential impacts to neighbours. The DC Bylaw clearly outlines the regulations and standards applicable to the Horticultural type of development. Council will need to take into consideration any comments that may be provided for the public hearing; however, it is not foreseen there should be any major impacts with the DC redesignation if it were to be approved.

# AGENDA ITEM REPORT



**Title:** Bylaw 25-027 - Amendment to the Land Use Bylaw to Redesignate SE-1-9-21-W4 from Direct Control to Direct Control - Public Hearing  
**Meeting:** Council Meeting - 15 Jan 2026  
**Department:** Development & Infrastructure  
**Report Author:** Kaylyn Franklin

## APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development  
Devon Thiele, Director, Development & Infrastructure  
Cole Beck, Chief Administrative Officer

Approved - 02 Jan 2026  
Approved - 12 Jan 2026  
Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

The County is proposing the redesignation of SE-1-9-21-W4 from Direct Control to Direct Control to correct administrative errors identified in the previously approved Bylaw 23-022. The landowner has been consulted and is supportive of the proposed updates.

The overall intent and function of the Direct Control District remain unchanged. The redesignation continues to support a mixed-use development, with residential uses on the west portion of the lots and light industrial uses on the east portion.

## RECOMMENDATION:

That Bylaw 25-023, be read a second time.

That Bylaw 25-023, be read a third time.

## REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is consistent with the Municipal Development Plan and the Industrial-Commercial Land Use Strategy, both of which support and encourage mixed-use development that promotes economic diversity and flexibility in land use planning.

The amendments contained within Bylaw 25-027 are administrative in nature and do not alter the original intent or function of the Direct Control District established under Bylaw 23-022.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- Bylaw 23-022 was approved by Council to support the proposed mixed-use development on the subject parcels. This bylaw established the current Direct Control District to facilitate both residential and industrial/commercial uses within the area.
- Development Permit DP2025-0183 was approved by Council, which included a variance allowing for an increased maximum building height of 35 feet.
- Municipal Development Plan (MDP), Policy 14.8, directs that the County ensure the Land Use Bylaw provides for a wide range of commercial and industrial uses, encouraging economic development opportunities and a mix of land uses.
- Industrial-Commercial Land Use Strategy (Goal 1.5.8) supports the integration of mixed land uses to provide greater flexibility and adaptability in development.

#### **BACKGROUND INFORMATION:**

The subject parcel, SE-1-9-21-W4, was redesignated to Direct Control in 2023 under Bylaw 23-022 to allow for a mixed-use development incorporating both residential and industrial/commercial components.

During the course of implementing the approved development, Administration identified several administrative and technical errors within the original bylaw that do not reflect the intended purpose or function of the Direct Control District.

To address these inconsistencies, Bylaw 25-027 proposes the following amendments:

- Building Height – Remove the previously specified residential dwelling height and establish a maximum height of 28 feet for accessory buildings, consistent with comparable Land Use Districts.
- Development Authority – Clarify that Administration serves as the Development Authority for permitted and discretionary uses, while County Council remains the approving authority for applications requiring waivers.
- Accessory Buildings – Update the provisions to clearly identify the maximum total area of accessory buildings, aligning with existing standards in the Land Use Bylaw.
- Uses – Revise the list of allowable uses to ensure consistency with the current Land Use Bylaw, and remove uses that do not align with the bylaw's intent (e.g., Wind Energy Conversion System and Solar Collector, Commercial).
- Administrative Updates – Correct internal references, including amendments to reference Bylaw 24-007 accurately.

These updates ensure the Direct Control District functions as originally intended while maintaining clear and consistent rules for development.

#### ***Circulation:***

Internal departments and external agencies were circulated for comment. No objections or comments were received.

#### **ALTERNATIVES / PROS / CONS:**

1. To refuse second reading of Bylaw 25-027.

Pros: None.

Cons: Administrative challenges and delays in permitting for new development.

#### **FINANCIAL IMPACT:**

Should the proposed development proceed, the subject lots will be assessed in accordance with Lethbridge County's applicable tax rates, based on the type and use of development established on each portion of the property.

**LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[Bylaw 25-027 - Direct Control District 2025](#)

[Bylaw 25-027 DC to DC Rezoning Map](#)

[Bylaw 25-027 Amendment to LUB Reading Page](#)

[Bylaw No. 25-027 - ORRSC comments](#)

**Schedule 'A'**  
**DIRECT CONTROL BYLAW NO. 25-027**

**1. PURPOSE**

To provide a means whereby Council may regulate and control the Use, Development or Subdivision, on a Site-specific basis, the lands described on Figure 1.

To provide a clustered residential Development with high quality large Lots. The larger residential Lots shall allow for larger Accessory Buildings (Area 1) and provide opportunities for Commercial and light Industrial Uses (Area 2). No stand-alone businesses or Use areas shall be Permitted without a residence on the property. Careful Site planning and more intense Landscaping will be required to help buffer the on-Site Industrial/ Commercial Development and the proposed Industrial/ Commercial Development to the east from the existing grouped country residential Development.

**2. PERMITTED, DISCRETIONARY AND PROHIBITED USES**

**(1) Permitted Uses**

Accessory Buildings, Structure and Uses to an Approved Permitted Use  
Automotive Detail (see Part 5 of the Land Use Bylaw)  
Automotive Service (see Part 5 of the Land Use Bylaw No. 24-007)  
Bed and Breakfast (see Part 5 of the Land Use Bylaw)  
Business Support Service  
Contractor Trade Shops  
Day Care Centre (see Part 5 of the Land Use Bylaw)  
Day Home  
Dwelling:  

- Single Detached Site-built
- Single Detached Ready-to-move (see Part 5 of the Land Use Bylaw)
- Manufactured Homes 1 (see Part 5 of the Land Use Bylaw)

Home Occupation 1 and 2 (see Part 5 of the Land Use Bylaw)  
Indoor Storage  
Office, Public and Private  
Professional Services  
Secondary Suite (contained within Dwelling, Single Detached (see Part 5 of the Land Use Bylaw)  
Sign, Type 1 (see Part 6 of the Land Use Bylaw)  
Solar Collector, Individual (roof and wall mounted) (see Part 2 of the Land Use Bylaw, Development Not Requiring a Development Permit)  
Technology Centre/ Hub

**(2) Discretionary Uses**

Agricultural Market  
Agricultural Services  
Building and Trade Contractor Service  
Farm/Industrial Machinery Sales, Rental and Service  
Industrial Processing and Manufacturing  
Industrial Supplies and Sales  
Secondary Suite (detached garage) (see Part 5 of the Land Use Bylaw No. 24-007)  
Sign, Type 2 (see Part 6 of the Land Use Bylaw No. 24-007)

Solar Collectors, Individual (Ground Mount) (see Part 7 of the Land Use Bylaw)  
Type A Small Wind Energy Conversion System  
Retail Sales or Use ancillary to the onsite Industrial/ Commercial Development  
Warehousing  
Veterinary Clinic, Small Animal

**(3) Prohibited Uses**

Any use which is not listed as either a Permitted or Discretionary Use or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, of the Land Use Bylaw is a prohibited Use.

**3. DEFINITIONS**

**Land Use Bylaw** means the Lethbridge County Land Use Bylaw No. 24-007

All words and terms have the same meaning as what is specified in the Lethbridge County Land Use Bylaw.

**4. SITE SUITABILITY**

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
  - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
  - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed Public Roadway or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Coordinator;
  - stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
  - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
  - any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised; and
  - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

**5. LOT SIZE**

- Lot sizes shall be as shown conceptually on Figure 1 and shall not be less than 6.0 acres.
- The residential portion of each Lot shall be the front 75 metres of each Lot or as shown in Figure 1.
- The balance of each Lot shall be used and referred to as the light Industrial portion of each Lot.

**6. ACCESS**

- All access shall be located as shown on Figure 1.

- The municipality may, at the time of Subdivision or Development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the Lot or Development area in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.
- To ensure proper emergency access, all Developments shall have direct legal and developed physical access to a Public Roadway in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards. If the Development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a Public Roadway shall be to the satisfaction of Alberta Transportation and Economic Corridors.
- A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-Lot Subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.

## **7. SUBDIVISION**

- After the initial Subdivision of a parcel, no further Subdivision of any Lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

## **8. SERVICING REQUIREMENTS**

- Every Development shall be required to install a sewage disposal system and potable water system in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards or other system as approved by the municipality.
- The Development Authority may refuse a Development, and the Subdivision Authority may refuse to approve a Subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- The Development Authority may refuse a Development, and the Subdivision Authority may refuse to approve a Subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.
- Industrial or business uses that require or use a large volume of water may be denied a Development permit if a secured source of water, relative to what is required for the Development, is not verified, or cannot be guaranteed to the satisfaction of Lethbridge County. This may include, but is not limited to, car/truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

## **9. SITE GRADING AND DRAINAGE**

- Development on both the residential and industrial portions of each Lot must follow the grading and drainage requirements as set out in the Country Side Area Structure Plan and Figure 1 contained in this Direct Control District.
- No building or structure shall be located on any part of the Lot that is identified as being used to store water or used to provide drainage.
- An engineered grading and drainage plan must be submitted with the Development permit application. This plan must also be approved as required in the Architectural Controls.
- All finished Lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- The applicant is responsible for ensuring adherence to the final grades.
- Following the completion of a Development, the applicant must supply evidence by an engineer, that the requirement of the as-built grading meets the approved

grading plan. This evidence must also be submitted for approval in accordance with the Architectural Controls.

#### **10. MINIMUM YARD SETBACK REQUIREMENTS**

- Side and Rear Yard Setback
  - Side Yard Setbacks for all uses shall be a minimum of 6.1 metres (20 feet) from a Property Line not fronting on or Adjacent to a Public Roadway or as shown in Figure 1.
  - Rear Yard Setbacks for all uses shall be a minimum of 10.7 metres (35feet) from a Property Line and not within an Easement in accordance with Figure 1.
- Front Yard Setback
  - Front Yards Setbacks shall be a minimum of 12 metres (39.4 feet) from the front Property Line or as shown in Figure 1.

