



Agenda

Council Meeting | Thursday, May 16, 2024 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

3 - 10

1. **County Council Meeting Minutes**
[Council Meeting - 02 May 2024 - Minutes](#)

D. DELEGATIONS

11 - 21

1. **9:00 a.m. - RCMP - Sgt. Mike Numan**
[Coaldale Rural Q4 2023-2024 Community Letter](#)
[Q4 Coaldale Provincial Community Report](#)
[Crime Stats - Coaldale Provincial - 2024 Q4 Five Year](#)
[Crime Stats - Coaldale Provincial - Full Year 2019-2023](#)

22 - 23

2. **9:30 a.m. - United Irrigation District**
[UID Request for Letter of Support](#)
[Letter - Belly River Reservoir Support](#)

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

24 - 242

1. **Bylaw 24-002 - Chin Grouped Country Residential Area Structure Plan and Bylaw 24-003 Land Use Bylaw Amendment (Rural Urban Fringe to Grouped Country Residential and Business Light Industrial) - Public Hearing**
[Bylaw 24-002 - Chin Grouped Country Residential Area Structure Plan and Bylaw 24-003 Land Use Bylaw Amendment - Public Hearing](#)

243 - 300

2. **Bylaw 24-004 - Re-designate Plan 1611089 Blocks 1 Lot 1 and Plan 1611089 Block 2 Lot 1 from Rural Urban Fringe to Direct Control- Public Hearing**
[Bylaw 24-004 - Plan 1611089 Block 1 and 2 - Public Hearing](#)

F. SUBDIVISION APPLICATIONS

301 - 311

1. **Subdivision Application #2024-0-051 Brandsma/Bezooyen**

- Lot 3, Block 1, Plan 0612375 and a portion of SW1/4 6-9-20-W4M
[Subdivision Application #2024-0-051 Brandsma/Bezooyen - Lot 3, Block 1, Plan 0612375 and a portion of SW1/4 6-9-20-W4M](#)

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

312 - 314 G.1.1. **January-March 2024 Community Peace Officer Report**
[January-March 2024 Community Peace Officer Report](#)

G.2. CORPORATE SERVICES

315 - 316 G.2.1. **2024 Operating Budget Amendment**
[2024 Operating Budget Amendment](#)

317 - 328 G.2.2. **Bylaw 24-011 Tax Mill Rate**
[Bylaw 24-011 Tax Mill Rate](#)

329 - 333 G.2.3. **Tax Payment Agreement - Lot 6, Block 1, Plan 971143**
[Tax Payment Agreement - Lot 6, Block 1, Plan 971143](#)

334 - 353 G.2.4. **Financial Report ending April 30, 2024**
[Financial Report ending April 30, 2024](#)

G.3. ADMINISTRATION

G.4. OPERATIONS

H. COUNTY COUNCIL AND COMMITTEE UPDATES

354 - 357 1. **Lethbridge County Council Attendance Update - April 2024**
[Lethbridge County Council Attendance Update - April 2024](#)

I. NEW BUSINESS

J. CLOSED SESSION

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

K. ADJOURN



Minutes

Council Meeting | Thursday, May 2, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, May 2, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

- PRESENT:**
- Reeve Tory Campbell
 - Deputy Reeve John Kuerbis
 - Councillor Lorne Hickey
 - Councillor Mark Sayers
 - Councillor Eric Van Essen
 - Councillor Klaas VanderVeen
 - Councillor Morris Zeinstra
 - Chief Administrative Officer Cole Beck
 - Director, Development & Infrastructure Devon Thiele
 - Director, Corporate Services Jennifer Place
 - Executive Assistant Candice Robison
 - Manager, Planning & Development Hilary Janzen
 - Senior Planner Steve Harty

A. CALL TO ORDER

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

Reeve Campbell read the following land acknowledgement:

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

B. ADOPTION OF AGENDA

456-2024	Deputy Reeve Kuerbis	MOVED that the May 2, 2024 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

457-2024	Councillor Van Essen	MOVED that the April 18, 2024 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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C.2. Special Council Meeting Minutes

458-2024 Councillor Sayers MOVED that the April 25, 2024 Lethbridge County Special Council Minutes be adopted as presented.

CARRIED

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2024-0-032 – Urban
- SW1/4 36-10-22-W4M

459-2024 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of SW1/4 36-10-22-W4M (Certificate of Title No. 191 120 767), to subdivide a 2.64-acre (1.07 ha) first parcel out subdivision from a ¼-section title of 159.00-acres (64.3 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided.
4. That the easement(s) as required by ATCO Gas shall be established, if deemed necessary.

CARRIED

E.2. Subdivision Application #2024-0-034 – Daignault
- Lot 5, Block 16, Plan 9610575 & Lot 19, Block 16, Plan 1511874 within NW1/4 30-10-21-W4M (Hamlet of Shaughnessy)

460-2024 Councillor Sayers MOVED that the Residential subdivision of Lot 5, Block 16, Plan 9610575 & Lot 19, Block 16, Plan 1511874 within NW1/4 30-10-21-W4M (Certificate of Title No. 231 169 467, 231 144 910), to subdivide 0.35-acres (0.14 ha) from a title of 7.76-acres (3.14 ha) and consolidate it to an adjacent lot 0.24-acres (0.10 ha) in size, thereby creating an enlarged lot approximately 0.59-acres (0.24 ha) respectively in size, for hamlet residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 0.35-acres at the market value of \$20,500 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 caveats registered on both affected titles from previous

subdivision shall be discharged and a new caveat with the adjusted amount be registered on the larger remnant title, with the actual acreage and amount to be determined at the final stage, upon receipt of the final subdivision plan.

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. This agreement may outline the terms and obligations for addressing any hamlet water and sewer servicing matters or changes if needed.
3. That the applicant has the titles and portions of land to be subdivided (0.35-acres) and consolidated (Lot 5) to reconfigure the boundaries (property line) of the two adjacent parcels done by a surveyed plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by the utility agencies, or the municipality shall be established.

CARRIED

**E.3. Subdivision Application #2024-0-041 – Luco
- E1/2 7-8-21-W4M & Closed Road Allowance within 7-8-21-W4M**

461-2024 Councillor Hickey MOVED that the Agricultural & Country Residential subdivision of E1/2 7-8-21-W4M & Closed Road Allowance within 7-8-21-W4M (Certificate of Title No. 221 010 157, 101 041 526 +1), to subdivide a new 4.03-acre (1.63 ha) title from the ¼-section (SE 7-8-21-W4) for country residential use, and then subdivide and consolidate 17.59-acres (7.12 ha) of uncultivated land from the same ¼-section and amalgamate it to a separate adjacent north 81.72-acre (33.07 ha) title thereby creating an enlarged title 99.31-acres (40.19 ha) 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 applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property

line) of the two adjacent parcels, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

4. That the easement(s) as required by ATCO Gas shall be established prior to finalization.

CARRIED

E.4. **Subdivision Application #2024-0-042 – Peterson (Dixon) - SW1/4 30-12-24-W4M**

462-2024 Councillor Van Essen MOVED that the Country Residential subdivision of SW1/4 30-12-24-W4M (Certificate of Title No. 241 017 139 +1), to subdivide a 11.32-acre (4.58 ha) first parcel out subdivision from a title of 158.06 acres (63.97 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 approved subdivision parcel be reduced in size to not exceed 8.0 acres, sufficient to encompass buildings and improvements in the main yard by eliminating the east pasture portion and the east access to Highway 520 that shall remain with the remnant agricultural parcel, which shall be illustrated on the final surveyed plan as prepared by the Alberta Land Surveyor.

4. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.

CARRIED

E.5. **Subdivision Application #2024-0-044 – Plausteiner - Block 2, Plan 9913246 within SW1/4 32-8-20-W4M**

463-2024 Councillor Hickey MOVED that the Country Residential subdivision of Block 2, Plan 9913246 within SW1/4 32-8-20-W4M (Certificate of Title No. 151 005 589), to create a 14.19-acre (5.74 ha) parcel from a subdivided agricultural title of 136.30 acres (55.16 ha) for country residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the approved 14.19 acres at the market value of \$15,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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 to illustrate the exact dimensions and parcel size of the proposed parcel as approved by the Subdivision Authority.
4. That the easement(s) as required by TELUS shall be established prior to finalization.

CARRIED

D. DELEGATIONS

D.1. 10:00 a.m. - Darrell Ozmond - Fire Services Invoice

Linda Ozmond was present to discuss a fire invoice with Council.

464-2024 Councillor Hickey MOVED that administration bring back a report to the next meeting. CARRIED

Reeve Campbell recessed the meeting at 10:30 a.m.

Reeve Campbell reconvened the meeting at 10:46 a.m.

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

F.1.1. Bylaw 23-019 - Road Closure, Sale and Consolidation- 2nd and 3rd Reading

465-2024 Councillor VanderVeen MOVED that Bylaw 23-019 be read a 2nd time. CARRIED

466-2024 Deputy Reeve Kuerbis MOVED that Bylaw 23-019 be read a 3rd time. CARRIED

F.1.2. Planning and Development Department - 1st Quarter Report 2024

467-2024 Councillor VanderVeen MOVED that County Council receive the Planning and Development Department 1st Quarter Report 2024 for Information. CARRIED

F.1.3. Malloy Drain Phase 2B Funding Update

468-2024 Councillor Sayers MOVED that County Council approve an additional \$260,000 in funds from the Public Works Project Reserve towards the project for a total County contribution of \$600,000. CARRIED

F.2. CORPORATE SERVICES

F.2.1. Coaldale-Lethbridge Community Growing Project 2024 Waiver Request

469-2024 Deputy Reeve Kuerbis MOVED that County Council donates \$500 per the Lethbridge County Donations Policy 161 to the Coaldale-Lethbridge Community Growing Project with funding from the Council Donation Reserve.

CARRIED

F.2.2. Oldman Watershed Council Funding Request

470-2024 Councillor Hickey MOVED that County Council approve the funding request from the Oldman Watershed Council in the amount of \$4,857.60, based on a rate of \$0.48 cents per resident for 10,120 residents based on 2023 Municipal Affairs Population List, to be funded from the Council Operating Budget.

CARRIED

F.2.3. Coaldale & District Handi-Ride Association Funding Request

470-2024 Councillor Sayers MOVED that County Council provide financial support for 2024 in the amount of \$6,000 to be funded from the Council Discretionary Reserve and that Administration include funding of \$6,000 annually in the upcoming budgets for 2025, 2026 and 2027 for council consideration during budget deliberations.

CARRIED

F.3. ADMINISTRATION

F.3.1. Request for Sponsorship - Alberta / NWT Command - Royal Canadian Legion - Annual Military Service Recognition Book

471-2024 Deputy Reeve Kuerbis MOVED that Administration amend the existing Communications Policy #162 to include parameters for sponsorships and advertising in publications, to be brought forward at a future Council meeting.

CARRIED

F.4. OPERATIONS

F.4.1. Agricultural Service Board 2024 Level of Service

472-2024 Councillor Hickey MOVED that the Agricultural Service Board 2024 Level of Service be approved.

CARRIED

H. NEW BUSINESS

H.1. Green Acres Board Retreat

473-2024 Deputy Reeve Kuerbis MOVED that Green Acres Board Retreat be added to the agenda.

CARRIED

474-2024 Deputy Reeve Kuerbis MOVED that Councillor Hickey be authorized to attend the Green Acres Board Retreat. CARRIED

G. CORRESPONDENCE

G.1. McHappy Day

Council reviewed correspondence from Big Brothers Big Sisters regarding McHappy Day being held on May 8, 2024.

G.1. Seniors' Week 2024 Community Declaration

Council reviewed correspondence from the Ministry of Seniors, Community and Social Services regarding declaring Seniors' Week from June 3-9.

G.2. Lethbridge & District Exhibition

Council reviewed correspondence from Lethbridge & District Exhibition regarding the Whoop-Up Days media launch taking place on May 8, 2024.

I. CLOSED SESSION

I.1. - Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

I.2. - CPO Program Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

475-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:40 a.m. for the discussion on the following:

I.1. - Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

I.2. - CPO Program Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

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

476-2024 Councillor VanderVeen MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:59 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 12:00 p.m.

I.2. Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

477-2024 Deputy Reeve Kuerbis MOVED that County Council approve the compensation for the paving and improvements to Range Road 23-2 based on a current condition assessment that would be annexed by the Town of Nobleford. The total compensation shall be \$156,229.12, to be paid by the Town of Nobleford over a 10-year term indexed at 1.5% interest annually. The first payment shall be paid at the time that the Order in Council is approved for the annexation.

CARRIED

478-2024 Councillor Van Essen MOVED that County Council approve the compensation for the 50 acre parcel to be annexed by the Town of Nobleford. The Town of Nobleford will pay Lethbridge County property taxes in lieu for a period of 3 years at 100% of the value of the taxes. The total amount shall be paid as a lump sum at the time that the Order in Council is approved.

CARRIED

J. ADJOURN

J.1.

479-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 12:01 p.m.

CARRIED

Reeve

CAO



May 2, 2024

S/Sgt. Mike Numan
Detachment Commander
Coaldale, Alberta

Dear Reeve Campbell,

Please find the quarterly Community Policing Report attached that covers the January 1st to March 31st, 2024 reporting period. The attached report serves to provide a quarterly snapshot of the human resources, financial data and crime statistics for the Coaldale Rural Detachment.

I would also like to introduce you to Deputy Commissioner Rob Hill, the new Commanding Officer of the Alberta RCMP. Deputy Commissioner Hill has had a diverse and wide-ranging RCMP career, spanning from the Prairies to the Arctic, with positions along the way that have included Drugs Section in Winnipeg and as the former Detachment Commander of Stony Plain (now amalgamated in to Parkland). With public safety as the beacon guiding our operations, Deputy Commissioner Hill is focussed on community engagement; Reconciliation; employee wellness; and recruiting new police officers and retention. Deputy Commissioner Hill is proud to lead your Alberta RCMP and looks forward to meeting you in the future.

Your ongoing engagement and the feedback you provide guides our Detachment team, and supports the reinforcement of your policing priorities. I always remain available to discuss your community-identified policing priorities and/or any ideas you may have that will enhance our service delivery to address the priorities that are important to you. As the Chief of Police for your community, I invite you to contact me should you have any questions or concerns.

S/Sgt. Mike Numan
Detachment Commander
Coaldale - Picture Butte



RCMP Provincial Policing Report

Detachment Information

Name of Detachment

Coaldale

Name of Detachment Commander

S/Sgt. Mike NUMAN

Quarter

Q4

Date of Report (yyyy-mm-dd)

2024-04-24

FTE Utilization Plan

2023/24

Select Type of Policing Report

Municipal Policing Report Under
 Municipal Policing Report Over
 PPSA
 Coaldale

Community Consultations

Consultation No. 1

Date (yyyy-mm-dd)

2024-01-10

Meeting Type

Meeting with Stakeholder(s)

Topics Discussed (this field expands)

Crime Reduction Initiatives, Traffic, Education Session

Notes /Comments (this field expands)

Members attend MADD Lethbridge and Area wrap up on their Project Red Ribbon Campaign, an initiative aimed at raising awareness about the dangers of impaired driving during the holiday season.

Consultation No. 2

Date (yyyy-mm-dd)

2024-01-22

Meeting Type

Meeting with Stakeholder(s)

Topics Discussed (this field expands)

Persons Crimes, Education Session, Regular reporting information sharing

Notes /Comments (this field expands)

Detachment Commander took part in Domestic Violence Action Team meeting. All enforcement and social service agencies from southern Alberta took part. First meeting so introduction and updates from each business line present. Great meeting that will continue bi-monthly.

Consultation No. 3

Date (yyyy-mm-dd)

2024-02-08

Meeting Type

Meeting with Stakeholder(s)

Topics Discussed (this field expands)

Regular reporting information sharing, Crime Reduction Initiatives, Traffic

Notes /Comments (this field expands)

Detachment Commander attended Town Of Coalhurst and met with CAO Shawn Patience. regular meeting, spoke about general topics and crime, reporting, Project CAPTURE and many other topics. Information sharing and stewardship.



Consultation No. 4

Date (yyyy-mm-dd) Meeting Type
2024-02-21 Community Connection

Topics Discussed (this field expands)
Education Session, Crime Reduction Initiatives

Notes /Comments (this field expands)
Member attended Coaldale Community Center HUB and presented to the Seniors on current scams, fraud, was about 30 - 45 min presentation and then time for questions. Very well received and lots of interaction and questions.

Consultation No. 5

Date (yyyy-mm-dd) Meeting Type
2024-02-22 Community Connection

Topics Discussed (this field expands)
Crime Reduction Initiatives, Education Session, Property Crime

Notes /Comments (this field expands)
Members attended Coalhurst and interact with community members. They spoke to 6-8 people driving the most targeted stolen vehicles and discussed theft prevention methods and provided them with a free steering wheel lock device. Very positive response and interactions with the community members.

Consultation No. 6

Date (yyyy-mm-dd) Meeting Type
2024-02-23 Community Connection

Topics Discussed (this field expands)
Diversity

Notes /Comments (this field expands)
On February 23rd, the Law Enforcement Torch Run (LETR) commemorating the 2024 Special Olympics Canada Winter Games, which will take place from February 27 - March 2 in Calgary, Alberta, will be coming through Coaldale. S/Sgt. Numan and Cpl. MacMillan took part in the Torch Relay ceremonies and provide traffic control/escort for the run. Excellent cause and event. Speeches from dignitaries from the Town of Coaldale, MLA, MP, and local athletes.

Consultation No. 7

Date (yyyy-mm-dd) Meeting Type
2024-02-28 Meeting with Stakeholder(s)

Topics Discussed (this field expands)
Crime Reduction Initiatives, Regular reporting information sharing, Property Crime



Notes /Comments (this field expands)

Member took part in the virtual monthly meeting with numerous agencies and partners in the Southern Alberta District. Lead by the District analyst, all participants spoke about crimes and subjects of interest from their area's. Great info sharing session with many agencies connecting to problem solve together with the goal of crime reduction. We will continue be part of this group and meeting.

