



AGENDA

Council Meeting

9:30 AM - Thursday, April 7, 2022
Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

4 - 10

1. **County Council Meeting Minutes**
[Council Meeting - 10 Mar 2022 - Minutes](#)

D. DELEGATIONS

1. **9:30 a.m. - MP Rachael Thomas (Via Teams)**
2. **10:00 a.m. - Shaughnessy Community Hall Association**

E. SUBDIVISION APPLICATIONS

11 - 18

1. **Subdivision Application #2022-0-039 – Simon Bos Nurseries Ltd. - SE1/4 12-10-20-W4M**
[Subdivision Application #2022-0-039 – Simon Bos Nurseries Ltd. - SE1/4 12-10-20-W4M](#)

19 - 27

2. **Subdivision Application #2022-0-034 – Saake - SE1/4 16-12-23-W4M**
[Subdivision Application #2022-0-034 – Saake - SE1/4 16-12-23-W4M](#)

28 - 36

3. **Subdivision Application #2022-0-023 – Gary Bezooyen Farms - SE1/4 21-11-21-W4M**
[Subdivision Application #2022-0-023 – Gary Bezooyen Farms - SE1/4 21-11-21-W4M](#)

F. PUBLIC HEARINGS

G. DEPARTMENT REPORTS

G.1. COMMUNITY SERVICES

37 - 59

G.1.1.

Development Permit Application 2022-019 - Existing Signage with Waiver to Bylaw Standards
[Development Permit Application 2022-019](#)

- 60 - 67 G.1.2. **Bylaw 22-003 - Road Closure, Sale and Consolidation of a portion of Range Road 22-0 (between SE 25-9-22-W4 and SW 30-9-21-W4)- First Reading**
[Bylaw 22-003 - Road Closure, Sale and Consolidation - First Reading](#)

G.2. CORPORATE SERVICES

- 68 - 77 G.2.1. **Bylaw 22-004 - 2022 Business Tax Bylaw**
[Bylaw 22-004 - 2022 Business Tax Bylaw](#)

- 78 - 81 G.2.2. **Bylaw 22-005 - 2022 Business Tax Rate Bylaw**
[Bylaw 22-005 - 2022 Business Tax Rate Bylaw](#)

- 82 - 87 G.2.3. **Bylaw 22-006 - Council Audit Committee Bylaw and Terms of Reference**
[Bylaw 22-006 - Council Audit Committee Bylaw and Terms of Reference](#)

G.3. ADMINISTRATION

- 88 - 90 G.3.1. **2022 Town of Coaldale Summer Event Parade and Lunch - August 6, 2022**
[2022 Town of Coaldale Summer Event Parade and Lunch - August 6, 2022](#)

- 91 - 92 G.3.2. **June 2, 2022 County Council Meeting Cancellation**
[June 2, 2022 County Council Meeting Cancellation](#)

G.4. INFRASTRUCTURE

G.5. MUNICIPAL SERVICES

H. CORRESPONDENCE

- 93 1. **Mountain View County**
[Mountain View County](#)
- 94 - 95 2. **National Police Federation**
[National Police Federation](#)

I. NEW BUSINESS

J. COUNTY COUNCIL AND COMMITTEE UPDATES

- 96 - 99 1. **Lethbridge County Council Attendance Update - February 2022**

[Lethbridge County Council Attendance Update - February 2022](#)

K. CLOSED SESSION

L. ADJOURN



MINUTES

Council Meeting

9:30 AM - Thursday, March 10, 2022
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, March 10, 2022, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Tory Campbell
Deputy Reeve Klaas VanderVeen
Councillor Lorne Hickey
Councillor Mark Sayers
Councillor John Kuerbis
Councillor Eric Van Essen
Councillor Morris Zeinstra
Chief Administrative Officer, Ann Mitchell
Director of Public Operations, Jeremy Wickson
Infrastructure Manager, Devon Thiele
Manager of Finance & Administration Jennifer Place
Executive Assistant Candice Robison
Supervisor of Planning & Development Hilary Janzen
Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:32 a.m.

B. ADOPTION OF AGENDA

38-2022 Deputy Reeve VanderVeen MOVED that Lethbridge County Council approve the March 10, 2022 Council Meeting agenda as presented. CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

39-2022 Councillor Kuerbis MOVED that the February 3, 2022 Regular County Council Meeting Minutes be accepted as presented. CARRIED

D. DELEGATIONS

D.1. 9:30 a.m. - Peter Casurella - SouthGrow

Peter Casurella, Executive Director was present to provide Council with an update on SouthGrow.

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2021-0-116 – Dar Ray Farms Ltd. - Lots 5-7, Block 1, Plan 2110940 & Lot 2, Block 1, Plan 0814065 within S1/2 5-8-20 W4M

40-2022 Deputy Reeve VanderVeen MOVED that the Industrial subdivision of Lots 5-7, Block 1, Plan 2110940 and Lot 2, Block 1, Plan 0814065 within S1/2 5-8-20 W4M (Certificate of Title No. 211 106 684, 211 106 684 +1, 211 106 684 +2, 211 106 684 +3), to subdivide an additional small phase of a rural industrial business park, and create five lots, three at 2.94- acres

(1.19 ha) each, a 5.00-acre (2.02 ha) and an 8.92-acre (3.61 ha) respectively in size, and one property line adjustment for agri-business industrial 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 three 2.94-acre lots comprising an approximate total area of 8.82-acres, and the 10% payment of the deferred reserve caveat on existing Lot 2, Block 1, Plan 0814065 on 13.92-acres, for a 22.74-acre total, at the market value of \$19,500.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the 13.92-acre title (Registration No. 171097524 on Lot 2, Block 1, Plan 0814065) be discharged in its entirety.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That any utility easement(s) as required by the municipality shall be established. The County will require that a utility ROW plan be registered with the new lots proposed.
4. That any conditions as required by Alberta Transportation shall be provided prior to finalization.
5. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided, as approved.

CARRIED

Reeve Campbell recessed the meeting at 10:25 a.m.

The meeting reconvened at 10:30 a.m.

D. DELEGATIONS

D.2. 10:30 a.m. - Shannon Frank - Oldman Watershed Council

Shannon Frank, Executive Director was present to provide Council with an update on the Oldman Watershed Council.

E. SUBDIVISION APPLICATIONS

**E.2. Subdivision Application #2021-0-208 – Joss
- Lot 1, Block 2, Plan 1810581 within NW1/4 5-8-20-W4M**

41-2022	Councillor Kuerbis	MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan 1810581 within NW1/4 5-8-20-W4M (Certificate of Title No. 181 053 637), to resplit a 10.63-acre (4.3 ha) parcel into two titles, being 3.00 and 7.63 acres (1.21 & 3.09 ha) each respectively in size, for country residential use; BE APPROVED subject to the following:
---------	-----------------------	--

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the subdivision approval and the GCR designation (Bylaw No. 21-008).
4. That the applicant has a professional soils analysis completed for the new 3.00-acre parcel to demonstrate suitability of an additional private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
5. That the easement as required by FortisAlberta be provided prior to final endorsement.

CARRIED

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

The meeting reconvened at 11:00 a.m.

F. **PUBLIC HEARINGS - 11:00 A.M.**

F.1. **Bylaw 22-001 - Municipal Development Plan - Public Hearing**

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 22-001 at 11:00 a.m.

42-2022 Councillor Hickey MOVED that the Public Hearing for Bylaw 22-001 commence at 11:03 a.m.

CARRIED

Reeve Campbell asked three times if anyone from the public wished to speak in favour or opposition of Bylaw 22-001.

No one came forward.

43-2022 Deputy Reeve VanderVeen MOVED that the Public Hearing for Bylaw 22-001 adjourn at 11:28 a.m.

CARRIED

44-2022 Councillor Sayers MOVED that Bylaw 22-001 - Lethbridge County Municipal Development Plan be read a second time, as amended.

CARRIED

45-2022 Councillor Kuerbis MOVED that Bylaw 22-001 - Lethbridge County Municipal Development Plan be read a third time.

CARRIED

E. **SUBDIVISION APPLICATIONS**

E.3. **Subdivision Application #2022-0-002 – Sinke Farms - Lot 1, Block 1, Plan 1811292 & N½ 2-11-22-W4M**

46-2022 Deputy Reeve VanderVeen MOVED that the Agricultural subdivision of Lot 1, Block 1, Plan 1811292 & N1/2 2-11-22-W4M (Certificate of Title No. 131 042 257, 181 136 064), to reconfigure the property boundaries (property line adjustment) of two adjacent agricultural titles 95.06 & 225.66-acres (38.47 & 91.32 ha) in size, by subdividing and consolidating land along the shared boundary thereby creating agricultural titles 95.88 & 224.84-acres (38.80 & 90.99 ha) respectively in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two (2) adjacent agricultural parcels be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
4. That the easement as required by ATCO Gas be established prior to finalization.

CARRIED

E.4. Subdivision Application #2022-0-005 – Plomp - NW1/4 15-11-23-W4M

- | | | |
|---------|-----------------------|---|
| 47-2022 | Councillor
Kuerbis | MOVED that the Country Residential subdivision of NW1/4 15-11-23-W4M (Certificate of Title No. 951 037 982), to subdivide a 4.50 acre (1.82 ha) first parcel out farmstead subdivision from a title of 156.1 acres (63.2 ha) for country residential use; BE APPROVED subject to the following: |
|---------|-----------------------|---|

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final Plan of Surveyor as prepared by an Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That the applicant has a professional soils analysis completed for the new parcel to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
5. That any easements required by utility agencies be established prior to finalization

CARRIED

E.5. Subdivision Application #2022-0-007 – Bezooyen - SW1/4 32-8-19-W4M

- | | | |
|---------|-------------------------|---|
| 48-2022 | Councillor
Van Essen | MOVED that the Country Residential subdivision of SW1/4 32-8-19-W4M (Certificate of Title No. 901 287 515), to subdivide a 5.56-acre (2.25 ha) first parcel out subdivision from a title of 153.94-acres (62.25 ha), for country residential use; BE APPROVED subject to the following: |
|---------|-------------------------|---|

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final subdivision plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved by the Subdivision Authority.

CARRIED

Reeve Campbell recessed the meeting at 12:00 p.m.

The meeting reconvened at 12:30 p.m. with all members of Council present as previously stated except for Councillor Hickey who left the meeting.

G. DEPARTMENT REPORTS

A. INFRASTRUCTURE

B. MUNICIPAL SERVICES

C. COMMUNITY SERVICES

C.1. Community Planning Association of Alberta (CPAA) - 2022 Annual Conference and Sponsorship

49-2022 Deputy Reeve VanderVeen MOVED that any member of Council may attend the 2022 CPAA Annual Conference.

CARRIED

50-2022 Deputy Reeve VanderVeen MOVED that County Council sponsors the 2022 Community Planning Association of Alberta Conference at the Gold Sponsorship Level; funds to be utilized from Council's Discretionary Reserve.

CARRIED

D. CORPORATE SERVICES

D.1. Oldman Watershed Council Funding Request

51-2022 Deputy Reeve VanderVeen MOVED that County Council approve the funding request from the Oldman Watershed Council in the amount of \$4,866.00, based on a rate of \$0.47 cents per resident for 10,353 residents based on 2019 Municipal Affairs Population List, to be funded from the Council Operating Budget.

CARRIED

D.2. Shaughnessy Community Association Funding Request

52-2022 Councillor Kuerbis That County Council direct administration to invite the Shaughnessy Community Association to the next Council meeting to provide further information with respect to their funding request.

CARRIED

D.3. Fire Service Response Fees Waiver Request

53-2022 Deputy Reeve VanderVeen MOVED that County Council not waive the Fire Service Fees in the amount of \$1625.00 per invoice #118618 as requested.

CARRIED

D.4. 2021 Year End Surplus Report

54-2022 Deputy Reeve VanderVeen MOVED that the reallocation of funds from Unrestricted Surplus to Restricted Surplus (Reserves) be transferred as presented below:

SURPLUS RESERVE	TRANSFER TO	Amount
Tax Support Surplus Transfer TO:		
Public Works Reserve		\$165,000
Emergency Services Contingency Reserve		\$ 25,000
Administration Building Reserve		\$ 50,000
ASB Future Projects Reserve		\$100,000

CARRIED

The meeting reconvened at 1:51 p.m.

60-2022	Councillor Kuerbis	MOVED that the Lethbridge County Council Meeting move out of the closed session at 2:23 p.m.	CARRIED
---------	--------------------	--	---------

K. ADJOURN

62-2022	Councillor Sayers	MOVED that the Lethbridge County Council Meeting adjourn at 2:25 p.m.	CARRIED
---------	-------------------	---	---------

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2022-0-039 – Simon Bos Nurseries Ltd.
- SE1/4 12-10-20-W4M

Meeting: Council Meeting - 07 Apr 2022

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & Development
Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 24 Mar 2022
Approved - 24 Mar 2022
Approved - 25 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

The application is to subdivide a 5.80-acre first parcel out farmstead subdivision from a unsubdivided ¼-section title of 160.00 acres for country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2022-0-039 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The isolated single parcel subdivision policies are within Land Use Bylaw No. 1404 that allows one subdivision per ¼-section such as this proposed first parcel out farmstead.
- Land Use Bylaw No. 1404 stipulates a minimum 2.0-acre to maximum 10.0-acre parcel size for a county residential use which the applied for 5.80-acre parcel size complies with.
- The LUB No. 1404 and Subdivision and Development Regulation contain siting criteria and servicing requirements, including potable water, on-site septic treatment, and access which are all adequately provided.

BACKGROUND INFORMATION:

Located approximately 4-miles north of the Town of Coaldale and 2-miles east of Highway 845. The application is to create a separate title for an existing farmyard located on the east perimeter.

The proposed yard boundary generally follows the fence line on the north and west sides. The established yard contains a residence, garage, various farm out-buildings, dugouts, and grain bins. The residence is serviced by the rural water co-op and sewage is managed by an on-site private septic field located to the south of the dwelling. The septic system will remain within the confines of the property once subdivided. Access is to the east from the municipal road allowance with an approach in place. There is a second approach from the roadway to provide access to the agricultural land located to the immediate south of the proposed yard property line.

There are no abandoned gas wells or confined feeding operations (CFOs) located in proximity of this proposed subdivision. It is noted a portion of the 1/4-section has an AUC approval for a solar project on the land, but the subdivided yard is not part of the project. The north half of the 1/4-section is designated as Direct Control specific for the solar project.

Overall, the proposal meets the criteria of the County's Land Use Bylaw No. 1404 regarding as a first parcel out subdivision and the proposed 5.80-acre parcel size conforms to the subdivision policies. The application was circulated to the required external agencies with no concerns expressed and no requests for utility easements (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is not satisfied the subdivision criteria are met.

Pros:

- there are no advantages to denying the subdivision as it meets the policies and the subdivision criteria of the County

Cons:

- a refusal would likely be appealed by the applicants as the County's subdivision criteria have been met

FINANCIAL IMPACT:

None, and the existing tax situation will remain is.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw. Suitable servicing is in place and the applied for parcel size conforms to the criteria.

ATTACHMENTS:

[5A 2022-0-039 Lethbridge County APPROVAL](#)
[Diagrams for Lethbridge County 2022-0-039](#)

RESOLUTION

2022-0-039

Lethbridge County

Country Residential subdivision of SE1/4 12-10-20-W4M

THAT the Country Residential subdivision of SE1/4 12-10-20-W4M (Certificate of Title No. 171 004 391), to subdivide a 5.80-acre (2.33 ha) first parcel out farmstead subdivision from a unsubdivided ¼-section title of 160.00 acres (64.75 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That any easement(s) as required by utility companies or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision as a first parcel out is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed parcel is the first subdivision from the quarter-section and complies with the subdivision criteria of the Land Use Bylaw including parcel size requirements.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc has no objection.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

2022-0-039
Page 1 of 2

- (f) Canada Post has no comment.
- (g) ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.

The landowner(s) is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas.

Once the Utility Right of Way has been registered at the Alberta Land Titles Office we will notify the municipality of the same.

Land Agent: Ellen Struthers

Phone No.: (587) 581-6567

REQUIRES UPDATED URW, FOR FUTURE SERVICING

- (h) SMRID – Linda Park, Land Administrator:

"Further to your March 15th, 2022 subdivision application, this is to advise that the District has a few comments in respect to the above-noted:

- The proposed subdivision will be classified as "dry".
- If the subdivided parcel wishes to use non-potable water provided by the District for their trees, yard etc., the landowner will be required to enter into a Household Purposes Agreement with the District.
- If the turnout is located on the irrigated piece, the landowner must enter into a Remote Delivery Agreement with the District and have an easement registered on title in order to guarantee supply of water to the subdivided parcel. All works and easements involved to provide water to the subdivided parcel will be at the landowner's cost.
- A Service Fee of \$100.00 plus GST will apply.

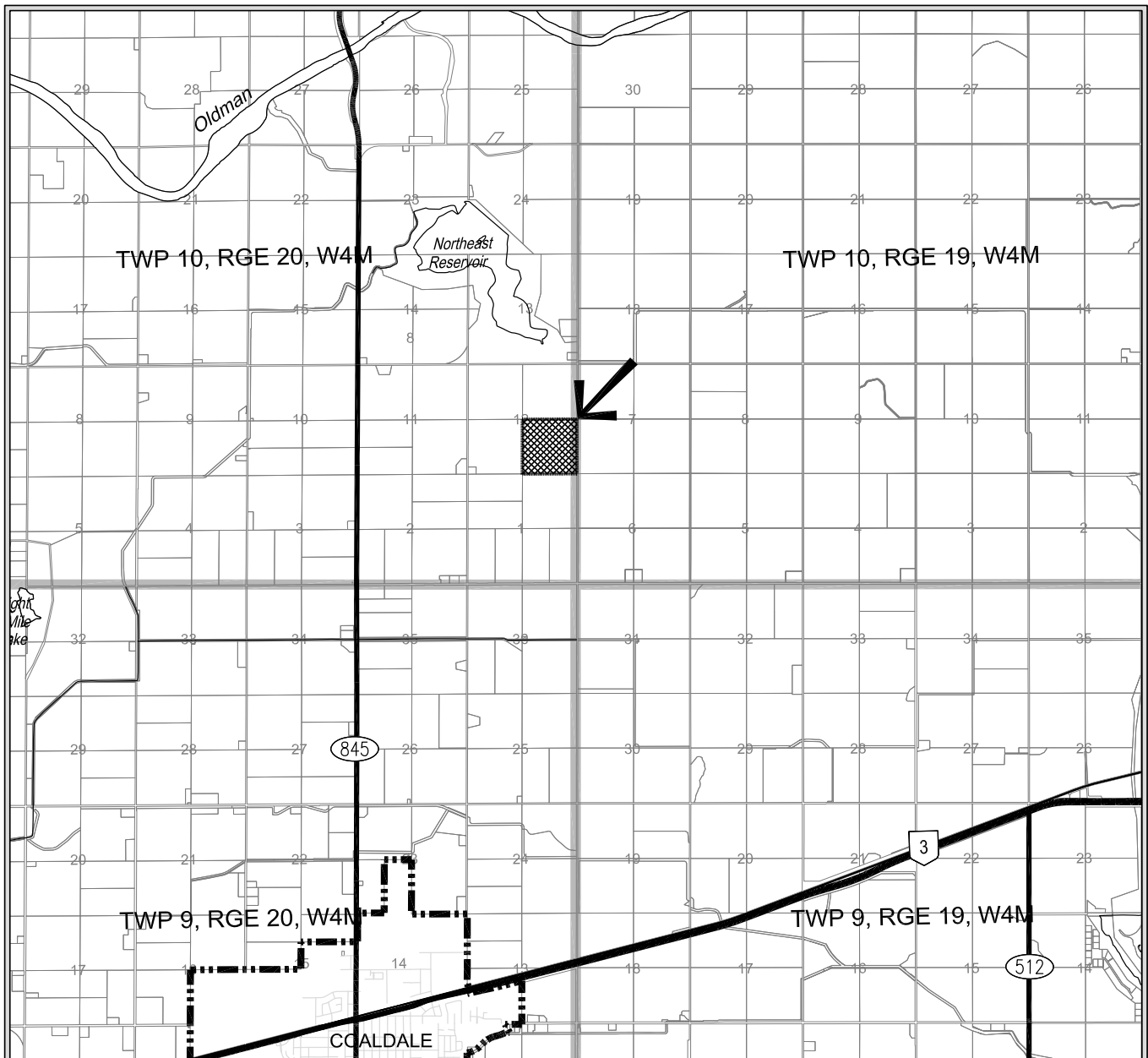
If you have any further questions or concerns, please contact me in the Lethbridge office at 403-328-4401."