#### **11. BUILDING SIZE & SITING REQUIREMENTS**

- Unless specified elsewhere in this bylaw, the maximum percentage of the Site that may be covered by buildings and structures shall be:
  - As determined by the Development Authority – no building, structure or driveway shall be located within the area or Setbacks required or identified to treat private septic sewage;
  - Established in an adopted Area Structure Plan design scheme; and
  - In accordance with the Land Use Bylaw No. 24-007.
- No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.
- Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- The total combined area of all structures within each Lot boundary shall be no greater than 10% of the Lot gross area of that Lot.
- Residential Area (Area 1)
  - The maximum total area of a Dwelling and Accessory Building on the Lot shall be 1,114.8 sq metres (12,000 sq. feet).
  - The maximum size of an Accessory Building shall be 371.61 sq. metres (4,000 sq. feet).
  - The maximum height of an Accessory Building is 8.5 metres (28.0 feet).
- Light Industrial Area (Area 2)
  - The maximum total area of all the Buildings on the Lot shall be 1,115 sq. metres (12,000 sq. feet).
  - More than one Accessory Building is permitted, provided the maximum total area does not exceed 1,114.8 sq. metres (12,000 sq. feet).
  - Area 2 shall only allow a secondary suite that is ancillary to the onsite Industrial / Commercial Development and is within an Accessory Building.

#### **12. ACCESSORY BUILDING**

- An Accessory Building or Structure on both the residential and Industrial portion of the Lot shall only be constructed in conjunction with an approved Principal Building or Use and not be used as a principal Dwelling.
- An Accessory Building shall not be located in the required Setback from a public Roadway or on an Easement.
- An Accessory Building in the residential portion of the Lot, shall be Setback a minimum 3.0 metres (10 feet) from the principal Dwelling and from all other structures on the same Lot.

- Where a structure is attached to the Principal Building on a Site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the Principal Building and is not an Accessory Building.
- As a condition of a permit, if a Development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the Accessory Building.

### **13. GENERAL STANDARDS OF DEVELOPMENT**

- At the discretion of Council or the Development Officer acting as the Development Authority having regards for the Land Use Bylaw.
- Standards detailed in Parts 4 and 5 of Bylaw No. 24-007 apply to all uses unless more detailed and restrictive standards are established under an adopted Area Structure Plan or Conceptual Design Scheme or Architectural Controls.

### **14. LANDSCAPING**

- Landscaping is required, for the purpose of providing screening between the residential area of each Lot and the remainder of the Lot. This Landscaping is also intended to provide a buffer for the Adjacent Grouped Country Residential Development and any future light industrial use east of this Development. Landscaping plans must be approved by the Architectural Control Consultant prior to any construction.
- The area between the road and the rear side of a residence and residential Accessory Building shall be irrigated and landscaped with lawn, trees and shrubs.
- All trees, shrubs, and lawn must be irrigated. Notwithstanding this, all Landscaping must be completed within two years of the date a Development Permit is issued.
- All plant materials shall be planted in accordance with good horticultural practices.
- When trees are planted in a group, they shall be planted at the minimum spacing recommended between each particular species of trees.
- The minimum calliper for deciduous trees shall be 50mm. Coniferous trees shall be a minimum 2.0 metres in height.

### **15. ARCHITECTURAL CONTROLS**

- All Development must comply with any approved Architectural Controls. Proof of compliance to the applicable Architectural Controls is required at the time of submission of a Development Permit application and upon final grading approval. Copies of these approvals must be submitted to the Development Authority.

### **16. DELEGATION OF AUTHORITY**

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the *Municipal Government Act* may approve Development Permit applications for Permitted and Discretionary Uses, provided that they conform to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for any Waivers of Development standards.

### **17. APPROVAL PROCEDURE**

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to

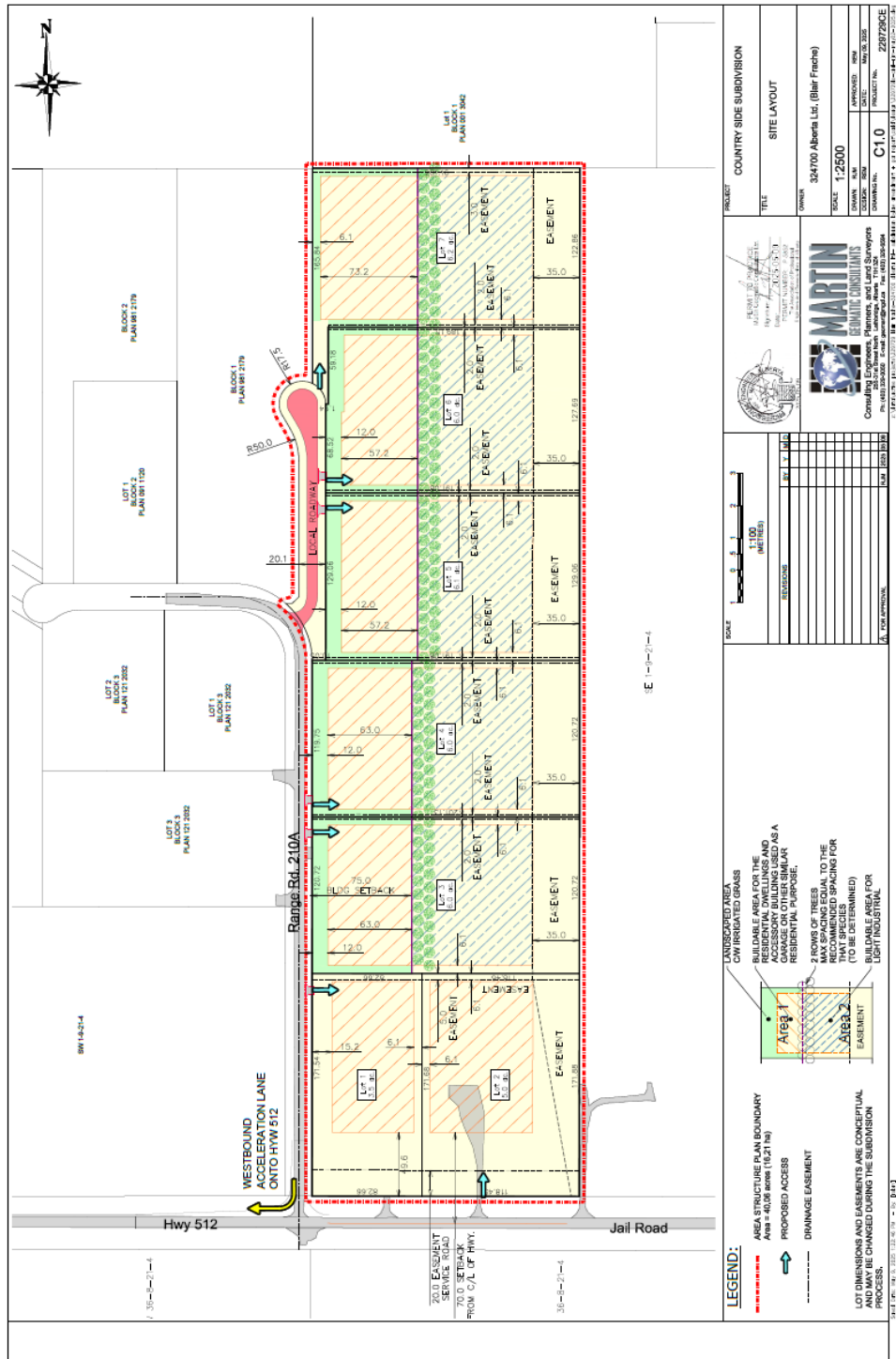
be issued to the applicant and persons likely to be affected accordance with Part 1.

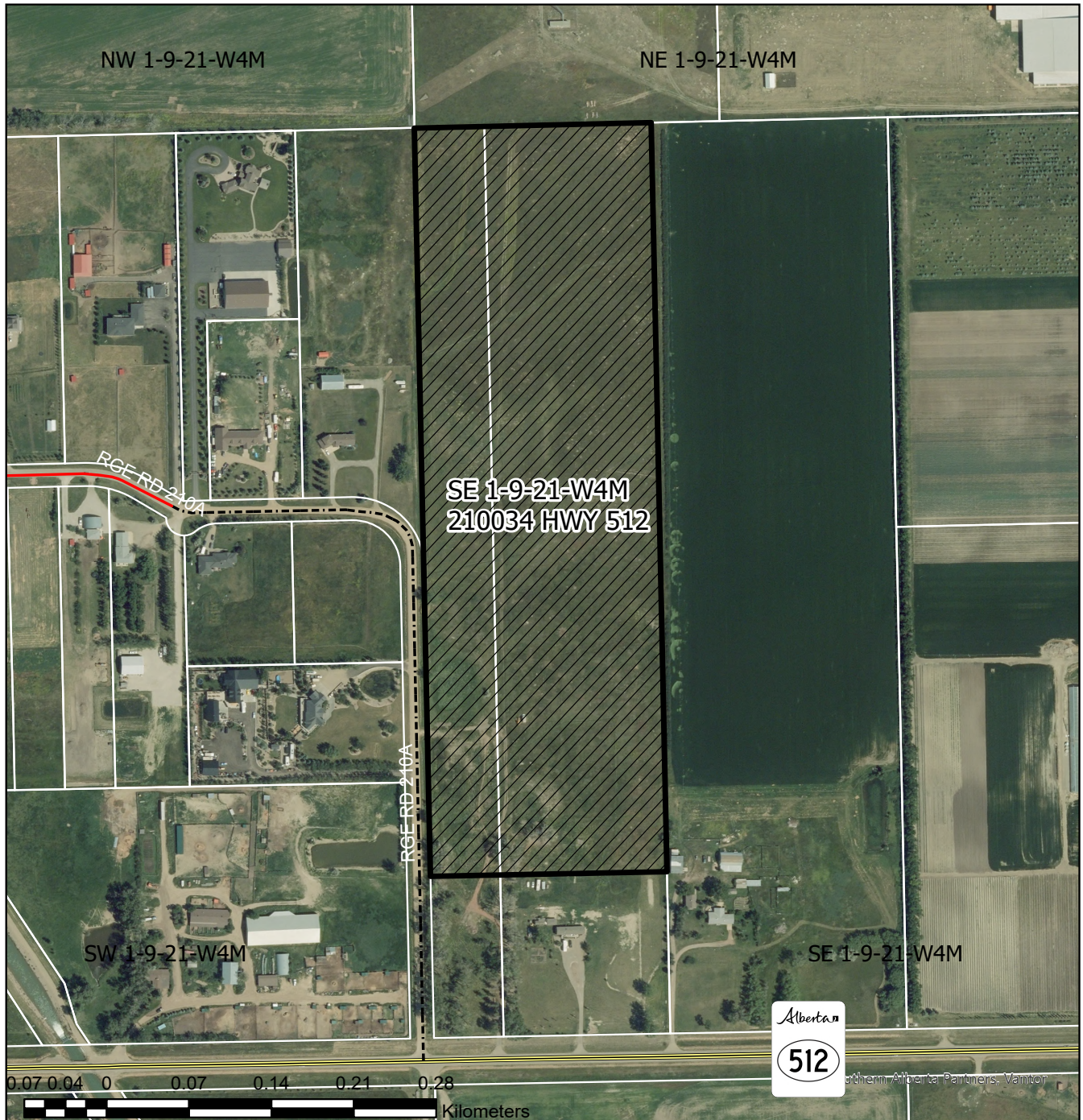
- Before considering a Development Permit application requiring Waiver on the subject Lot, Council shall:
  - Cause a notice to be issued by the designated officer to any person likely to be affected.
  - Ensure that the notice contains the date and time that Council will hear the application for Waiver of Development standards.
  - Hear 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 persons likely to be affected accordance with Part 1.
- When applicable, the County 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.