Consultation No. 8

Date (yyyy-mm-dd) Meeting Type
2024-02-28 Meeting with Stakeholder(s)

Topics Discussed (this field expands)

Crime Reduction Initiatives, Property Crime, Regular reporting information sharing

Notes /Comments (this field expands)

Members took part in the virtual monthly D2A meeting with numerous agencies and partners in the Southern Alberta District. Lead by the District analyst, all participants spoke about crimes and subjects of interest from their area's. Great info sharing session with many agencies connecting to problem solve together with the goal of crime reduction. We will continue be part of this group and meeting.

Consultation No. 9

Date (yyyy-mm-dd) Meeting Type
2024-03-07 Meeting with Elected Officials

Topics Discussed (this field expands)

Regular reporting information sharing, Annual Planning, Crime Reduction Initiatives

Notes /Comments (this field expands)

Detachment Commander attended County of Lethbridge Office and met with CAO Cole Beck for coffee, great session with information sharing and general discussions. Great communication between us and this is a Quarterly initiative.

Consultation No. 10

Date (yyyy-mm-dd) Meeting Type
2024-03-07 Meeting with Elected Officials

Topics Discussed (this field expands)

Regular reporting information sharing, Annual Planning, Crime Reduction Initiatives

Notes /Comments (this field expands)

Detachment Commander attended Lethbridge County Counsel Meeting to present 2023-2024 Quarter 3 statistics to them. Great session with lots of interaction and questions from Reeve and Counsel. They re-affirmed their appreciation of the excellent communication that we share and the work that we do everyday.



Community Priorities

Priority No. 1

Priority (this field expands)

Traffic - Safety (motor vehicles, roads)

Current Status and Results (this field expands)

One cooperative checkstop completed in March with the assistance of Alberta Sheriff's. Coaldale Detachment has seen increased partnerships with the local Integrated Traffic Unit and local Alberta Sheriff's for combined initiatives. This has resulted in increased visibility in communities that have been noticed by residents. In addition, the partnerships have fostered a strong working relationship between all involved. Three of the traffic calendar objectives met for January (intersection safety - routine stops and patrols), February (distracted driving - routine stops and patrols), and March (seatbelts - routine stops and patrols). This objective was a success for this quarter and we are on track to meet or exceed this objective going forward.

Priority No. 2

Priority (this field expands)

Police / Community Relations - Police Visibility

Current Status and Results (this field expands)

This quarter saw continued success with many great community events and presentations completed in all the communities in the detachment area. We have far exceeded the targets for this quarter and year. I believe that this is a cornerstone of proactive policing and intend to carry this objective into the upcoming year. We have been recognized for the noticeable increase in presence and participation at events by all our communities and have received positive feedback from all 5 municipal governments I attend. All events are tracked on the Community Tracker.

Priority No. 3

Priority (this field expands)

Intelligence led policing - Crime prevention

Current Status and Results (this field expands)

This quarter was a continuation of previous quarters where partners and scheduled intel meetings have been established. These intel meetings and partner connections have resulted in an analytical approach to track and have successful charges laid against the jurisdictions most prolific criminals. This quarter held operation cold start and the detachment was aided by the D2A initiative via the community safety and well being unit. This quarter also seen presentations to seniors and schools. Overall, all goals have been met and exceeded this year at the detachment for enhancing awareness and education.



Crime Statistics¹

The following table provides policing statistics on actual offences within the periods listed. Please see Appendix for additional information and a five-year comparison.

Category	January - March			January - December		
	2023	2024	% Change Year-over-Year	2022	2023	% Change Year-over-Year
Persons Crime	38	25	-34.00%	129	177	37.00%
Property Crime	105	75	-29.00%	382	468	23.00%
Other Criminal Code	39	24	-38.00%	125	136	9.00%
Total Criminal Code	182	124	-32.00%	636	781	23.00%
Drugs Offences	1	1	0.00%	17	4	-76.00%
Other Federal Acts	5	2	-60.00%	23	14	-39.00%
Other Provincial Acts	33	38	15.00%	207	171	-17.00%
Municipal By-Laws	5	6	20.00%	32	18	-44.00%
Motor Vehicle Collisions	69	57	-17.00%	272	297	9.00%
Provincial Code Traffic	237	193	-19.00%	1,021	1,040	2.00%
Other Traffic	2	1	-50.00%	2	5	150.00%
Criminal Code Traffic	10	16	60.00%	24	32	33.00%
Total Traffic Offences	249	210	-16.00%	1,047	1,077	3.00%

¹Data extracted from a live database (PROS) and is subject to change over time.

Trend / Points of Interest (this field expands)

Increase in property crime as noted in previous meetings due to and increase in reporting by community. The Detachment continues to work hard resulting in many successful judicial authorizations being granted and executed. Investigations have also resulted in an increase in drug trafficking/possession charges. Detachment members continue to conduct patrols, vehicle stops, check-stops, and traffic enforcement when time permits.



Provincial Service Composition²

Staffing Category	Established Positions	Working	Soft Vacancies ³	Hard Vacancies ⁴
Police Officers	8	6	1	1
Detachment Support	2	1	1	0

2. Data extracted on March 31, 2024 and is subject to change.

3. Soft Vacancies are positions that are filled but vacant due to maternity/paternity leave, medical leave, etc. and are still included in the overall FTE count.

4. Hard Vacancies reflect positions that do not have an employee attached and need to be filled.

Comments (this field expands)

Police Officers: Of the eight established positions, six officers are currently working. There is one officer on special leave (Other). One position has two officers assigned to that position. There is one hard vacancy at this time.

Detachment Support: Of the two established positions, one resource is currently working. There is one resource on special leave (Leave without Pay). There is no hard vacancy at this time.

**Coaldale Provincial Detachment
Crime Statistics (Actual)
January to March: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

April 8, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Offences Related to Death		0	0	0	1	0	N/A	-100%	0.1
Robbery		1	0	0	1	0	-100%	-100%	-0.1
Sexual Assaults		1	1	2	0	1	0%	N/A	-0.1
Other Sexual Offences		1	0	1	1	0	-100%	-100%	-0.1
Assault		13	13	14	15	13	0%	-13%	0.2
Kidnapping/Hostage/Abduction		0	1	0	1	0	N/A	-100%	0.0
Extortion		0	0	0	1	0	N/A	-100%	0.1
Criminal Harassment		4	3	1	11	4	0%	-64%	0.8
Uttering Threats		9	4	0	7	7	-22%	0%	-0.1
TOTAL PERSONS		29	22	18	38	25	-14%	-34%	0.8
Break & Enter		24	11	11	10	11	-54%	10%	-2.7
Theft of Motor Vehicle		14	9	6	19	4	-71%	-79%	-1.0
Theft Over \$5,000		2	1	0	3	0	-100%	-100%	-0.2
Theft Under \$5,000		17	15	10	26	15	-12%	-42%	0.7
Possn Stn Goods		6	2	6	10	5	-17%	-50%	0.6
Fraud		8	2	5	17	10	25%	-41%	1.9
Arson		0	0	2	0	0	N/A	N/A	0.0
Mischief - Damage To Property		9	11	7	8	11	22%	38%	0.1
Mischief - Other		8	9	12	12	19	138%	58%	2.5
TOTAL PROPERTY		88	60	59	105	75	-15%	-29%	1.9
Offensive Weapons		2	0	1	0	1	-50%	N/A	-0.2
Disturbing the peace		2	4	2	5	5	150%	0%	0.7
Fail to Comply & Breaches		12	10	1	21	6	-50%	-71%	-0.1
OTHER CRIMINAL CODE		12	8	12	13	12	0%	-8%	0.5
TOTAL OTHER CRIMINAL CODE		28	22	16	39	24	-14%	-38%	0.9
TOTAL CRIMINAL CODE		145	104	93	182	124	-14%	-32%	3.6

**Coaldale Provincial Detachment
Crime Statistics (Actual)
January to March: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

April 8, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Drug Enforcement - Production		0	0	1	0	1	N/A	N/A	0.2
Drug Enforcement - Possession		1	0	3	0	0	-100%	N/A	-0.2
Drug Enforcement - Trafficking		1	0	1	1	0	-100%	-100%	-0.1
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
Total Drugs		2	0	5	1	1	-50%	0%	-0.1
Cannabis Enforcement		1	0	0	0	0	-100%	N/A	-0.2
Federal - General		1	5	0	4	1	0%	-75%	-0.1
TOTAL FEDERAL		4	5	5	5	2	-50%	-60%	-0.4
Liquor Act		4	1	2	0	2	-50%	N/A	-0.5
Cannabis Act		1	0	0	1	1	0%	0%	0.1
Mental Health Act		12	10	8	13	17	42%	31%	1.3
Other Provincial Stats		25	36	29	19	18	-28%	-5%	-3.1
Total Provincial Stats		42	47	39	33	38	-10%	15%	-2.2
Municipal By-laws Traffic		1	4	0	0	1	0%	N/A	-0.4
Municipal By-laws		6	3	6	5	5	-17%	0%	0.0
Total Municipal		7	7	6	5	6	-14%	20%	-0.4
Fatals		0	0	1	1	1	N/A	0%	0.3
Injury MVC		2	6	6	8	8	300%	0%	1.4
Property Damage MVC (Reportable)		47	40	48	50	32	-32%	-36%	-2.0
Property Damage MVC (Non Reportable)		4	7	7	10	16	300%	60%	2.7
TOTAL MVC		53	53	62	69	57	8%	-17%	2.4
Roadside Suspension - Alcohol (Prov)		0	0	2	6	11	N/A	83%	2.8
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
Total Provincial Traffic		667	300	197	237	193	-71%	-19%	-101.1
Other Traffic		1	0	0	2	1	0%	-50%	0.2
Criminal Code Traffic		20	4	3	10	16	-20%	60%	-0.2
Common Police Activities									
False Alarms		9	8	7	4	8	-11%	100%	-0.6
False/Abandoned 911 Call and 911 Act		13	26	25	34	17	31%	-50%	1.6
Suspicious Person/Vehicle/Property		52	40	26	30	42	-19%	40%	-3.0
Persons Reported Missing		2	5	0	5	4	100%	-20%	0.4
Search Warrants		0	0	0	0	0	N/A	N/A	0.0
Spousal Abuse - Survey Code (Reported)		13	16	10	21	33	154%	57%	4.5
Form 10 (MHA) (Reported)		0	0	1	0	3	N/A	N/A	0.6



Coaldale Provincial Detachment Crime Statistics (Actual)

January to December: 2019 - 2023

All categories contain "Attempted" and/or "Completed"

January 5, 2024

CATEGORY	Trend	2019	2020	2021	2022	2023	% Change 2019 - 2023	% Change 2022 - 2023	Avg File +/- per Year
Offences Related to Death		0	0	0	1	1	N/A	0%	0.3
Robbery		0	2	0	1	1	N/A	0%	0.1
Sexual Assaults		6	13	11	7	7	17%	0%	-0.4
Other Sexual Offences		1	6	3	7	4	300%	-43%	0.7
Assault		76	73	72	76	99	30%	30%	4.9
Kidnapping/Hostage/Abduction		0	4	5	1	1	N/A	0%	-0.1
Extortion		1	0	1	1	3	200%	200%	0.5
Criminal Harassment		18	18	18	18	32	78%	78%	2.8
Uttering Threats		25	27	27	17	29	16%	71%	-0.2
TOTAL PERSONS		127	143	137	129	177	39%	37%	8.6
Break & Enter		73	53	47	63	50	-32%	-21%	-3.6
Theft of Motor Vehicle		42	38	29	46	66	57%	43%	5.6
Theft Over \$5,000		9	8	7	8	21	133%	163%	2.4
Theft Under \$5,000		113	91	66	87	100	-12%	15%	-3.0
Possn Stn Goods		31	31	11	33	47	52%	42%	3.4
Fraud		35	35	24	26	52	49%	100%	2.5
Arson		0	0	3	4	2	N/A	-50%	0.8
Mischief - Damage To Property		35	43	67	75	55	57%	-27%	7.2
Mischief - Other		86	28	29	40	75	-13%	88%	-1.0
TOTAL PROPERTY		424	327	283	382	468	10%	23%	14.3
Offensive Weapons		8	8	5	10	9	13%	-10%	0.4
Disturbing the peace		21	16	25	21	21	0%	0%	0.5
Fail to Comply & Breaches		78	62	80	38	51	-35%	34%	-7.8
OTHER CRIMINAL CODE		81	46	35	56	55	-32%	-2%	-4.2
TOTAL OTHER CRIMINAL CODE		188	132	145	125	136	-28%	9%	-11.1
TOTAL CRIMINAL CODE		739	602	565	636	781	6%	23%	11.8



Coaldale Provincial Detachment Crime Statistics (Actual) January to December: 2019 - 2023

All categories contain "Attempted" and/or "Completed"

January 5, 2024

CATEGORY	Trend	2019	2020	2021	2022	2023	% Change 2019 - 2023	% Change 2022 - 2023	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	1	0	N/A	-100%	0.1
Drug Enforcement - Possession		3	6	3	10	0	-100%	-100%	-0.2
Drug Enforcement - Trafficking		8	3	11	6	4	-50%	-33%	-0.5
Drug Enforcement - Other		0	0	1	0	0	N/A	N/A	0.0
Total Drugs		11	9	15	17	4	-64%	-76%	-0.6
Cannabis Enforcement		1	1	0	2	0	-100%	-100%	-0.1
Federal - General		7	5	9	4	10	43%	150%	0.5
TOTAL FEDERAL		19	15	24	23	14	-26%	-39%	-0.2
Liquor Act		11	10	3	10	4	-64%	-60%	-1.4
Cannabis Act		7	5	2	1	1	-86%	0%	-1.6
Mental Health Act		73	50	57	71	60	-18%	-15%	-0.5
Other Provincial Stats		117	109	126	125	106	-9%	-15%	-0.6
Total Provincial Stats		208	174	188	207	171	-18%	-17%	-4.1
Municipal By-laws Traffic		7	4	16	5	2	-71%	-60%	-0.9
Municipal By-laws		24	21	35	27	16	-33%	-41%	-1.0
Total Municipal		31	25	51	32	18	-42%	-44%	-1.9
Fatals		2	3	2	4	2	0%	-50%	0.1
Injury MVC		15	18	42	37	40	167%	8%	6.9
Property Damage MVC (Reportable)		254	194	192	200	219	-14%	10%	-6.4
Property Damage MVC (Non Reportable)		66	34	33	31	36	-45%	16%	-6.3
TOTAL MVC		337	249	269	272	297	-12%	9%	-5.7
Roadside Suspension - Alcohol (Prov)		N/A	N/A	N/A	N/A	19	N/A	N/A	N/A
Roadside Suspension - Drugs (Prov)		N/A	N/A	N/A	N/A	3	N/A	N/A	N/A
Total Provincial Traffic		2,093	1,752	1,580	1,021	1,040	-50%	2%	-283.7
Other Traffic		9	1	4	2	5	-44%	150%	-0.7
Criminal Code Traffic		67	78	23	24	32	-52%	33%	-12.4
Common Police Activities									
False Alarms		22	45	39	30	25	14%	-17%	-0.9
False/Abandoned 911 Call and 911 Act		84	106	149	95	212	152%	123%	24.5
Suspicious Person/Vehicle/Property		211	192	185	150	182	-14%	21%	-10.0
Persons Reported Missing		9	8	16	10	18	100%	80%	2.0
Search Warrants		0	0	2	1	3	N/A	200%	0.7
Spousal Abuse - Survey Code (Reported)		72	62	78	69	89	24%	29%	4.1
Form 10 (MHA) (Reported)		0	4	1	4	3	N/A	-25%	0.6

UNITED IRRIGATION DISTRICT

Box 1006
Glenwood, Alberta
T0K 2R0

Phone: (403) 626-3255
Fax: (403) 626-3967
E-mail: uid@xplornet.com

April 8, 2024

To Whom It May Concern,

RE: Request for the Letter of Support for the Belly River Reservoir Proposal

The United Irrigation District is proposing a Belly River Reservoir Project.

With global warming approaching, all of us need more and more water storage. We need to invest in these projects to meet the water supply challenges of today and the future, especially during drought like this year. Your municipalities and towns can benefit from the proposed water storage while also creating environmental benefits.

This proposed flood mitigation and storage reservoir will help with flood mitigation as well as with water storage, which can be used for irrigation and municipal projects. It would greatly reduce the chance of flooding in all areas along the Belly River.

The size of the proposed project will be around 55,000 acre-feet. The location we are considering is west of Hwy 800 and north of Hwy 5 close to the Mountain View area. We have done only a preliminary study of this area. I presented this proposal at the Reeves and Mayors meeting on April 5th, 2024 in Lethbridge.

I am writing you today to respectfully request a letter of support. If you can mention in the letter the necessity of water storage with climate change, benefits for other districts, etc. it would be great.

Should you have any questions or need more information do not hesitate to contact me at 403-626-3255 or via email.

Yours truly,
UNITED IRRIGATION DISTRICT



Fred W. Rice
District Manager



COUNTY OF WARNER NO. 5

PO BOX 90
300 COUNTY ROAD
WARNER, AB T0K 2L0

Phone: 403-642-3635
www.warnercounty.ca

April 10, 2024

United Irrigation District
PO Box 1006
Glenwood, AB T0K 2R0

Via email: uid@xplornet.com

To Whom It May Concern,

Re: Belly River Reservoir Proposal Letter of Support

We are writing this letter of support of the Belly River Reservoir Proposal as outlined in a presentation by the United Irrigation District in February 2024.

Water management is fundamental to providing and protecting a vital resource used for drinking, agriculture, and the environment. Improving water resource infrastructure will increase the overall resilience of the water storage system that will protect this resource against multi-year drought and other extreme weather events.

The proposed reservoir would improve water security for agriculture for up to seven Irrigation Districts, which minimizes crop losses during droughts and so fosters overall economic stability in the region. Improved upstream flow maintenance capacity would increase flood resiliency. Stabilized flows support a consistent aquatic ecosystem for fish in the Belly River.

We hope that this proposal is successful in obtaining approval and funding. We look forward to the action taken by the Province of Alberta, Irrigation Districts, other institutions, and municipalities to collaboratively address improving water resource management in the coming years.