- (i) Alberta Health Services has no objection.

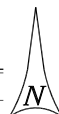
MOVER

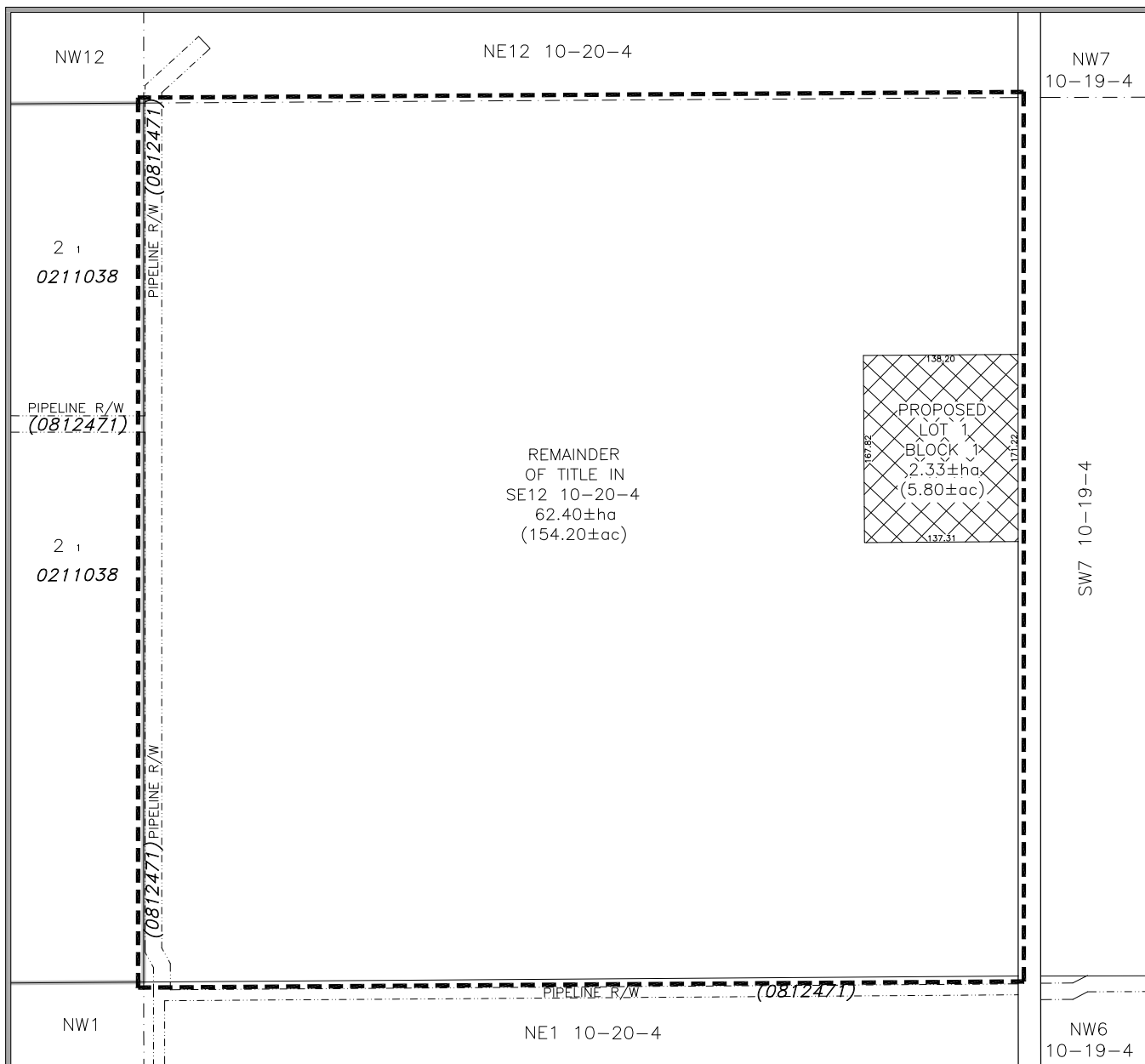
REEVE

DATE

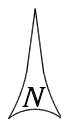


SUBDIVISION LOCATION SKETCH
SE 1/4 SEC 12, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 10, 2022
FILE No: 2022-0-039





SUBDIVISION SKETCH
SE 1/4 SEC 12, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 10, 2022
FILE No: 2022-0-039





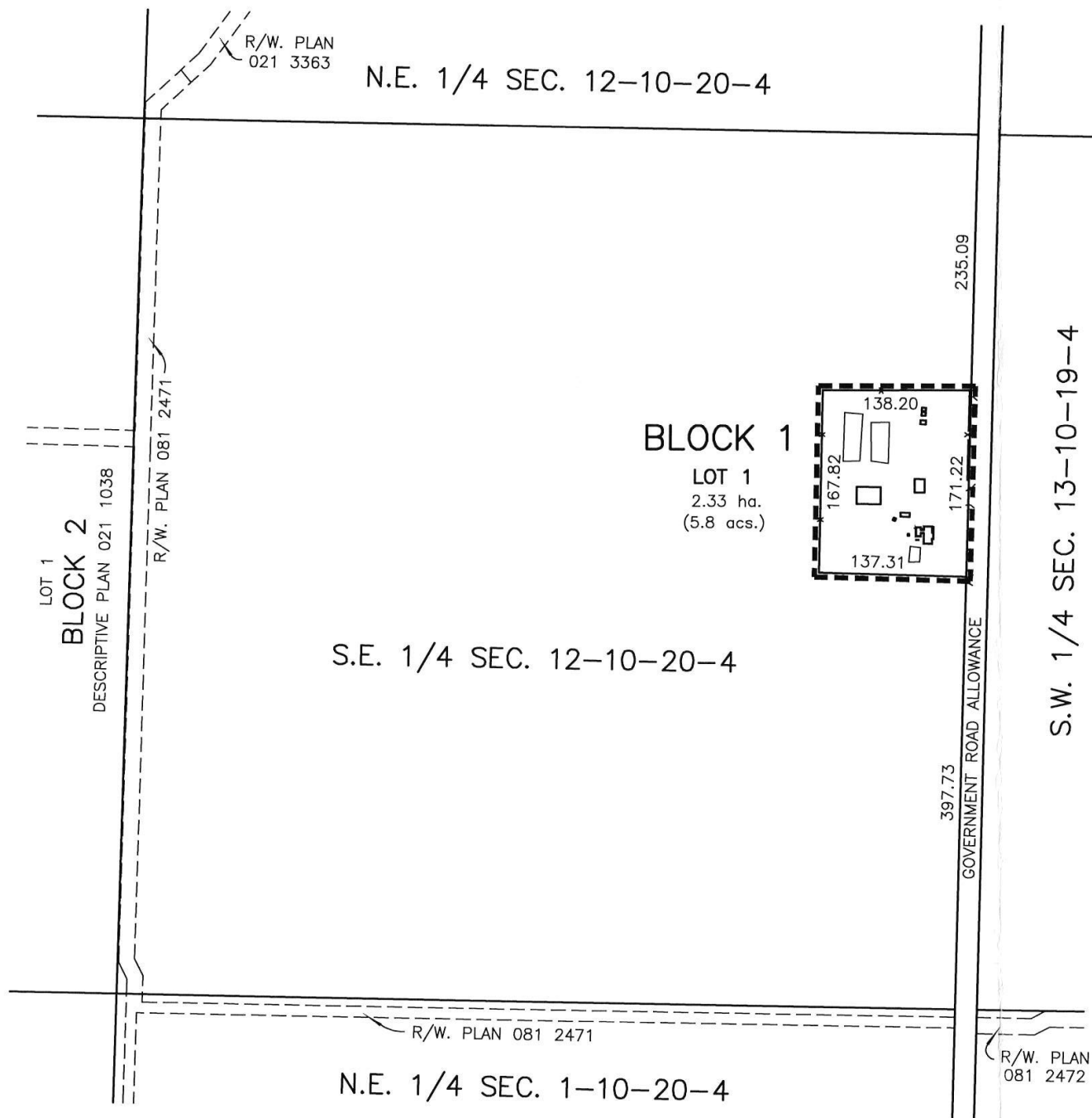
SUBDIVISION SKETCH
SE 1/4 SEC 12, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 10, 2022
FILE No: 2022-0-039



March 10, 2022 N:\S\Plan\2022-0-039.dwg

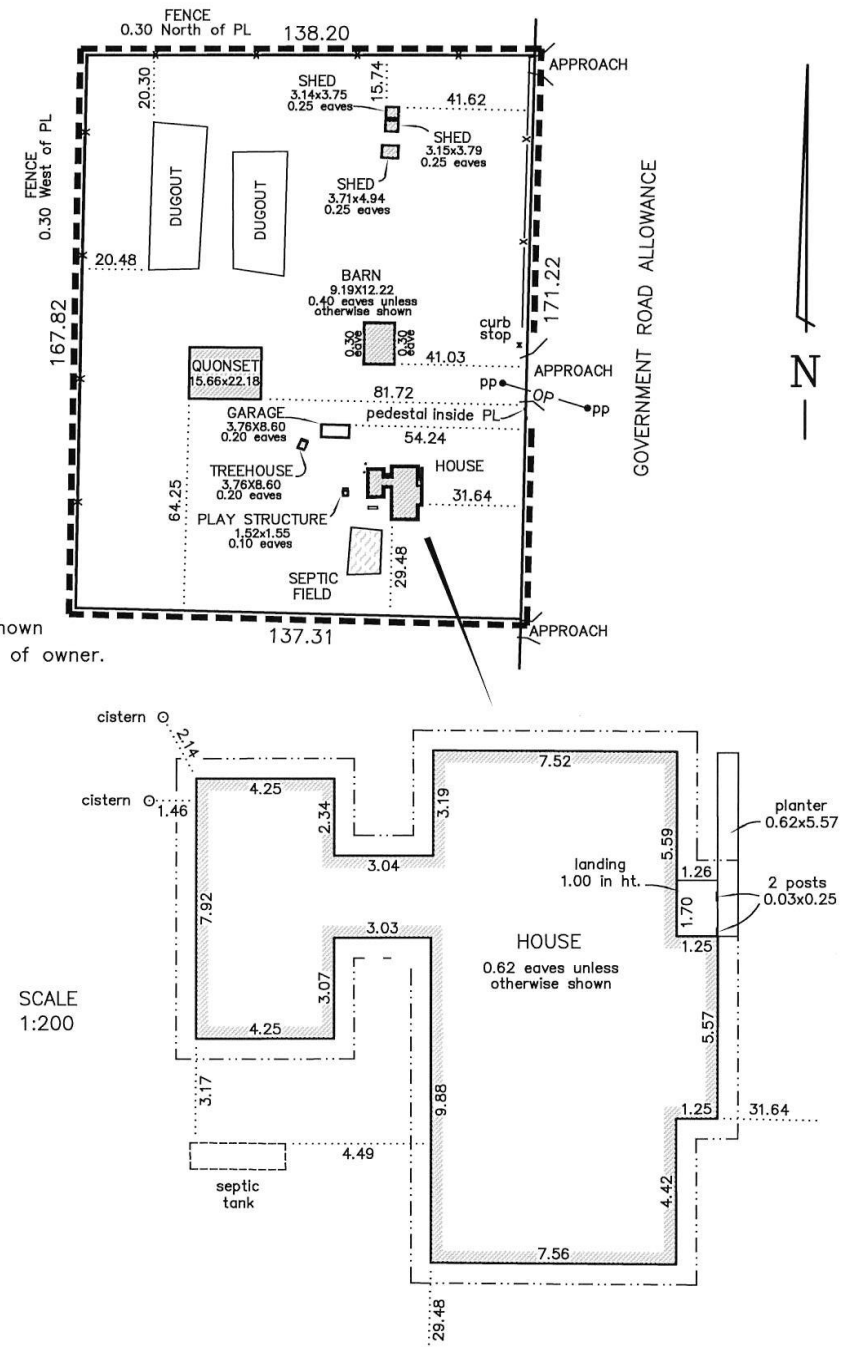


AERIAL PHOTO DATE: 2018



DETAIL
1:2000

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



NO.	REVISION	DATE	BY
NOTE: Improvements shown are surveyed on February 2, 2022. Portion to be approved is outlined thus ----- and contains approximately 2.33 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey. Utility pole shown thus ----- •pp Overhead utility line shown thus ----- □P -----			

SIMON BOS NURSERIES

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E. 1/4 SEC. 12, TWP. 10, RGE. 20, W.4 M.

LETHBRIDGE COUNTY



brown okamura & associates ltd.

Professional Surveyors

2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

Z.J. Prosper, A.L.S.

DRAWN jn

CHECKED ZJP

SCALE

1:5000

DATE FEB 15 '22

JOB 22-15571

DRAWING

22-15571T

AGENDA ITEM REPORT



Title: Subdivision Application #2022-0-034 – Saake
- SE1/4 16-12-23-W4M
Meeting: Council Meeting - 07 Apr 2022
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & Development
Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 24 Mar 2022
Approved - 24 Mar 2022
Approved - 25 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

The application is to create a 11.54-acre first private subdivision parcel from a title of 71.94 acres for country residential use. The proposal does not meet the subdivision criteria of the Land Use Bylaw as it would require a parcel size waiver.

RECOMMENDATION:

That S.D. Application #2022-0-034 be approved subject to a parcel size waiver being granted and the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The isolated single-parcel subdivision policies are within Land Use Bylaw No. 1404 that allow one subdivision per ¼-section, which the proposed subdivision complies with.
- The proposal is categorized as first parcel-out subdivision due to the fact the land areas exempted are for public uses (highways, CPR, and the Village of Barons), which does not count as a subdivision of the landowner.
- The bylaw criteria stipulate a minimum 2.0-acre to maximum 10.0-acre parcel size to capture existing improvements (so 11.54-acres requires a waiver).
- The land is subject to the Intermunicipal Development Plan (IDP) between the County and Village of Barons which requires subdivision consideration for long-term and interconnected planning along the shared boundary.

BACKGROUND INFORMATION:

Located immediately south of the Village of Barons boundary, east of Highway 23 and north of Highway 520. The proposal is to subdivide a residential yard and small pasture area.

The owners desire to obtain a separate title from a second family residence and yard situated to the south on the agricultural parcel. The proposed subdivision contains a dwelling, two small animal shelter barns and a fenced pasture area. The proposed parcel layout and 11.54-acre size is in consideration of the County's IDP with the Village of Barons. The parcel is being squared to the north Village boundary so there is no small intermediary strip of land left between, and it is angled on the west to align with the existing angle of streets and blocks within the Village. This is in support of rationale long-term and interconnected planning along a shared boundary as required by the IDP. It is to help ensure if future development were to occur that streets, servicing corridors, parcels and layouts align with the adjacent pre-established Village layout for connectivity. A basic shadow-plan layout has been prepared to illustrate how the subdivision aligns. Existing services are in place (on-site septic field and Village provides potable water). Access is from the east municipal road allowance with an existing shared approach. There are no abandoned gas wells or CFOs located in proximity to this proposal.

Overall, the proposal is the first private subdivision from the ¼-section but requires a parcel size waiver of the 10.0-acre maximum in consideration of the subdivision criteria of the County's Land Use Bylaw No. 1404. This may be supported with respect to the location and in consideration of conformity to the IDP with the Village of Barons.

The application was circulated to the required external agencies and no easements or concerns were expressed regarding the application. Alberta Transportation has no objections and has granted an approval. The Village of Barons has not provided comments (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not grant the waiver and the approved parcel may be reduced to no more than 10-acres in size, which can be imposed as a condition of approval.

Pros:

- the County would be adhering to the parcel size criteria of the bylaw and reducing the acreage land area being removed from the remnant agricultural title

Cons:

- it would not be in conformity to the IDP with the Village of Barons

FINANCIAL IMPACT:

None, and the existing tax situation will remain is.

REASON(S) FOR RECOMMENDATION(S):

It is the first private subdivision from the ¼-section and a waiver may be supported to conform to the IDP, and the proposed subdivision otherwise meets the provincial Subdivision and Development Regulations, the IDP policies, and the municipal subdivision policies as stated in the Land Use Bylaw.

ATTACHMENTS:

[5A 2022-0-034 Lethbridge County APPROVAL
Diagrams for Lethbridge County 2022-0-034=](#)

RESOLUTION

2022-0-034

Lethbridge County

Country Residential subdivision of SE1/4 16-12-23-W4M

THAT the Country Residential subdivision of SE1/4 16-12-23-W4M (Certificate of Title No. 141 019 655), to subdivide a 11.54-acre (4.67 ha) country residential parcel from a title of 71.94 acres (29.11 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final Plan of Survey prepared by an Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That any easement(s) as required by utility companies or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw with a waiver.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The Subdivision Authority has determined this is the first private subdivision out of the ¼-section as others were undertaken by public agencies, including Alberta Transportation, CPR, and the Village of Barons, which does not count as a subdivision of the landowners.
4. The Subdivision Authority has granted a waiver of the 10.0-acre maximum parcel size in consideration of conformity to the IDP with the Village of Baron's and in support of rationale long-term and interconnected planning along a shared municipal boundary.
5. The Subdivision Authority has determined the subdivision is located within the IDP boundary with the Village of Baron's and is consistent with the IDP policies for this area, and the Village of Baron's did not object to the proposal.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) The Subdivision Authority has granted a waiver of the parcel size in accordance with section 654(2) of the MGA.
- (c) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

2022-0-034
Page 1 of 3

- (e) Telus Communications Inc has no objection.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (g) Alberta Health Services – Mike Gervais:

“On behalf of Alberta Health Services I have reviewed the attached subdivision referral 2022-0-034 (Lethbridge County) and have no objections provided it meets all other pertinent regulatory requirements.”