#### **18. 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*, if the Development Officer has been delegated the Authority to decide upon Development permit applications as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

Figure 1





**Bylaw 25-027: Direct Control (Bylaw 23-022) to Direct Control (Bylaw 25-027)**

**210034 HWY 512 (SE 1-9-21-W4M) Approx 27.74 Acres  
Located in Lethbridge County, AB**

 Bylaw 25-027 Direct Control (DC) to Direct Control (DC)

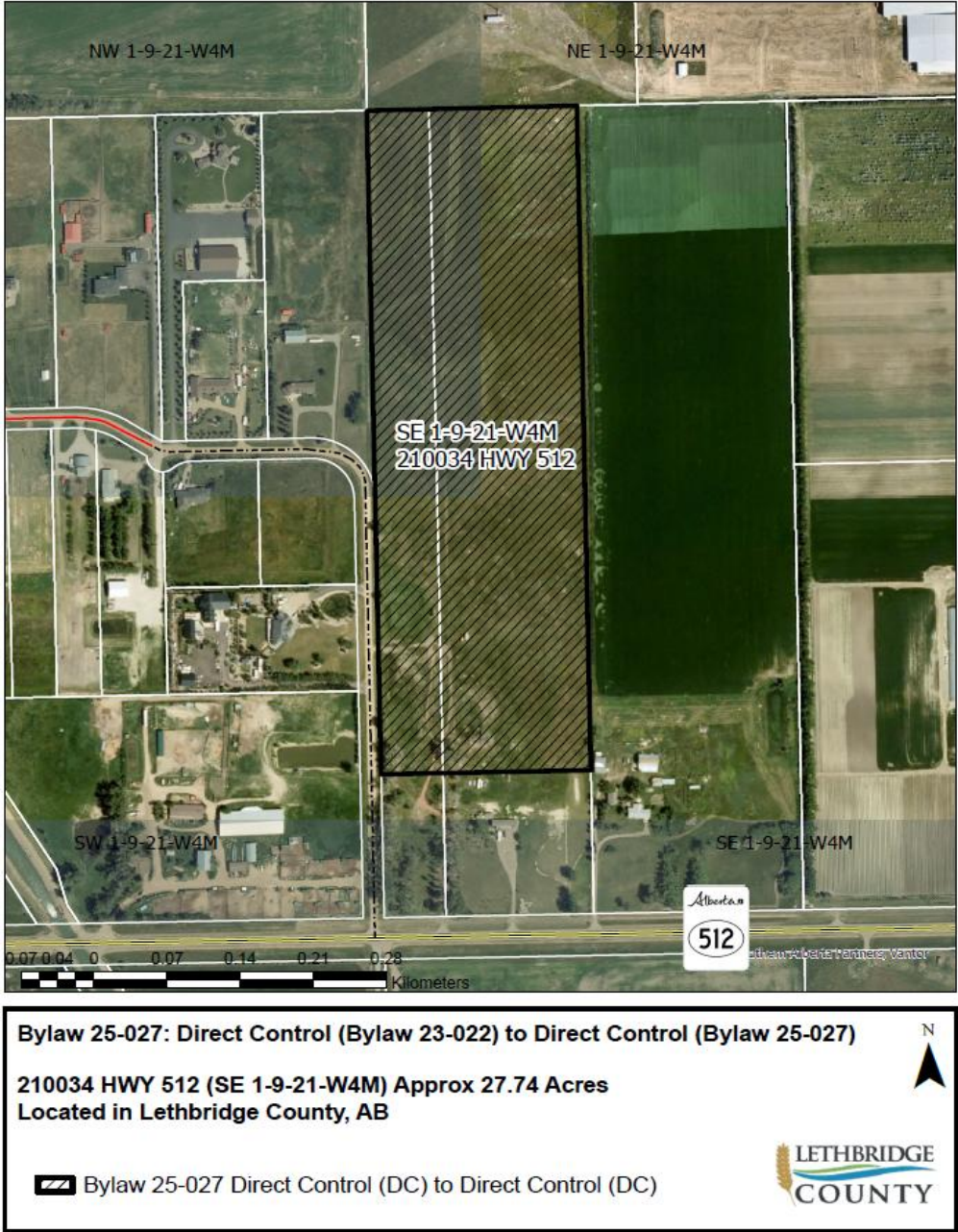


LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-027

Bylaw 25-027 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 as amended.

WHEREAS the purpose of Bylaw 25-024 is to redesignate that a portion of SE 1-9-21-W4 containing 11.23 ha (27.74 Acres) more or less from Direct Control to Direct Control as shown below;



AND WHEREAS the redesignation of the lands is for the purpose of allowing residential and light industrial/commercial development.

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;

- 1. To redesignate a title legally described as a portion of SE 1-9-21-W4 containing 11.23 ha (27.74 Acres) more or less from Direct Control to Direct Control as shown on the map.
- 2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
- 3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 4<sup>th</sup> day of December 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

# Memo

**To:** Kaylyn Franklin – Lethbridge County Manager of Planning and Development  
**From:** Steve Harty – ORRSC Senior Planner **Date:** Dec 15, 2025  
**Re:** **Bylaw No. 25-027 – Redesignation from ‘Direct Control – DC’ to ‘Direct Control – DC’ – Frache** (Portion of SE 1-9-21-W4)

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The redesignation is being undertaken by the County Planning and Development Department to enable an administrative update to the Direct Control Bylaw 23-022.

## COMMENTS:

In considering the DC update proposal, the following may be taken into account by Council in making a decision:

- It is recognized the DC Bylaw update proposal is largely an administrative process to address errors in the current DC Bylaw 23-022 that was provided by the developer's agent at the initial time of adoption. The errors being addressed include correcting the allowable building heights, correcting delegations of authority for decision making, and clarifying the varying standards for Accessory Building subject to which part of the lot the building is located on. These amendments will help clarify the development standards for the properties and should ensure there is no future ambiguity when the development permit process occurs of what is applicable to development.
- As there are adjacent multiple grouped country residential parcels to the west of the subject land (the Pater subdivision) the proposed amendments will not negatively affect them, but on the contrary, may in fact clarify for them of what may be developed on the subject land.
- Additionally, it is noted the intent and uses under the DC remain the same, allowing for the mixed-use development of residential on the west portion and light industrial use on the east portion of the lots. Thus, there is nothing new (such as land uses) in the proposed DC update that will impact neighbours. The subdivision plan for the land has already been approved and the updated DC still aligns with this in regards to both layout and lot sizes.
- The DC Bylaw is still seen as a relevant planning method to manage land use for the area, as the larger residential lots that provide opportunities for Commercial and Light Industrial Uses in the rear, will act as a suitable transition of land use between the Pater GCR use to the west and the Broxburn area commercial/industrial types of uses to the east.

Overall, the updated Direct Control still provides an effective means whereby Council may regulate and control the Use, Development or Subdivision, on a Site-specific basis, the subject lands. Pending consideration for any public comments provided on the proposal, Council may proceed to approve the updated DC Bylaw as it is seen to bring clarity to the development standards and decision making process applicable for the implementation of the DC district.

# AGENDA ITEM REPORT



**Title:** Residential Strategy 2026 Review - Project Plan  
**Meeting:** Council Meeting - 15 Jan 2026  
**Department:** Development & Infrastructure  
**Report Author:** Kaylyn Franklin

## APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development  
Devon Thiele, Director, Development & Infrastructure  
Cole Beck, Chief Administrative Officer

Approved - 02 Jan 2026  
Approved - 12 Jan 2026  
Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

Council is being provided with an overview of the Residential Land Use Strategy 2026 review, which is intended to guide future residential development in Lethbridge County. The Strategy builds on the existing Grouped Country Residential Land Use Strategy and responds to recent development trends, servicing considerations, and market pressures. This report is for information only.

## RECOMMENDATION:

N/A

## REASON(S) FOR RECOMMENDATION(S):

N/A

## PREVIOUS COUNCIL DIRECTION / POLICY:

- In June 2020, Council adopted the Grouped Country Residential Land Use Strategy, which established siting criteria and policy direction for grouped country residential development.
- The Strategy requires review on a five-year cycle to ensure it remains relevant to development patterns and market conditions.
- Since adoption, Council has approved multiple Area Structure Plans related to residential development.

## BACKGROUND INFORMATION:

Administration has initiated the Residential Land Use Strategy review to provide a comprehensive framework for residential growth. Background analysis (2021–2025) indicates that the majority of country residential development has occurred as isolated residential subdivisions, with a heavy reliance on non-municipal servicing. The analysis identified infrastructure, servicing, regulatory, and

agricultural land protection challenges, as well as opportunities to better direct residential growth to appropriate locations. The project will proceed through engagement and strategy development in 2026, with future Council input opportunities.

**ALTERNATIVES / PROS / CONS:**

N/A

**FINANCIAL IMPACT:**

The review will be conducted within the approved 2026 budget.