Yours truly,

Randy Taylor
Reeve – County of Warner

cc: Honourable R.J. Sigurdson, Alberta Minister of Agriculture and Irrigation
Honourable R. Schultz, Alberta Minister of Environment and Protected Areas
Honourable G. Hunter, MLA Taber-Warner

AGENDA ITEM REPORT



Title: Bylaw 24-002 - Chin Grouped Country Residential Area Structure Plan and Bylaw 24-003 Land Use Bylaw Amendment (Urban Fringe to Grouped Country Residential and Business Light Industrial) - Public Hearing

Meeting: Council Meeting - 16 May 2024





Department: Community Services

Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure Approved - 01 May 2024
Cole Beck, Chief Administrative Officer Approved - 09 May 2024

STRATEGIC ALIGNMENT:

 Goverance	 Relationships	 Region	 Prosperity
---	---	--	---

EXECUTIVE SUMMARY:

An application was received for the Chin Area Structure Plan (Bylaw 24-002 and to re-designate a 40 acre title in the NE 25-9-19-W4 from Urban Fringe to Grouped Country Residential and Business Light Industrial (Bylaw 24-003). This would allow for the phased subdivision of the parcels for Country Residential and Business Light Industrial uses.

RECOMMENDATION:

That Bylaw 24-002 be read a second time.
That Bylaw 24-002 be read a third time.

That Bylaw 24-003 be read a second time.
That Bylaw 24-003 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed Area Structure Plan and Rezoning provide for sound development within the County.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Lethbridge County Municipal Development Plan requires that where there will be more than 4 adjacent titles that the applicant submit an Area Structure Plan for County Council consideration and that the parcels be re-designated.
- The Grouped Country Residential Land Use Strategy encourages subdivision in areas close to urban areas and where the lands are fragmented and considered poor quality agricultural lands.
- Bylaws 24-002 and 24-003 received first reading on April 4, 2024.

BACKGROUND INFORMATION:

An application was received for the Chin Area Structure Plan (Bylaw 23-002) and to re-designate a 40 acre title in the NE 25-9-19-W4 from Urban Fringe to Grouped Country Residential and Business Light Industrial (Bylaw 24-003). This would allow for the subdivision of the parcels for Country Residential use and Business Light Industrial Uses.

The Chin Grouped Country Residential Area Structure Plan provides a plan for the future subdivision of the subject lands in a manner that attempts to meet the County's current policies and requirements.

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

- Alberta Health Services
 - The feasibility of maintaining potable water should be confirmed considering the proposed school. Adequate water for emergency response should also be available. AHS supports connection to a communal/municipal potable water system if possible.
 - The impact of nearby industrial expansion should be considered on the proposed residences and the proposed school.
 - Private sewage treatment systems were proposed. If services become available, AHS supports connection to a communal/municipal wastewater treatment system at that time.
 - AHS advises a garbage collection program to avoid nuisances due to garbage accumulation, pests, or burning.
- Alberta Transportation and Economic Corridors
 - that a Traffic Impact Assessment Memo be submitted for review
- MD of Taber
 - No additional approaches will be permitted off of Range Rd 19-0
 - Require a minimum 15m radius on all intersecting roads to Range Rd 19-0
- ATCO - no concerns
- Telus - no concern

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

- The proposal meets the Hamlet of Chin Growth Strategy as this parcel was identified as an area of Grouped Country Residential growth
- The proposal meets all of the requirements of the County's Municipal Development Plan Bylaw 22-001 Sections 8 and 9, with the exception of Policy 8.5b
 - The proposal meets all other policies of the MDP as it is next to a hamlet and the lands are fragmented from the rest of the quarter section. This area was originally planned as an extension of the Hamlet of Chin.
 - Policy 8.5b states that any Grouped Country Residential Development with more than 5 lots must be serviced with potable water from the applicable water co-op or the County. The Area Structure Plan proposes that these parcel have hauled in potable water as the water co-op is currently unable to service this area.
 - The lots would be serviced by on-site waste-water (septic) systems as noted in the Area Structure Plan.

- The proposed business light rezoning is for an existing business (tire business) that has not had any negative impact to the adjacent residential properties and no concerns were identified with the proposed rezoning.
- The applicant submitted a Traffic Impact Assessment Memorandum which was approved by Alberta Transportation and Economic Corridors, no upgrades to the highway intersection are required as a result of this application.

The notice of the public hearing was advertised in the April 30 and May 7 editions of the Sunny South News and on the County's website and social media accounts.

ALTERNATIVES / PROS / CONS:

Option 1

County Council may refuse second reading of Bylaw 24-002

Pros- this would address the deficiencies of the application including the lack of access to potable water.

Cons - this would hinder growth in the area next to the Hamlet of Chin.

Option 2

County Council may amend Bylaw 24-002 (Chin Grouped Country Residential Area Structure Plan) prior second reading to require that the development has to proceed with potable water from the Water Co-op.

Pros- this would address the deficiencies of the application including the lack of access to potable water.

Cons - this would hinder growth in the area next to the Hamlet of Chin.

FINANCIAL IMPACT:

If the bylaws were approved, future development would be taxed at the County's residential and commercial/industrial tax rate. There would be additional costs to the County (i.e. maintenance of infrastructure) that would arise if the bylaws are approved.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [Bylaw 24-002 - Signed First Reading](#)
- [Chin Meadows Area Structure Plan April 2024 Final](#)
- [Bylaw 24-003 -signed first reading](#)
- [Bylaw 24-003 -LUB Amendment Application](#)
- [24-003 Bylaw Map](#)
- [AHS comments](#)
- [AT Comments - Feb 7 2024](#)
- [AT Permit - Feb 28 2024 DOUGLA~1](#)
- [ATCO Comments](#)
- [ATCO Gas Comments](#)
- [MD of Taber Comments - February 5 2024](#)
- [Telus Comments](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-002

**A BYLAW OF LETHBRIDGE COUNTY BEING A BYLAW PURSUANT TO
SECTION 633(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED
STATUTES OF ALBERTA 2000, CHAPTER M.26**

WHEREAS the landowners wish to develop lands within Plan 899AA Blocks A, B, and E, and Plan 899AA Block 7 Lots 1-2 and Plan 899AA Block 6 Lots 31-32 within the NE 25-9-19-W4,

AND WHEREAS the County's Municipal Development Plan requires that developers prepare an Area Structure Plan to ensure sound development occurs within Lethbridge County;

AND WHEREAS the total area considered by the Area Structure Plan is approximately 40 acres (16.19 hectares);

AND WHEREAS the landowner/developer have prepared the "Chin Grouped Country Residential Area Structure Plan" which provides a framework for the subsequent re-designation, subdivision, and development of the area.

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

1. The "Chin Grouped Country Residential Area Structure Plan" Bylaw No. 24-002, attached as "Appendix A".

GIVEN first reading this 4th day of April 2024.



Reeve



CAO

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

Reeve

CAO

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

Reeve

CAO

Reading	April 4, 2024
Public Hearing	
2 nd Reading	
3 rd Reading	



CHIN GROUPED COUNTRY RESIDENTIAL AREA STRUCTURE PLAN

APRIL 2024



 DOUGLAS J. BERGEN
& ASSOCIATES LTD.
ARCHITECTURAL TECHNOLOGY



CHIN GROUPED COUNTRY RESIDENTIAL AREA STRUCTURE PLAN

April 2024

Prepared for
Mr. Peter Klassen
Chin, Alberta

Prepared by
Douglas J. Bergen & Associates Ltd.
HV Consulting Ltd.
Osprey Engineering Ltd.
BDT Engineering Ltd.
ISL Engineering
Mike Spencer Geometrics Ltd.
Martin Geomatic Consultants Ltd.



**DOUGLAS J. BERGEN
& ASSOCIATES LTD.**
ARCHITECTURAL TECHNOLOGY

Table of Contents

1.	INTRODUCTION	1
1.1	PURPOSE OF THE PLAN	1
1.2	LOCATION AND BACKGROUND	1
1.3	APPROVAL PROCESS	5
1.4	LEGISLATIVE FRAMEWORK	6
1.4.1	The Municipal Government Act	6
1.4.2	The Municipal Development Plan	6
1.4.3	Subdivision Regulations	6
1.4.4	Land Use Bylaw	6
1.5	JUSTIFICATION	7
2.	GOALS	9
2.1	GOALS	9
3.	PLAN AREA	10
3.1	SITE ANALYSIS	10
3.1.1	Site Location	10
3.1.2	Existing Land Use	10
3.1.3	Topography and Site Characteristics	10
3.1.4	Environmental, Historical, and Archaeological Significance	10
3.1.5	Opportunities and Constraints	13
3.1.5.1	Opportunities	13
3.1.5.2	Constraints	13
4.	PROPOSED LAND AND DEVELOPMENT CONCEPT	15
4.1	DEVELOPMENT CONCEPT	15
4.2	CROWN LOT CONSOLIDATION	15
4.3	DEVELOPMENT AGREEMENT	15
4.4	BUILDING SETBACKS	19
4.5	ENVIRONMENTAL/MUNICIPAL/SCHOOL RESERVES	19
4.6	DESIGN POPULATION AND DENSITY	19
4.7	PHASING	20

5.	<u>PROPOSED INFRASTRUCTURE</u>	21
5.1	TRANSPORTATION	21
	5.1.1 Traffic Generation	21
	5.1.2 School Bus Routes	21
	5.1.3 Parking	21
	5.1.4 Range Road 19-0	21
5.2	MUNICIPAL SERVICING	23
	5.2.1 Potable Water Supply	23
	5.2.2 Domestic Wastewater	23
	5.2.3 Storm Water Drainage	25
	5.2.4 Sewage Treatment and Dispersal	27
5.3	PUBLIC UTILITIES	27
	5.3.1 Electricity	27
	5.3.2 Natural Gas	29
	5.3.3 Telecommunication	29
	5.3.4 Right of Way	29
5.4	PROTECTIVE SERVICES	31
	5.4.1 Fire	31
	5.4.2 Police	31
	5.4.3 Ambulance	31
5.5	OTHER SERVICES	31
	5.5.1 Solid Waste	31
	5.5.2 Mail Service	31
6.	<u>ARCHITECTURAL CONTROLS</u>	32
7.	<u>IMPLEMENTATION & DEVELOPMENT CONTROL</u>	32
8.	<u>ADJACENT LANDOWNER CONSULTATION & OTHER CORRESPONDENCE</u>	33
9.	<u>MARKET DEMAND</u>	33
10.	<u>CONCLUSION</u>	34
	<u>APPENDIX A</u> Geotechnical Investigation	
	<u>APPENDIX B</u> Trip Generation Letters	
	<u>APPENDIX C</u> Osprey Engineering Septic Report	
	<u>APPENDIX D</u> Martin Geomatic Consultants Ltd. Stormwater Management Plan	
	<u>APPENDIX E</u> Property Ownership	

[APPENDIX F](#) Stormwater Drainage Concept



1. INTRODUCTION

1.1. PURPOSE OF THE PLAN

The purpose of the Chin Meadows Area Structure Plan (ASP) is to set out a concept for planning and proposed guidelines for the future subdivision and development of the lands described in this document. The plan has been prepared to compliment the proposed amendment to the Lethbridge County Land Use Bylaw No. 1404 to change the zoning of the subject lands from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) and Rural General Industrial (RGI).

1.2 LOCATION AND BACKGROUND

(an excerpt from the Lethbridge County – Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission)

The subject property is located immediately north of the Hamlet of Chin. It is legally described as Blocks A, B & E on Plan 899AA. See **Figure 1.0 County Map and Figure 2.0 Land Use Districts**.

The Hamlet of Chin is located approximately 17 miles (27 km) east of the City of Lethbridge, ½ mile (0.8 km) north of Highway 3, situated between the Towns of Coaldale and Taber. Chin is located on the very eastern border of Lethbridge County with the Municipal District of Taber western boundary beginning immediately east of the hamlet. Chin currently encompasses approximately 19.7 acres (7.0 ha) of land within its designated boundary. The hamlet basically functions as a small urban residential area for the surrounding agricultural area. Chin is also located adjacent to the McCain Foods Ltd. potato processing plant, which is one of the larger industrial processing developments in Lethbridge County.

Chin was initially founded as a settlement area in the early 1900s due to both agriculture and the Canadian Pacific Railway (CPR) line being established in close proximity. The name Chin was derived from the native Blackfoot language of the Blackfoot First Nations who historically held a significant presence in southern Alberta. The CPR and the Alberta Railway and Irrigation Company registered the original subdivision site plan in 1910 (Plan 899AA) for lands north of the rail line. The CPR appeared to have grand expectations for the community to grow, as the original plan covered an area twice as large as what exists today. The north half of the original Chin subdivision plan was never developed for hamlet use, and in 1964 was consolidated into one larger block (Block E) and amalgamated with adjacent Blocks A and B into a single title. **Figure 3.0** illustrates the current hamlet layout and lot/block configuration in respect of the 1964 consolidated plan.



LETHBRIDGE COUNTY – SUBJECT LOCATION MAP

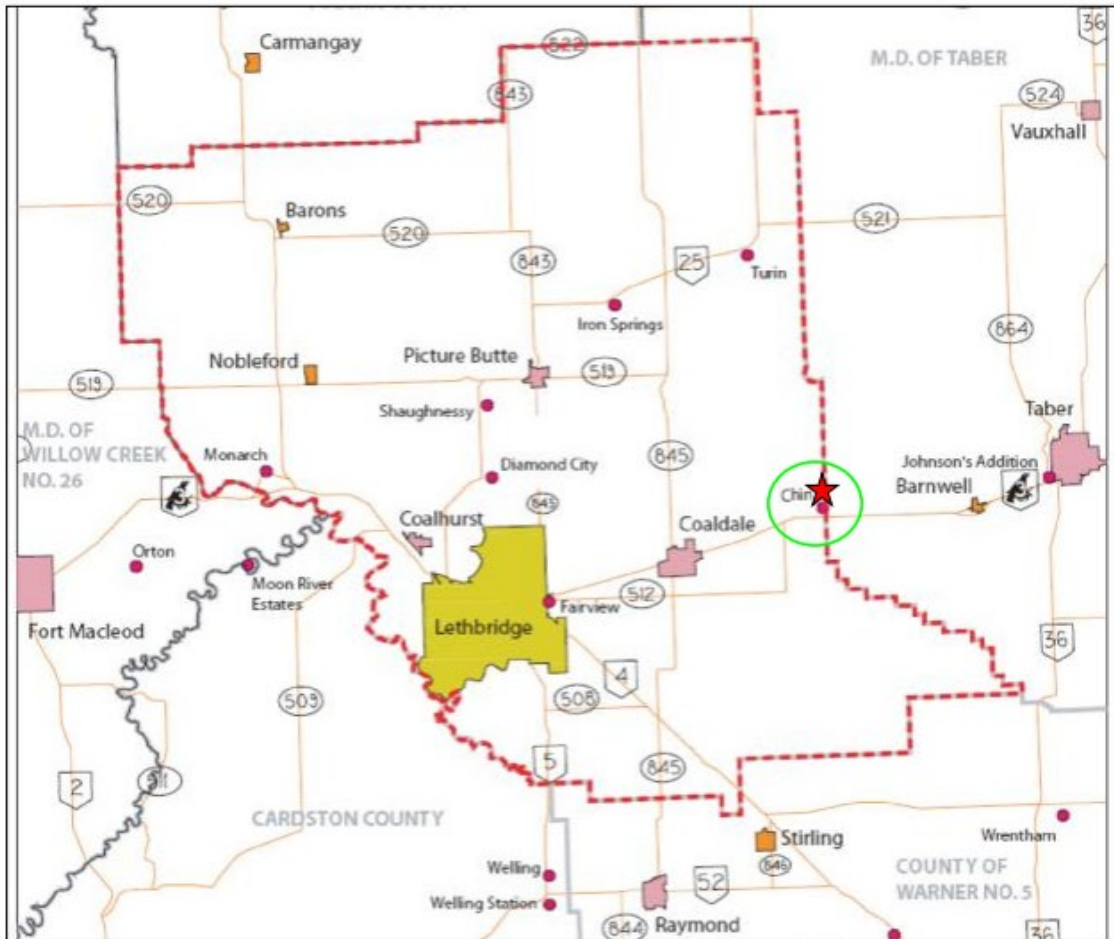
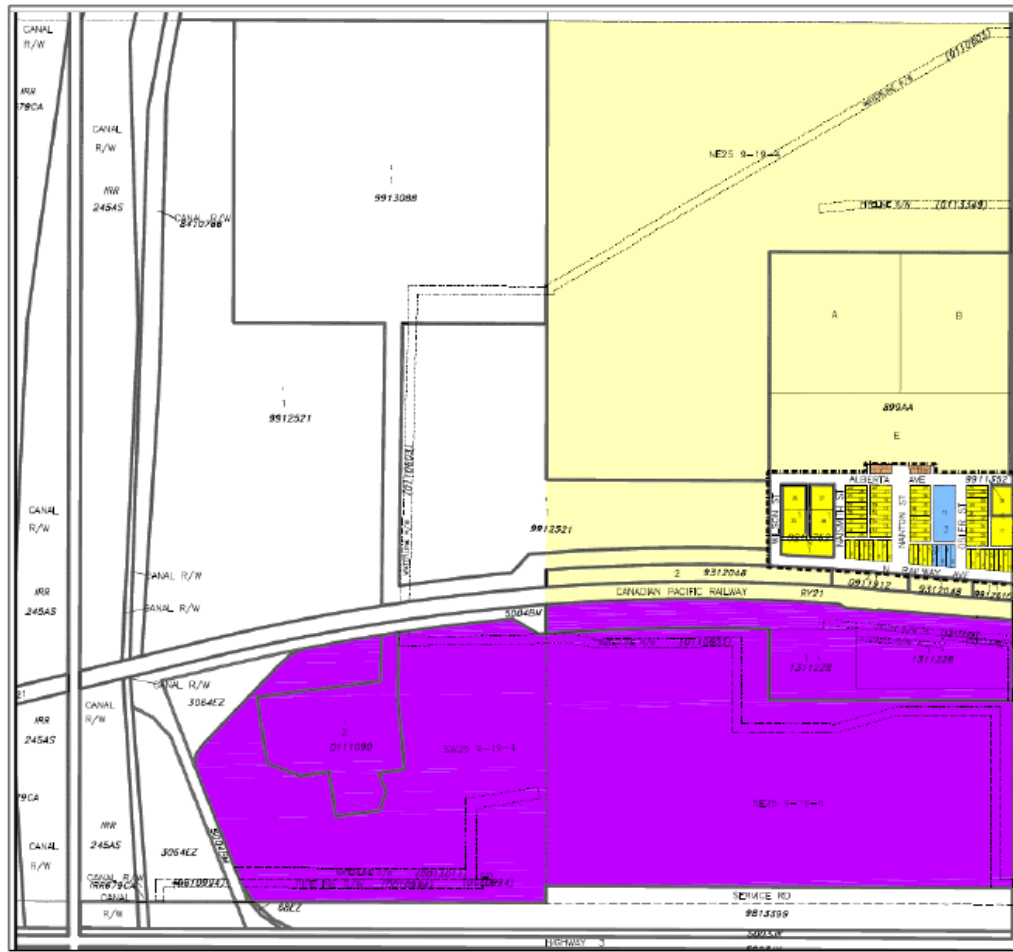