- (h) Canada Post has no comment.

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

“Reference your file to create a parcel for country residential use at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017(“the regulation”).

Alberta Transportation’s primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway system.

To that end, currently and as proposed, the parcel to be created will gain indirect access to the provincial highway system solely by way of the local road system. Given this, strictly from Alberta Transportation’s point of view, we do not anticipate that the creation of the country residential parcel as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant would be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local road system, in this instance a permit from Alberta Transportation will not be required and development of the country residential parcel could proceed under the direction, control and management of the county. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

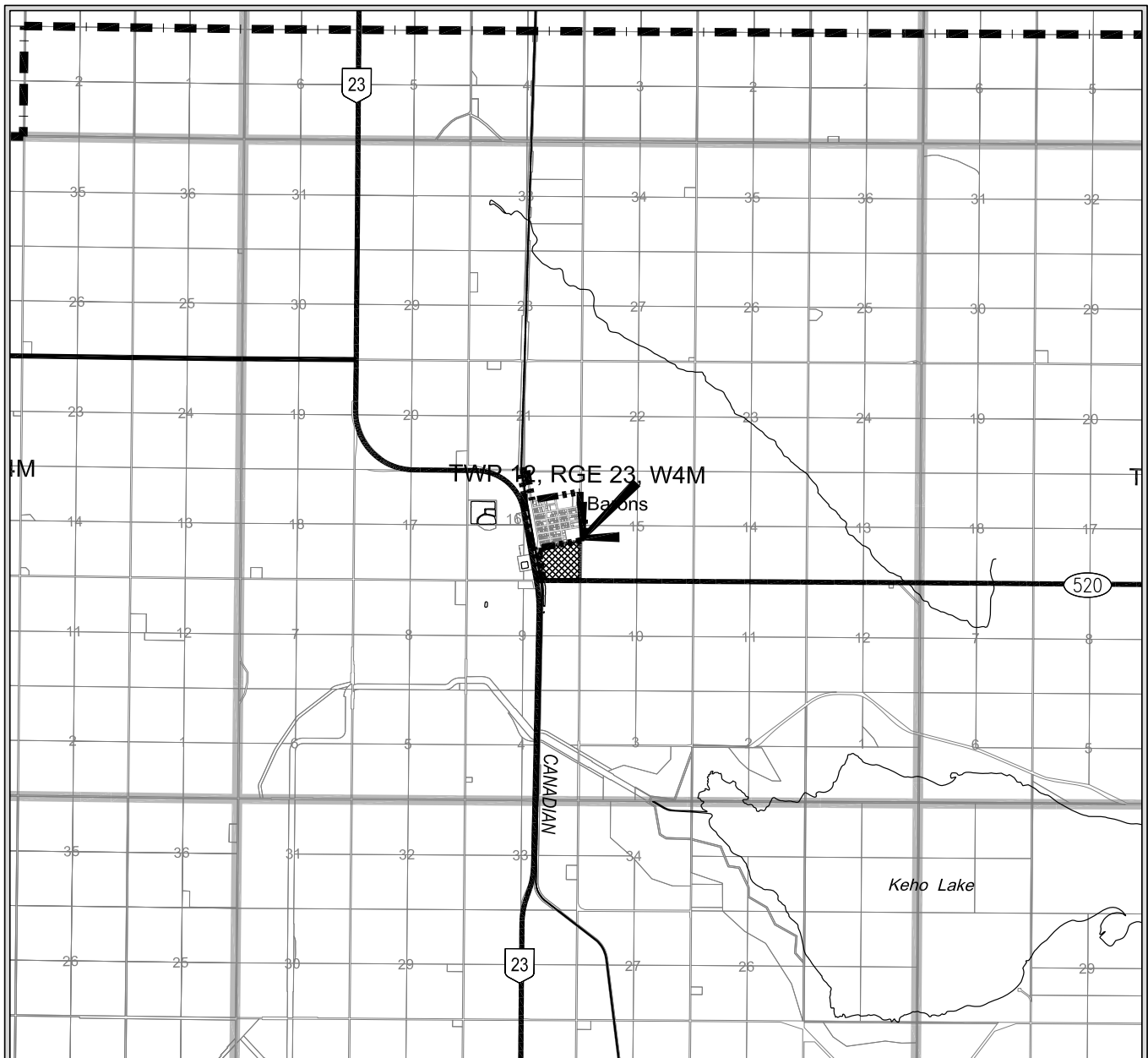
Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

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 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation 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.

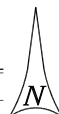
MOVER

REEVE

DATE



SUBDIVISION LOCATION SKETCH
WITHIN SE 1/4 SEC 16, TWP 12, RGE 23, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: FEBRUARY 25, 2022
FILE No: 2022-0-034





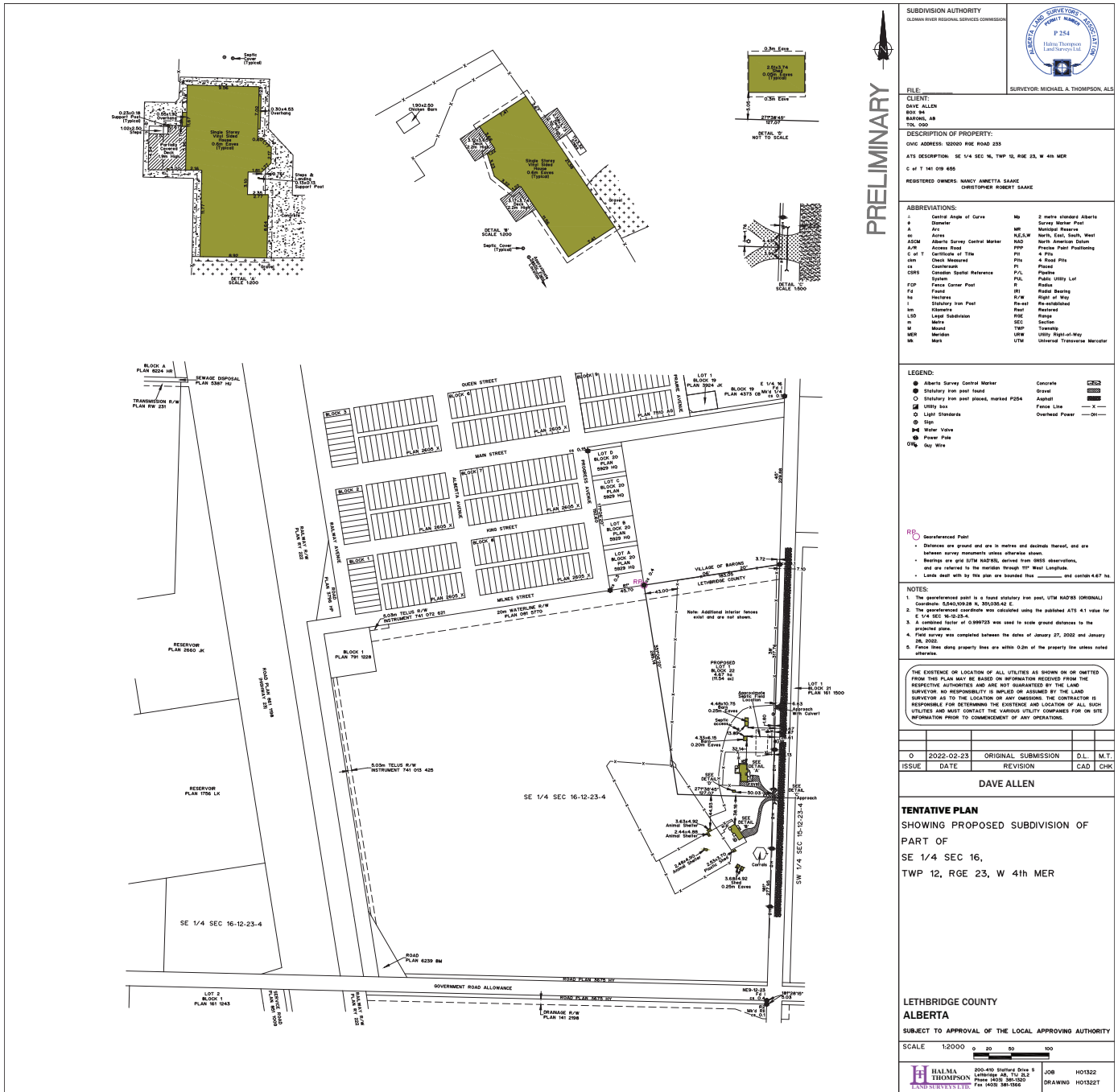
SUBDIVISION SKETCH
WITHIN SE 1/4 SEC 16, TWP 12, RGE 23, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: FEBRUARY 25, 2022
FILE No: 2022-0-034



February 25, 2022 N:\Projects\2022-0-034.dwg



AERIAL PHOTO DATE: 2018



AGENDA ITEM REPORT



Title: Subdivision Application #2022-0-023 – Gary Bezooyen Farms
- SE1/4 21-11-21-W4M
Meeting: Council Meeting - 07 Apr 2022
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & Development
Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 24 Mar 2022
Approved - 24 Mar 2022
Approved - 25 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

The application is to create an 80.00-acre agricultural title from a cut-off/fragment ¼-section comprised of 156.49-acres for agricultural use. The proposal would require a waiver of the subdivision criteria of the Land Use Bylaw to approve.

RECOMMENDATION:

That S.D. Application #2022-0-023 be approved subject to a waiver being granted and the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The agricultural parcel subdivision policies are within Land Use Bylaw (LUB) No. 1404 that allows the creation of an 80-acre agricultural title.
- The cut-off/fragmented parcel subdivision policies within LUB No. 1404 enable the subdivision of land physically severed by an irrigation district canal which applies to this proposal, as a main LNID canal fragments the land.
- LUB No. 1404 subdivision policies do not permit land to be subdivided containing a confined feeding operation (CFO). The owner has a 1150 head beef finishers CFO located on the 80-acres on the northside of the canal.
- Section 654(2) of the MGA confers the Subdivision Authority the power to grant waivers and allow exemptions even though the proposed subdivision does not comply with land use bylaw provided it does not affect neighboring parcels of land.

BACKGROUND INFORMATION:

Located approximately 2½-miles north of the Town of Picture Butte, 1-mile west of Highway 25. The proposal is to subdivide along the north boundary of the main LNID irrigation canal R/W to create a separate 80.00-acre agricultural title on the northside.

The land is physically cut-off from the remainder of the ¼-section land to the south of the canal. The north 80-acres is cultivated land and contains a developed farmyard with a residence. The owners also have a long-established CFO just to the north of the yard. The portion south of the canal (76.49-acres) is cultivated land with a separate irrigation pivot located on it.

The subdivision criteria does not permit land to be subdivided with a CFO but there are unique circumstances present to warrant consideration. The CFO was established in the mid-1960s prior to any subdivision or CFO regulation coming into effect. The livestock operation itself is not significantly large and it is noted the NRCB has been approving new CFOs to be established on less than a full ¼-section parcel of land. The LNID canal creates a significant physical barrier on the land and severs the north-side from the south and the owner farms each side independently. The ¼-section title severance due to the canal was the result of a public/institutional agency's actions (i.e., irrigation district) and not the landowner. The LNID wants to obtain fee simple ownership of the canal rather than just be a registered R/W on title. This will result in a separate title of land being situated between the two existing parcels.

Overall, the proposal requires a waiver of the criteria of the County's LUB No. 1404 as it does not permit land to be subdivided containing a CFO. The agricultural title sizes do comply with the bylaw's parcel size requirements. The proposal also conforms to the criteria regarding a subdivision of a cut-off/fragmented quarter-section title of land and there will be no more than three titles within the ¼-section. The application was circulated to the required external agencies with no objections or concerns expressed. The LNID has granted an approval subject to the canal land being transferred to the district. ATCO Gas does request a utility easement.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not grant the waiver and refuse to approve the application based on the existence of the CFO.

Pros:

- the County would be adhering to the subdivision criteria of the bylaw and not consenting to a CFO being located on a smaller agricultural title than it presently is

Cons:

- it would result in a separate LNID owned title of land being situated between the two parcels and the applicants would appeal the decision

FINANCIAL IMPACT:

None, and the existing tax situation will remain is.

REASON(S) FOR RECOMMENDATION(S):

A waiver may be supported based on the canal and cut-off circumstances present and the proposed subdivision otherwise meets the provincial Subdivision and Development Regulations and the municipal cut-off/fragmented parcel subdivision policies as stated in the Land Use Bylaw.

ATTACHMENTS:

[5A 2022-0-023 Lethbridge County APPROVAL](#)
[Diagrams for Lethbridge County 2022-0-023](#)

RESOLUTION

2022-0-023

Lethbridge County

Agricultural subdivision of SE1/4 21-11-21-W4M

THAT the Agricultural subdivision of SE1/4 21-11-21-W4M (Certificate of Title No. 091 293 930 +1), to create an 80.00-acre (32.38 ha) agricultural title from a cut-off/fragmented quarter-section title comprised of 156.49-acres (63.33 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a plan of survey prepared by a certified Alberta Land Surveyor to illustrate the exact dimensions, parcel size and the location of the proposed parcel as approved using the north side of the canal required right-of-way as the boundary.
4. That the easement(s) as required by ATCO shall be established prior to finalization of the application.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with the Municipal Development Plan and Land Use Bylaw with a waiver consideration.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The Subdivision Authority has determined the proposal conforms to the criteria of the Lethbridge County's Land Use Bylaw regarding a subdivision of a cut-off/fragmented quarter-section title of land and in the end, there will be no more than three titles within the 1/4-section.
4. The proposed agricultural title sizes comply with Lethbridge County's Land Use Bylaw parcel size requirements (80-acres or no less than 70-acres for exceptions on title, such as the irrigation R/W).
5. The Subdivision Authority has allowed the subdivision with a confined feeding operation as no objections have been received on the proposal, and the LNID canal creates a significant physical barrier on the land and severs the northside from the south and the land is farmed independently of each other.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required.
- (b) The Subdivision Authority has granted a waiver of the agricultural parcel policies in accordance with section 654(2) of the MGA.
- (c) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

2022-0-023
Page 1 of 2

- (e) Telus Communications Inc has no objection.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (g) ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.

The landowner(s) is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas.

Once the Utility Right of Way has been registered at the Alberta Land Titles Office we will notify the municipality of the same.

Land Agent: Ellen Struthers

Phone No.: (587) 581-6567

URW required for future development.

- (h) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.

- (i) Lethbridge Northern Irrigation District (LNID) – Alan Harrold, General Manager:

“The above noted Application for Subdivision has been reviewed by the Lethbridge Northern Irrigation District (LNID) and is approved subject to the following conditions:

1. Payment in full of any outstanding irrigation rates that may be assessed on the original parcel at the time of finalization of the subdivision.
2. Payment of the District's subdivision administration fee. The current fee is \$630.00 (includes GST).
3. A condition of subdivision approval for the above noted subdivision application is that the canal right of way used for the boundary of the proposed subdivision be transferred in fee simple to the Lethbridge Northern Irrigation District. The applicant and the Lethbridge Northern Irrigation District will negotiate the terms and conditions of this exchange.
4. An Irrigable Unit or a Remote Delivery Easement and Remote Delivery Agreement must be applied for, in order to maintain access to the existing delivery north of the LNID canal for the parcel south of the canal, all within a Pt. SE 21-11-21-4.
Note: all applicable fees associated with these Agreements, must be paid at the time of signing.
5. Any alteration to District works required as a result of this subdivision is subject to District approval and payment by the applicant of all applicable costs.

Thank you for the opportunity to comment. If you require more information or would like to set up an appointment to discuss the conditions above, please contact Janet Beck, Land Agent, at the Lethbridge Northern Irrigation District Office, 403-327-3302.”

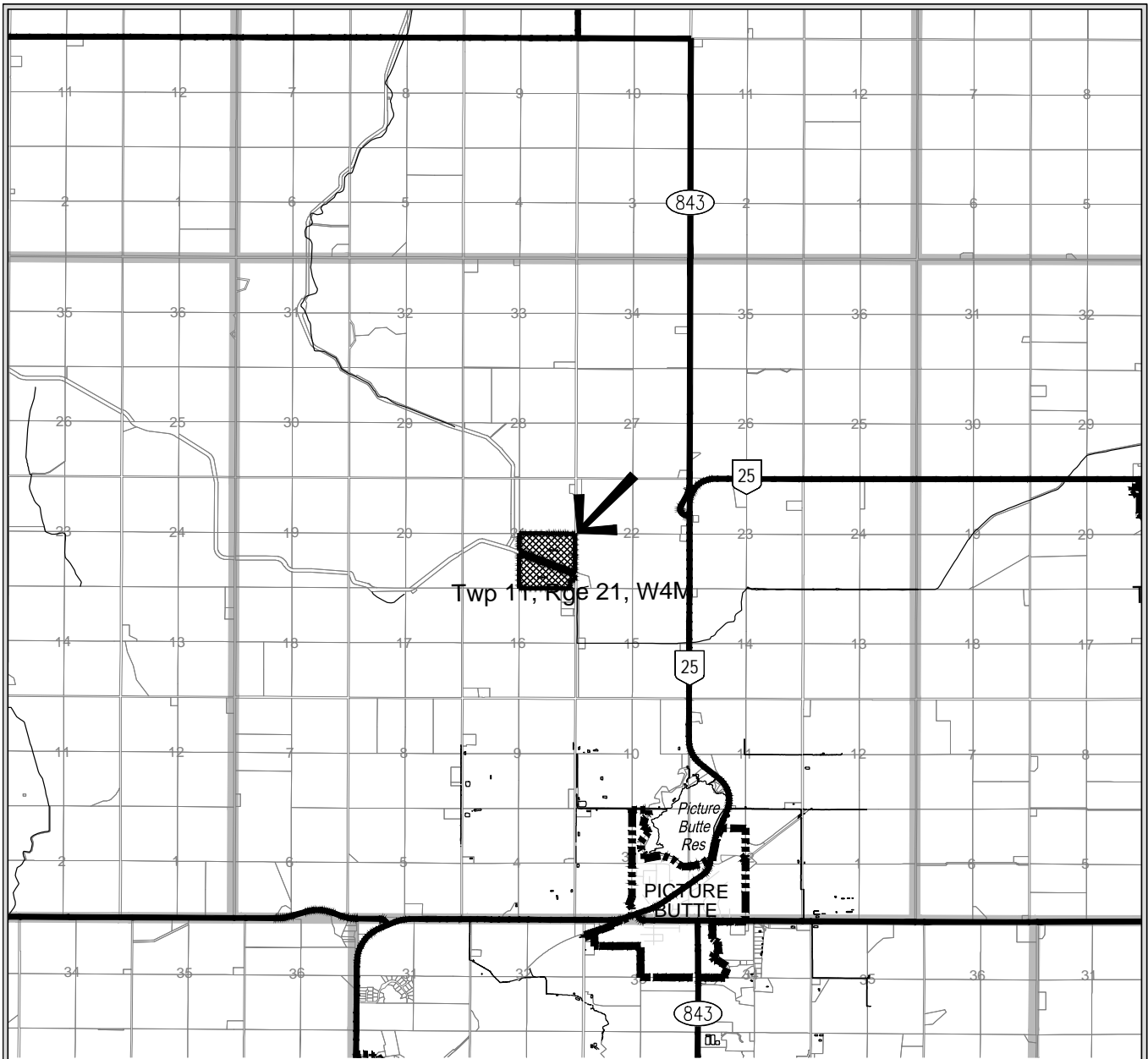
- (j) Canada Post has no comment.