**LEVEL OF PUBLIC PARTICIPATION:**

☐

Inform

☒

Consult

☐

Involve

☐

Collaborate

☐

Empower

**ATTACHMENTS:**

[Residential Strategy Jan 2026](#)



# Residential Land Use Strategy

January 15, 2026

Kaylyn Franklin, Manager, Planning and Development

Hannah Laberge, Technician, Planning and Development

# Outline

1. Grouped Country Residential Strategy
2. Project Plan
3. Background
4. Engagement

# Grouped Country Residential Strategy

# Grouped Country Residential Strategy

- Adopted in June 2020
- Identifies suitable siting criteria for GCR development
- Intended to provide direction for considering residential proposals
- Required to be reviewed on a 5 year cycle to remain relevant to market conditions

## LETHBRIDGE COUNTY

### GROUPED COUNTRY RESIDENTIAL LAND USE STRATEGY



JUNE 2020



# Project Plan

Lethbridge County Residential Strategy

# Project Objectives

- Establish a comprehensive and forward-looking framework to guide the future of residential development.



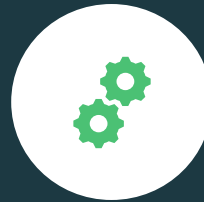
ALIGN WITH  
CURRENT POLICY  
FRAMEWORKS



REFLECT CURRENT  
AND FUTURE  
RESIDENTIAL NEEDS



INCORPORATE  
PUBLIC AND  
STAKEHOLDER INPUT



INTEGRATE  
INFRASTRUCTURE  
AND SERVICING  
CONSIDERATIONS



PROMOTE  
SUSTAINABLE AND  
STRATEGIC GROWTH



PROVIDE CLEAR  
IMPLEMENTATION  
TOOLS

# Stakeholders

## Industry

- Developers / Builders
- Consultants
- Realtors

## Public

- Rural and urban residents (farmsteads, isolated residential, grouped residential, hamlets)

# Project Phases

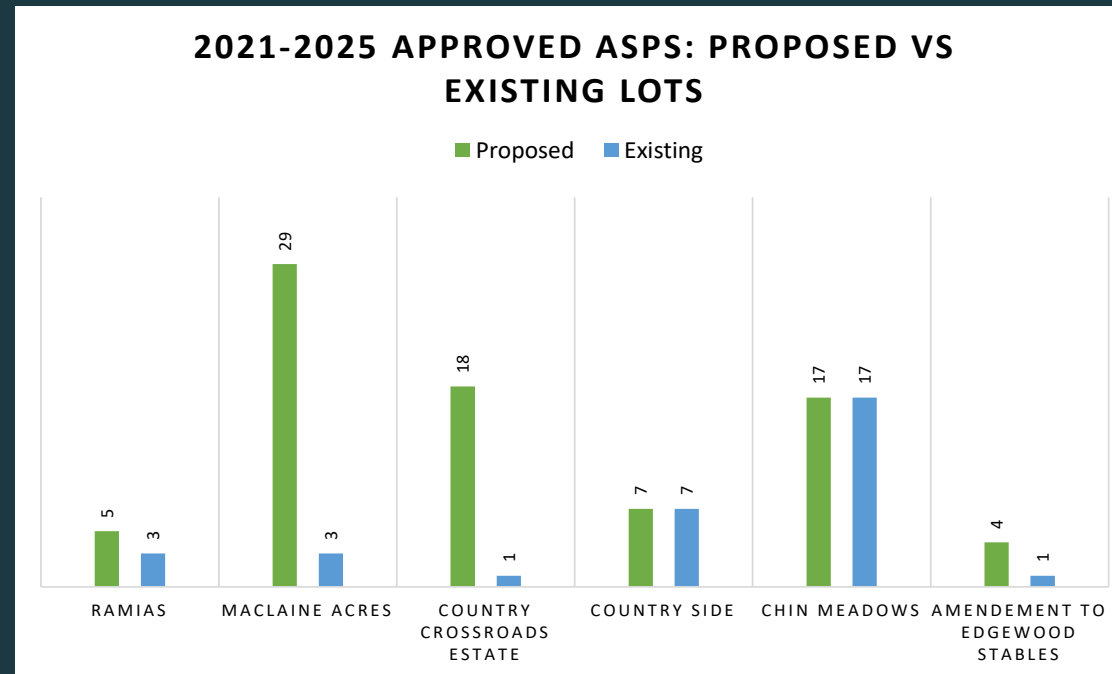
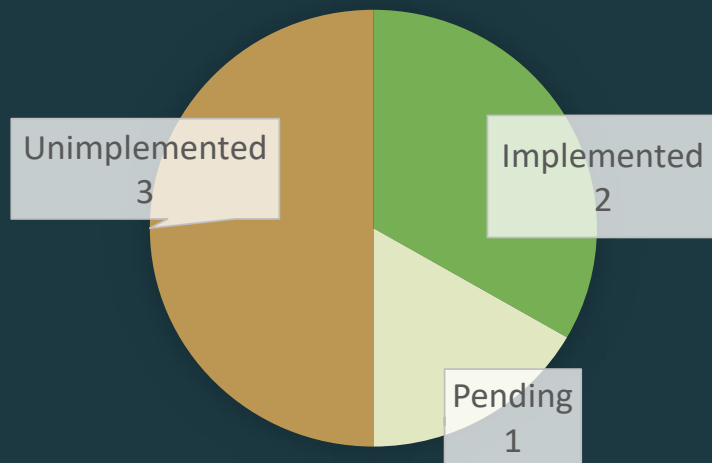
1. Background (2025)
2. Engagement (January – March 2026)
3. Strategy Development (April – August 2026)
4. Refinement and Approval (September 2026)
5. Implementation (2026-27)

# Background

## Phase 1

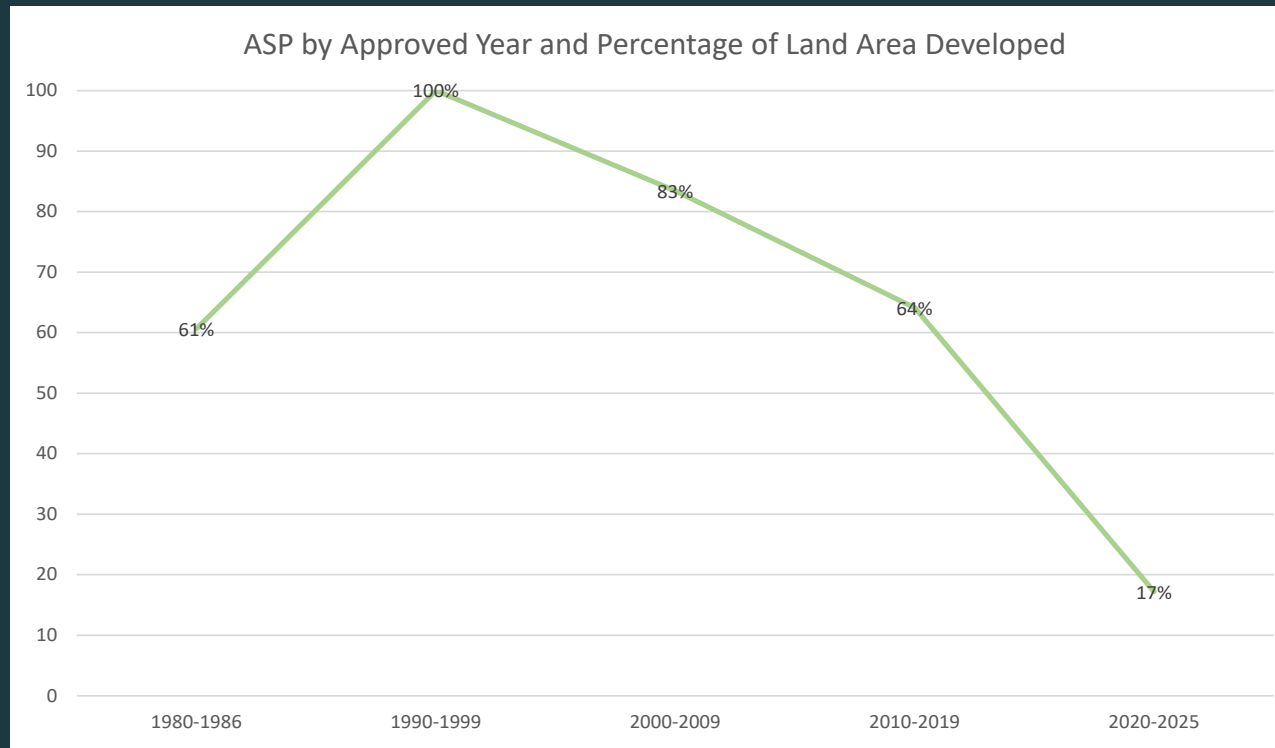
# Analysis – ASPs

- Council adopted 6 Area Structure Plans, including one amendment



# Analysis – ASPs cont.

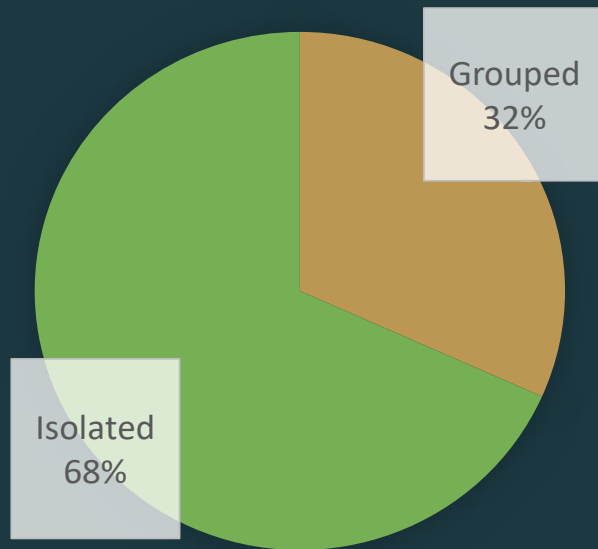
- 29 ASPs in effect



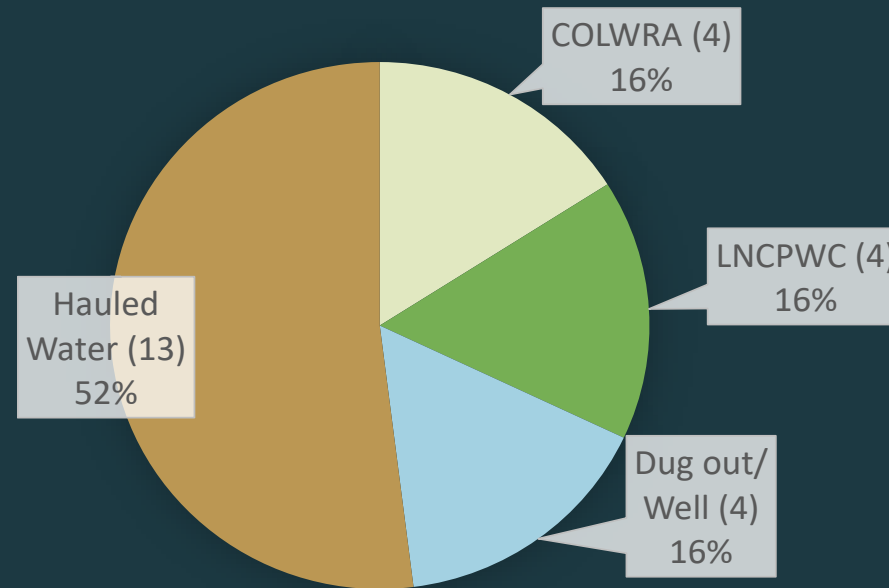
# Development Analysis – Country Res.