Diagram sourced from Lethbridge County - Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission

Figure 1.0 – County Map





Hamlet of Chin

Land Use Districts
LAND USE BYLAW No. 1404

- ▬ Hamlet Boundary
- Yellow box: Rural Urban Fringe – RUF
- Purple box: Rural General Industrial – RGI
- White box: Rural Agriculture – RA
- Yellow box: Hamlet Residential - HR
- Blue box: Hamlet Public / Institutional - HP/I
- Brown box: Hamlet Transitional / Agricultural - HT/A



Diagram sourced from Lethbridge County - Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission

Figure 2.0 – Land Use Districts



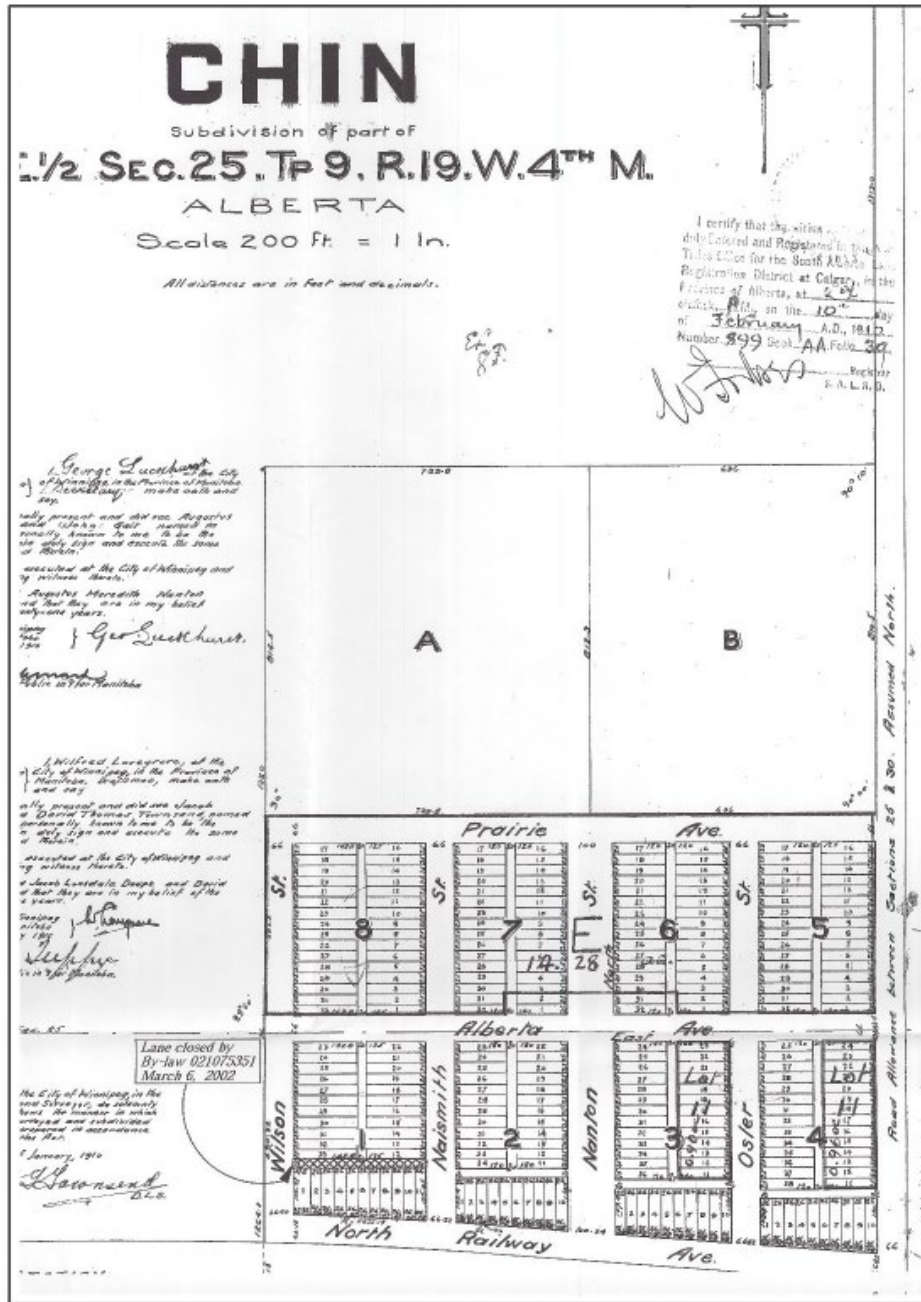


Diagram sourced from Lethbridge County - Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission

Figure 3.0 – Original Subdivision Plan for Chin



Chin never grew as originally anticipated and today it basically provides for a rural lifestyle within a small urban community setting. After a slight reduction in population size that occurred during the mid-century, the hamlet has experienced significant population growth over the last two decades. Population increases have included three census periods of 20% growth or higher, including one of 52.1% between 1996 and 2001. It is noted that these growth percentages appear high as the population itself is quite small at approximately 62 people. Chin remains a viable rural residential living option, especially as Taber and Coaldale continue to experience significant growth in the region.

Today, the hamlet is situated in close proximity to several large industrial operations, such as McCain Foods Ltd. and an anaerobic digester facility located adjacent in the MD of Taber, which help provide economic viability to the Chin area. This opportunity is recognized by the current land owner and therefore the preparation of this Area Structure Plan.

1.3 APPROVAL PROCESS

This Area Structure Plan will be submitted to the Lethbridge County in support of an application to amend the Lethbridge County Land Use Bylaw. An application will be submitted for a land use amendment from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) and Business Light Industrial (BLI). The Area Structure Plan application will be circulated in accordance with the Lethbridge County policies seeking comment from the appropriate authorities including:

1. The Oldman River Regional Services Commission
2. St. Mary's Irrigation District
3. Alberta Environment and Parks
4. Alberta Agriculture Food and Rural Development
5. The Chinook Regional Health Authority
6. Municipal District of Taber

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



1.4 LEGISLATIVE FRAMEWORK

1.4.1 The Municipal Government Act

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

1.4.2 The Municipal Development Plan

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

The subject property is of a size and scale that does not allow for a viable farming operation and therefore is suitable for consideration of reclassification and further subdivision. This Area Structure Plan is intended to provide the information required by the MDP to enable council to make an informed decision on the application.

1.4.3 Subdivision Regulations

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

1.4.4 Land Use Bylaw

The Lethbridge County Land Use Bylaw No. 1404 recognizes the area of the proposed development as Rural Urban Fringe (RUF). The purpose of this classification is by in large to protect land for agricultural purposes and prevent fragmentation of parcels that may be considered in future annexations of the Hamlet of Chin. The proposed re-designation of the subject land is intended to be Grouped Country Residential (GCR) for the 12 new residential lots as well as the existing residential parcel. The existing tire shop site would also be considered for reclassification to Business Light Industrial (BLI). See **Figure 8.0 – Subdivision Layout**.



1.5 JUSTIFICATION

The Hamlet of Chin Growth Study approved by a Resolution of County Council in June of 2020 makes way for the further subdivision of Blocks A, B & E. The overall parcel does not have St. Mary's River Irrigation District irrigation rights and is of an odd shape. Small irregular parcels without irrigation rights are greatly compromised as viable farming operations.

Part 7 Paragraph 3 of the Chin Growth Study recognizes that "future hamlet growth should be directed to land to the north (Blocks A, B and E, Plan 899AA)." See **Figure 4.0 for Recommended Growth Direction**.

This diminished value as agricultural land gives way to a higher and better use of the property as a residential development. Small acreage parcels are a viable option for consideration. This proposed use is prevalent in fringe areas of many County communities with the Hamlet of Chin being no exception. There is increased benefit to the County should this proposal be approved given the land value would increase making way for a greater tax base.

The owner believes that the proposal outlined in this ASP is in keeping with the Municipal Development Plan as well as the Hamlet of Chin Growth Study and therefore offers support for further subdivision.





Map 4A



Map 4B

Hamlet of Chin
Growth Study

Potential Future Growth Area



Future Growth Direction



Potential Road Network



County Boundary



Potential Connecting Road



Diagram sourced from Lethbridge County - Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission

Figure 4.0 – Recommended Growth Direction



2. GOALS

2.1 GOALS

The principal goals of the Chin Meadows Area Structure Plan are:

1. To provide the information required to support the further subdivision of the land;
2. To establish a framework for the future development of the subject parcels;
3. To set out the access, servicing, and development standards that must be met in the development of the lands.



3. PLAN AREA

3.1 SITE ANALYSIS

3.1.1 Site Location

The parcels of subject land are located immediately north of The Hamlet of Chin in Lethbridge County. The proposed subdivided area is 'L' shaped with an existing homestead in the southeast corner. The 'L' shaped portion makes up some 32 acres of the original 41 acre parcel. See **Figure 5.0 – Aerial Photo**.

3.1.2 Existing Land Use

The property is currently farmed as dryland with a grain crop. The lack of irrigation rights prohibits strong consistent yields and therefore the subject 32 acres do not support a viable farming operation.

3.1.3 Topography and Site Characteristics

The property is virtually flat with minimal slopes from the north and south boundary to the centre of the property. The high point along the northern property line is at elevation 847.95 sloping to a low point of 846.84 near the centre. The high point along the southern boundary is at elevation 847.71. The natural low point runs east to west at the midpoint of the parcel. See **Figure 6.0 - Spencer Geometrics Topographical Survey**.

The proposed area to be subdivided is void of any vegetation or site features. The existing farmstead is bounded by a mature shelter belt with several buildings including a residence and shop.

The soils are generally comprised of a 100 mm layer of topsoil on top of low plastic clay and clay till. A geotechnical study was conducted on the site by BDT Engineering Ltd. to evaluate the property for its suitability for residential development and the building of roads. The results of the study support the proposed country residential development. The engineering document is available in **Appendix A – Geotechnical Investigation**.

3.1.4 Environmental, Historical, and Archaeological Significance

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





Figure 5.0 – Aerial Photo



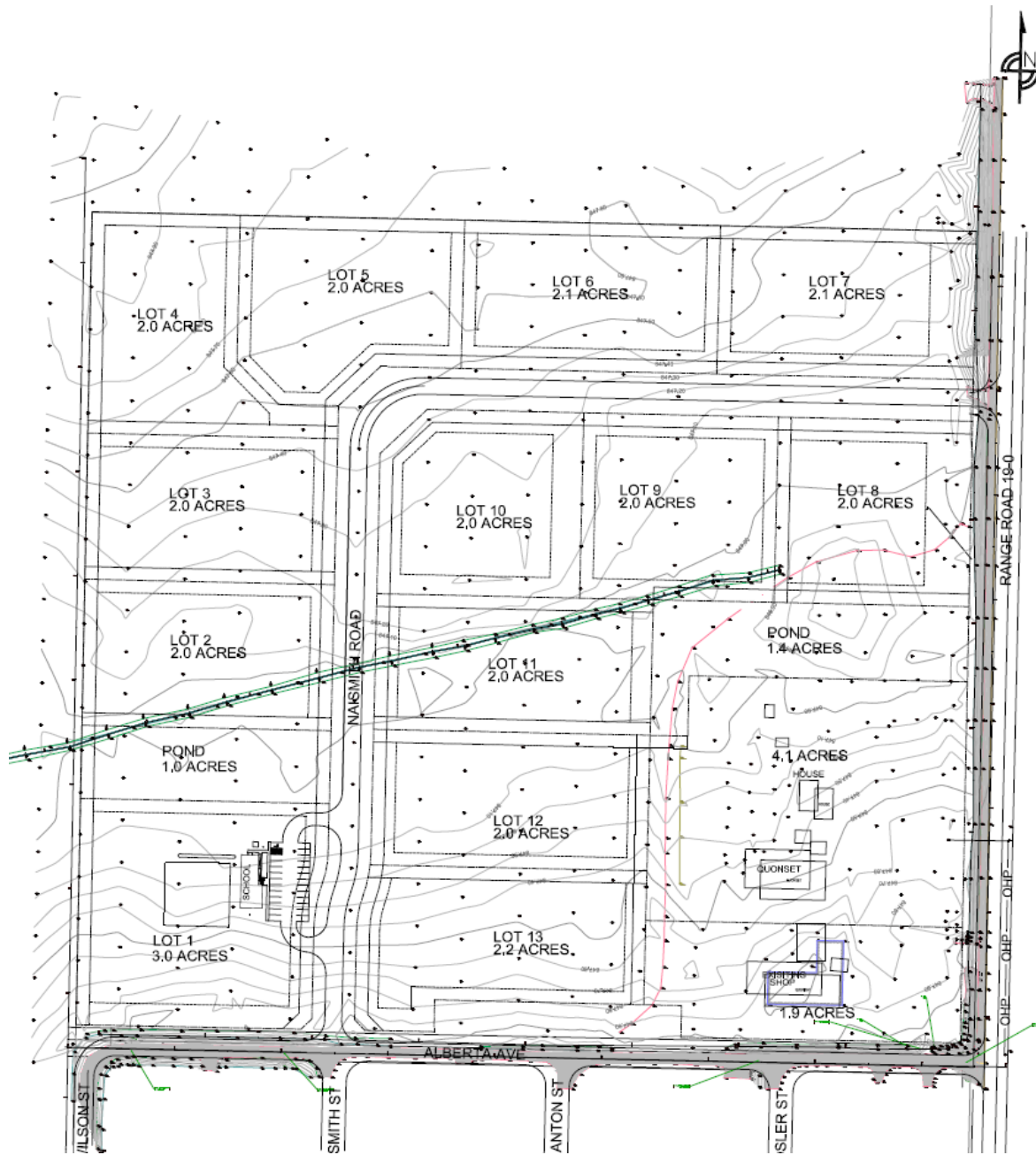


Figure 6.0 – Spencer Geometrics
Topographical Survey



The figures contained in the study revealed that the subject property is outside of any of the noted sensitive areas. The site has historically been used for agriculture and is located away from the edge of the river valley which comprises the most archaeologically significant area. See **Figure 7.0 – Environmentally Significant Areas**.

3.1.5 Opportunities and Constraints

3.1.5.1 Opportunities

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

There is increasing demand for labour in the immediate area given the expansion of the McCain's food plant to the west as well as the expanded irrigation acres by St. Mary's River Irrigation District.

Vital utilities such as natural gas and electricity are readily available adjacent to the property which will facilitate servicing convenience.

3.1.5.2 Constraints

The site has limited agricultural viability given the irregular shape coupled with lack of irrigation access.

Access to Potable Water

The Hamlet of Chin does not have sanitary sewer infrastructure which limits the residential parcel size to a minimum of 2.0 acres for future development in order to accommodate a septic field/mound system.



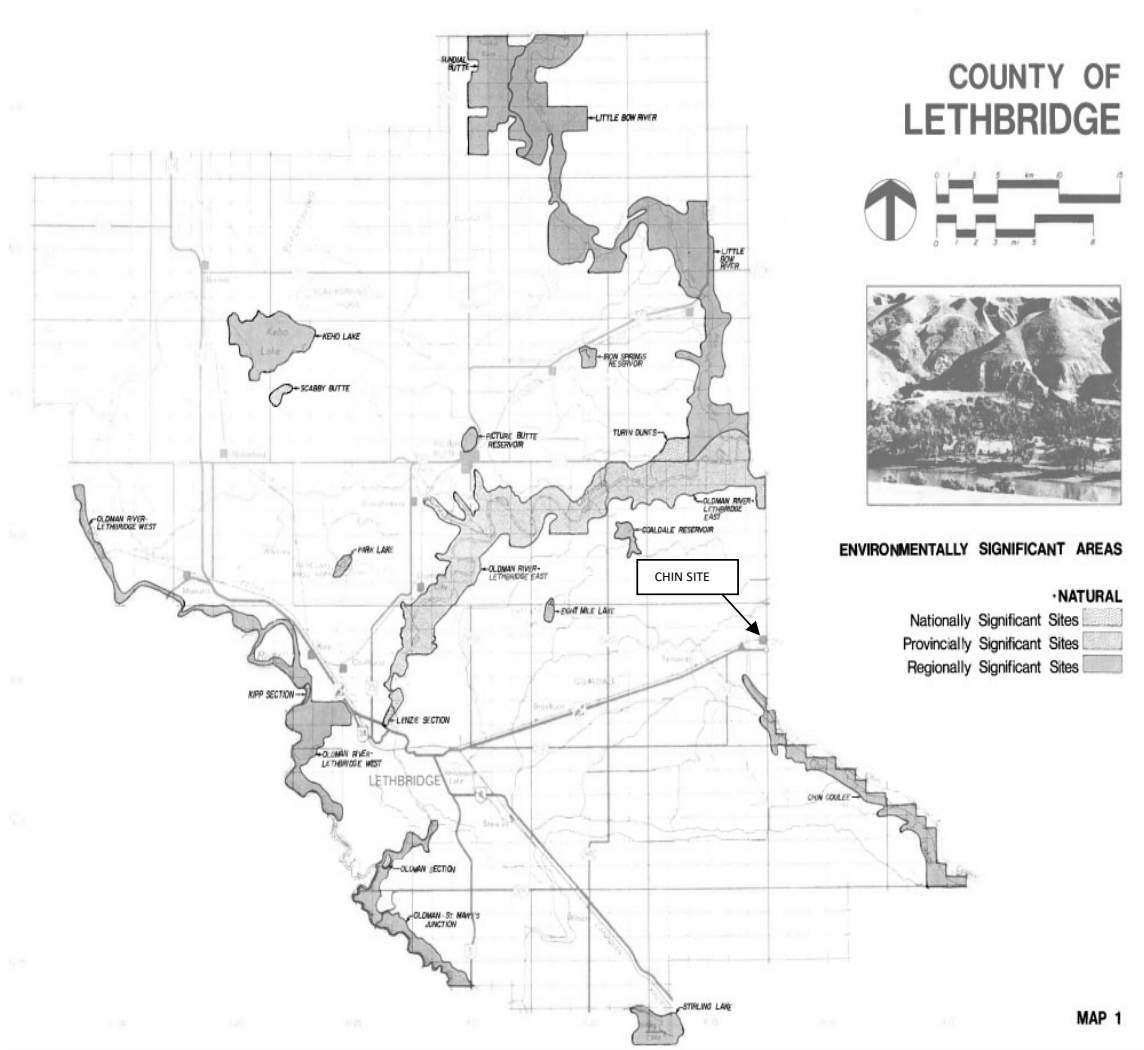


Diagram sourced from *Environmentally Significant Areas in the Oldman River Region, County of Lethbridge, February 1987*; prepared by Cottonwood Consultants Ltd.