MOVER

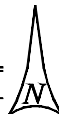
REEVE

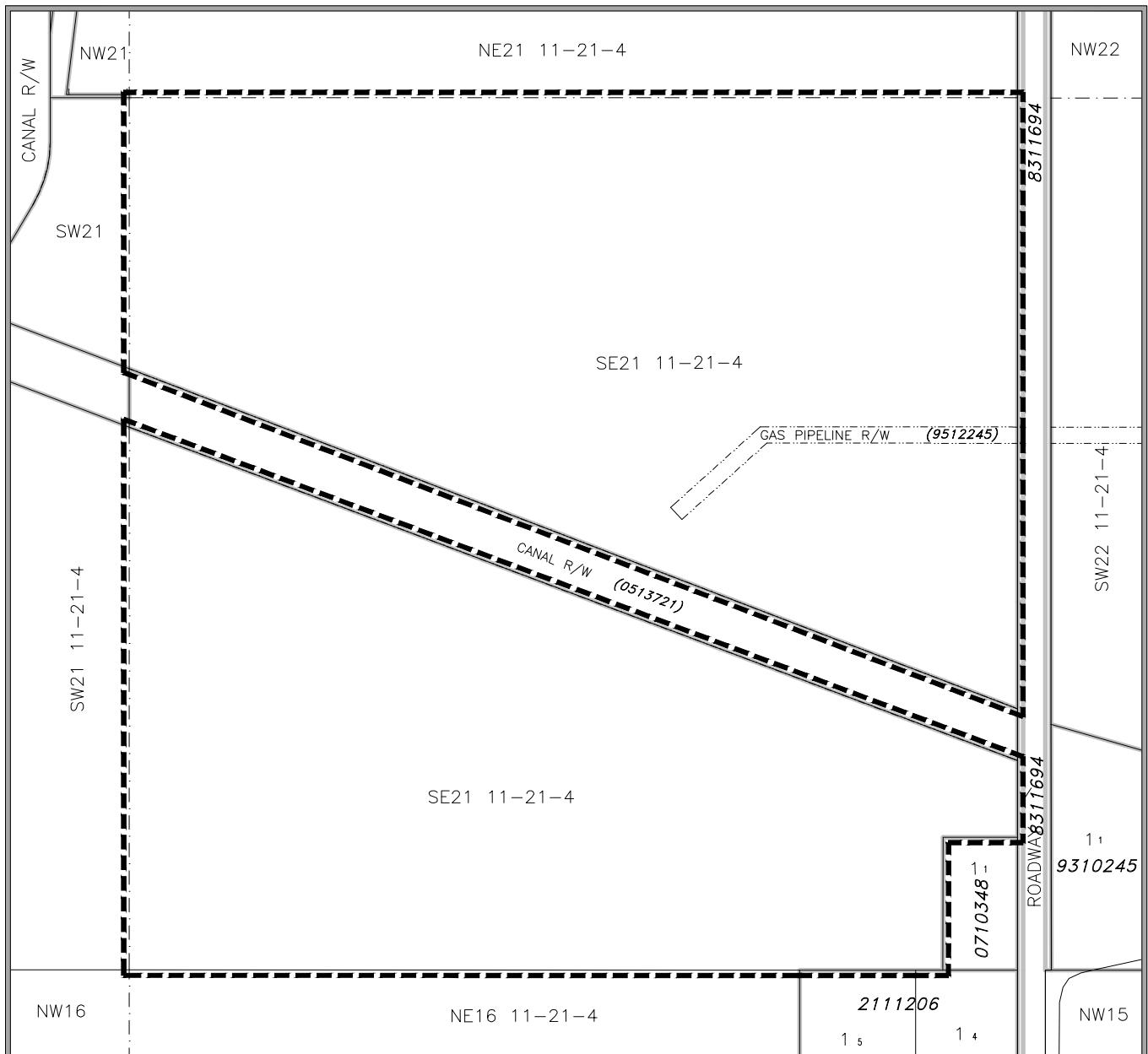
DATE

2022-0-023
Page 2 of 2



SUBDIVISION LOCATION SKETCH
 WITHIN SE 1/4 SEC 21, TWP 11, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 7, 2022
 FILE No: 2022-0-023





SUBDIVISION SKETCH - EXISTING

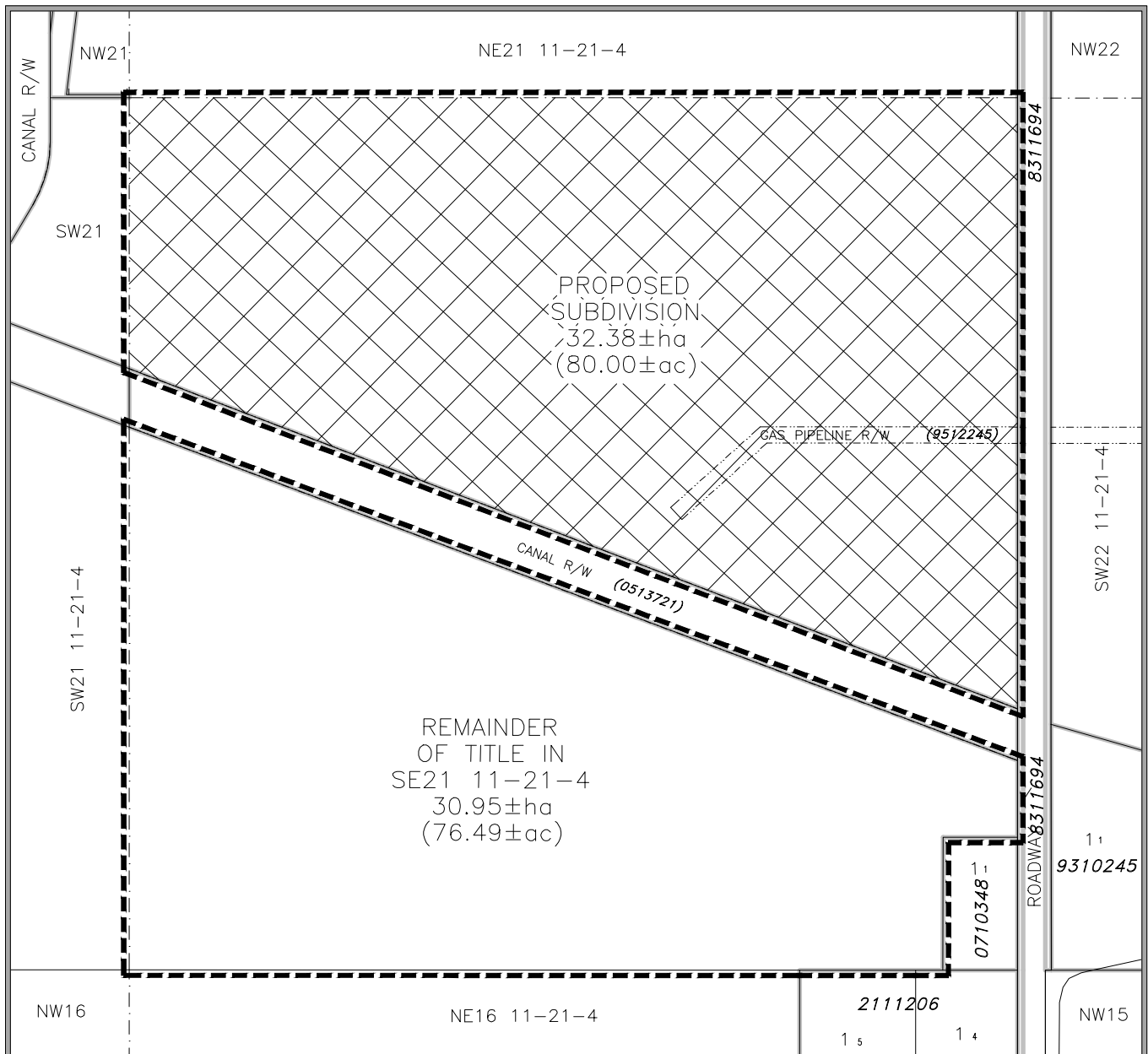
WITHIN SE 1/4 SEC 21, TWP 11, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 7, 2022

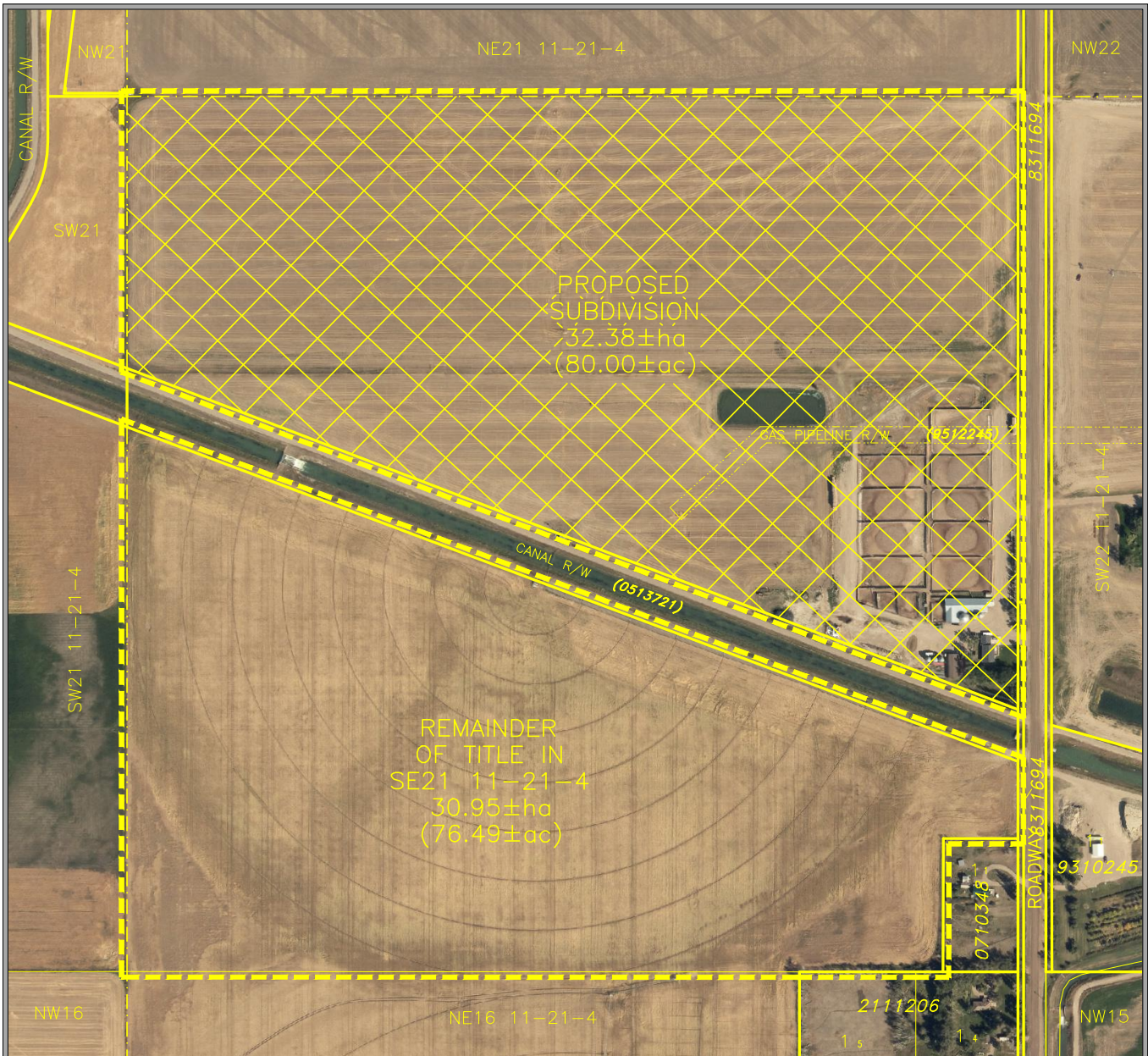
FILE No: 2022-0-023





SUBDIVISION SKETCH - PROPOSED
 WITHIN SE 1/4 SEC 21, TWP 11, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 7, 2022
 FILE No: 2022-0-023





SUBDIVISION SKETCH - PROPOSED
 WITHIN SE 1/4 SEC 21, TWP 11, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 7, 2022
 FILE No: 2022-0-023



AGENDA ITEM REPORT



Title: Development Permit Application 2022-019 - Existing Signage with Waiver to Bylaw Standards
Meeting: Council Meeting - 07 Apr 2022
Department: Community Services
Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 23 Mar 2022
Approved - 29 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

The Netherlands Reformed Congregation of Lethbridge has submitted a development permit application to allow for the 3 existing signs located in the north half of SE 2-9-21-W4 (90022 Range Road 21-1). The signs require waivers to the bylaw standards in order to accommodate their current location on the parcel.

RECOMMENDATION:

That Development Permit application 2022-019 be approved as drafted.

PREVIOUS COUNCIL DIRECTION / POLICY:

Bylaw 19-004 - Direct Control District was approved by County Council on April 7, 2019.

BACKGROUND INFORMATION:

The signage was noted to be within the County's development setback when the landowner requested a compliance letter from Lethbridge County. It was noted at that time that the signs did not meet the required setback as outlined in the Direct Control District (Bylaw 19-004). In addition the freestanding sign requires a waiver of the minimum distance from the ground to the bottom of the sign.

The application was circulated to other County departments, Alberta Transportation, and the City of Lethbridge. The plans and documentation received with this application are thorough and complete. No concerns were received by those circulated. The waiver request was also sent to the adjacent landowners, no concerns were received from the adjacent landowners.

The Planning and Development Department upon review of the application has determined that the signage does not negatively impact the road network nor will it distract the travelling public.

In accordance with the approved Direct Control District (Bylaw 19-004), County Council is the decision maker on any application that requests a waiver of the bylaw standards.

ALTERNATIVES / PROS / CONS:

County Council may choose to deny the permit:

Pros - the existing signage would have to be relocated and be placed in a manner that would not cause any issues to the roadway or the travelling public (i.e. an obstruction)

Cons - the exiting signs do not appear to have caused any issues to date and their removal may be onerous on the applicant

FINANCIAL IMPACT:

There would be no financial implications for Lethbridge County with this development.

REASON(S) FOR RECOMMENDATION(S):

The signs have been located on the property without any issues to the road or travelling public.

ATTACHMENTS:

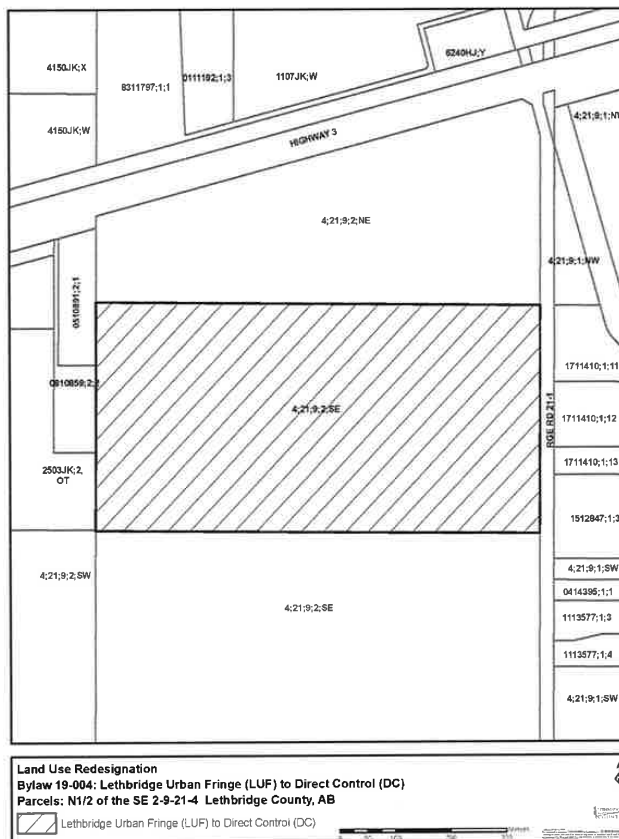
[SIGNED BYLAW 19-004](#)

[2022-019 DC SIGNAGE WAIVER](#)

[Development Permit 2022-019](#)

BYLAW NO. 19-004

WHEREAS the purpose of Bylaw 19-004 is to re-designate the north half of SE 2-9-21-W4, containing approximately 80 acres, from Lethbridge Urban Fringe to Direct Control (D.C.);



AND WHEREAS policies in the Municipal Development Plan Bylaw No. 1331 refer to the Direct Control Designation being used by Council to regulate land use;

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

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 1404 – The Land Use Bylaw of Lethbridge County is hereby amended.

Schedule 'A'

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site specific basis the following lands:

North Half of SE ¼ SEC 2-9-21-4, County of Lethbridge Alberta.

For the specific purposes of allowing further additions to the site of the Netherlands Reformed Congregation existing church.

2. PERMITTED USES

Accessory Buildings/Structures to an Approved Permitted Use

Extensive Agriculture and Grazing

Day Care Centre

Dwelling, Single Detached Site Built

Outdoor Storage

Playfields/Playground

Private Nursing Home

Public/Institutional

Seniors Housing

Signs Type 1 and 2

Vehicle parking

DISCRETIONARY USES

Accessory Buildings/Structures to an Approved Discretionary Use

Cemetery

3. DEFINITIONS

Accessory buildings / structures means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure or use, located on the same lot as the principal building or use, but does not include a building or structure used for human habitation.

Day Care Centre means a building or portion thereof used for the provision of care, maintenance, and supervision of seven or more children, by persons unrelated to the children by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, nurseries, after-school, or baby-sitting programs which meet the conditions of this definition or are required to be licensed by the provincial government.