- 68% of subdivisions were isolated residential

**New Lots Created**

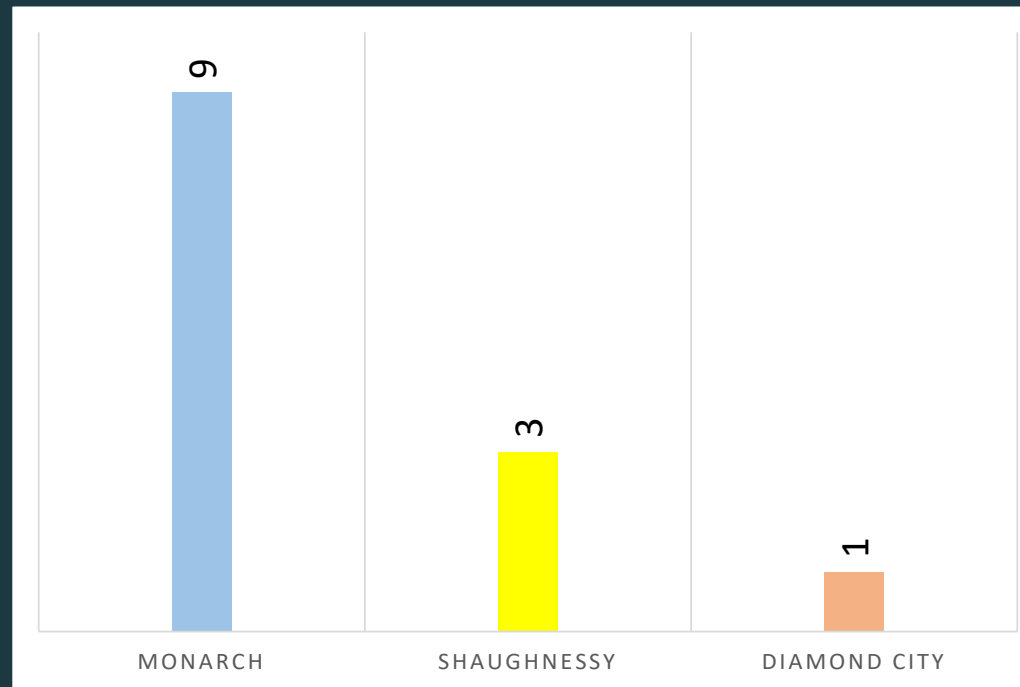


**Sources of New Servicing (30%)**

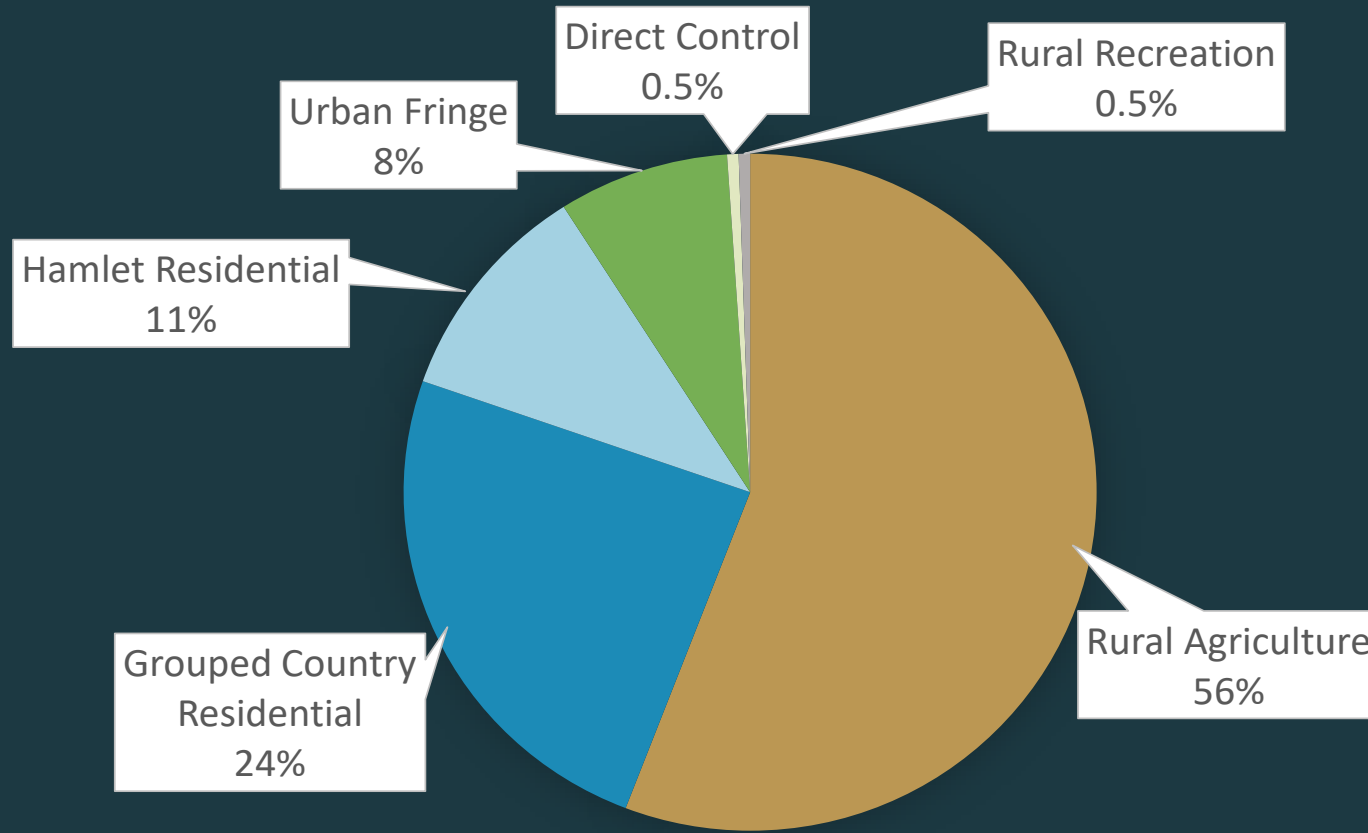


# Analysis – Hamlet Res.

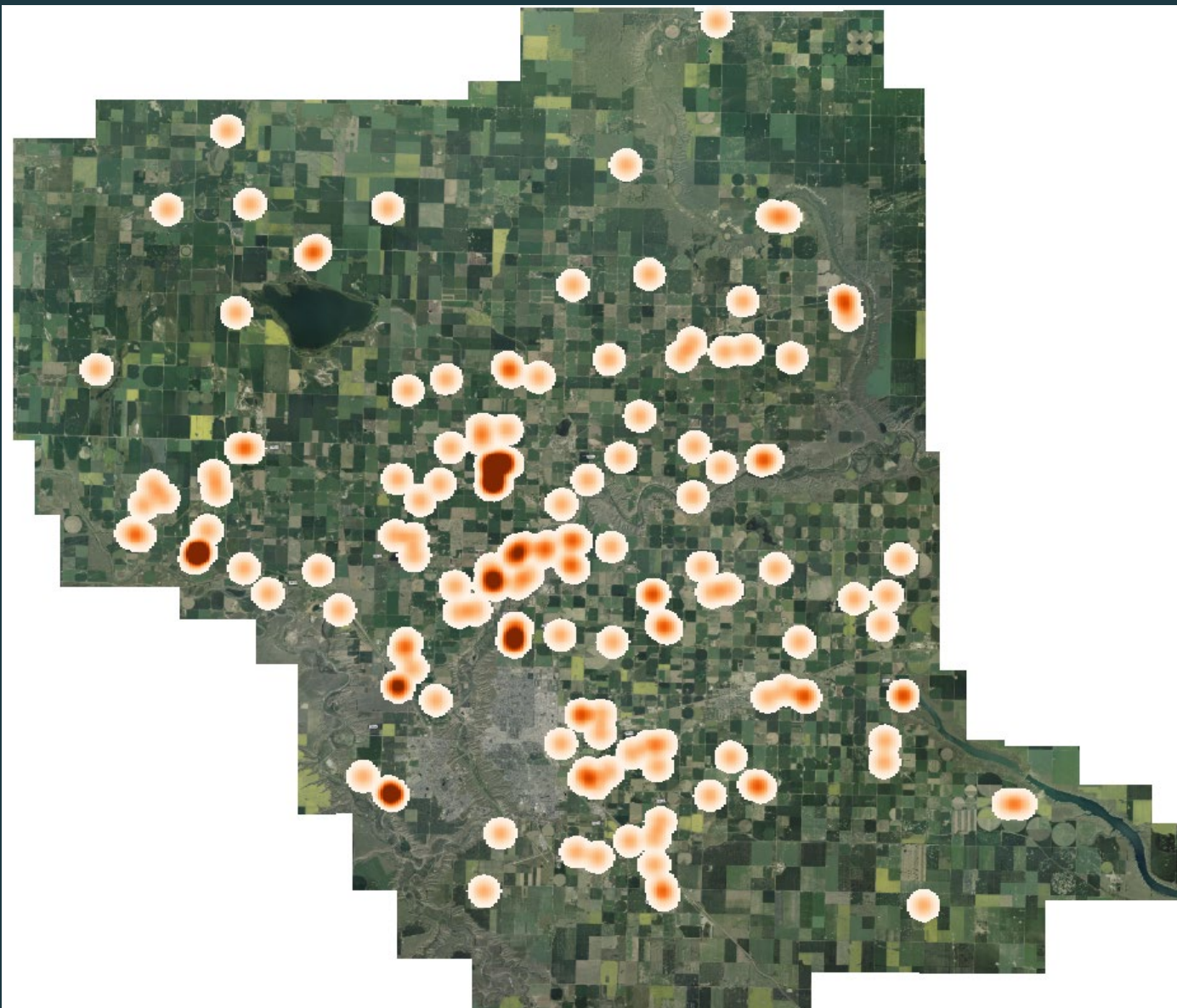
- 13 subdivisions occurred in Hamlets



# Analysis – By Land Use District



# Analysis – Development 2021-2025



# Background Analysis

## Gaps/ Challenges

- Infrastructure/Operations
  - Servicing Requirements
  - Drainage
  - Service delivery for isolated residential
- Regulatory
  - Land Use Bylaw
  - Fire protection
  - Conserving Agricultural land base
- Local Context
  - County is not urban, managing expectations
  - Market pressures for conflicting land uses
  - Traffic