Figure 7.0 – Environmentally Significant Areas



4. PROPOSED LAND AND DEVELOPMENT CONCEPT

4.1 DEVELOPMENT CONCEPT

The concept for the proposed lot layout is illustrated in **Figure 8.0 - Subdivision Layout**. The development proposal consists of 13 lots. Lot number 1 will be occupied by the Southern Alberta Christian Learning Centre as per Development Permit # 2023-112 and will remain as currently zoned – Rural Urban Fringe (RUF). See **Figure 9.0 School Development Permit**.

The remainder of the proposed residential lots will be zoned Grouped Country Residential (GCR) as governed by the Lethbridge County Land Use Bylaw. A gravel surface road is proposed to connect Alberta Ave with Range Road 19-0. The existing tire shop site would also be rezoned from Rural Urban Fringe (RUF) to Business Light Industrial (BLI).

4.2 CROWN LOT CONSOLIDATION

The CPR and Alberta Railway and Irrigation Company registered four lots on the north side of Alberta Ave. with the legal descriptions:

Lot 1	Block 7	Plan 899AA
Lot 2	Block 7	Plan 899AA
Lot 31	Block 6	Plan 899AA
Lot 32	Block 6	Plan 899AA

The lots are currently owned by the Crown and front onto Nanton St. See **Figure 10.0 – Hamlet Plan with Existing Lot Layout**. In the event that this Area Structure Plan is adopted, steps will be taken to have these lots turned over to Lethbridge County and consolidate them with proposed lot #13 at the appropriate cost.

A partial road closure of Nanton St. as well as the adjacent lane ways will also need to be undertaken.

4.3 DEVELOPMENT AGREEMENT

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



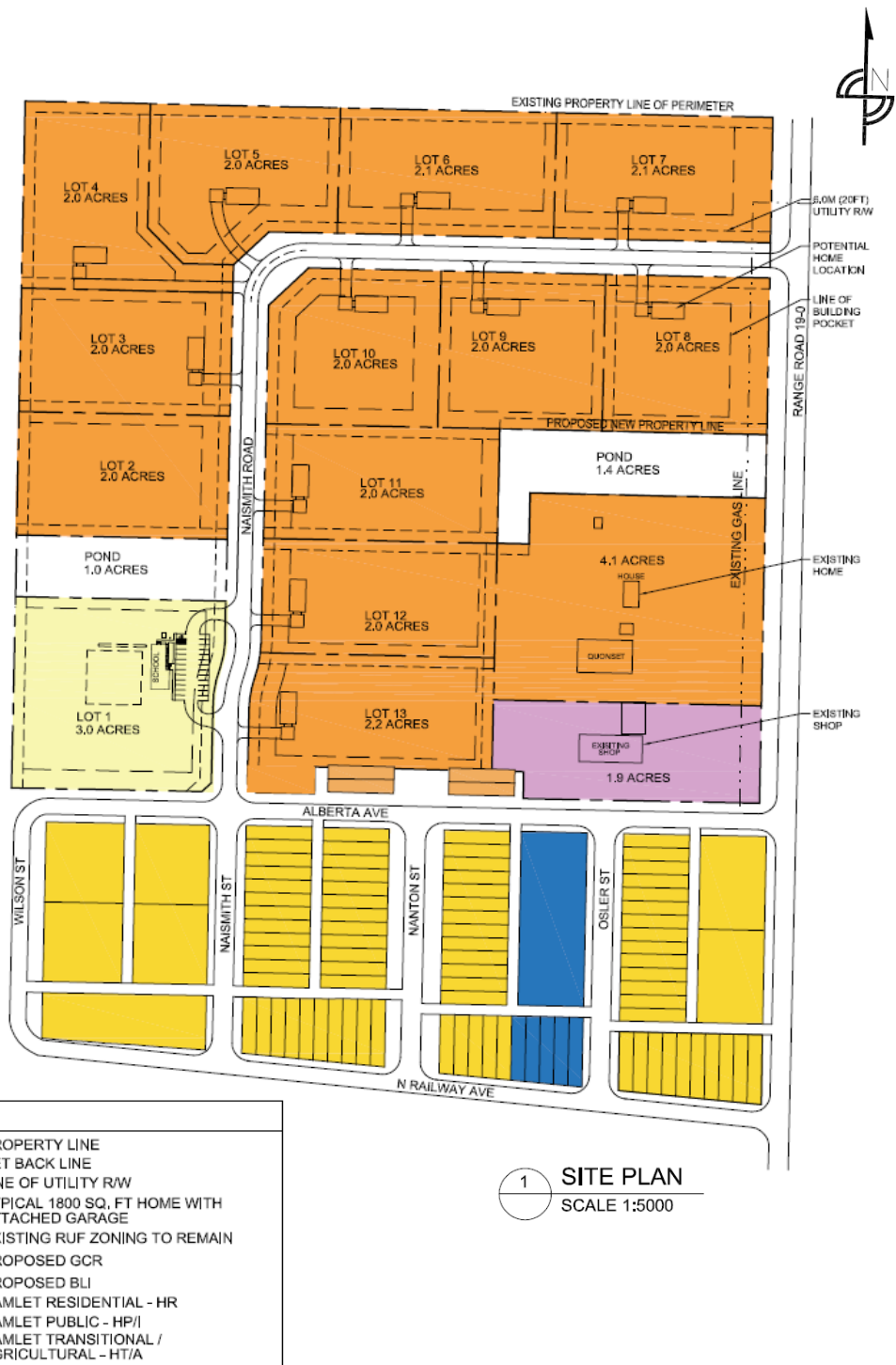


Figure 8.0 – Subdivision Layout





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: 2023-112

Applicant: Southern Alberta Christian Learning Centre, Box 1033, Coaldale, Alberta, T1M 1M8

In respect of works consisting of: Public / Institutional (School - 4,000 sq. ft.) with Accessory Structure (Playground – 14,400 sq. ft.)

On land located at: Plan 899AA Block A (94048 RR 190) and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 2023-112 and is **subject to the conditions contained herein:**

- The School and Playground shall be located as per the submitted site plan.
- The applicant shall enter into a Dust Control Agreement to apply Dust Control to Alberta Avenue on an annual basis.
- The area surrounding the playground shall be fenced, to the satisfaction of the Development Authority, to ensure that users do not present a hazard to traffic.
- Any signage on this parcel shall require a new Development Permit.
- 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).

INFORMATIVE: Alberta Transportation and Economic Corridors has provided comment on this development, stating that a Roadside Development Permit is required for this development. See attached correspondence for details.

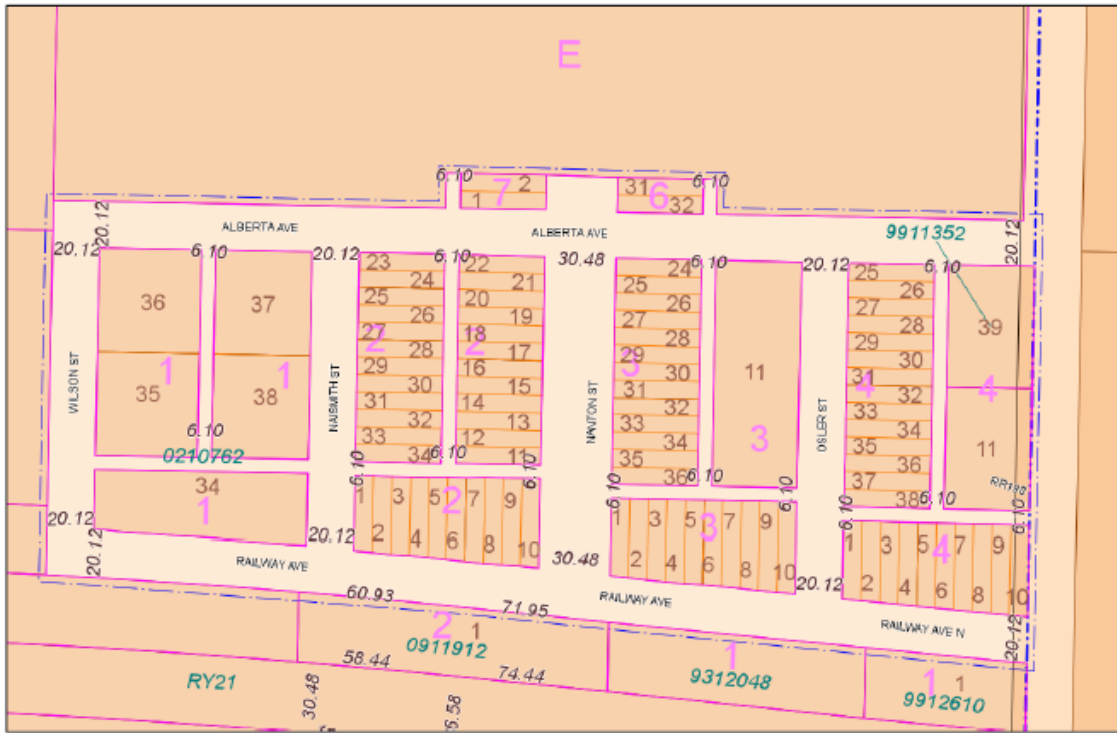
Date of Decision: July 25, 2023

Appeal Period Expiry Date: August 15, 2023

The above-mentioned permit is subject to an appeal period. Any person affected by a decision regarding a Development Permit may file an appeal with the Development Appeal Board within twenty-one (21) days of the date of decision (section 686 of the Municipal Government Act).

Figure 9.0 – School Development Permit





Hamlet of Chin
Growth Study

Remnant Hamlet Plan with Existing Lot Layout

1 1
9912610 Lot, Block and
Plan Number



Diagram sourced from Lethbridge County - Hamlet of Chin Growth Study, June 2020; prepared by Lethbridge County and Oldman River Regional Services Commission

Figure 10.0 – Hamlet Plan with Existing Lot Layout



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

4.4 BUILDING SETBACKS

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

Criteria	County Land Use Bylaw
Building setback from centreline of a rural road	38.1 m (125 ft)
Front yard setback	15.2 m (50 ft)
Rear yard setback	6.1 m (20 ft)

Where Range Road 19-0 is considered a rural road, the building setbacks imposed by Schedule 6 of the Land Use Bylaw will govern the adjacent boundary of the proposed lots. The proposed front yard setback of the lots will be 15.2 m (50 ft). See **Figure 8.0 – Subdivision Layout**.

Shallow utility easements will be registered against the property to protect these installations. No building development will occur on these easements.

4.5 MUNICIPAL RESERVES

Municipal reserve will be owing on the parcel as cash in lieu of land.

4.6 DESIGN POPULATION AND DENSITY

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

$$14 \text{ lots} \times 3 \text{ pph} = 42 \text{ persons}$$

The overall population density is calculated by:



42 persons/11.33 = 3.7 persons per ha

The school will be occupied by some 70 students and 6 teachers from 8:30 am – 4:30 pm, Monday to Friday. Students will arrive and depart via school bus. Staff will travel to and from school by car.

4.7 PHASING

This development will be serviced and built out as one single phase. All improvements will be constructed and installed in a timely fashion as per the terms in the development agreement, should approval for this ASP be granted.



5. PROPOSED INFRASTRUCTURE

5.1 TRANSPORTATION

The developer is proposing that all 13 lots be serviced via a new gravel surface road with access off of RR 19-0 from the east and Alberta Ave from the south. New approaches for the access road will be constructed to meet Lethbridge County criteria. Culverts will be sized to meet County standards to ensure proper drainage along each side of the road. See **Figure 11.0 – Road Design**.

5.1.1 Traffic Generation

ISL Engineering has provided a Traffic Memo which reports that traffic generated from this proposed development will not negatively impact the existing infrastructure and further that current roads have the capacity for the additional traffic. See **Appendix B – Trip Generation Letters for both 19-0 and Highway 3 corridor**.

5.1.2 School Bus Routes

Access for school buses is provided by Alberta Ave and Range Road 19-0 which is located in the Municipal District of Taber.

5.1.3 Parking

It is assumed that all parking requirements will be satisfied on the individual lots.

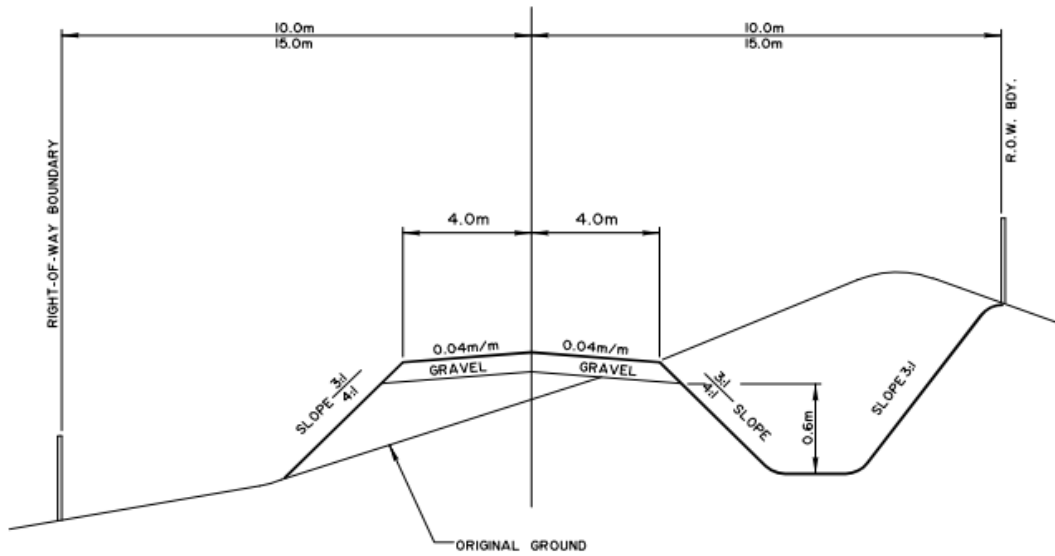
5.1.4 Range Road 19-0

The Municipal District of Taber was invited to make comment on this proposed development since it is adjacent to their boundary and Range Road 19-0 is in the Municipal District of Taber. On February 5th, 2024, the MD of Taber Development Authority made the following.

RESOLUTION #: 2024-0-036

That the Subdivision and Development Authority authorizes Administration to respond to the Lethbridge County advising Lethbridge County ensure the following are addressed within the proposed Area Structure Plan: Chin Grouped Country Residential:

- No additional approaches will be permitted off of Rge Rd 19-0
- Require a minimum 15m radius on all intersecting roads to Rge Rd 19-0



SURFACE WIDTH (m)	R.O.W. REQUIRED (m)	NORMAL SIDE SLOPE	MAXIMUM SIDE SLOPE	NORMAL BACK SLOPE	MAXIMUM BACK SLOPE	MINIMUM CURVE RADIUS (m)	MAXIMUM SUPER ELEVATION (m/m)	MAXIMUM GRADIENT (%)
8.0	20.0 - 30.0	4:1	3:1	3:1	3:1	300	0.08	7.0

NOTES:

1. IF ADDITIONAL RIGHT-OF-WAY IS REQUIRED, TRY TO OBTAIN BY BACKSLOPING AGREEMENT, OTHERWISE PURCHASE.


	TITLE:	GRAVEL ROAD STANDARD CROSS-SECTION WITHIN A SUBDIVISION DEVELOPMENT		SCALE:	N.T.S
				DATE:	SEPTEMBER 2019
				STD. DWG NO.:	G-114
				APPROVED BY:	DIRECTOR OF MUNICIPAL SERVICES

Diagram sourced from Lethbridge County – Engineering Guidelines & Minimum Servicing Standards, September 2019; prepared by WSP

Figure 11.0 Road Design



Access to all of the proposed lots will be provided via the proposed new Naismith Street which eliminates any need for additional access points into Range Rd 19-0. The intersection of Naismith Street and RR 19-0 will have 15.0m radius surface. This Area Structure Plan therefore supports the comments from the MD of Taber.

5.2 MUNICIPAL SERVICING

5.2.1 Potable Water Supply

It is envisioned that domestic potable water will be supplied to the lots in one or a combination of the following 3 alternatives:

1. Cisterns could be installed below grade or within the basement of the homes as a vessel to store water. Potable water would be delivered by truck.
2. The Hamlet of Chin is serviced by the County of Lethbridge Rural Water Association. The association has acknowledged that the system is currently at capacity and that no further units are available in the foreseeable future. See **Figure 11.a - County of Lethbridge Rural Water Association letter**. The developer is providing a 10.0m (32'-10") utility right of way at the front of each lot to allow for future installation of a potable water pipeline should capacity become available.

It should be noted that all of the proposed lots are conditionally sold to buyers who are in agreement with cisterns as the method of providing potable water.

5.2.2 Domestic Wastewater

Domestic wastewater will be managed by means of individual on-site wastewater treatment systems for each lot. The geotechnical investigation completed by BDT Engineering Ltd. (attached as **Appendix A – Geotechnical Investigation**) and the report by Osprey Engineering Ltd. (**See Appendix C – Osprey's Septic Report**) confirms the feasibility of individual on-site wastewater treatment systems and provides general recommendations for their design and construction. Lot purchasers will be responsible for the installation of on-site wastewater treatment systems in accordance with the Alberta Private Sewage Systems Standard of Practice (2021).



RE: County of Lethbridge Rural Water Association
Availability of Units in Chin



Sid Bilcik via colrwa.onmicrosoft.com

Thu, Dec 7, 11:55 AM (13 days ago)

to Douglas

Hi Doug,
As to our conversation, the County of Lethbridge Rural Water Association currently does not have any water units available anywhere in our system. I can not speculate if there will be any units available or upgrades in the future.