Dwelling means a self-contained premises or building designed for human habitation which includes provisions for cooking, sleeping and sanitary facilities, and is or has been constructed in compliance with all provincial building codes

Private Nursing Home means a private health facility or institutional-type residential building with multiple accommodation or dwelling units for care, supervision, or rehabilitation of senior-aged or disabled individuals, and containing overnight or long-term accommodation.

Public/Institutional means public or quasi-public uses, areas, or facilities such as, but not limited to: churches, schools, community halls, weigh scales, government agricultural research station, public utility facilities and structures, designated federal, provincial or municipal parks, recreation and camping areas.

Seniors Housing means development, including lodges, which is used as a residence for elderly individuals not requiring constant or intensive care and complies with the *Alberta Housing Act*, as amended and is sponsored and administered by any public agency or any non-profit organization, either of which obtains its financial assistance from Federal, Provincial, or Municipal Governments or agencies or public subscriptions or donation of any combinations thereof. Senior accommodation may include lounges, dining, health care, and recreation facilities.

Outdoor Storage means the open storage of goods, merchandise, materials or equipment outside a building.

Vehicle parking means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of land. This does not include RV parking.

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

4. MINIMUM LOT SIZE

The minimum lot size shall be 79.64 acres

5. MINIMUM YARD SETBACK REQUIREMENTS

Rear and Side Yard 15.2 metres (50 feet)

Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setbacks, with fencing allowed at the property line.

6. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway RR 21-1

7. MAXIMUM SITE COVERAGE

The maximum site coverage for all principal and accessory buildings combined is 50 percent.

8. ACCESSORY BUILDINGS AND STRUCTURES

- a) An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- b) An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for Part 3 of the Land Use Bylaw.

10. SIGN REGULATIONS

As per Part 5 of the Land Use Bylaw.

11. OTHER STANDARDS

- a) 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.
- b) Approaches and driveway access shall be in accordance with the County of Lethbridge Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- c) All storm water shall be retained on site to predevelopment levels. At the subdivision or Development Permit stage, a Storm Water Management Plan by a certified professional engineer may be required.
- d) Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

- a) Site Plan and Layout — that shows the property dimensions, building locations, parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds
- b) Grading Plan — shall be completed to the satisfaction of the Director of Municipal Services.
- c) Landscaping Plan — that shows landscaping and fencing (height and type) on the property. Fencing shall comply with Part 3, Section 11 of the Land Use Bylaw.
- d) Servicing — the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.

13. SUBDIVISION

- a) No additional subdivision of lands contained within this bylaw shall be permitted.
- b) Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

14. DELEGATION OF AUTHORITY

- a) Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- b) The Development Officer, in accordance with Part 1 section 35 of the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided they conform to the standards of this bylaw.

15. APPROVAL PROCEDURE

- a) Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be posted to the County's website and in the County Administrative office.
- b) Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be affected.
 - ii. Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - iii. Hear any persons that claims to be affected by the decision on the application.
- c) Council may then approve the development application with or without conditions or refuse the application with reasons.
- d) Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.

- e) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation or any applicable provincial government department.

16. APPEAL PROCEDURE

- a) Pursuant to Section 641(4)(a) of the 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.
- b) 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

3. The Bylaw shall come into effect upon third and final reading thereof.

GIVEN first reading this 7th day of March 2019.



Reeve



Chief Administrative Officer

GIVEN second reading this 4th day of April, 2019.



Reeve



Chief Administrative Officer

GIVEN third reading this 4th day of April, 2019.



Reeve



Chief Administrative Officer

1 st Reading	March 7, 2019
Public Hearing	April 4, 2019
2 nd Reading	April 4, 2019
3 rd Reading	April 4, 2019



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

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

OFFICE USE	
Application No: <u>2022-019</u>	Roll No: <u>33890000</u>
Application Fee: \$ <u>500.00</u>	Date Paid: <u>Feb 8/22</u>
Application Received /Complete: <u>Feb 8/22</u>	
Notification or Advertised Date:	Effective Date:
Municipal Address Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Required	
ERCB Abandoned well information provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Site Plans or drawings Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited	
Land Use District: <input type="checkbox"/> Rural Agriculture <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Rural Urban Fringe <input type="checkbox"/> Hamlet Manufactured Home <input type="checkbox"/> Lethbridge Urban Fringe <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Coaldale Lethbridge Corridor <input type="checkbox"/> Hamlet Public/Institutional <input type="checkbox"/> Rural General Industrial <input type="checkbox"/> Hamlet Direct Control <input type="checkbox"/> Business Light Industrial <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Rural Heavy Industrial <input checked="" type="checkbox"/> Direct Control <input type="checkbox"/> Rural Commercial <input type="checkbox"/> Rural Recreational	
Site Visit Conducted: <input type="checkbox"/> No <input type="checkbox"/> Yes Date:	

1. APPLICANT & LAND INFORMATION

Applicant's Name: Allan T.J. denBok

Phone/Cell Phone: 403-328-6782 Email: atd@hdplaw.ca

Mailing Address: 710 - 3rd Ave South, Lethbridge, AB T1J 0H6

Registered Owner's Name: Netherlands Reformed Congregation of Lethbridge

Phone/Cell Phone: _____ Email: royvandenbrink@shaw.ca

Mailing Address: 48-90022 Range Road 211, Lethbridge County, AB T1J 5N9

(Roy Vanden Brink
Clerk of
Consistory)

Applicant's interest in the proposed development if not the registered owner:

☒ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

North 1/2 Quarter: SE Section: 2 Township: 9 Range: 21 W4M

Lot(s) _____ Block: _____ Plan: _____

Municipal/Street address: 48,90022 Range Rd 21-1

* Subject to Municipal Address Bylaw 1315, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: 79.64 Acres 32.23 Hectares Land Use District: DC

2. DEVELOPMENT INFORMATION

(1) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

Application is to deal with development permit for sign, which compliance letter dated January 21, 2022
noted was missing.



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

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

(2) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

Sign is in place to indicated to all parties what the property is.

For **residential** development please check the applicable box below:

- ☐ Single-detached dwelling (site built) ☐ Manufactured Home 1 ☐ Manufactured Home 2
☐ Single-detached dwelling (Ready-to-move) ☐ Semi-detached dwelling
☐ Moved-in dwelling (previously occupied) ☐ Accessory Building/Structure (e.g.: deck/garage/shop)
☐ Other Dwelling Type: _____ ☐ Addition: _____

Does dwelling application include an attached garage? ☐ Yes ☐ No

For **non-residential** development please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- ☐ Home Occupation (Form A1) ☐ Commercial/Industrial (Form A2) ☒ Sign(s) (Form A3) ☐ Demolition (with other proposed development) (Form A4)

Building Details

Size/Dimensions	Principal Building or Addition	Accessory Building or Addition	Office Use
Building or Addition Size	3.04 x 4.5 m <input checked="" type="checkbox"/> m ² <input type="checkbox"/> sq. ft	1 <input checked="" type="checkbox"/> m ² <input type="checkbox"/> sq. ft	See photos
Height of Building (grade to peak)	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Attached Garage Size	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft	N/A	
Proposed Setbacks from Property Lines	Principal Building	Accessory Building	
Front	9.98 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	7.21 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Corner Lot	
Development Details: Access & Cost			
Approach or driveway required to the development? <input type="checkbox"/> No <input type="checkbox"/> Yes (specify)			
Estimated cost of development:			



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

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

(3) Exterior Finish, Fencing & Landscaping

(a) ☒ Not applicable to this development

(b) ☐ Applicable - Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

Water Supply:

☐ Private Septic ☐ Municipal ☐ Communal ☐ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Co-op

(specify): _____ ☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas () Electricity ()

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** _____ and **size** _____ of all existing and proposed **parking spaces** _____, and **driveways** _____ on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.)

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☐ No ☒ Yes

If yes, please specify: requesting min. setback from centreline of road
be waived from 38.1m to 7.21m for freestanding
signs 9.98m
for lawn sign

(7) Other - for parcels outside of Hamlet districts (Please indicate to the best of your knowledge)

(a) Are any of the following within a 1-mile (1.6 km) of the proposed development?

☐ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline
☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? Yes _____ No _____ Don't Know _____

(c) Is the development located in proximity of a coulee bank/break/slope? Yes _____ No _____

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated **Commencement** Date: 10/5/20 Estimated **Completion** Date: _____



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

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

3. DECLARATION OF APPLICANT

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: January 22, 2022

Applicant's Signature: _____

Registered Owner's Signature: _____

(Required, if different from applicant)

2. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
3. 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.
4. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
5. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
6. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
7. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

*FOIP STATEMENT: Personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected here will be used to by Lethbridge County for the purposes of reviewing the Road Closure application. **This form is a public record that is available to anyone.** All information contained on this form (including personal information) is disclosed by Lethbridge County to anyone requesting a copy in according with Lethbridge County Policy No. 173 (Freedom of Information and Protection of Privacy (FOIP)). For further information about the collection and use of this information please contact the Lethbridge County FOIP Coordinator at foip@lethcountycanada.ca or call (403) 328-5525 or come into the office #100, 905-4th Avenue South, Lethbridge Alberta, T1J 4E4.*



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

FORM A3: SIGN APPLICATION
Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 1404

OFFICE USE	
Permit Application No: (to match Form A) <u>2022-019</u>	Roll No: <u>33890000</u>

This supplementary form A3 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a sign.

1. APPLICANT INFORMATION

(1) Applicant's Name: Allan T.J. denBok Phone: 403-328-6782
Mailing Address: 710 - 3rd Ave South, Lethbridge, AB T1J 0H6

(2) Type of sign proposed: ☒ Permanent ☐ Temporary ☐ Changes to an existing sign

If temporary:

Date sign will be displayed: _____ Date sign will be removed: _____

(3) Sign type: ☒ Freestanding ☐ Canopy/projecting ☐ Wall mounted ☐ Fascia ☐ Portable
☐ Roof mounted ☐ Shingle ☐ Other (specify): _____

Sign dimensions: Down 3.04 Length 4.75 Width 2) freestanding 1m²
Square footage of proposed sign: _____

Bottom of Sign Height from Ground: 0 feet (built on the ground) / 3ft.

Top of Sign Height from Ground: ~4-5 feet / ~6 ft.

Sign materials: Concrete and brick / wood/metal

Please attach a site plan identifying the location(s) of the proposed sign(s): ☒ Attached Site Plan See attached RPR

(4) Will the sign be illuminated or animated or contain changeable copy? ☐ No ☒ Yes

If yes, describe the type of illumination or animation: Light shines onto sign to allow reading at night

(5) Are there any existing signs on the lot? ☐ No ☒ Yes

If yes, describe the type, size and height of each existing sign and identify their location(s) on a site plan:
see above.

(6) Will the sign be used to advertise off-premises business, products or services? ☒ No ☐ Yes



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

FORM A3: SIGN APPLICATION
Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 1404

(7) As part of a completed sign permit application, the applicant shall provide:

- (a) **a legible drawing, graphic or illustration (to scale with dimensions) of the proposed sign** which also includes the copy and/or display (text and graphics) that will be on the signage; and
- (b) **a site plan (drawn to scale) indicating the location of the sign** (and all other signs on the premises), on the subject parcel of land. See attached RPR

2. DECLARATION of APPLICANT/OWNER

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 for a sign. 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.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

Date: January 22, 2022

Applicant's Signature: _____

Registered Owner's Signature: _____
(if different from applicant)

NOTE:

This Form A3 is supplementary and is in conjunction with a completed Form A: Development Permit Application. Refer to Bylaw No. 1404 Part 5 for specific Sign Regulations and standards of development.







LETHBRIDGE COUNTY
#100, 905 - 4 AVENUE SOUTH
LETHBRIDGE, ALBERTA
T1J 4E4
TELEPHONE: (403) 328-5525
FAX: (403) 328-5602
O F F I C I A L R E C E I P T

HARVIE DENBOK POLLOCK

GST Reg. #: R106989023
Receipt #: 0324244
Date: 2022/02/08

Account #	Description	Opening Bal	Payment	Amount Due
1.3.526.10.5.00	DEVELOPMENT PER MIT		500.00	
			** Payment Total:	500.00
001076	Cheque			500.00



#100, 905 - 4th Avenue South, Lethbridge, Alberta T1J 4E4

January 21, 2022

Brown Okamura & Associates Ltd.
2830 – 12 Avenue North
Lethbridge, AB, T1H 5J9

Re: Compliance Request for: North half of SE-02-09-21-W4M
Municipal Address: 90022 Range Road 21-1, Lethbridge County

Please be advised that the above property is classified as Direct Control (D.C.) pursuant to Lethbridge County's Land Use By-Law 1404.

The improvements, with the exceptions of the sign (0.10m x 1.21m) and sign & planters (3.04m x 4.75m), shown on the Real Property Report dated January 20, 2022, comply with the setback requirements of the Direct Control District (Bylaw 19-004).

Both the sign (0.10m x 1.21m) and the sign & planters (3.04m x 4.75m) are located within the minimum setback from the centreline of Range Road 21-1 of 38.1m. A review of the property file indicates that no Development Permit(s) and/or setback waiver(s) were issued for either sign/structure. Type 2 signage, which includes freestanding and lawn signs, require a Development Permit. In order to bring the property into compliance the landowner has the option to apply for a Development Permit with setback waiver request. The fee is \$500.

I trust the above is satisfactory.



Sarah Mitchell
Development Officer

Tel: (403) 328-5525 E-Mail: mailbox@lethcounty.ca Fax: (403) 328-5602

Allan T.J. denBok
Email: atd@hdplaw.ca
Legal Assistant: Tammy Eriksen
Email: tammy@hdplaw.ca

February 8, 2022

File No. 0168-003
Delivered via Courier

Lethbridge County
3100, 905 – 4th Avenue S
Lethbridge, AB
T1J 4E4

Attention: Sarah Mitchell

Dear Sir/Madam:

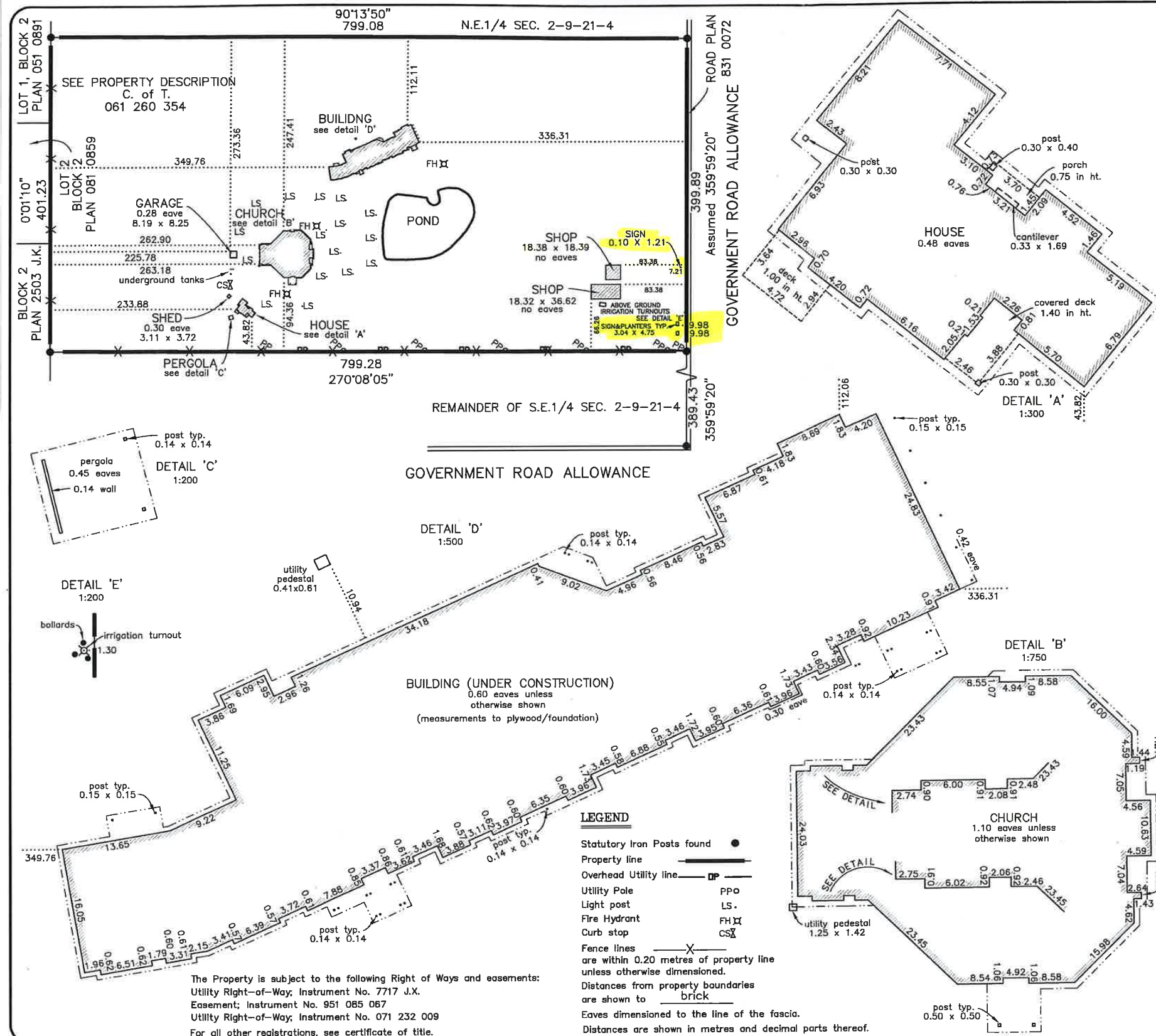
Re: Development Permit Application re: North Half of SE 02-09-21 W4
Municipal Address: 90022 Range Road 21-1, Lethbridge County

Further to the Development Permit Application submitted via email earlier today, we are now pleased to enclose our firm cheque in the sum of \$500.00 representing the fee for same. We trust you will find the foregoing to be in order.

Yours truly,

HARVIE DENBOK POLLOCK

Allan T.J. denBok
/t/e
Encl.



Alberta Land Surveyor's Real Property Report

To: Netherlands Reformed Congregation
90022 Range Road 21-1
Lethbridge County, AB
TOK OT0

PROPERTY DESCRIPTION ("THE PROPERTY")

MERIDIAN 4 RANGE 21 TOWNSHIP 9 SECTION 2 THE NORTH
HALF OF THE SOUTH EAST QUARTER EXCEPTING THEREOUT:
ROAD PLAN 831 0072

CERTIFICATION

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly, within those standards as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and rights-of-way affecting the extent of the title to the Property.
2. the improvements are entirely within the boundaries of the Property.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property.
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property.