## Opportunities

- Infrastructure/Operations
  - Evaluate the requirements for servicing and consider innovative options
- Regulatory
  - Land Use flexibility such as mixed use
- County Context
  - Direction to lead residential development (purposeful when locating housing)
  - Link decisions with agricultural quality and industrial/commercial priority growth areas

# Jurisdictional Scan

Foothills County, Leduc County, Parkland County, Red Deer County, and Rocky View County.

## Key Themes:

### Servicing

- Servicing requirements were left broad in high level plans and later determined during Area Structure Plans based on availability of services.
- Specific servicing requirements were only in place around hamlets and areas already equipped with municipal servicing.

### Mixed Use

- Several municipalities had residential land use districts that supported both public institutional and light commercial uses like medical offices or stores. Even low density residential could support these uses.
- New residential growth was encouraged in areas that could serve as both residential community and employment center.

# Jurisdictional Scan

## Sustainable Growth

- New residential development is redirected to hamlets and existing Country Residential communities. This conserves agricultural land and leads to better resource sharing.
- New multi-lot Country Residential subdivisions are not generally supported as a strategy for growth, and when proposed must provide assessments on impacts to agriculture, servicing feasibility, and/or anticipated costs to the municipality.
- High quality agricultural lands and natural landscapes are identified in statutory planning documents with policies to deter sprawl.

## Leveraging Hamlets

- Hamlets that are serviced with municipal infrastructure and can support diverse land uses are often designated as **Growth Hamlets**. Growth Hamlets are conduits for both economic growth and residential enjoyment.
- New residential developments should be located where residents can access existing parks, amenities, and transportation networks.



# Engagement

Phase 2

# Engagement Methods: Survey

Together, Let's Plan the Place We Call Home

- Probing questions regarding:
  - Why Lethbridge County?
  - Residential development, are we getting it right? Or wrong?
  - If any restriction they would like to see changed?
  - What should be top priority for planning residential growth?
  - What County recreation do you access?

# Engagement Methods: Industry Workshops

- Tentatively 3 hosted late Feb to early March.
- Invite to industry stakeholders – developers, builders, relators, past/present development applicants.
- Workshop Objectives:
  - County Information Sharing
  - Understand the opportunities and challenges from expert stakeholders
  - Gather NEW ideas, solutions, and proposals

# Engagement: Council Workshop

- Tentatively April 2026
- Workshop Objectives:
  - Review engagement findings
  - Consider options
  - Set direction for the Strategy policy

The background of the slide is a dark teal architectural blueprint. It shows various room layouts with labels such as "KITCHEN", "DINING", "LIVING", "BEDROOM", "BATH", "HALL", and "CLO". Numerous room areas are labeled with square footages, including 12.04 M², 14.40 M², 17.72 M², 17.82 M², 25.58 M², 10.13 M², 8.20 M², 3.18 M², 2.78 M², 27.24 M², 8.17 M², 24.75 M², 7.22 M², 7.21 M², 1.41 M², 0.85 M², 4.38 M², 3.80 M², and 1.20 M². There are also labels for "P1", "P2", and "P3".

# Questions?

# AGENDA ITEM REPORT



**Title:** Advancing Women in Agriculture and Food Conference (AWC)  
**Meeting:** Council Meeting - 15 Jan 2026  
**Department:** Administration  
**Report Author:** Trevor Lewington

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

Administration has received a request for sponsorship from the Advancing Women in Agriculture and Food Conference to support the attendance of a female University of Lethbridge student to the conference taking place at the Hyatt Regency Calgary from March 8 to 10, 2026.

The United Nations has declared 2026 as the International Year of the Woman Farmer.

## RECOMMENDATION:

Administration has no recommendation either for or against this specific request.

If Council wishes to support the request then a proposed motion would be: That County Council approve the sponsorship request of \$2,500 from the Advancing Women in Agriculture Conference in support of a University of Lethbridge student attending the conference and that the recipient be invited to report back on the learnings at a future Council meeting.

## REASON(S) FOR RECOMMENDATION(S):

The request is being provided for deliberation and decision by Council.

## PREVIOUS COUNCIL DIRECTION / POLICY:

Policy 161 would not apply as this request is from the conference organizer rather than the University directly.

## BACKGROUND INFORMATION:

Agriculture faces unprecedented challenges, including shifting trade policies and economic uncertainties surrounding tariffs, as well as the need for market adaptation. AWC is the platform where women, industry leaders, and stakeholders come together to share solutions, discuss strategies, and cultivate resilience across the sector. Through targeted programming, the conference addresses emerging industry stressors and

empowers participants to adapt, innovate, and lead. (Link: [AWC WEST 2026 – Advancing Women in Agriculture Conference](#))

The International Year of the Woman Farmer has been officially declared for 2026 by the United Nations. This initiative aims to recognize and celebrate the essential contributions of women in agrifood systems, highlighting the challenges they face and promoting policies to close gender gaps. The campaign will be coordinated by the Food and Agriculture Organization (FAO), in collaboration with other UN agencies, to drive action towards gender equality and empower women farmers worldwide.

#### **ALTERNATIVES / PROS / CONS:**

Pro - Gathering hundreds of women from across Canada, AWCWEST2026 offers an opportunity to align the County's brand with groundbreaking initiatives driving diversity, equity, and success in agriculture. The conferences could be an opportunity to invest in building a stronger future for women and agriculture.

Con - Approving the request would deplete available budget allocations for other sponsorship opportunities that emerge during the remainder of the year.

#### **FINANCIAL IMPACT:**

None - Council maintains discretionary funds within it's approved budget allocation for sponsorship opportunities.

#### **LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**The living room of the community**

**Coaldale Public Library**

January - February 2026



**Coaldale  
PUBLIC  
LIBRARY**

Ph. : 403-345-1340

Fax : 403-345-1342

[help@coaldalelibrary.ca](mailto:help@coaldalelibrary.ca)

[www.coaldalelibrary.ca](http://www.coaldalelibrary.ca)

**Library Closure Days**

January 1 - New Year's

February 16 - Family Day

**Visit Us**

Mon	9:30 am - 9:00 pm
Tues	9:30 am - 9:00 pm
Wed	9:30 am - 9:00 pm
Thurs	9:30 am - 9:00 pm
Fri	11:00 am - 5:00 pm
Sat	11:00 am - 5:00 pm
Sun	Closed



Coaldale Public  
Library



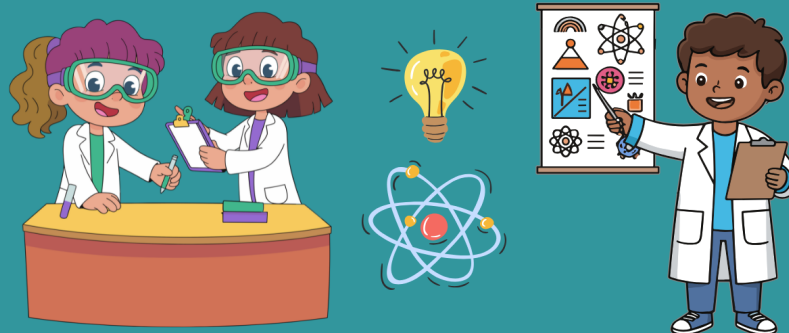
@coaldalelibrary

FEBRUARY 25 10:00AM  
**HOMESCHOOL  
SCIENCE  
EXHIBITION**

Young learners need opportunities to ask questions and discover answers. A project is the best hands-on way to learn and enjoy science!

- Choose a topic
- Do the project
- Display the project & show it off
- Open to grades K-12

Come share your scientific findings with the community!



**Register at the Coaldale Library by Feb 18th**  
Ph: 345-1340 Email: [help@coaldalelibrary.ca](mailto:help@coaldalelibrary.ca)

## Homeschool Programs

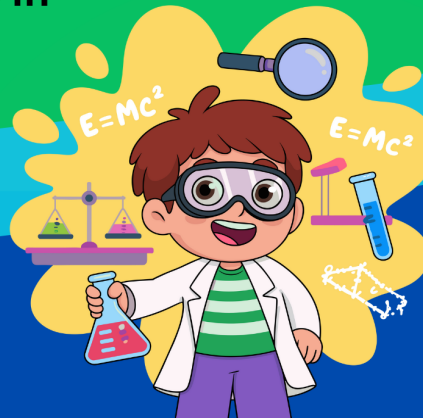
### Scientific Research: Where do we start?

Learn about the scientific process in preparation for the Homeschool Science Exhibition!

**Group Session**

**January 28, 10:00-10:30am**

On Demand Offered by Appointment



Email [cgilbert@coaldalelibrary.ca](mailto:cgilbert@coaldalelibrary.ca) for details or to register.