Sid Bilcik
Manager
County of Lethbridge Water Association
403-380-9791



Figure 11.a COLRWA Letter



5.2.3 Storm Water Drainage

The proposed development area is virtually flat which presents considerable challenges in terms of drainage. Storm water naturally flows into the parcel from the north and then migrates west via a natural low area near the centre of the site. This low point has very little grade which causes the storm water to naturally pond in this location.

The lack of natural grading on the site led to a solution of two storm ponds since water naturally collects in the centre of the site. The ponds are designed to store a 1:100 year storm event and equipped with a pump system to drain the ponds after the storm event subsides. See **Figure 12.0 and Appendix F – Stormwater Drainage Concept**.

Storm water will drain through the site via grassed swales and a below grade pipe joining the ponds. These swales, along with the storm ponds, will be registered as easements and Public Utility lots respectively in favor of the County. Pumped storm water will migrate westerly via natural drainage channels as per pre-development conditions and eventually drain into the Chin Reservoir. See **Appendix D – Martin Geomatic Consultants Ltd. Stormwater Management Plan**.

There was no groundwater detected by the Geotechnical investigation which included five boreholes drilled to a depth of 5.0 metres. (see **Appendix A – Geotechnical Investigation**) Excavation and soils logs performed by Osprey Engineering do not indicate continued or frequent saturation of the natural depression areas. The proposed development greatly reduces the volume of storm water egressing the site given that it is stored and then released gradually.

Buildings adjacent to the existing and proposed drainage swale should be constructed with main floor and entrances above the 100-year maximum depth of ponding (elevation of 847.00m). The storm water plan will be formalized with the detailed engineering should this ASP be adopted.



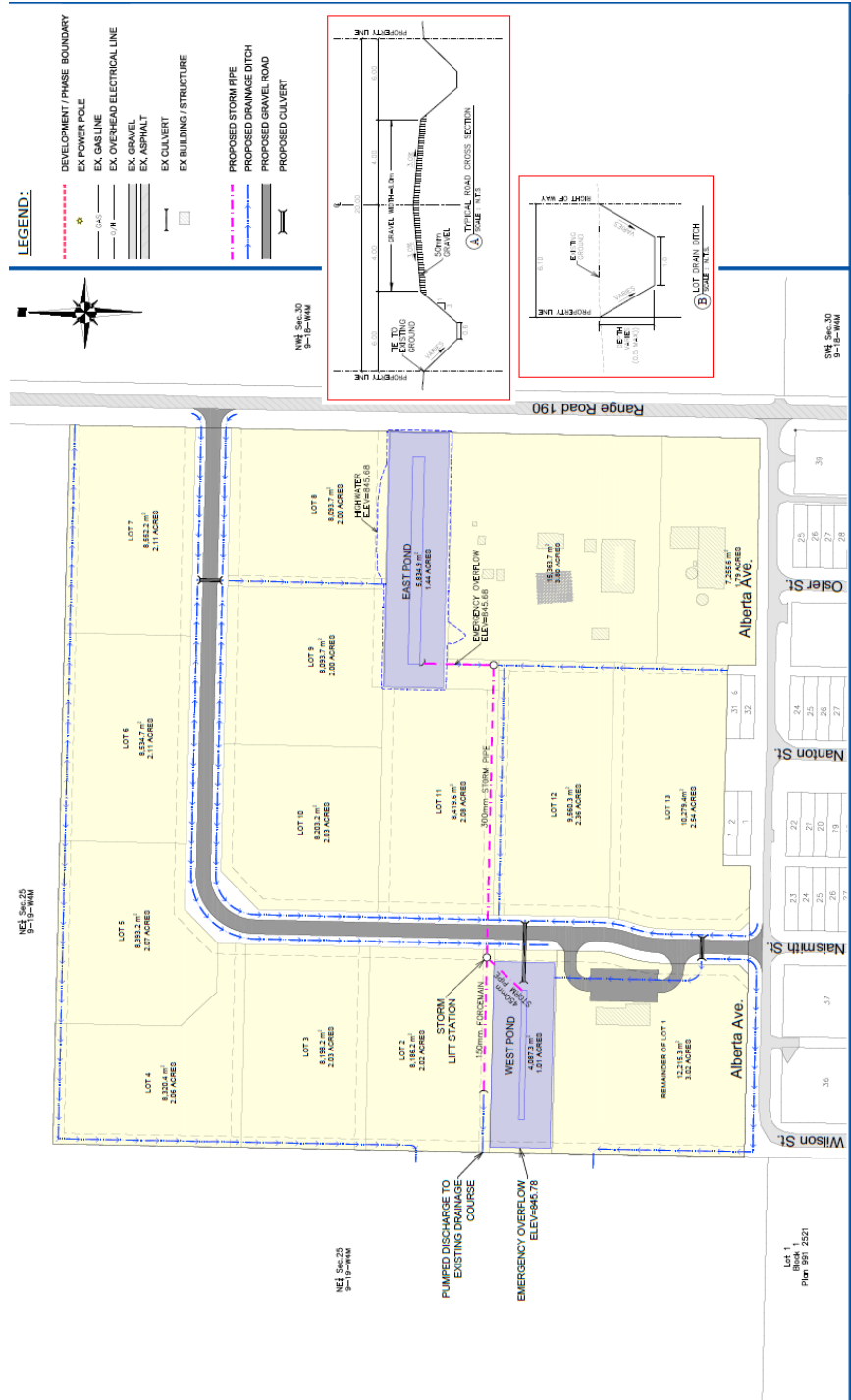


Figure 12.0 Stormwater Drainage Concept

MARTIN
ENGINEERING CONSULTANTS
 Consulting Engineers, Planners and Land Surveyors
 2501 St. Albert Trail, Unit 100, St. Albert, Alberta T8N 1S2

STORMWATER DRAINAGE CONCEPT
 Figure 6

Chin Town Expansion
STORMWATER MANAGEMENT



5.2.4 Sewage Treatment and Dispersal

A Private Sewage Treatment Systems (PSTS) will be installed on each lot. Sizing of the system will be determined by the number of occupants in the residence as it relates to the Alberta Private Sewage Systems Standard of Practice (Safety Codes Council 2021).

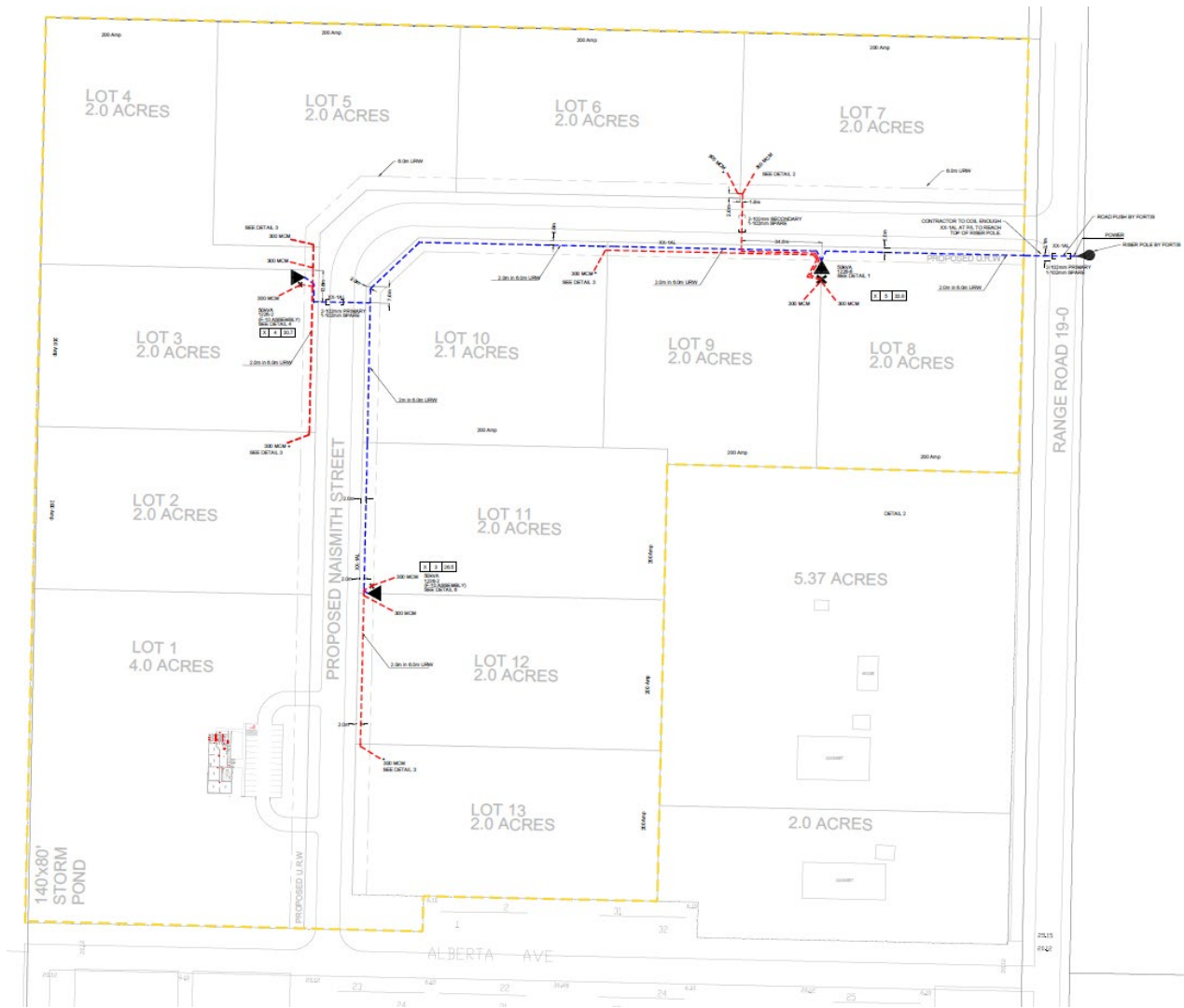
Osprey Engineering Inc. was retained to evaluate each site relative to its suitability for a PSTS. BDT Engineering's soils report was relied on and supplemented by onsite excavations for this evaluation. See **Appendix C – Osprey's Septic Report**.

5.3 PUBLIC UTILITIES

5.3.1 Electricity

Existing one-wire, single phase overhead power lines operated by Fortis Alberta are present along the east side of Range Road 19-0. Fortis has confirmed that their infrastructure is adequate to support the proposed development and that they are receptive to the development proposal. Service would be provided to each lot by means of underground infrastructure and pad mounted transformers. See **Figure 13.0 - Existing FORTIS Facilities**.





LEGEND:








-  Single Phase Padmount Transformer
-  3-Compartment Power Pedestal
-  Side box, power only
-  CABLE, Primary (#1AL)
-  CABLE, Secondary (300MCM)
-  Worst case voltage drop
-  Duct, PVC, Type DBII

Figure 13.0 – Existing FORTIS Facilities



5.3.2 Natural Gas

ATCO Gas has advised that there is an existing distribution line along the east side of Range Road 19-0. See **Figure 14.0 – ATCO Infrastructure**. Preliminary discussions with ATCO have suggested that their infrastructure can support the development. Details regarding the extension of natural gas distribution infrastructure will be confirmed following approval of the Area Structure Plan.

5.3.3 Telecommunication

Telus has advised that they have existing infrastructure along Range Road 19-0. Preliminary discussions with Telus have suggested that their existing facilities can support the proposed development. Details for extension of their infrastructure will be confirmed following approval of the Area Structure Plan.

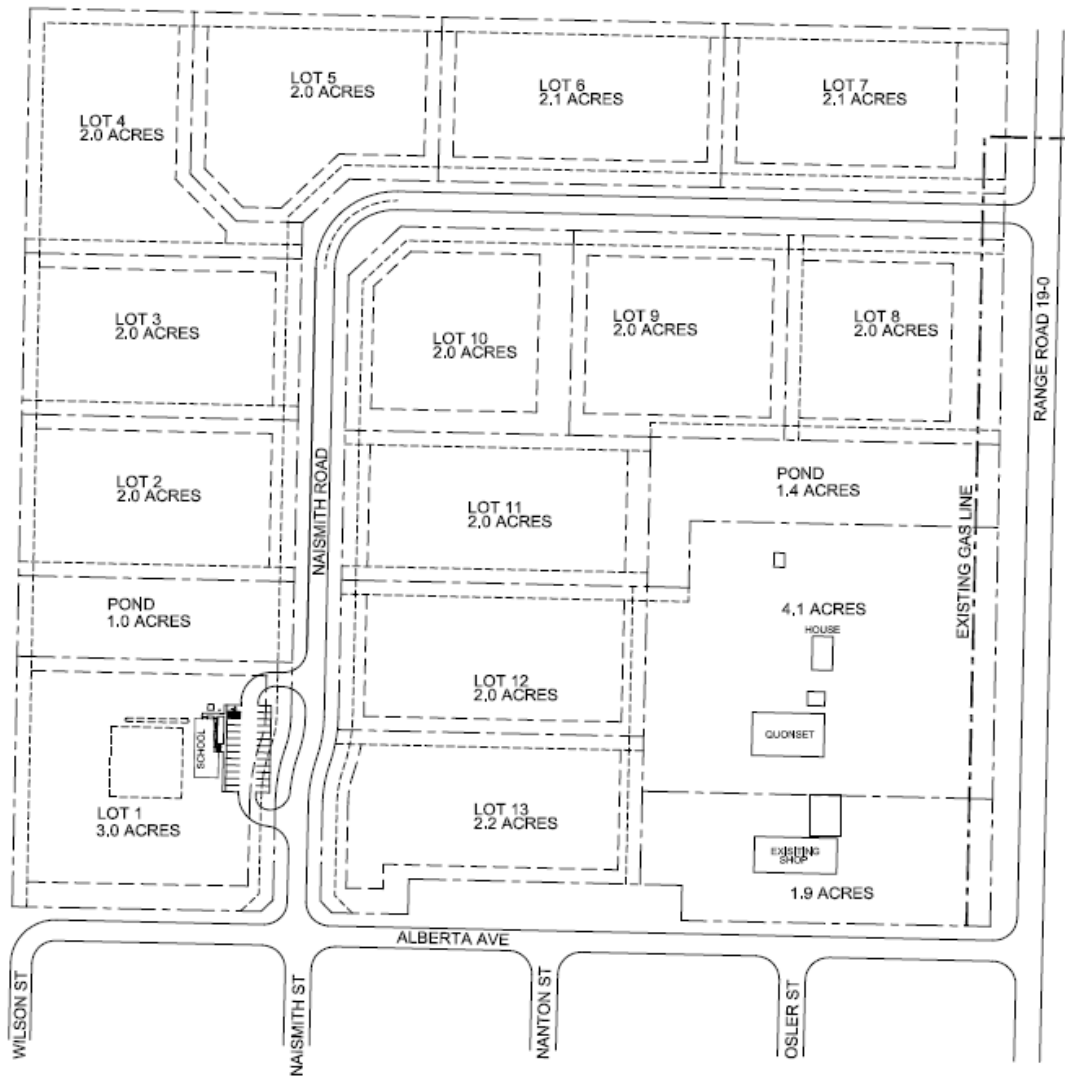
Shaw Cable has advised that they do not have existing infrastructure in the area immediately surrounding the site. Shaw has provided a preliminary estimate of the cost to extend their infrastructure to the site which is prohibitive. Shaw cable will therefore not be provided to the development.

Wireless communications services are also available in the area.

5.3.4 Right of Way

A 6.0m (20.0ft) right of way will be registered parallel to the front property line to accommodate shallow utilities. This right of way will provide ample room should a domestic water pipeline be considered at a future date.





1 SITE PLAN
SCALE 1:2500



Figure 14.0 – ATCO Infrastructure



5.4 PROTECTIVE SERVICES

5.4.1 Fire

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

5.4.2 Police

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

5.4.3 Ambulance

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

5.5 OTHER SERVICES

5.5.1 Solid Waste

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

5.5.2 Mail Service

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



6. ARCHITECTURAL CONTROLS

The proposed development will form a northerly exterior of the Hamlet of Chin as described in the Lethbridge County Hamlet of Chin Growth Study of June 2020, prepared by Lethbridge County and Oldman River Regional Services Commission.

It is therefore desirable that the architectural fabric of the proposed development be in keeping with that of existing conditions. The Hamlet of Chin is not subject to any Architectural Controls and therefore there are none proposed for this development.

7. IMPLEMENTATION AND DEVELOPMENT CONTROL

- This Area Structure Plan will become a Lethbridge County bylaw should it be adopted. Amendment to the Land Use Bylaw will follow accordingly.
- Once the Area Structure Plan is adopted, a subdivision application in keeping with the Area Structure Plan will be filed with Lethbridge County.
- Landowners will be responsible to acquire all permits required to further develop their lot including: Development Permit, Building Permit, Private Sewage Permit along with other utility permits required by the province.



8. ADJACENT LANDOWNER CONSULTATION AND OTHER CORRESPONDENCE

Notices were hand delivered to all residents of the Hamlet of Chin as well as other adjacent landowners inviting them to an open house held on December 19th, 2023. The open house ran from 5:00pm to 7:00 pm at the Peace Valley Church.

Neighbouring landowners were generally in favor with the proposed development.

9. MARKET DEMAND

The developer has received very favorable response to the marketing of the lots. All proposed lots have been conditionally sold subject to approvals.



10. CONCLUSION

This Area Structure Plan has been prepared and submitted to support the proposal of creating 13 Grouped Country Residential parcels and a school site north of the Hamlet of Chin for consideration by the Lethbridge County Council by way of an application for amendment of the Lethbridge County Land Use Bylaw. The proposed amendment would be supported by the formal adoption of this ASP by County Council. The proponents believe this proposal establishes the highest and best use of the property as 12 residential lots and one school site since a productive farming operation is not viable on the property.