PURPOSE

This Report and the related plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, a submittal to the Municipality for a compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish property boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Lethbridge, Alberta
This 20th Day of January, 2022

Z.J. Prosper
Alberta Land Surveyor, 2022



boa brown okamura & associates ltd.
2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9
© copyright brown, okamura & associates ltd. 2022

Scale:	1:5000 (metric)	Drawn: MJ
Job	12647	Ref. file: 275-31
Date of Title Search:	NOVEMBER 22, 2021	
Date of Survey:	BETWEEN DECEMBER 24, 2021 & JANUARY 10, 2022	



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

FORM B

LETHBRIDGE COUNTY DEVELOPMENT PERMIT

Pursuant to Land Use Bylaw No. 1404

Development Permit No: 2022-019

Applicant: Allan T.J. denBok, 710-3 Avenue South, Lethbridge, Alberta, T1J 0H6

In respect of works consisting of: Two Lawn Signs (3.04m x 4.75m) and 1 Freestanding sign (1m x 1m) with waivers

On land located at: North Half of SE 2-9-21-W4 (90022 Range Road 21-1) and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 2022-019 and is **subject to the conditions contained herein:**

- The lawn signs shall be located on the property as per the submitted site plan.
 - The setback to Range Road 21-1 is waived from 38.1m to 25.5m
- The freestanding sign shall be located as per the submitted site plan.
 - The setback to Range Road 21-1 is waived from 38.1m to 23.3m
 - The minimum distance from the ground to the bottom of the freestanding sign be waived from 1.8m to 1m
- Approval of all Building Permits (includes Plumbing, Electrical, Gas permits, and Private Sewage Disposal Systems) must be obtained **prior** to commencement. Building Permits are obtained through **Park Enterprises**, #10, 491 W.T. Hill Blvd. South, Lethbridge. Phone - (403) 329-3747.
- Any planned work in the County right-of-way (driveway, approaches, etc.) requires separate approval from the County Director of Public Operations (call 403-328-5525).

This permit becomes effective the **7th day of April, 2022** as approved by Council (**Resolution XXX**). This permit is not subject to an appeal period under section 685 (4) (a) of the Municipal Government Act.

SIGNED: _____
Supervisor of Planning and Development



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

FORM B

LETHBRIDGE COUNTY DEVELOPMENT PERMIT

Pursuant to Land Use Bylaw No. 1404

IMPORTANT:

The development outlined above is subject to the following conditions:

- (a) No development authorized by the issuing of a permit shall commence until at least 21 days after the date of decision of the permit in accordance with section 686 of the Municipal Government Act, or if an appeal is made until the appeal is decided upon. Any development commencing prior to the appeal period expiration or an appeal decision being made is entirely at the risk of the applicant, developer, or landowner.
- (b) The approval of this Development Permit does not remove the need to obtain any Building Permits (including Plumbing, Gas, Electrical, and Private Sewage) or approval required by any federal, provincial, or municipal legislation, and/or regulations.
- (c) This permit, issued in accordance with the notice of decision, is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- (d) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twelve (12) months from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.
- (e) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.

AGENDA ITEM REPORT



Title: Bylaw 22-003 - Road Closure, Sale and Consolidation of a portion of Range Road 22-0 (between SE 25-9-22-W4 and SW 30-9-21-W4)- First Reading

Meeting: Council Meeting - 07 Apr 2022

Department: Community Services

Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 23 Mar 2022
Approved - 23 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

An application has been made to close a portion of Range Road 22-0 that is between SE 25-9-22-W4 and SW 30-9-21-W4 which lies east of Coalhurst on the west side of the Oldman River.

RECOMMENDATION:

That Bylaw 22-003 be read a first time.

PREVIOUS COUNCIL DIRECTION / POLICY:

Policy 109A - Road Allowance Closure & Sale approved by County Council on March 6, 2014.

BACKGROUND INFORMATION:

An application has been made to close a portion of Range Road 22-0 that is between SE 25-9-22-W4 and SW 30-9-21-W4. The applicant would like to consolidate this section of road to allow for contiguous mining (gravel extraction operation) between the two parcels.

The County has determined that this portion of road will not be required for future use and can be closed. In addition, Alberta Transportation has submitted a letter stating that they have no concerns or objections to the proposed road closure.

If approved, the applicant will be required to consolidate the road closure area into their adjacent parcel which is located to the east and west of the road proposed to be closed.

It is anticipated that the public hearing for the road closure will be held during the first council meeting in June.

ALTERNATIVES / PROS / CONS:

County Council may deny first reading of the bylaw if there are concerns with the proposed road closure. This would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set up upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions on the Bylaw and make an informed decision. If first reading is not given the applicant would have the right to appeal that decision to the Court of Appeal of Alberta.

FINANCIAL IMPACT:

If the road closure is approved the proceeds of the sale will be \$9,650.00

REASON(S) FOR RECOMMENDATION(S):

Proceeding with First Reading will allow County Administration to set up the Public Hearing time and date and send out the notices to the adjacent landowners and the utility companies.

ATTACHMENTS:

[Bylaw 22-003 - Road Closure Application](#)

[Bylaw 22-003 - Lafarge Canada Inc - Road Closure Sale & Consolidation](#)



LETHBRIDGE COUNTY APPLICATION FOR ROAD CLOSURE

OFFICE USE		
Date of Application: <u>January 31, 2022</u>	Assigned Bylaw	No. <u>22-003</u>
Date Deemed Complete: <u>February 18, 2022</u>	Application & Processing Fee:	\$ <u>1500.00</u> - PAID Jan. 31/2022
	Assessed Value:	\$

APPLICANT INFORMATION

Name of Applicant: Lafarge Canada Inc.

Mailing Address: 2213 50 Avenue SE **Phone:** (403) 312-0480
Calgary, AB

Postal Code: T2B 0R5 **Email:** jennifer.weslowski@lafargeholcim.com

Name of Owner: Leroy & Sandra Pavan
(if not the applicant)

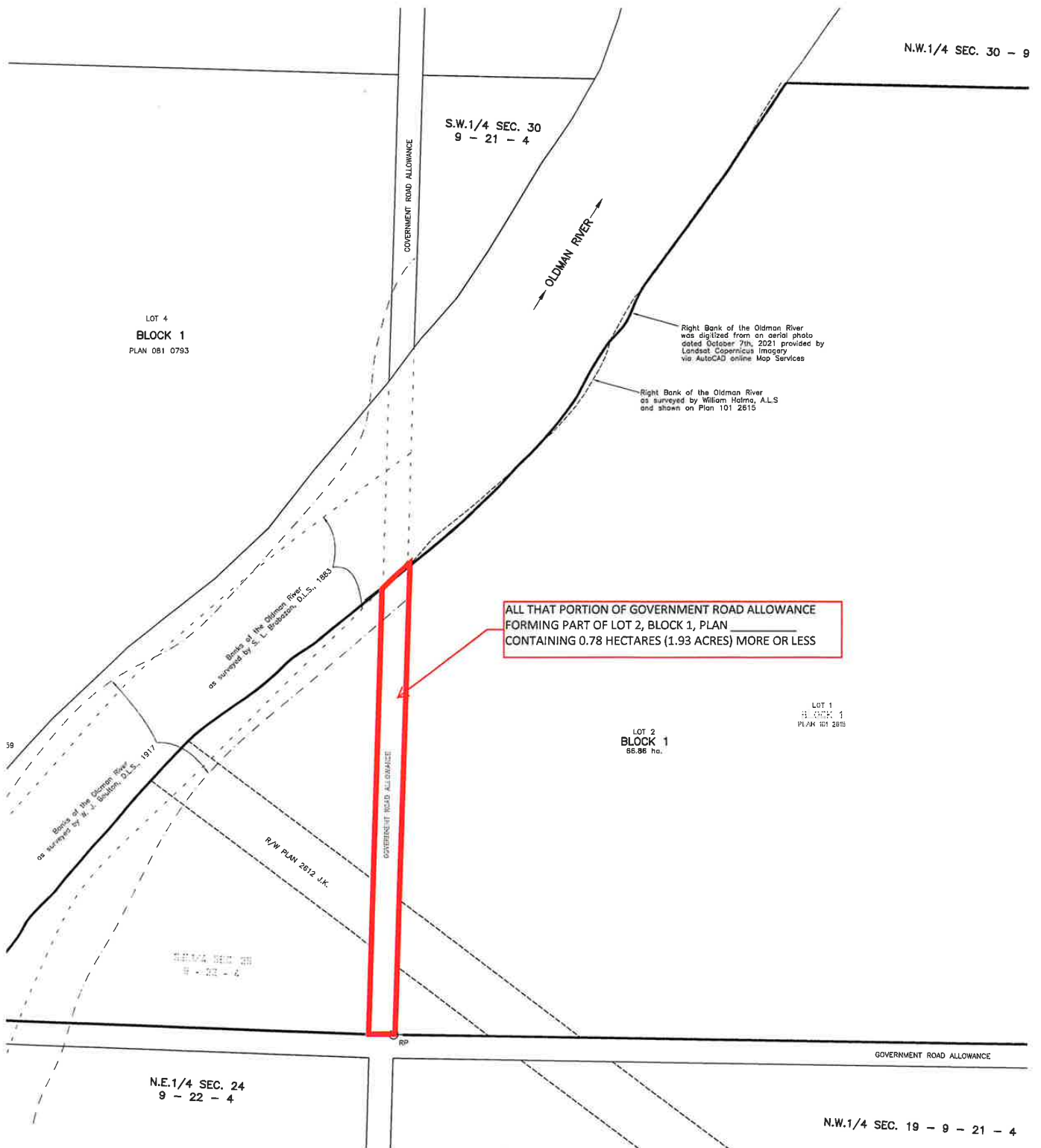
Mailing Address: RR 8-42-12 **Phone:** (403) 327-5150
Lethbridge, AB

Postal Code: T1J 4P4 **Email:** _____

ROAD CLOSURE INFORMATION

The applicant shall provide the following information:

- A map showing proposed road closure area and the applicant's property,
- Copy of the certificate of title(s) to which the road closure would be consolidated to,
- Legal Description of the proposed Road Closure (acceptable at the Land Titles Office)
- If there are other adjacent landowners provide written confirmation that they have been consulted with on the proposed road closure,
- Provide the reasons for the road closure request, and
- Application fee payment (See Schedule of Fees).





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 375 296 1012615;1;1 101 194 898

LEGAL DESCRIPTION
PLAN 1012615
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 58.74 HECTARES (145.15 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;21;9;30;SW

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 101 194 881
 091 247 493

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 194 898	30/06/2010	PLAN OF SURVEY - NEW TITLE		

OWNERS

LEROY PAVAN

AND

SANDRA PAVAN

BOTH OF:

RR 8-42-12

LETHBRIDGE

ALBERTA T1J 4P4

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

696EU		RESTRICTIVE COVENANT
-------	--	----------------------

(CONTINUED)



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0022 104 624	4;22;9;25;SE	041 489 241

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 9
SECTION 25
THOSE PORTIONS OF THE SOUTH EAST QUARTER
WHICH LIE TO THE EAST OF THE BELLY RIVER AS SHOWN ON A PLAN OF SURVEY
OF THE SAID TOWNSHIP DATED ON THE 6TH DAY OF NOVEMBER 1889
CONTAINING 6.07 HECTARES (15 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 021 386 014

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
041 489 241	31/12/2004	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

LEROY PAVAN

AND

SANDRA PAVAN

BOTH OF:

RR 8-42-12

LETHBRIDGE

ALBERTA T1J 4P4

AS JOINT TENANTS

(CONTINUED)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW 22-003

A BYLAW OF **LETHBRIDGE COUNTY** FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO AND DISPOSING OF PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

WHEREAS, the lands hereafter described are no longer required for public travel,

WHEREAS, application has been made to Council to have the roadway closed, and

WHEREAS, the Council of LETHBRIDGE COUNTY deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads or portions thereof, situated in the said municipality and thereafter creating title to and disposing of same, and

WHEREAS, notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw;

NOW THEREFORE BE IT RESOLVED that the Council of LETHBRIDGE COUNTY in the Province of Alberta does hereby close to Public Travel and creating title to and disposing of the following described highways, subject to rights of access granted by other legislation.

ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING
PART OF LOT 2, BLOCK 1, PLAN _____
CONTAINING 0.78 HECTARES (1.93 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

GIVEN first reading this 7th day of April, 2022.

Reeve

Seal

Chief Administrative Officer

Approved this _____ day of _____, 20__.

Minister of Transportation

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

Reeve

Seal

Chief Administrative Officer

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

Reeve

Seal

Chief Administrative Officer

AGENDA ITEM REPORT



Title: 2022 Business Tax Bylaw No. 22-004
Meeting: Council Meeting - 07 Apr 2022
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 18 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

As per the *Municipal Government Act (MGA)*, a Business Tax Bylaw must be passed annually following approval of the municipal budget and prior to passing a Business Tax Rate Bylaw. The attached bylaw has been prepared for 2022 with no changes in content from the 2021 Bylaw 21-004 and is being submitted to Council for all three readings.

RECOMMENDATION:

That Bylaw No. 22-004 being the 2022 Business Tax Bylaw, receive first, second and third reading.

PREVIOUS COUNCIL DIRECTION / POLICY:

The County's first Business Tax Bylaw (No. 1500) was passed in 2017 and has been passed on an annual basis ever since. Business Tax revenues are projected in the 2022 budget at \$1.5 million; Council approved the 2022 Capital and Operating Budgets on December 16, 2021.

BACKGROUND INFORMATION:

The *Municipal Government Act (MGA)* gives municipalities the option to levy a business tax.

A Business Tax Bylaw must be passed annually prior to May 1st prior to passing a Business Tax Rate Bylaw. The following MGA sections apply:

- Section 247 – adopt the annual operating and capital budgets prior to adopting the annual business tax bylaw - *2022 Capital and Operating Budgets were approved on December 16, 2021;*
- Section 371 – pass a business tax bylaw prior to May 1st – *on April 7th agenda;*
- Section 377(1) - *Each Council that has passed a Business Tax Bylaw must pass a Business Tax Rate bylaw annually - on April 1st agenda*

The 2022 Capital Budget includes business tax as a municipal revenue source and established the revenue requirement from business tax. The Business Tax Bylaw provides the authority for business taxes to be collected from specific businesses operating within Lethbridge County as identified in the bylaw. The Business Tax Bylaw has been implemented to generate municipal revenues for Lethbridge County to assist with the maintenance and improvements of its roads and bridges.

The proposed 2022 Business Tax Bylaw (No. 22-004) mirrors the 2021 Business Tax Bylaw (No. 21-004) with the exception of the dates, which have been updated to the current year.

ALTERNATIVES / PROS / CONS:

Council can choose not to approve the attached bylaw:

PRO - A 2022 business tax levy would not be issued to applicable businesses

CON - Amendments to the 2022 Budget will be required as projects will need to be cancelled or other funding sources will need to be allocated, due to lack of business tax funding. Additional revenues would also need to be established to fund the Market Access Network debenture payments.

FINANCIAL IMPACT:

Business tax revenues are a source of funding for current and future capital fiscal plans and are specifically allocated to the maintenance and improvement of the County's base stabilized and paved roads and bridges.

Funds have been approved in the 2022 Capital and Operating Budgets for the Market Access Network in the amount of \$2.15 million, with \$1.5 million of those revenues being generated from the 2022 Business Tax.

REASON(S) FOR RECOMMENDATION(S):

Council has approved the 2022 Budget which includes provisions and projections for business tax revenues and project expenses.

ATTACHMENTS:

[Bylaw 22-004 - 2022 Business Tax Bylaw](#)

BYLAW NO. 22-004

OF LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

2022 BUSINESS TAX BYLAW

BEING A BYLAW PROVIDING FOR THE ASSESSMENT AND TAXATION OF
BUSINESSES OPERATED WITHIN LETHBRIDGE COUNTY.

WHEREAS the Municipal Government Act (R.S.A. 2000, c. M-26) provides that the council of a municipality may pass a business tax bylaw;

AND WHEREAS the Municipal Government Act further provides that a business tax bylaw can specify classes of businesses that are exempt from taxation;

NOW, THEREFORE THE COUNCIL OF LETHBRIDGE COUNTY IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

Short Title

1. This Bylaw shall be known and may be cited as the "2022 Business Tax Bylaw".

Purposes

2. The purposes of the Bylaw are as follows:

a) to authorize the assessment and taxation of businesses operating in Lethbridge County; and

b) to provide for the exemption from taxation of certain classes of businesses operating in Lethbridge County.

Interpretation

3. In this Bylaw, unless the context otherwise requires:

a) "Animal Units" means the number obtained by multiplying the number of animals permitted to be stored on a premises by the number of animals equivalent to one animal unit for that species of animal, as set out in Schedule "B" attached hereto;

b) "Business" includes those businesses in Lethbridge County as defined in Section 1(1)(a) of the Municipal Government Act;

c) "Business Tax" means the amount of business tax as set in this Bylaw, which shall be arrived at in accordance with Section 378 of the Municipal Government Act;

d) "Business Tax Assessment" means the assessment arrived at pursuant to this Bylaw, which has been entered on the business tax assessment role;

e) "Business Tax Assessment Roll" means the assessment roll for all businesses as defined in this Bylaw which are not exempt hereunder, as determined on an annual basis by the municipal assessor;

f) "Business Tax Rate Bylaw" means that Bylaw which shall be passed in every year by the municipality, setting out the business tax rate for businesses as defined in this Bylaw;

g) "Business Tax Year" means the period commencing January 1st and ending on December 31st in the same year;

Deleted: 21-004

Deleted: 2021

Deleted: 2021

Page 3 of 10

Page 70 of 99

- h) "Condominium Grain Storage Operation" means a grain storage facility consisting of condominium units located on the premises for the purposes of storing grain;
- i) "Confined Feeding Operation" means a confined feeding operation as defined by the current Lethbridge County Land Use Bylaw;
- j) "Floor Space" means the floor space of all the floors in a building and the area outside the building that is occupied for the purposes of that business;
- k) "Municipal Assessor" means the person appointed to the designated officer position of municipal assessor pursuant to section 284.2 of the Municipal Government Act and Bylaw 1439.
- l) "Municipality" means Lethbridge County, a municipal corporation of the Province of Alberta and, where the context so requires, means the area contained within the municipal boundaries of Lethbridge County;
- m) "Person" means and includes one or more persons, a partnership, or cooperative, or joint venture, or a body corporate, or one or more bodies corporate, or an association of such persons or bodies corporate, who are carrying on a business on premises in the municipality;
- n) "Premises" means the parcel of land, or contiguous parcels of land, buildings, barns, corrals, yards, shelters, pens or any space, indoors or outdoors, occupied or used by a person for the conduct of business. Notwithstanding the above, in the event a person is conducting the same business on two contiguous parcels under two different development permits, such parcels shall not be considered to be the same premises;
- o) "Property Tax Assessment" means an assessment done by the municipal assessor under Part 9 of the Municipal Government Act; and
- p) "Ranch Operation" means a business where cows, bison, llamas, horses, sheep, alpacas, ostriches, or similar animals are kept primarily for breeding purposes, and where the offspring from such animals are sold or kept for breeding.