### Programming on Demand for Homeschoolers

Printmaking with Linoleum  
Creative Writing  
Scientific Method

Woodburning  
Embroidery  
3D Printing

Custom educational programs for homeschooled families.

Call us to pick a topic and schedule a date. Let us explore!

Call 403-345-1340 or  
Email: [cgilbert@coaldalelibrary.ca](mailto:cgilbert@coaldalelibrary.ca)

## Returning Program!

# MORNINGS AT THE MUSEUM



**Thursdays  
11:00-11:45am**

**Jan 22 - March 5**

No program February 19

Join the Coaldale Public Library at the  
Gem of the West Museum for themed  
stories and crafts in the museum exhibits.

## Babysitter Course

### St. John Ambulance: Babysitting Basics

This course is for youth aged 11 to 15 years old. It teaches the new babysitter the necessary skills to provide care to children in a variety of situations.

**Saturday, January 17th 9am - 4pm**

**Cost: \$70    Space is Limited**

*\*Bring a bagged lunch, paper & pen\**

**Please contact the Coaldale Public Library to register by January 10th**

**403-345-1340**

**help@coaldalelibrary.ca**

## Read for 15

Help Coaldale record the most people in Alberta reading for 15 minutes on January 27th!

How can you help? Read anything (book, newspaper, Facebook, Ikea furniture instructions) anywhere (at the library, on the playground, in the car) and report back to the library by midnight on January 27th. The community with the highest readership will be crowned the "Most Readerly Community."

Ways to report your reading:

In person at the library

Phone: 403-345-1340

Tag us on social media

Email: [help@coaldalelibrary.ca](mailto:help@coaldalelibrary.ca)



Call your friends, challenge your adversaries and rally the troops to help us reach this goal!

## Family Literacy Day

### ***FAMILY LITERACY DAY***

This year's theme is:  
**Make Mealtime Family Learning Time**

To celebrate, we've created take home cookie kits! The recipe and all your dry ingredients are included. Take it home and have fun reading and baking!

In partnership with County of Lethbridge Community Learning Council

**JANUARY 27**

## Freedom to Read Week & Food for Fines



Freedom to Read Week is a time to celebrate and defend one of our most fundamental rights: the freedom to read, think, and explore ideas without restriction. While large-scale book bans have been more visible elsewhere, recent debates here at home remind us that access to books and ideas cannot be taken for granted. Libraries play a vital role in protecting free expression and ensuring equitable access to information from many perspectives. Freedom to Read Week takes place **February 22–28, 2026**, and we invite you to visit the library to explore our display of challenged and frequently debated books. By choosing to read freely, you help support and protect this essential freedom for everyone.

Everyone deserves access to books and information. If fines on your library card are a barrier to reading, our Food for Fines program can help.



# Food for Fines

Bring in unopened non-perishable food items for the Coaldale Community Food Bank Society and we will waive \$5.00 off your overdue or hold fines for each item you contribute.



February 23 - 28, 2026

## 0-5 Year Old Programs



## 0-5 Year Old Programs

# SMALL WONDERS

Rhymes, tickles, and fun for infants, toddlers, preschoolers and a caregiver.

Small Wonders runs **Wednesday** mornings from **10:00-10:30am**.



Learn French phrases and songs!

# SMALL WONDERS

French rhymes, tickles, and fun for infants, toddlers, preschoolers and a caregiver.

Bilingual Small Wonders runs on the first Wednesday of every month,  
from 10:00 - 10:30am



BONJOUR

HELLO

## Grades K-7 Programs



**LEGO club.**


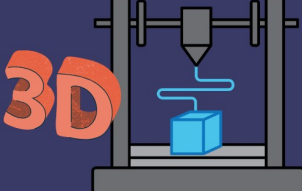
Children ages 5-12 are invited to join us to build, create, and play with Lego. Snack provided.

**Tuesdays  
3:45-4:30pm**




The banner features a light blue background with several colorful LEGO bricks (green, yellow, blue, red) floating on the left. A red heart made of small squares is in the top right. The bottom of the banner is decorated with a row of larger, solid-colored LEGO bricks in yellow, blue, yellow, red, and orange.

# EXPLORATORIUM

Kids grades 4-7 are invited to join us for our fun monthly program!  
Explore art, crafts, science, social studies, engineering and more.  
In January, we will be learning about 3D printing.  
In February, we will be crafting with perler beads. Snack provided.



**JANUARY 15<sup>TH</sup> 3:45-4:30PM**



**FEBRUARY 12<sup>TH</sup> 3:45-4:30PM**

The bottom section has a purple-to-pink gradient background. It features two rows of program details. The first row is for January, showing a 3D printer, a blue octopus, and the date/time. The second row is for February, showing a pink heart made of perler beads, a wizard, a sword, and the date/time. The bottom of the section is decorated with a row of small, colorful diamond shapes in green and purple.

## Teen Programs



Ages 13+

# Teen ZONE

Come make your own  
squishie!

Tuesday, January 13<sup>th</sup> 7:00 - 8:30pm

The image features a colorful background with a pink and blue watercolor wash. On the left, a hand is shown molding a white squishie into a cat-like shape. In the center, the text 'Teen ZONE' is displayed in a playful, bold font. To the right, a hand is shown pressing a pink squishie into a paw print mold. The overall theme is fun and creative, aimed at teenagers.



age 13+

# Teen Zone

## Pressed Flower Bookmarks

Come make pressed flower bookmarks with  
us. Bring your besties and craft the night  
away.

Tuesday, Feb 10 at 7pm

The image features a light-colored background with a pink and white grid pattern. On the left, a yellow flower is shown being pressed into a bookmark. In the center, the text 'Teen Zone Pressed Flower Bookmarks' is displayed in a cursive and bold font. To the right, a completed bookmark with a pressed flower is shown. The overall theme is creative and nature-inspired, aimed at teenagers.


## Adult Programs

**Thursdays**  
**5 pm - 5:45 pm**  
**Jan 15 - April 30**  
**14 weeks**  
**\$110**

**Note - No class Feb 19 or April 9**


**Thursdays**  
**6 pm - 6:45 pm**  
**Jan 15 - April 30**  
**14 weeks**  
**\$110**

# ESSENTRICS<sup>®</sup> *with Lindsay*



**Strength. Balance. Mobility.**

Register  
403 345 1340



Coaldale  
PUBLIC  
LIBRARY

A full body, zero impact modality  
suitable for anyone  
who owns a body.  
Any age.  
Any stage.  
If you simply want to be able to  
move well, without pain and do the  
things you love,  
this program is for you!

# Yoga at the Library


**January 12<sup>th</sup> - March 25<sup>th</sup> 2026**

no classes February 16th and 18th

Fenfit Fitness will be offering Yogafit classes in the McCain Gallery.  
People of all ages and skill levels are welcome.

**Monday 10:00-11:00 am and 1:00-2:00 pm**  
**Wednesday 1:00-2:00 pm**

For registration questions contact Kathy at 403-382-5733  
Cost is \$105.  
Please give payment directly to instructor.



## Adult Programs



# COLLAGE & CARDS:

## A Creative Night Out

Join us for a relaxed evening of collage and card-making! All supplies provided—no experience needed. Just come to create, unwind, and enjoy a fun night out with fellow crafters.

**Tuesday, Feb. 3**  
**7–8:30pm**

## Floral Arrangement Workshop

with



Friday, February 13  
6:00–7:30pm

Learn the art of floral arranging with Lilac Row and design your own bouquet to take home. A great night out solo, with friends, or as a fun pre-Valentine's date.

\$20 per arrangement

Register at the library by  
January 13th

## Adult Programs

### Adult Book Club

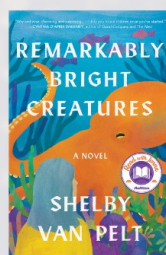
Members of the Coaldale Adult Book Club read and discuss a variety of current and classic books. Meetings are held the last Monday of each month at 7 pm by the fireplace with cozy cookies and tea.

New members are always welcome!

Next Meetings:



Jan 26



Feb 23

JAN 10 1:00PM

### SCANDINAVIA



FEB 7 1:00PM

### CHILI



## POTLUCK PASSPORT: *a Global Feast*



Join us for a culinary adventure! Each month, we'll explore a new country. Discover authentic recipes, create a dish from that culture, and bring it to our global potluck. Let's share food, stories, and celebrate the world through flavor!

Email: [help@coaldalelibrary.ca](mailto:help@coaldalelibrary.ca) or call: 403-345-1340 to register

## Family Programs

A graphic for 'Family Movie Matinees' featuring a purple background with a film reel on the left, a movie camera in the center, and a glowing yellow title. Below the title, there's a paragraph about monthly movie kits and a date range. Illustrations of popcorn, a DVD, and a drink are at the bottom left.

# FAMILY MOVIE MATINEES

Enjoy a movie night on us with our monthly movie kits! Each kit comes with a DVD and snacks. Kits are limited, so call or email us to make sure to get yours.

Kits available January 14 & February 11

A graphic for 'Spice It Up!' featuring a top section with various spices in spoons and whole spices on a dark surface. Below is a black section with the title 'SPICE IT UP!' in white, followed by 'Discovery Series' and two monthly offerings in green boxes. A paragraph explains the program.

# SPICE IT UP!

## Discovery Series

January- Juniper Berries

February- Chili Powder

The first week of each month we will provide a kit with spice history, recipes and a sample of the spice to try at home. Grab a kit and spice up your life!

## In the Gallery



**AT FIRST  
GLANCE**

Alberta Foundation for the Arts  
Travelling Exhibition Program

ON DISPLAY AT

**COALDALE PUBLIC  
LIBRARY**

DEC 17 - JAN 19

## County of Lethbridge Community Learning Council

Happy New Year!

2026



**County of  
Lethbridge  
Community  
Learning  
Council**



**Office phone: 403-345-6009**  
**Phone/text/WhatsApp : 403-915-3145**  
**Email: clclcoffice@gmail.com**  
**Visit: 2014 - 18 Street, Coaldale (located in the library)**



Learn English  
Enjelsch Leare  
Aprende inglés  
Вчити англійську  
انگریزی سیکھیے

**Classes start the week of January 19th**

Would you like to get better at reading, writing, speaking and listening in English?

**Our English Language Learning programs can help you.**

Call /text WhatsApp 403-915-3145 and we will find the right class for you.