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



APPENDIX A

Geotechnical Investigation





GEOTECHNICAL EVALUATION CHIN MEADOWS CHIN, ALBERTA

Prepared for: Douglas J. Bergen & Associates Ltd.
2023-139
August, 2023

BDT Engineering Ltd.
thurberbruce@outlook.com

1 CONTENTS

1.0	INTRODUCTION.....	2
2.0	PROJECT DETAILS AND SCOPE OF WORK	2
3.0	GEOTECHNICAL FIELD AND LABORATORY WORK	2
4.0	SITE AND SUBSURFACE CONDITIONS.....	3
4.1	Site Conditions	3
4.2	Soil conditions	3
4.2.1	Topsoil	3
4.2.2	Clay.....	3
4.2.3	Clay Till	3
4.3	Groundwater Conditions	4
5.0	GEOTECHNICAL RECOMMENDATIONS	4
5.1	General	4
5.2	Site Preparation	5
5.3	Site Grading	5
5.4	Construction Excavations.....	6
5.5	Trench Excavation and Backfill	6
5.6	Subgrade Preparation	7
5.7	Roadway Design Recommendations	7
5.8	Cement Type.....	7
5.9	Limit States Design	7
5.10	Shallow Foundations.....	8
5.11	Floor Slabs-on-grade	8
5.12	Below Grade Walls.....	9
5.13	Frost Protection.....	10
5.14	Septic Fields.....	10
5.15	Seismic Design	10
6.0	DESIGN AND CONSTRUCTION GUIDELINES	11
7.0	CLOSURE	12

1.0 INTRODUCTION

This report presents the results of a geotechnical evaluation conducted by BDT Engineering Ltd. (BDT) for the proposed residential lands located east of Range Road 19-0 and north of Chin, AB.

The scope of work for this evaluation was outlined in a discussion and email with Douglas Bergen. The objective of this evaluation was to determine the general subsurface conditions in the area of the proposed development and provide recommendations for the geotechnical aspects of design and construction.

Authorization to proceed with this work was received from Mr. Bergen on August 10, 2023.

2.0 PROJECT DETAILS AND SCOPE OF WORK

Based on the information provided, the proposed development will consist of approximately 13 lots between about 2.0 acres to 4.1 acres. An internal access roadway is also envisioned.

The scope of work for this evaluation included drilling five (5) boreholes, a laboratory program to assist in classifying subsurface soils and a report providing the following design and construction recommendations:

- Design parameters for shallow foundations.
- Recommendations for Backfill materials and compaction.
- Design and construction provisions for control of groundwater and mitigation, if required.
- Concrete type for structural elements in contact with soils.
- Trench excavation recommendations as well as backfill materials, compaction and moisture content requirements.
- Recommendations for Seismic design

3.0 GEOTECHNICAL FIELD AND LABORATORY WORK

The fieldwork for this evaluation was carried out on August 21, 2023, using a truck mounted solid stem auger drill rig contracted from Chilako Drilling Services Ltd. of Coaldale, Alberta. The drill rig was equipped with 150 mm diameter solid stem continuous flight augers. The borehole locations are presented on Figure 1 in Appendix A.

Five boreholes, (BH001 to BH005), were drilled at locations across the development area.

Disturbed grab samples were obtained from each borehole at 0.75 m intervals. All soil samples were visually classified in the field, and the individual soil strata and the interface between them were noted. The borehole logs are presented in Appendix B. An explanation of the terms and symbols used on the borehole logs is also included in Appendix B.

A slotted 25 mm diameter PVC standpipe was installed in each of the boreholes to monitor groundwater levels. Auger cuttings were used to backfill around the standpipes and the boreholes were sealed at the surface with approximately 600 mm of bentonite chips.

Classification tests including natural moisture content, Atterberg Limits were subsequently performed on the collected borehole samples at BDT's Lethbridge Laboratory to aid in the determination of engineering properties. Laboratory results are noted on the borehole logs in Appendix B.

4.0 SITE AND SUBSURFACE CONDITIONS

4.1 SITE CONDITIONS

The site is located west of Range Road 19-0 and north of Chin, AB. At the time of the field drilling the lands were agricultural in nature. The site generally slopes to the south and west.

4.2 SOIL CONDITIONS

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

The general subsurface stratigraphy comprised surficial layer of topsoil, underlain by native clay and clay till in descending order. The following sections provide a summary of the soils encountered in the borehole logs. A more detailed description is provided on the borehole logs in Appendix B.

4.2.1 TOPSOIL

A layer of topsoil was encountered in all boreholes. The topsoil was consistently 100 mm thick across the site.

4.2.2 CLAY

Clay was encountered beneath the topsoil in all boreholes. The clay ranged in thickness from 600 mm to 800 mm. The clay was described as silty, sandy, firm to stiff, low plastic, damp and light brown. A gravelly sand layer about 300 mm thick was encountered in BH005 below the clay.

4.2.3 CLAY TILL

Clay till was encountered beneath the clay in all boreholes and present to the maximum depths drilled. The clay till was silty, sandy, with gravel. The clay till was firm to stiff, generally increasing slightly with depth, low to medium plastic, and damp to very moist. The clay till was olive brown. White precipitates, oxide stains and coal specks were noted in the clay till.

4.3 GROUNDWATER CONDITIONS

At the time of drilling, some sloughing and no seepage was encountered in the boreholes. The groundwater levels were measured on August 30, 2023. Table 4.3 summarizes the groundwater monitoring data.

Table 4.3 Groundwater Monitoring Data August 30, 2023

Borehole Number	Depth of Standpipe below Ground Surface (m)	Depth to groundwater from ground surface (m)
BH001	4.42	Dry
BH002	5.03	Dry
BH003	4.27	Dry
BH004	5.03	Dry
BH005	3.96	Dry

Groundwater is not expected to impact the proposed development. It is noted that groundwater levels will fluctuate seasonally in response to climatic conditions and may be at a different depth when construction commences. Groundwater levels should be monitored prior to development. The intent is to provide an early indication of dewatering requirements during excavations for underground utilities and foundations.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 GENERAL

The recommendations that follow offer options intended to aid in the development of the area. The recommendations are provided on the understanding and condition that BDT will be retained to review the relevant aspects of the final design drawings and specifications and will be retained to conduct such field reviews as are necessary to ensure compliance with geotechnical aspects of the Building Code, this report, and final plans and specifications. BDT accepts no liability for any use of this report in the event that BDT is not retained to provide these review services.

Recommendations are provided for shallow footings, grade supported floor slabs, below grade construction, general site development and lot grading, trench excavation and backfill, backfill materials and compaction, roadway design considerations and concrete type.

Shallow footings are generally feasible for residential and light commercial/institutional buildings in all areas of the proposed development area. Further recommendations are provided in Section 5.10. However, because footings may be placed within areas of general engineered fill, quality assurance monitoring by geotechnical personnel is recommended during fill placement. It is noted that placement of foundations on engineering cohesive fill thicknesses greater than 1.5 m may require special consideration regarding long-term consolidation of the fill and subsequent performance issues with the foundations / floor slabs-on-grade.

Slabs-on-grade construction for the development area should consider the precautions recommended for slabs-on-grade, including the subgrade preparation measures intended to improve slab performance.

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

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

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

5.2 SITE PREPARATION

Subgrade preparation is required in all lots, where there will be grade changes, as well as all paved areas. This includes stripping of topsoil and deleterious fill materials, scarification, moisture conditioning, and compaction. The native clay and clay till soils are suitable for site grading purposes. The clay soils appear to be below the optimum moisture content (OMC) at shallower depths, and it is expected that moisture conditioning consisting of wetting and/or mixing will be required to reduce the swelling potential of this soil and to achieve the compaction standards recommended. Proof-rolling within roadways to detect soft areas is also recommended. The contractor should expect soil moisture variability across the site.

5.3 SITE GRADING

All lots, in the vicinity of the buildings, should be graded for drainage at a minimum of 2.0 %. The existing surficial site soils comprising clay and clay till are suitable for use as landscape fill materials or for use as general engineered fill materials for general grading. The moisture content of the site soils at surface generally appear to be slightly below their OMC and may require some wetting and/or mixing to achieve their anticipated OMC. General engineered fill materials for lot grading should be moisture conditioned to within a range of -1 % to +2% of the OMC prior to compaction and compacted to a minimum of 98 % of SPD.

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

5.4 CONSTRUCTION EXCAVATIONS

Excavations should be carried out in accordance with the Alberta Occupational Health and Safety (OH&S) Regulations. For this project, the depth for the majority of the excavations is assumed to be less than 3.0 m below existing ground surface. Excavations to deeper depths require special considerations. The following recommendations notwithstanding, the responsibility of trench and all excavation cutslopes resides with the Contractor and should take into consideration site-specific conditions concerning soil stratigraphy and groundwater. All excavations should be reviewed by a geotechnical engineer prior to personnel working within the base of the excavation.

Temporary excavations within stiff clay or clay till soils which are to be deeper than 1.5 m should have the sides shored and braced or the slopes should be cut back no steeper than 1.0 horizontal to 1.0 vertical (1H:1V)

Flatter sideslopes may be required in some areas where groundwater is encountered within sand layers, which may cause local sloughing and instability of the excavation sidewalls. In these instances, the excavation configuration design should be reviewed by experienced personnel, prior to allowing personnel to enter the base of the excavation. Vertical trench cuts using trench box wall support are not recommended for this project due to the inherent difficulty in compacting the backfill materials to an engineered standard, as well as the potential of cave-ins of the excavation sidewalls against the utility box.

Any encountered groundwater seepage should be directed towards sumps for removal. Conventional construction sump pumps should be capable of groundwater control.

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

General recommendations regarding construction excavations are included in Appendix C.

5.5 TRENCH EXCAVATION AND BACKFILL

The moisture content of the clay and clay till soils encountered across the site is generally below the anticipated optimum moisture content. It is expected that such soils will require slight wetting to achieve desired moisture content and proper compaction.

Trenches must be backfilled in such a way as to minimize the potential differential settlement and/or frost heave movements. A minimum density of 98% of Standard Proctor Density (SPD) is recommended for all trenches. Clay backfill should be uniformly moisture conditioned to between $\pm 2\%$ of optimum moisture content (OMC). The compacted thickness of each lift of backfill should not exceed 150 mm. In order to achieve this uniformity, the lift thickness and compaction criteria must be strictly enforced.

General recommendations for trench excavation and backfill are included in Appendix C.

5.6 SUBGRADE PREPARATION

For all roadways the upper 300 mm of clay or clay till soils should be scarified and uniformly moisture conditioned to between -1% of optimum and 2% over OMC. The subgrade should then be uniformly compacted to a minimum of 98% of SPD.

All deleterious and unsuitable materials, including any sand pockets, if encountered, should be excavated from under proposed fill areas during the reconstruction operations.

The clay, clay till soils encountered are acceptable for subgrade construction. Sand layers if encountered should be removed. Proof-rolling to detect soft areas once the subgrade preparation activities are completed is also recommended.

5.7 ROADWAY DESIGN RECOMMENDATIONS

The roadway design section for gravel 'Local' roadways, is recommended as follows:

Design Roadway Section	
Material Type	Gravel Surfaced
Granular Base Course	200 mm
Subgrade Preparation	300 mm

The above recommended pavement layer thicknesses generally refer to average values and recognize typical construction variability. As such, constructed layer thicknesses should satisfy the thickness tolerances identified in the City of Lethbridge Engineering Standards for granular materials.

The roadway design should include provisions for subsurface drainage of the pavement granular layers. It is understood that the roadway cross section for this development contemplates a semi-rural cross section. Therefore, the granular layers should daylight to the ditches where possible.

5.8 CEMENT TYPE

Based on BDT's local experience with the local soils, as well as the laboratory testing conducted to determine soluble sulphate levels, the properties of concrete for foundations in contact with soil or groundwater shall meet the requirements of CSA A23.1-14 Class S-2 exposure and have a minimum specified 56-day compressive strength of 32 MPa.

For this exposure classification, alternatives include the usage of Type HS Portland cement or blends of cement and supplementary cementing materials conforming to Type HS and/or Type HSb cements.

5.9 LIMIT STATES DESIGN

The design parameters provided in the following sections may be used to calculate the ultimate foundation capacity in each case. For Limit States Design (LSD) methodology, in order to calculate the factored load capacity, the appropriate Soil Resistance Factors must be applied to each loading conditions as follows:

Factored Capacity = Ultimate Capacity X Soil Resistance Factors

In general, the following soil resistance factors in Table 5.9 must be incorporated into the foundation design. These factors are considered to be in accordance with the CFEM (2006).

Table 5.9 Soil Resistance Factors

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

5.10 SHALLOW FOUNDATIONS

Shallow foundations, should be constructed a minimum of 1.4 m below the final design ground surface (frost protection requirements). Based on the soil stratigraphy and conditions on this site, it is recommended that shallow footings be founded on the clay or clay till.

The ultimate static bearing pressure for the design of strip and spread footings at these depths may be taken as 200 KPa for the clay or clay till. Factoring should be considered as noted in section 5.9. Footing dimensions should be in accordance with the minimum requirements of the Building Code.

Bearing certification by a geotechnical engineer is recommended to ensure that the shallow foundations are placed on competent native soils. If softer native soils are encountered at footing level, recommendations may be provided to lower the footing elevations to materials satisfying the design bearing capacity or to widen the footings within these areas. This should be a field determination at the time of bearing observation.

The anticipated foundation soils are of a low to medium plasticity, and therefore, are prone to volume changes (both heave and settlement) with varying moisture content. Exposed soils beneath building structures must be protected against changes in moisture content during construction to reduce the risk of heaving. A permanent weeping tile system is also recommended around the outside perimeter of any structure at the foundation elevation to maintain a consistent moisture profile of the foundation soils.

Settlement of footings designed and constructed in accordance with the above recommendations should be well within the normally tolerated values of 25 mm total and 15 mm differential at factored loading. If this range of settlement is not tolerable, then a pile foundation system may be considered for the building.

Further recommendations regarding shallow foundations are presented in Appendix C.

5.11 FLOOR SLABS-ON-GRADE

For construction of floor slabs-on-grade for buildings in the development area the subgrade should be scarified to a minimum depth of 300 mm, and moisture conditioned to within -1% to +2% of the OMC. The minimum compaction should be 98% of SPD. The prepared subgrade

should be proof-rolled and any soft or loose pockets detected should be reconditioned as recommended above or over-excavated and replaced with general engineered fill.

A levelling course of clean well-graded crushed gravel, at least 150 mm in compacted thickness, is recommended directly beneath the slabs-on-grade, unless a thicker course is required for structural purposes. The subgrade beneath slabs-on-grade should be protected at all times from moisture or exposure which may cause softening or disturbance of the subgrade soils. This applies during and after the construction period (and before and after replacement of the required general engineered fill). Should the exposed surface become saturated or disturbed, it should be reworked to achieve the above standards. If the subgrade is properly prepared as noted above, floor slab movements should be limited to less than approximately 25 mm. Slabs-on-grade should be separated from bearing members to allow some differential movement. If this range of differential movement is unacceptable, the owner should consider a structurally supported floor.

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

5.12 BELOW GRADE WALLS

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

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

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

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

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

H = Depth below final grade (m).

Q = Surcharge pressure at ground level (kPa).

It is assumed that drainage is provided for all below-grade walls through the installation of the weeping tile, and hydrostatic pressure will not be a factor in design. An acceptable weeping tile system should consist of a perforated weeping tile wrapped in a geosock or geotextile fabric, in turn surrounded with a minimum of 150 mm thick covering of washed rock (maximum size 25 mm). The weeping tile should have a minimum 0.5 % slope leading to a sump. The preferred method would be to have the sump discharge any water accumulation remotely from the building footprint towards ditches or other stormwater conveyance features. Based on site conditions it is anticipated that the sump pump will run intermittently and more often during and after rain events.

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

5.13 FROST PROTECTION

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

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

5.14 SEPTIC FIELDS

The Safety Codes Council's, Alberta Private Sewage Systems Standard of Practice, 2021, notes that percolation testing can be used in support of a design that used site specific investigation. Previous percolation testing conducted on similar soils indicated percolation rates close to 24 mins/cm (clay), which indicates the area surficial soils may be suitable for septic field development.

For design purposes, groundwater is expected to be measured below 4.5 m from the ground surface and is not expected to impact the design of the fields. The slopes of the area are less than 10 %. Soils within the top 900 mm of the surface are generally considered to be a clay (C) or silty clay (SIC). The topsoil encountered on the site, may be considered a silty clay loam. Surface water features are located beyond the 100 m threshold and there are no bedrock outcrops in the area.

During installation of the weeping trenches, the installer should pay close attention to the soil conditions encountered, to define the extent of any silt or sand pockets (areas subject to faster percolation rates) or medium to high plastic clays (areas of slower percolation rates). These should be immediately reported to the disposal field designer for review prior to completion of the septic disposal field.

5.15 SEISMIC DESIGN

The site classification recommended for seismic site response is Classification D, as noted in Table 4.1.8.4a of the NBCC.

6.0 DESIGN AND CONSTRUCTION GUIDELINES

General design and construction guidelines are provided in Appendix D, under the following supplemental heading:

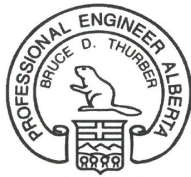
- Shallow Foundations
- Floor Slabs-on-Grade
- Backfill Materials and Compaction
- Construction Excavations
- Proof Rolling

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

7.0 CLOSURE

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

Respectfully Submitted



BDT
Sept 13/23

Bruce D. Thurber, P.Eng.
BDT Engineering Ltd.