Persons Subject to a Business Tax

- 4.1 Any person who operates a business which is not exempt, as set out in Schedule "A" attached hereto, on premises located within the municipality, shall be required to pay the municipality a business tax in an amount arrived at by multiplying the business tax rate by the business tax assessment for such premises, which appears on the business tax assessment roll for that year.
- 4.2 Notwithstanding Section 4.1, no business tax shall be assessed on any business carried on or operated by the municipality or at a location operated by an official or employee of the municipality acting on behalf of the municipality in his or her capacity as such official or employee.
- 4.3 When a person carries on two or more businesses, at the same premises, the business tax assessments of each business shall be combined to determine the total business tax assessment for such person.
- 4.4 Notwithstanding that an exempt business is being operated on part of the premises, a person shall be required to pay business taxes for the non-exempt business or businesses.

- 4.5 No tax will be imposed in respect of a business that is exempt under Section 351, 375 or 376 of the *Municipal Government Act*.

Business Tax Assessment Roll

5. The municipal assessor shall prepare a business tax assessment roll annually for all businesses in the municipality which are not exempt under Schedule "A". The business tax assessment roll shall be separate and distinct from the property tax assessment roll.

Assessment and Taxation of Confined Feeding Operations and Ranch Operations

- 6.1 The storage capacity for each confined feeding operation shall be determined by using the animal storage capacity as set out in either the Development Permit or as approved by the National Resources Conservation Board (NRCB) for such premises. In the event there is no existing Development Permit, registration from the NRCB or an approval from the NRCB for such premises, then the municipal assessor shall determine the animal storage capacity in accordance with generally accepted Alberta Agriculture Source Materials and Practices.
- 6.2 The number of animal units for each confined feeding operation shall be determined by multiplying the relevant ratio as set out in Schedule "B" by the animal storage capacity as set out in either the Development Permit or the NRCB approval or as determined by the municipal assessor in accordance with generally accepted Alberta Agriculture Source Materials and Practices.
- 6.3 The animal units for each ranch operation shall be determined by multiplying the relevant ratio as set out in Schedule "B" by the number of breeding animals on the premises in the previous taxation year.
- 6.4 The business tax assessment for each confined feeding operation and ranch operation shall be arrived at by multiplying the number of animal units of storage capacity for the premises by the dollar value per animal unit of storage capacity as set out in the Business Tax Rate Bylaw.
- 6.5 In the event that there are two or more confined feeding operations, having different species of animals on the same premises, the total of the animal units for each confined feeding operation shall be used to determine the assessment for each premise.
- 6.6 For the purpose of the business tax assessment under this Bylaw, the dollar value per animal unit shall be set out in the Business Tax Rate bylaw.
- 6.7 The number of animals approved in a Development Permit or by the NRCB shall be deemed to be the storage capacity of the business on the premises.

Assessment and Taxation of Condominium Grain Storage Operations

7. The business tax assessment for condominium grain storage operations shall be arrived at by multiplying the tonnage capacity of the bin by the dollar rate per unit as set out in the Business Tax Rate Bylaw.

Assessment and Taxation of Dog Kennels and Mushroom Barns

8. The business tax assessment for dog kennels and mushroom barns shall be arrived at by multiplying the floor space by the dollar rate per unit of floor space as set out in the Business Tax Rate Bylaw.

Assessment and Taxation of Aqua Culture Operations

9. The business tax assessment for aqua culture operations shall be arrived at by multiplying the size of the pond by the dollar rate per acre of pond size as set out in the Business Tax Rate Bylaw.

Assessment and Taxation of Apiaries

10. The business tax assessment for apiaries shall be arrived at by multiplying the number of hives by the dollar rate per hive as set out in the Business Tax Rate Bylaw.

General Assessment Procedures

- 11.1 Every person who carries on a business subject to the business tax shall submit to and assist in any inspection required by the municipal assessor with respect to the business taxed or to be taxed and shall furnish to the municipal assessor all information required.
- 11.2 The business tax assessment roll shall contain the name of every person occupying, renting, or subleasing premises for the purpose of carrying on a business as defined herein and not exempted herein, and the municipal assessor shall assess such person by entering on the said roll, the assessment for the premises so occupied, rented or subleased, and the place where the business is carried on.
- 11.3 When the municipal assessor is satisfied that any person who has paid the business tax in any year, has given up, sold, or disposed of such business permanently, then the municipal assessor shall reimburse to such person the business taxes for the balance of the year on a monthly pro-rated basis.
- 11.4 Where the landowner or tenant liable to assessment in respect of any premises owned or leased by him leases or sub-lets the whole or a portion thereof, the municipal assessor in his discretion may assess either the tenant or the sub-tenant in respect of the premises or the portion of the premises leased or sub-let.
- 11.5 The occupant of any premises liable to taxation under this Bylaw shall be liable for the business tax aforesaid though he may also be the owner of the premises and as such owner be liable to taxation on the lands, buildings and improvements.
- 11.6 The municipality shall mail or cause to be delivered to each person taxable under this Bylaw, a written or printed notice showing the assessed amount pursuant to the business tax assessment roll, as well as the business tax levied against such business.
- 11.7 The business tax shall be due and payable by the deadline stated in the Lethbridge County Penalty Rate Bylaw. Balances that remain outstanding beyond the deadline shall be imposed a penalty in accordance with the Penalty Rate Bylaw. All penalties provided for by this, or the Lethbridge County Penalty Rate Bylaw, shall be added to and form part of the unpaid taxes.
- 11.8 The business tax shall be levied once during the calendar year beginning with January 1st and ending with December 31st.
- 11.9 The business tax issued under this Bylaw shall not be transferred except to a person who purchases the business or the shares in a corporation operated as a business in respect of which the business tax was issued.

Appeals

- 12.1 The person assessed for the purposes of the business tax has the right to appeal the assessment in accordance with the Municipal Government Act.
- 12.2 Any business tax owing that remains outstanding after the due process for appealing the assessment and the deadline for payment has passed shall be collected through the process outlined in accordance with Part 10 Division 9 of the Municipal Government Act (recovery of taxes not related to land).

Offences

- 13.1 A person who contravenes this Bylaw is guilty of an offence.
- 13.2 A person who is guilty of an offence is liable to a fine in an amount not less than that established in this Section, and not exceeding \$10,000, and to imprisonment for not more than 6 months for non-payment of a fine.

Coming Into Force

- 14. This Bylaw shall come into force and effect on the date it is passed.

| GIVEN first reading this 7th day of April, 2022.

Deleted: 1st

Deleted: 2021

Reeve

Chief Administrative Officer

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

Reeve

Chief Administrative Officer

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

Reeve

Chief Administrative Officer

SCHEDULE "A"

Lethbridge County

Business Tax Bylaw ~~22-004~~

Businesses Exempt from Additional Tax through the Business Tax

Deleted: 21-004

All businesses whose primary business is the following:

- a) All recreational businesses, including golf courses, and riding stables.
- b) Grain and seed storage facilities, brokerages, and elevators, except for condominium grain storage operations.
- c) Grain and oil seed producers.
- d) Hay and forage grass producers.
- e) Vegetable growers.
- f) Potato, sugar beet, and root crop growers.
- g) Market gardens.
- h) Seed growers.
- i) Ranch operations having fewer than 100 animal units.
- j) Hay processing facilities.
- k) Manufacturing businesses.
- l) Research facilities.
- m) Personal service businesses.
- n) Professional and business services.
- o) Trucking and transportation businesses.
- p) Food processing businesses.
- q) Sand and gravel operations and landfill operations.
- r) Feed mills.
- s) Machine dealerships.
- t) Auto wreckers.
- u) Wholesale warehouses.
- v) Retail businesses.
- w) Summer pasture livestock operations.
- x) Auction markets.
- y) Confined feeding operations having fewer animals than the number of animals as per Schedule A-1.
- z) Dog kennels having fewer than 10,000 square feet of floor space.
- aa) Greenhouses.
- bb) Aquaculture operations having fewer than 10 acres of storage ponds.
- cc) Mushroom barns having fewer than 30,000 square feet of floor space.
- dd) Apiaries having fewer than the 500 hives.

SCHEDULE “A-1”
Lethbridge County
Business Tax Bylaw 22-004 Exemption Thresholds

Deleted: 21-004

Category of Livestock	Type of Livestock	Number of Animals
Beef	Cows/Finishers (900+ lbs)	150
	Feeders (450 – 900 lbs)	200
	Feeder Calves (< 550 lbs)	360
Dairy (*count lactating cows only)	Lactating cows* (Lactating cows only – associated Dries, Heifers, and Calves are not counted)	50
Swine (*count sows only)	Farrow to finish*	30
	Farrow to wean*	50
	Farrow only*	60
	Feeders/Boars	500
	Roasters	500
	Weaners	500
Poultry	Chicken – Breeders	1,000
	Chicken – Layer (includes associated pullets)	5,000
	Chicken – Pullets/Broilers	2,000
	Turkeys – Toms/Breeders	1,000
	Turkey – Hens (light)	1,000
	Turkey – Broiler	1,000
	Ducks	1,000
	Geese	1,000
Horses	PMU	100
	Feeders > 750 lbs	100
	Foals < 750 lbs	350
	Mules	100
	Donkeys	150
Sheep	Ewes/rams	300
	Ewes with Lambs	200
	Lambs	1,000
	Feeders	500
Goats	Meat/Milk	200
	Nannies/Billies	400
	Feeders	500
Bison	Bison	150
Cervid	Elk	150
	Deer	200
Wild Boar	Feeders	100
	Sow (farrowing)	50

- When Dairy Replacement Heifers are housed away from the dairy treat as Beef – Feeders
- When Dairy calves are housed away from the dairy treat as Beef – Feeder Calves

SCHEDULE "B"
Lethbridge County
Business Tax Bylaw 22-004 - Animal Equivalent Units for
Confined Feeding Operations and Ranch Operations

Deleted: 21-004

Species of Animal	Type of Operation	No. of Animals Equivalent to 1 Animal Unit
Swine *(count sows only to calculate animal units)	Farrow to finish*	0.56
	Farrow to wean*	1.5
	Farrow only*	1.9
	Feeder/Boars	5
	Growers/Roasters	8.5
	Weaners	18.2
Beef	Cows/Finishers (900+ lbs)	1.1
	Feeders (450 – 900 lbs)	2
	Feeder Calves (<550 lbs)	3.6
Poultry	Chicken - Breeders	100
	Chicken – Layer-Liquid (includes associated pullets)	125
	Chickens – Layers (Belt Cage)	150
	Chickens – Layers (Deep Pit)	150
	Chicken – Pullet/Broilers	500
	Turkeys – Toms/Breeders	50
	Turkey – Hens (light)	75
	Turkey - Broilers	100
	Ducks	100
	Geese	50
Horses	PMU	1
	Feeders >750 lbs	1
	Foals < 750 lbs	3.3
	Mules	1
	Donkeys	1.5
Sheep	Ewes/rams	5
	Ewes with Lambs	4
	Lambs	21
	Feeders	10
Goats	Meat/Milk (per Ewe)	6
	Nannies/Billies	10
	Feeders	13
Bison	Bison	1
Cervid	Elk	1.7
	Deer	5
Wild Boar	Feeders	6
	Sow (farrowing)	1.25
Dairy *(count lactating cows only to calculate animal units)	Free Stall – Lactating Cows with all associated dries, heifers, and calves	0.5
	Free Stall – Lactating with Dry Cows only*	.6
	Free Stall – Lactating cows only	.7
	Tie Stall – Lactating cows only	.7
	Loose Housing – Lactating cows only	.7
	Dry Cow	1
	Replacement – Bred Heifers (breeding to calving)	1.15
	Replacements – Growing Heifers (350 lbs to breeding)	1.9
	Calves (<350 lbs)	5

AGENDA ITEM REPORT



Title: 2022 Business Tax Rate Bylaw No. 22-005
Meeting: Council Meeting - 07 Apr 2022
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 18 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

As per the *Municipal Government Act (MGA)*, a Business Tax Rate Bylaw must be passed annually following approval of the budget and the passing of a Business Tax Bylaw, which identifies the purpose and details of the business tax and the authority to levy the tax. The Business Tax Rate Bylaw has been prepared for 2022 with no changes in content from 2021, with the exception of the year. Administration is submitting the bylaw to Council for all three readings.

RECOMMENDATION:

That Bylaw No. 22-005, being the 2022 Business Tax Rate Bylaw, receive first, second and third reading.

PREVIOUS COUNCIL DIRECTION / POLICY:

The County's first Business Tax and Business Tax Rate Bylaws were passed in 2017 and have been passed on an annual basis since. Council passed the 2021 Business Tax Rate Bylaw (21-005) on April 1, 2021. The 2022 Business Tax revenues are projected to be \$1.5 million as per the 2022 budget which was approved on December 16, 2021.

BACKGROUND INFORMATION:

The *Municipal Government Act (MGA)* gives municipalities the option to levy a business tax.

The following MGA sections apply:

- Section 247 – adopt the annual operating and capital budgets prior to adopting the annual business tax bylaw - *2022 Operating and Capital Budget approved on December 16, 2021*;
- Section 371 – pass a business tax bylaw prior to May 1st– *request to be passed at the April 7, 2022 Council Meeting*;

- *Section 377(1) - Each Council that has passed a Business Tax Bylaw must pass a Business Tax Rate bylaw annually.*
- *Section 377(2) - The Business Tax Rate Bylaw must set the business tax rate - on April 7th agenda*

The 2022 Capital Budget includes business tax as a municipal revenue source and established the revenue requirement from business tax. The Business Tax Bylaw provides the authority for business taxes to be collected from businesses operating within Lethbridge County. The Business Tax Rate Bylaw establishes the rate at which the business tax will be levied.

The proposed 2022 Business Tax Rate Bylaw (No. 22-005) mirrors the 2021 Business Tax Rate Bylaw (No. 21-005) with the exception of the dates which have been updated to the current year 2022. If the 2022 Business Tax Rate Bylaw is approved, the 2022 Business Tax notices will be prepared and mailed out no later than June 1, 2022.

ALTERNATIVES / PROS / CONS:

Council can choose not to approve the attached bylaw:

PRO - A 2022 business tax levy would not be issued to applicable businesses

CON - Amendments to the 2022 Budget will be required as projects will need to be cancelled or other funding sources will need to be allocated, due to lack of business tax funding. Additional revenues would also need to be established to fund the Market Access Network debenture payments.

FINANCIAL IMPACT:

Business tax revenues are a source of funding for current and future capital fiscal plans and are specifically allocated to the maintenance and improvement of roads and bridges.

Funds have been approved in the 2022 Capital and Operating Budgets for the Market Access Network in the amount of \$2.15 million. The 2021 business tax budgeted revenue has been allocated at \$1.5 million.

REASON(S) FOR RECOMMENDATION(S):

Council has approved the 2022 Budget which includes provisions and projections for the business tax and falls inline with the passing of the 2022 Business Tax Bylaw establishing the authority to collect a business tax.

ATTACHMENTS:

[Bylaw 22-005 - 2022 Business Tax Rate Bylaw](#)

BYLAW NO. 22-005

OF LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

2022 BUSINESS TAX RATE BYLAW

BEING A BYLAW OF LETHBRIDGE COUNTY
FOR A 2022 BUSINESS TAX RATE.

THE COUNCIL OF LETHBRIDGE COUNTY ENACTS AS FOLLOWS:

Short Title

1. This Bylaw may be cited as the “2022 Business Tax Rate Bylaw”.

Purpose

2. The purpose of the Bylaw is to provide a business tax rate for each class of business for 2022.

Business Tax Rate

3. The business tax rate for 2022 shall be as follows:

Class of Business	Dollar Rate per Unit of Storage Capacity or Floor Space
Confined feeding operations on each premises	\$2.50 per animal unit
Condominium grain storage operations	\$0.15 per ton
Ranch operations	\$2.50 per animal unit
Dog kennels	\$0.10 per square feet of floor space
Aqua Culture Operations	\$100.00 per acre of ponds
Mushroom Barns	\$0.10 per square feet of floor space
Apiaries	\$0.10 per hive

Coming Into Force

4. This Bylaw shall come into force and effect on the date it is passed.

GIVEN first reading this 7th day of April, 2022.

Reeve

Chief Administrative Officer

Deleted: 21-005

Deleted: 2021

Deleted: 2021

Deleted: 2021

Deleted: 2021

Deleted: 2021

Deleted: 1st

Deleted: 2021

Page 3 of 4

Page 80 of 99

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

Reeve

Chief Administrative Officer

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

Reeve

Chief Administrative Officer

AGENDA ITEM REPORT



Title: Council Audit Committee Bylaw No. 22-006 and Terms of Reference
Meeting: Council Meeting - 07 Apr 2022
Department: Corporate Services
Report Author: Jennifer Place, Larry Randle

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 18 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

With some exceptions, committees that are created by council must be established by bylaw in accordance with section 145 of the Municipal Government Act (MGA). An independent legal opinion provided to the county by Brownlee Law confirms this requirement.

RECOMMENDATION:

That Audit Committee Bylaw No. 22-006 be read a first time.
That Audit Committee Bylaw No. 22-006 be read a second time.
That council proceeds to consideration of third reading of Audit Committee Bylaw No. 22-006.
That Audit Committee Bylaw No. 22-006 be read a third time.

That the Audit Committee's Terms of Reference be adopted as amended and presented at the April 7, 2022 Council meeting.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council has had an Audit Committee for many years. A Terms of Reference for the committee was last approved by Council in January, 2016.

BACKGROUND INFORMATION:

Council has seven internal committees that were created by bylaw under the authority of the MGA as follows:

- The Audit Committee
- Six Inter-municipal Development Plan (IDP) committees, one for each of the county's urban neighbours.

The Agricultural Service Board and the Emergency Advisory Committee are bodies which were both created under legislation other than the MGA. The Subdivision and Development Appeal Board is not considered a "committee" as defined in the MGA. The six IDP committees have all been established by their respective IDP bylaws.

The single council committee for which there is a Terms of Reference but no establishing bylaw, is the Audit Committee. Consequently, it is important that an establishing bylaw for the committee be adopted by council. Furthermore, some minor edits to the Audit Committee Terms of Reference are recommended.

ALTERNATIVES / PROS / CONS:

It is a Municipal Government Act requirement that committees of council must be established by bylaw.

FINANCIAL IMPACT:

No positive or negative financial implications have been identified.

REASON(S) FOR RECOMMENDATION(S):

In order to fulfill the county's commitment to its "Effective Governance and Service Delivery" pillar in the county's current strategic plan and to ensure compliance with the MGA, an Audit Committee Bylaw should be adopted by council and the committee's Terms of Reference should be updated.