# January 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Closed for New Year's Day	2	3
4 Regular Programs start back this week!	5 Spice it Up Kits Available	6 Lego Club 3:45-4:30pm Little Makers 3:45-4:30pm	7 Bilingual Small Wonders 10:00-10:30am Yoga 1:00-2:00pm	8	9 Messy Mornings 11:00-11:30am	10 Potluck Passport 1:00-2:00pm
11	12 Yoga 10:00-11:00am 1:00-2:00pm	13 Lego Club 3:45-4:30pm Little Makers 3:45-4:30pm Teen Zone: Squishies 7:00-8:30pm	14 Movie Matinee Kits Available Small Wonders 10:00-10:30am Yoga 1:00-2:00pm	15 Exploratorium: 3D Printing 3:45-4:30pm Essentrics 5:00-5:45pm 6:00-6:45pm Friends of the Library Meeting 7:15-8:15pm	16 Messy Mornings 11:00-11:30am	17 Babysitting Basics 9:00am-4:00pm
18	19 Yoga 10:00-11:00am 1:00-2:00pm	20 Lego Club 3:45-4:30pm Little Makers 3:45-4:30pm Library Board Meeting 7:00-8:30	21 Small Wonders 10:00-10:30am Yoga 1:00-2:00pm	22 Mornings at the Museum (@Gem) 11:00-11:45am Essentrics 5:00-5:45pm 6:00-6:45pm	23 Messy Mornings 11:00-11:30am	24
25	26 Yoga 10:00-11:00am 1:00-2:00pm Adult Book Club 7:00-8:00pm	27 Family Literacy Day Read for 15 Lego Club 3:45-4:30pm Little Makers 3:45-4:30pm	28 Homeschool Science Ex. Prep Session 10:00-10:30am Small Wonders 10:00-10:30am Yoga 1:00-2:00pm	29 Mornings at the Museum (@Gem) 11:00-11:45am Essentrics 5:00-5:45pm 6:00-6:45pm	30 Messy Mornings 11:00-11:30am	31



# February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <b>Spice it Up Kits Available</b>  <b>Yoga</b> 10:00-11:00am 1:00-2:00pm	3 <b>Lego Club</b> 3:45-4:30pm <b>Little Makers</b> 3:45-4:30pm <b>Collage &amp; Cards</b> 7:00-8:30pm	4 <b>Bilingual Small Wonders</b> 10:00-10:30am <b>Yoga</b> 1:00-2:00pm	5 <b>Mornings at the Museum (@Gem)</b> 11:00-11:45am  <b>Essentrics</b> 5:00-5:45pm 6:00-6:45pm	6 <b>Messy Mornings</b> 11:00-11:30am	7 <b>Potluck Passport</b> 1:00-2:00pm
8	9 <b>Yoga</b> 10:00-11:00am 1:00-2:00pm	10 <b>Lego Club</b> 3:45-4:30pm <b>Little Makers</b> 3:45-4:30pm <b>Teen Zone: Pressed Flower Bookmarks</b> 7:00-8:30pm	11 <b>Movie Matinee Kits Available</b>  <b>Small Wonders</b> 10:00-10:30am <b>Yoga</b> 1:00-2:00pm	12 <b>Mornings at the Museum (@Gem)</b> 11:00-11:45am <b>Exploratorium: Perler Beads</b> 3:45-4:30pm <b>Essentrics</b> 5:00-5:45pm 6:00-6:45pm	13 <b>Messy Mornings</b> 11:00-11:30am  <b>Floral Arrangement Workshop</b> 6:00-7:30pm	14
15	16 <b>Closed for Family Day</b>	17	18	19	20	21
22	23 <b>Food for Fines Begins Yoga</b> 10:00-11:00am 1:00-2:00pm  <b>Adult Book Club</b> 7:00-8:00pm	24 <b>Lego Club</b> 3:45-4:30pm  <b>Little Makers</b> 3:45-4:30pm	25 <b>Homeschool Science Exhibition</b> 10:00-12:00  <b>Small Wonders</b> 10:00-10:30am <b>Yoga</b> 1:00-2:00pm	26 <b>Mornings at the Museum (@Gem)</b> 11:00-11:45am  <b>Essentrics</b> 5:00-5:45pm 6:00-6:45pm	27 <b>Messy Mornings</b> 11:00-11:30am	28 <b>Food for Fines Ends</b>



January 7, 2026

Dear Tory,

You are invited to join our Spring Festival celebration of the Year of the Snake.

Details as per the attached poster.

Sincerely,

RVSP: by email : [jgong22@yahoo.com](mailto:jgong22@yahoo.com) and [waynekwan55@gmail.com](mailto:waynekwan55@gmail.com) by February 6 2026

A handwritten signature in black ink, appearing to read 'Wayne Kwan', is shown above the printed name and title.

Wayne Kwan (President of SACA)

Wayne Kwan  
President



南亞省華人聯誼會  
Southern Alberta Chinese Association

主辦  
*Presents*

2026

丙午馬年春節聯歡晚宴  
*Year of the Horse Spring Festival*

2026年2月21日下午五時半  
February 21, 2026, 5:30 pm

Buffet Dinner  
Lion Dance  
Dragon Dance  
God of Fortune  
Cultural Performance  
Awards Presentation  
Silent Auction  
Karaoke and more

**Table Sponsors:**

Platinum: \$700  
Gold: \$600  
Silver: \$500  
Bronze: \$400

**Single Tickets:**

Age 11+: \$40  
Age 4 - 10: \$25  
Under 4: Free

**Coast Lethbridge Conference Hall**  
526 Mayor Magrath Dr S



南亞省華人聯誼會

Southern Alberta Chinese Association



*Year of the Horse Spring Festival*

February 21

5:30 pm

2026 春節

二月二一日

下午五時半



Coast Lethbridge Conference Hall



526 Mayor Magrath Dr S

**BRONZE SPONSOR**

\$400 PER TABLE

請凭票入座

Please present ticket at door

TABLE #:

1



On the occasion of the Spring Festival 2026  
**Consul General Mme. ZHAO Liying**  
requests the pleasure of your company at a reception  
**on Tuesday, February 3, 2026 from 6:00 to 8:30 p.m.**  
**at the Calgary Chinese Cultural Centre**  
Address: 197 1<sup>st</sup> Street SW, Calgary, AB T2P 4M4

RSVP by January 23 by email: [zhuangchen@chinaconsulatecalgary.com](mailto:zhuangchen@chinaconsulatecalgary.com)

Non-transferable.

Dress code: Business

# AGENDA ITEM REPORT



**Title:** Lethbridge County Council Attendance Update - December 2025  
**Meeting:** Council Meeting - 15 Jan 2026  
**Department:** Administration  
**Report Author:** Candice Robison

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 12 Jan 2026

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

To remain transparent to its citizens, Lethbridge County Council members report on their activities and events attended throughout the month.

## RECOMMENDATION:

No motion required.

## REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

## PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

## BACKGROUND INFORMATION:

In order to remain transparent to its citizens, Lethbridge County Council members provide a monthly report on their activities and events for the prior month.

## ALTERNATIVES / PROS / CONS:

By not reporting activities and events attended by members of Council, citizens are unaware of the events occurring within the region and are unaware of the participation of Council with regards to community events.

## FINANCIAL IMPACT:

None at this time.

## LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[Lethbridge County Council Attendance Update - December 2025](#)

**Lethbridge County Council Attendance  
December 2025**

**Division 1**

**Councillor Lorne Hickey**

December 3	Meeting with Trevor Lewington
December 4	Lethbridge County Council Meeting
December 5	Green Acres Christmas Party
December 10	AEMA Local Authority Elected Officials Course
December 10	Green Acres Heritage Lodge Christmas Party
December 18	Lethbridge County Council Meeting

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**Division 2**

**Reeve Tory Campbell**

December 2	Meeting with Town of Coalhurst Mayor & CAO
December 4	Lethbridge County Council Meeting
December 6	Mayor's Prayer Breakfast
December 6	CDES Awards Night & Banquet
December 10	AEMA Local Authority Elected Officials Course
December 10	Meeting with Town of Coaldale Mayor & CAO
December 11	SouthGrow Quarterly Meeting
December 17	EDL Monthly Board Meeting
December 18	Lethbridge County Council Meeting
December 22	Coaldale/Lethbridge County, Fire & Emergency Services Contract Signing

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**Division 3**

**Councillor Mark Sayers**

December 3	Link Pathway Meeting
December 3	FCSS Meeting
December 4	Lethbridge County Council Meeting
December 4	ORRSC Meeting
December 6	CDES Awards Night & Banquet
December 10	AEMA Local Authority Elected Officials Course
December 18	Lethbridge County Council Meeting

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**Division 4****Deputy Reeve John Kuerbis**

December 2	Weekly Meeting with Community Futures Executive Director
December 3	Meeting with PrairiesCan
December 4	Lethbridge County Council Meeting
December 9	Meeting with Trevor Lewington
December 9	Regional Waste Commission Meeting
December 9	Weekly Meeting with Community Futures Executive Director
December 10	AEMA Local Authority Elected Officials Course
December 12	Water Co-op Liaison Meeting
December 16	Regional Water Commission Meeting
December 16	Weekly Meeting with Community Futures Executive Director
December 23	Community Futures Monthly Board Meeting
December 31	Meeting with PrairiesCan

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**Division 5****Councillor Kevin Slomp**

December 4	Lethbridge County Council Meeting
December 4	Chinook Arch Meeting
December 6	Picture Butte Emergency Services Awards
December 9	Regional Waste Commission Meeting
December 10	AEMA Local Authority Elected Officials Course
December 13	Nobleford Fire Awards
December 18	Lethbridge County Council Meeting

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**Division 6****Councillor Eric Van Essen**

December 4	Lethbridge County Council Meeting
December 10	AEMA Local Authority Elected Officials Course
December 11	Picture Butte Chamber of Commerce Meeting
December 11	Resident Meeting on Growth in the County
December 12	Water Co-op Liaison Meeting
December 18	Lethbridge County Council Meeting

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**Division 7****Councillor Tony Ankermann**

December 10	AEMA Local Authority Elected Officials Course
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December 12	Water Co-op Liaison Meeting
December 16	Regional Water Commission Meeting
December 18	Lethbridge County Council Meeting

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