ATTACHMENTS:

[Audit Committee - Terms of Reference 2022](#)
[Bylaw 22-006 - Audit Committee Bylaw](#)



AUDIT COMMITTEE TERMS OF REFERENCE

APPROVED BY: County Council

EFFECTIVE: January 14, 2016

REVISED DATE: April 7, 2022

OBJECTIVE:

The Audit Committee's role is to assist Council in the provision of effective municipal government by overseeing the administrative systems regarding financial accounting, reporting, internal controls, safeguarding of corporate assets, compliance with legal, ethical and regulatory requirements and the efficient and effective use of resources. The Audit Committee provides a focal point for communication between Council, the external auditor, and management, and facilitates an impartial, objective and independent review of management practices through the internal and external functions.

The Audit Committee will be appointed annually at the Organizational Meeting held by Council.

MEETINGS:

- The Audit Committee will meet not less than twice annually with the internal audit team, comprised of the Chief Administrative Officer and the Manager of Finance and Administration.
- There will be at minimum of at least one meeting annually where the Audit Committee meets with the external auditors;
- Meetings with the external auditor and internal audit team may or may not be held simultaneously;
- The external auditor and/or internal audit team may request a meeting if they consider one necessary.

COMMITTEE AUTHORITY:

The Committee is authorized to:

- Investigate any activity stated within the Terms of Reference;
- Seek information that is required by making a formal request to the Chief Administrative Officer, or designate as required;
- To obtain outside legal or independent professional advice, at the County's expense, upon Council approval, should it be deemed necessary;
- To oversee the County's relations with the external auditor;

#100, 905- 4th Avenue South, Lethbridge, Alberta, T1J 4E4

Tel: (403) 328-5525 E-Mail: mailbox@lethcounty.ca Fax: (403) 328-5602

Page 3 of 6

- Review auditors' responses to County Requests for Proposals for audit services with the internal audit team as required and make recommendations to Council for contract approval.
- To consider, and make recommendations to Council on the appointment, reappointment and/or removal of the external auditor.

COMMITTEE DUTIES:

The duties of the committee shall be:

Financial Reporting

- To review, and challenge where necessary, the actions and judgments of management, in relation to the County's financial statements, operating and financial review, interim reports, preliminary announcements and related formal statements before submission to, and approval by Council, and before clearance by the Auditors. Particular attention should be paid to:
 - Accounting policies and practices, and any changes to them;
 - The extent to which the financial statements are affected by any unusual transactions in the year, and they are disclosed and the clarity of disclosure;
 - Compliance with accounting, legislative and legal standards.
 - To discuss with the external auditors, before the audit commences, the nature and scope of the annual audit;
 - To review with the external auditors, the findings of its work through the annual audit;
 - To review and monitor the content of the external auditors management letter; in order to assess whether it is based on a good understanding of the County's operations.

Internal Controls & Risk Management

- To review the County's procedures for detecting fraud and whistle blowing and ensure that arrangements are in place by which staff may, in confidence, raise concerns about possible improprieties in matters of financial reporting and financial control;
- To monitor the integrity of the County's internal financial controls, policies and procedures;
- To review the statement in the annual financial report and accounts on the County's internal controls and risk management framework.

The Audit Committee shall review the Terms of Reference as required and make recommendations to Council for changes, if deemed appropriate.

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BY-LAW NO. 22-006

**A BYLAW OF LETHBRIDGE COUNTY, IN THE PROVINCE OF ALBERTA, TO
ESTABLISH A COUNCIL AUDIT COMMITTEE**

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c M-26, section 145, a Council may pass bylaws in relation to the establishment, functions and procedures to be followed by council committees and other bodies; NOW THEREFORE, the Council of Lethbridge County, duly assembled hereby enacts as follows:

1. BYLAW TITLE

1.1 This bylaw shall be cited as “Audit Committee Bylaw No. 22-006.”

2. EFFECTIVE DATE

2.1 This Bylaw shall come into force and effect after it receives third reading and has been signed.

3. NAME

3.1 The committee established under this bylaw shall be named the “Audit Committee.”

4. DEFINITIONS

4.1 In this Bylaw, unless the context otherwise requires

- a. “**Council**” means the Council of Lethbridge County
- b. “**External Auditor**” means an external public accountant who prepares the annual financial statement and auditor’s report and who operates in accordance with the Canadian Public Sector Accounting Board’s standards.

5. PURPOSE

5.1 The Audit Committee assists Council in providing effective municipal governance by overseeing administrative systems as they relate to financial reporting, accounting, internal controls, compliance with all regulatory requirements, safeguarding of corporate assets, and the efficient and effective use of resources.

The committee provides communication between Council, the external auditor and management. It facilitates the objective, impartial, and independent review of management practices through an annual audit conducted by an external auditor.

6. AUTHORITIES GRANTED

6.1 The Audit Committee shall update council on its activities no less than once per year. The committee may also make recommendations to council which council may then adopt, reject, amend and adopt or provide further instructions to the committee before making a decision on the committee’s recommendation.

7. TERMS OF REFERENCE

7.1 The Audit Committee Terms of Reference are established separately by Council and may be amended and approved only by a majority vote of all Council members.

8. COMMITTEE COMPOSITION AND TERM OF APPOINTMENT

8.1 The committee shall consist of three Council members who shall be elected and subsequently appointed at the annual Organizational Meeting of Council. The term for each committee member shall be until the next Organizational Meeting or until a successor is elected. The committee shall select its chairperson from among its members. A quorum shall be any two committee members.

9. AMENDMENT AND REPEAL

9.1 This bylaw may be amended or repealed by Council at a duly called meeting only when either:

- a. notice of the intended amendment or repeal has been made at the previous regular council meeting; or
- b. the proposed change(s) is clearly indicated on the agenda for the meeting at which it is intended to occur, and the agenda has been distributed to all council members in advance of the meeting, in accordance with the Council Procedural Bylaw. In both cases, two-thirds of all council members must vote in the affirmative for any changes to be adopted.

10. SEVERABILITY

10.1 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

GIVEN first reading this ____ day of _____ 2022.

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

AGENDA ITEM REPORT



Title: 2022 Town of Coaldale Summer Event Parade and Lunch - August 6, 2022
Meeting: Council Meeting - 07 Apr 2022
Department: Administration
Report Author: Mattie Elliott

APPROVAL(S):

Larry Randle, Director of Community Services,
Ann Mitchell, Chief Administrative Officer,

Approved - 15 Mar 2022
Approved - 18 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

Reeve Tory Campbell has been invited to the Town of Coaldale's 2022 Summer Event on Saturday, August 6, 2022. The invitation is to participate in the parade and lunch in the dignitary's tent, followed by an opportunity to meet the community.

RECOMMENDATION:

That Reeve Tory Campbell be authorized to attend the 2022 Town of Coaldale Summer Event on August 6, 2022.

PREVIOUS COUNCIL DIRECTION / POLICY:

Lethbridge County has participated in the parade in past years, and the Councillors of the area typically attend with the County float.

BACKGROUND INFORMATION:

The 2022 Town of Coaldale Summer Event Planning Committee extended an invitation to Reeve Tory Campbell to attend the event on Saturday, August 6, 2022. The invitation includes participating in the parade at 11:00 a.m., as well as lunch in the dignitary's tent after for a Meet and Greet of Coaldale Town Council and other dignitaries. The Committee also indicated that there will be an opportunity to meet with the community after lunch.

ALTERNATIVES / PROS / CONS:

The Reeve may choose not to attend the event.
The Reeve may ask that another member of Council attend.

FINANCIAL IMPACT:


Mileage to and from the event - 58 cents/km.

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County's practice is to attend parades and community events throughout the region to maintain our strong relationships with our neighbours and interact with our citizens.

ATTACHMENTS:

[2022 Coaldale Summer Event - Reeve Tory Campbell Invitation](#)



Town of COALDALE

A Wise Choice

March 4, 2022

Reeve Tory Campbell & Lethbridge County Council
#100, 905-4th Avenue South
Lethbridge, Alberta
T1J 4E4

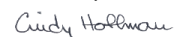
Dear Reeve Tory Campbell & Lethbridge County Council,

On behalf of the 2022 Town of Coaldale Summer Event Planning Committee, I would like to invite you to attend the Town of Coaldale 2022 Summer Event (formerly Settler Days) on Saturday, August 6. We would be honored if you could be a part of our parade and then join us in the dignitary's tent afterwards for a light lunch and Meet & Greet of Town Council and other dignitaries. If your schedule allows, we would also like to invite you to spend some time at the celebration after lunch meeting the community.

This year's parade will start at 11:00am on Saturday, August 6 with registration opening at 9:00am at the HUB located at 2107 13th Street.

Thank-you and the Committee looks forward to your response.

Sincerely,



Cindy Hoffman

Community Services Manager

Town of Coaldale

Office: 403-345-1324

commserv@coaldale.ca

www.coaldale.ca



AGENDA ITEM REPORT



Title: June 2, 2022 County Council Meeting Cancellation
Meeting: Council Meeting - 07 Apr 2022
Department: Administration
Report Author: Jeremy Wickson

APPROVAL(S):

Jeremy Wickson, Director of Public Operations,

Approved - 05 Apr 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

It is proposed that the June 2, 2022 Council meeting be cancelled due to three members of Council being away at the FMC Conference in Regina.

RECOMMENDATION:

That the June 2, 2022 County Council meeting be cancelled to allow members of Council to attend the FCM Conference in Regina, Sask.

PREVIOUS COUNCIL DIRECTION / POLICY:

Procedural Bylaw sets out all the dates of Council meetings during the year with revisions to meeting dates brought forward to Council for approval as needed.

BACKGROUND INFORMATION:

Three members of Council will be attending the FMC Conference in Regina, Sask from June 2 - June 5. The first June Council meeting is scheduled for June 2.

ALTERNATIVES / PROS / CONS:

Alternative:

- County Council could choose alternative dates to hold the meetings.
- County Council could proceed with meeting as scheduled.

FINANCIAL IMPACT:

No financial implications at this time.

REASON(S) FOR RECOMMENDATION(S):

To allow members of Council to attend the FCM Conference.



Mountain View C O U N T Y

March 28, 2022

Via e-mail

Dear Alberta Reeves and Mayors:

Re: ABVMA Resolution

Thank you for your support regarding the Rural Veterinarian shortage in Alberta. I was unable to speak to the amended version, but I have a few details I would like to share with you.

Budget 2022 delivered \$59 million over 3 years to University of Calgary - Faculty of Veterinary Medicine (UCVM) for infrastructure upgrades. Please thank your MLAs and Ministers.

Budget 2022 also pledged \$171 million to post secondary professional training. This is a competitive process for 7000 post secondary seats, but Veterinary Medicine has been singled out and an additional 50 seats have been "ring fence funded". This means these seats are funded outside of the competition for other professions. Starting with the Class of 2025, Alberta will graduate 100 Veterinarians per year.

In Budget 2022, the Government of Alberta has funded the most expensive asks in our original resolution. However, it is important they implement all the initiatives. If the extra 50 seats continue to be filled with students more likely to join practices in urban centres, it will not solve the rural crisis. Currently, approximately 80% of the successful applicants to UCVM have never been on a farm.

The push is needed for the Government of Alberta to support:

1. Participation of RMA in the UCVM admissions process to encourage and support successful rurally minded student admission to UCVM
2. Aiding UCVM in curriculum changes to develop a rural practitioner stream
3. Mentorship programs for rural Veterinarians
4. UCVM initiatives to develop Stackable Certificate programs

We are encouraging you to pass on the RMA Rural Veterinarian Resolution to your local Veterinarians, Producers, and Constituents, and encourage them to thank their MLA's for Budget 2022 and continue support of admission of rurally inclined students to UCVM.

Sincerely,

Gord Krebs
Councillor, Division 4

Angela Aalbers
Reeve, Mountain View County

Mountain View County
P.O. Bag 100 • Didsbury • Alberta • T0M 0W0
• **T** 403.335.3311 • **Toll Free** 1.877.264.9754 • **F** 403.335.9207
www.mountainviewcounty.com

Dear Reeve Campbell and Lethbridge County Council,

I am writing to you today, with a proposal to join our Call to Action to the Government of Alberta to halt the idea of a new provincial police service and to invest the proposed new monies into underfunded critical services within Alberta. This injection of funding would have a larger and more immediate impact within our communities to improve community safety and the health and well-being of all Albertans.

As you are aware, the Government of Alberta is reviewing the possibility of transitioning away from the RCMP to a new Alberta Provincial Police Service (APPS). Last year, they released a [Transition Study](#), which outlined potential exorbitant costs, including \$366 million in one-time transition costs over six-years and \$139 million in additional policing costs annually, increasing with inflation. With that said, over just a six-year period costs would total over \$1.2 billion.

Through polling that the NPF has conducted over the past year, it is clear that Albertans feel the same with. An overwhelming 84% of Albertans support retaining the RCMP and believe the Government of Alberta should instead focus on addressing the root causes of crime and improving social services.

As the Government of Alberta continues to consult and push the idea of a new and expensive police service forward, now is the time for all impacted stakeholders to come together to tell the government that the proposed money would be better invested into critical services to address under resourcing, staffing shortages, and the lack of social support programs.

Attached to this email is a draft of the Call to Action to the government for your review.

Our goal is to have stakeholders sign on and to release publicly at the end of April in a joint effort.

If you are interested in signing onto the Call to Action, please reply to this email and include your logo for use which will be added to the Call to Action, before April 15, 2022.

If you have any questions, comments, or concerns, please don't hesitate to contact me.

Colin Buschman

Western Government Relations Advisor | Conseiller, Relations Gouvernementales de l'ouest

National Police Federation | Fédération de la Police Nationale

(236) 233-8100

<https://npf-fpn.com>



NATIONAL
POLICE
FEDERATION

FÉDÉRATION
DE LA POLICE
NATIONALE



The mission of the National Police Federation is to provide strong, professional, fair and progressive representation to promote and enhance the rights of RCMP members. La mission de la Fédération de la police nationale est de fournir une représentation forte, professionnelle, juste et progressive afin de promouvoir et faire avancer les droits des membres de la GRC. This email may contain PRIVILEGED AND/OR CONFIDENTIAL INFORMATION intended only for the use of the addressee. If you are not the addressee or the person responsible for delivering it to the person to whom it was addressed, you may not copy or deliver this to anyone else. If you receive this email by mistake, please immediately notify us.

Ce courriel peut contenir des informations CONFIDENTIELLES ET/OU PRIVILÉGIÉES exclusivement restreintes à l'usage du/de la destinataire. Si vous n'êtes ni le/la destinataire, ni la personne responsable pour la livraison au/à la destinataire, il ne vous est pas permis de copier ou d'achever ceci à toute autre personne. Si vous avez reçu ce courriel par erreur, nous vous serions reconnaissants de bien vouloir nous faire part par téléphone ou courriel immédiatement.

April XX, 2022

Dear Premier,

We are committed to ensuring Albertans live in safe communities that support their health and well-being. Communities where people have reliable access to critical health, social, public safety, and educational services. Ultimately, Albertans living in a safe and healthy community communicate those needs to the Government of Alberta, who listen and respond.

The Government of Alberta has lost the trust of its constituents in its pursuit of an Alberta Provincial Police Service (APPS) by not undertaking fulsome, open, and transparent consultations with all those affected. Albertans have stated loud and clear that they do not want a costly new police service, with an overwhelming 84% of Albertans wanting to keep and improve the Alberta RCMP.

In addition, the Government of Alberta has not released a detailed funding model explaining who would be paying the costs of this proposed transition. The vague Transition Study noted initial transition costs of \$366 million over six years, and, at minimum, an additional \$139 million each year, increasing with inflation. Municipalities know that most of these costs will be downloaded directly to them, forcing them to significantly increase residents' and businesses' taxes.

Municipalities and engaged Albertans continue to call on the Government of Alberta to improve rural police response times and increase resources available to the justice system. The Province's \$2 million Transition Study did not highlight how a new APPS would address any of these issues.

We, the undersigned, call on the Government of Alberta to stop efforts and investment to advance the creation of an Alberta Provincial Police Service and instead invest in resources needed to:

- *Improve current policing services to reduce response times and address rural crime by increasing the number of RCMP officers within communities*
- *Improve social services to address the root causes of crime (health, mental health, social and economic supports)*
 - *Expand Police and Crisis Teams with police and Alberta Health Services*
 - *Work with communities to provide targeted social supports*
- *Increase resources within the justice system*
 - *Ensure timely trials by prioritizing violent over non-violent crimes*
 - *Hire more Crown prosecutors and appoint more Provincial Court Judges*

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - February 2022
Meeting: Council Meeting - 07 Apr 2022
Department: Administration
Report Author: Ann Mitchell

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 18 Mar 2022

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

No motion required.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

Lethbridge County Council in order to remain transparent to its citizens, provides 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.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

ATTACHMENTS:

[Lethbridge County Council Attendance - February 2022](#)

**Lethbridge County Council Attendance
February 2022**

Division 1

Councillor Lorne Hickey

February 1	Strategic Planning Session
February 2	FCSS Meeting
February 3	Lethbridge County Council Meeting
February 16	Green Acres Foundation Meeting
February 23	Green Acres Foundation Meeting

Division 2

Reeve Tory Campbell

February 1	Strategic Planning Session
February 2	Virtual Meeting with Senator Paula Simons
February 2	Lethbridge and District Exhibition Board Meeting
February 3	Lethbridge County Council Meeting
February 3	Lethbridge and District Exhibition AGM
February 4	Virtual Mayors and Reeves Meeting
February 4	Lethbridge and District Exhibition Media Launch, Premier Events
February 7	Virtual Elected Official Meeting, Budget Consultation
February 10	Meeting with Coalhurst, collaboration opportunities
February 15	Lethbridge Legion Flag Raising, Flag Day
February 23	ACR AGM, Panel Participant

Division 3

Councillor Mark Sayers

February 1	Strategic Planning Session
February 3	Lethbridge County Council Meeting

Division 4**Councillor John Kuerbis**

February 1	Strategic Planning Session
February 3	Lethbridge County Council Meeting
February 9	CPAA Webinar Series – Webinar 2 (online training)
February 23	Community Futures Lethbridge Monthly Board Meeting
February 23	CPAA Webinar Series – Webinar 3 (online training)
February 25	Community Futures Annual Recognition Banquet

Division 5**Councillor Eric Van Essen**

February 1	Strategic Planning Session
February 3	Lethbridge County Council Meeting
February 4	Highway 3 Twinning Development (virtual)
February 24	Southern Alberta Alternative Energy Partnership Community Energy Forum

Division 6**Deputy Reeve Klaas VanderVeen**

February 3	Lethbridge County Council Meeting
February 4	Mayors and Reeves
February 23 & 24	Alberta Care Conference
February 24	Townhall Conference Call with Minister McIver
February 25	SAEWA Meeting

Division 7**Councillor Morris Zeinstra**

February 1	Strategic Planning Session
February 3	Lethbridge County Council Meeting
February 11	Picture Butte Chamber of Commerce AGM
February 16 & 17	Farming Smarter
February 24	Southern Alberta Alternative Energy Partnership Community Energy Forum