P13556

APPENDIX A – SITE PLAN SHOWING BOREHOLE LOCATIONS

**Figure 1 – Site Plan
Borehole Location**



APPENDIX B – BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

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

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

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

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

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

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

GENERAL DESCRIPTIVE TERMS

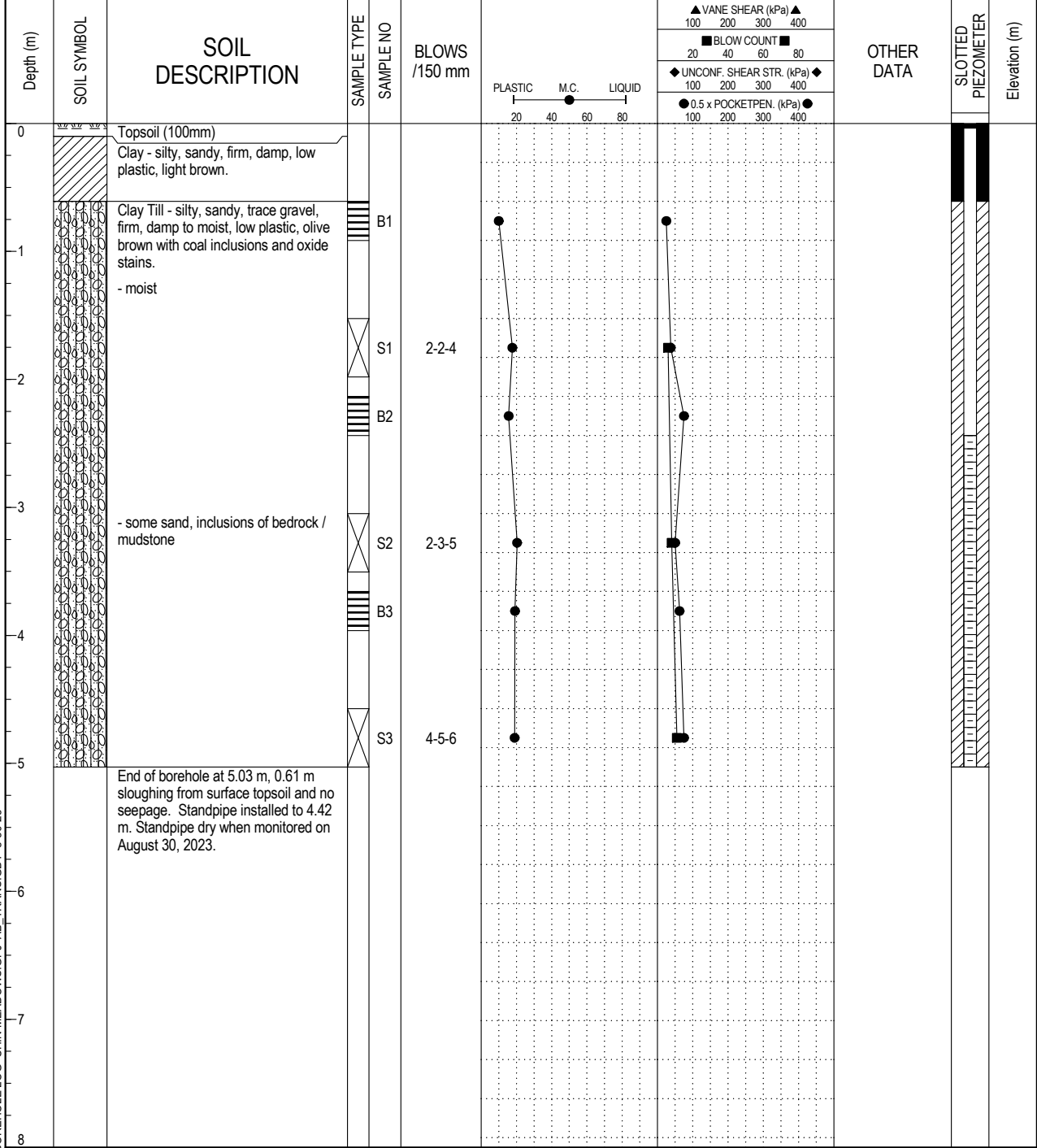
- Slickensided - having inclined planes of weakness that are slick and glossy in appearance.
- Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
- Laminated - composed of thin layers of varying colour and texture.
- Interbedded - composed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

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION		GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA			
COARSE-GRAINED SOILS More than 50% retained on 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on 4.75 mm sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines GW, GP, SW, SP, GM, GC, SM, SC Borderline Classification requiring use of dual symbols		
		GRAVELS WITH FINES	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		CLEAN SANDS	GM	Silty gravels, gravel-sand-silt mixtures			
		SANDS WITH FINES	GC	Clayey gravels, gravel-sand-clay mixtures			
		SANDS	SW	Well-graded sands and gravelly sands, little or no fines			
	SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	SP	Poorly graded sands and gravelly sands, little or no fines	Classification on basis of percentage of fines Less than 5% Pass 75 µm sieve More than 12% Pass 75 µm sieve 5% to 12% Pass 75 µm sieve		
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures			
		SANDS WITH FINES	SC	Clayey sands, sand-clay mixtures			
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures			
		SANDS WITH FINES	SC	Clayey sands, sand-clay mixtures			
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit	<50	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity	For classification of fine-grained soils and fine fraction of coarse-grained soils. 		
		>50	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts			
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit	<30	CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays			
		30-50	CI	Inorganic clays of medium plasticity, silty clays			
		>50	CH	Inorganic clays of high plasticity, fat clays			
	ORGANIC SILTS AND CLAYS Liquid limit	<50	OL	Organic silts and organic silty clays of low plasticity			
		>50	OH	Organic clays of medium to high plasticity			
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils		*Based on the material passing the 75 mm sieve Reference: ASTM Designation D2487, for identification procedure see D2488, USC as modified by PFRA	
	SOIL COMPONENTS					OVERSIZE MATERIAL	
	FRACTION	SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY MASS OF MINOR COMPONENTS		Rounded or subrounded COBBLES 75 mm to 300 mm BOULDERS > 300 mm Not rounded ROCK FRAGMENTS >75 mm ROCKS > 0.76 cubic metre in volume	
GRAVEL	PASSING	RETAINED	PERCENTAGE	DESCRIPTOR			
	coarse	75 mm	19 mm	>35 %	"and"		
	fine	19 mm	4.75 mm	21 to 35 %	"y-adjective"		
SAND	coarse	4.75 mm	2.00 mm	10 to 20 %	"some"		
	medium	2.00 mm	425 µm	>0 to 10 %	"trace"		
	fine	425 µm	75 µm				
SILT (non plastic) or CLAY (plastic)	75 µm		as above but by behavior				

Project: Chin Meadows	BOREHOLE NO: BH001
Client: Douglas J. Bergen & Associates Ltd.	PROJECT NO: 2023-139
Solid Stem Auger	ELEVATION:

SAMPLE TYPE	<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> CORE SAMPLE	<input checked="" type="checkbox"/> SPT SAMPLE	<input type="checkbox"/> GRAB SAMPLE	<input type="checkbox"/> NO RECOVERY	
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND



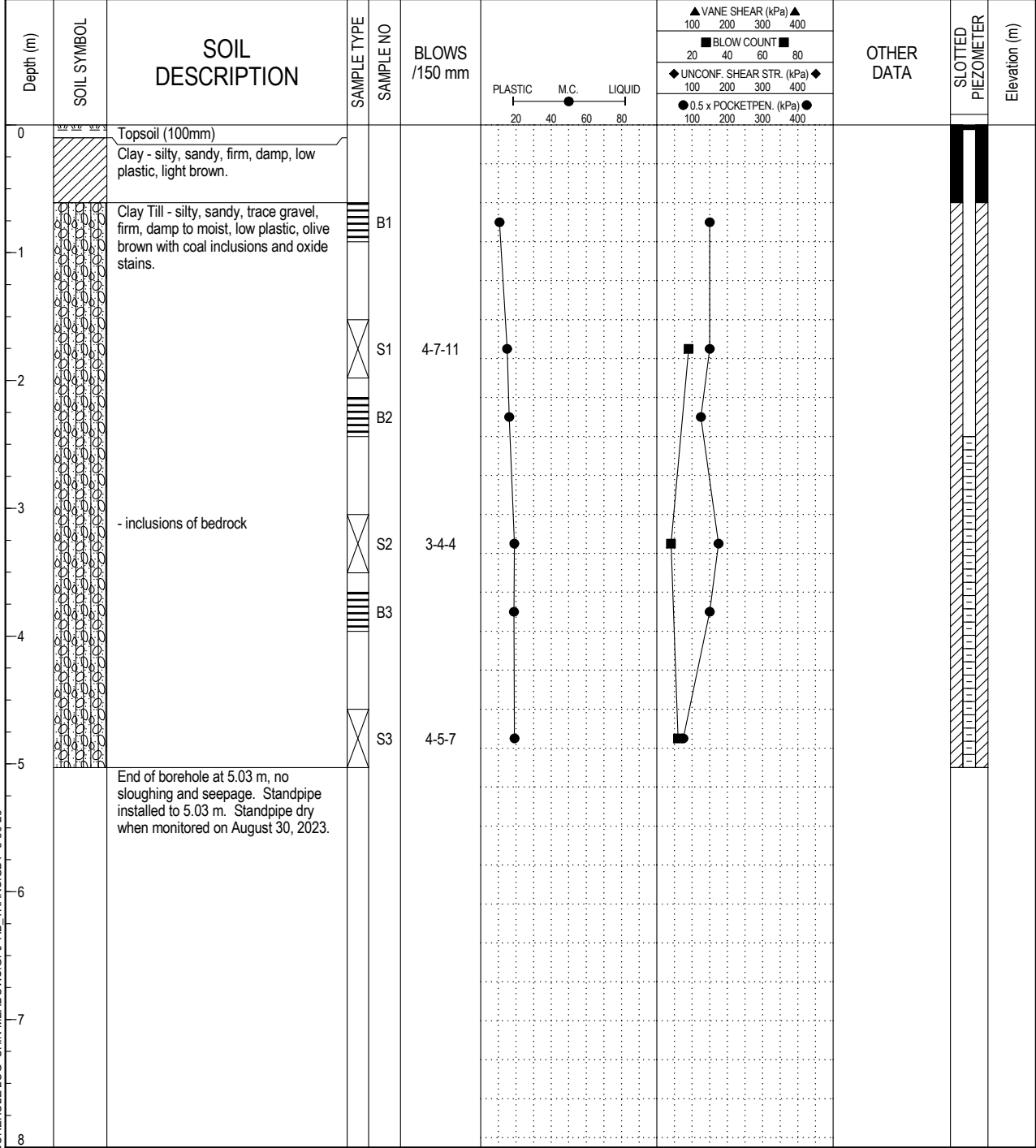
AB TRANS BOREHOLE LOG CHIN MEADOWS.GPJ AB_TRANS.GDT 8-30-23

LOGGED BY: CA	COMPLETION DEPTH: 5.03 m
REVIEWED BY: BDT	COMPLETION DATE: 8-21-23

Project: Chin Meadows
 Client: Douglas J. Bergen & Associates Ltd.
 Solid Stem Auger

BOREHOLE NO: **BH002**
 PROJECT NO: 2023-139
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND



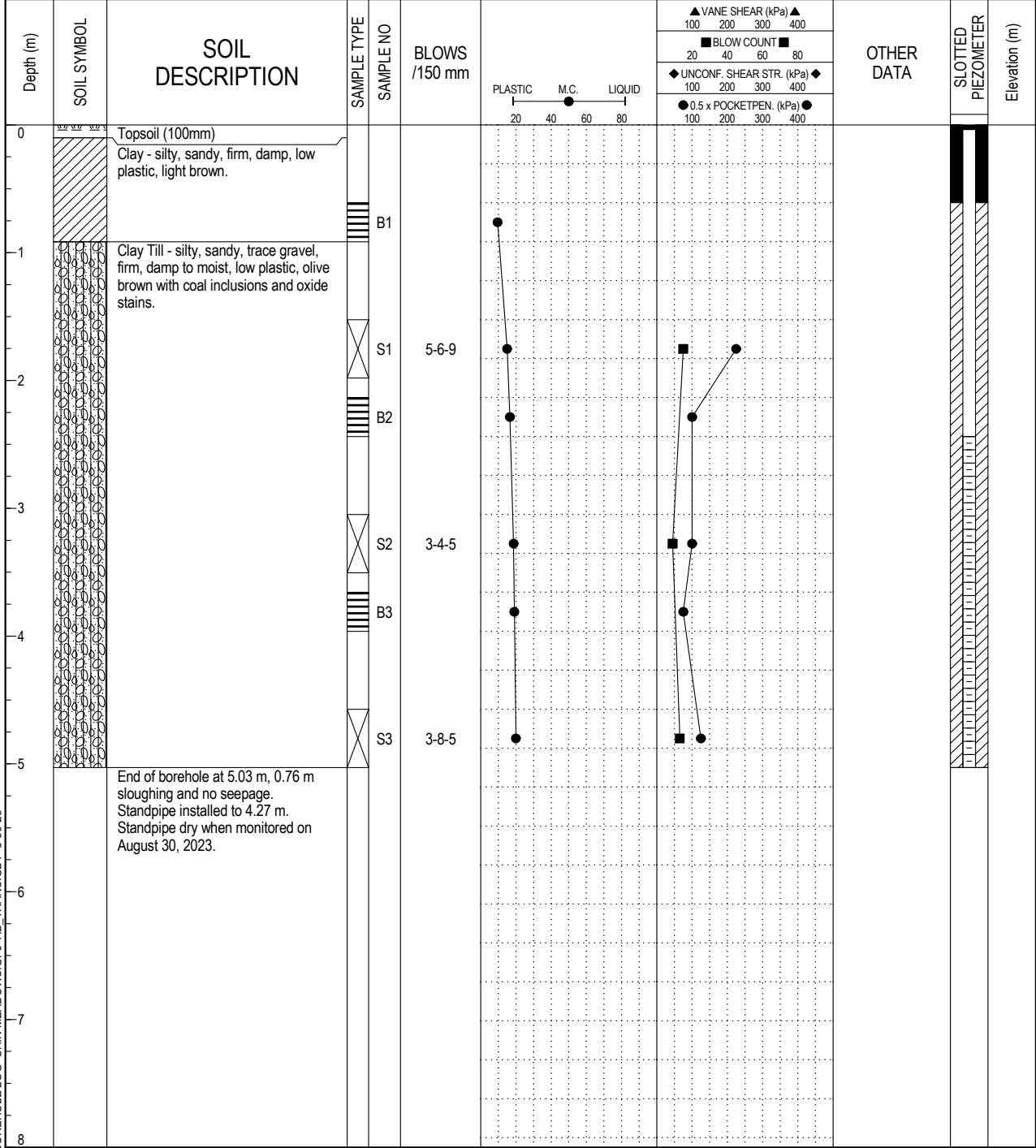
AB TRANS BOREHOLE LOG - CHIN MEADOWS.GPJ AB_TRANS.GDT 8-30-23

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 5.03 m
 COMPLETION DATE: 8-21-23

Project: Chin Meadows
 Client: Douglas J. Bergen & Associates Ltd.
 Solid Stem Auger

BOREHOLE NO: **BH003**
 PROJECT NO: 2023-139
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND



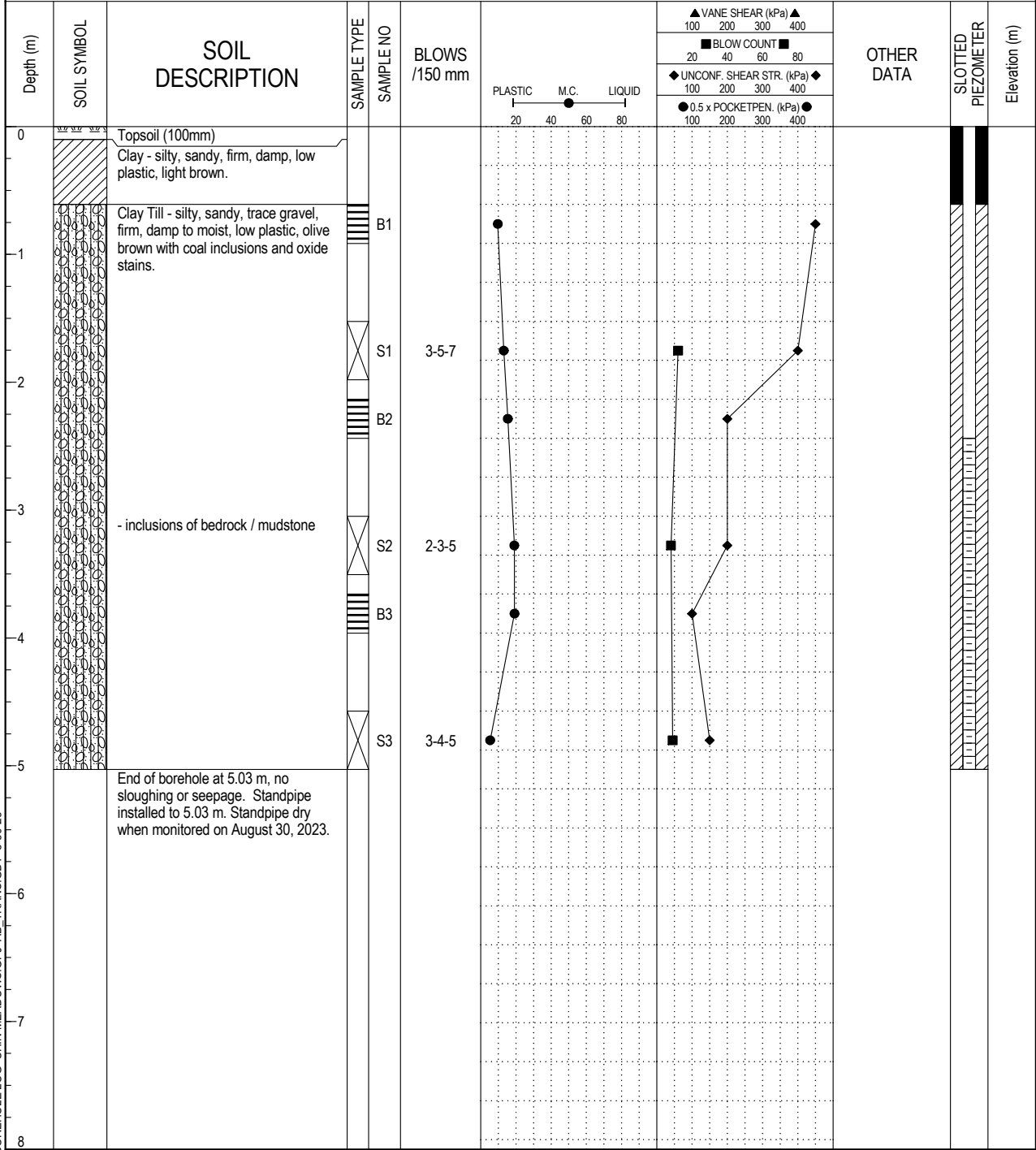
AB TRANS BOREHOLE LOG - CHIN MEADOWS.GPJ AB_TRANS.GDT 8-30-23

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 5.03 m
 COMPLETION DATE: 8-21-23

Project: Chin Meadows
 Client: Douglas J. Bergen & Associates Ltd.
 Solid Stem Auger

BOREHOLE NO: **BH004**
 PROJECT NO: 2023-139
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND

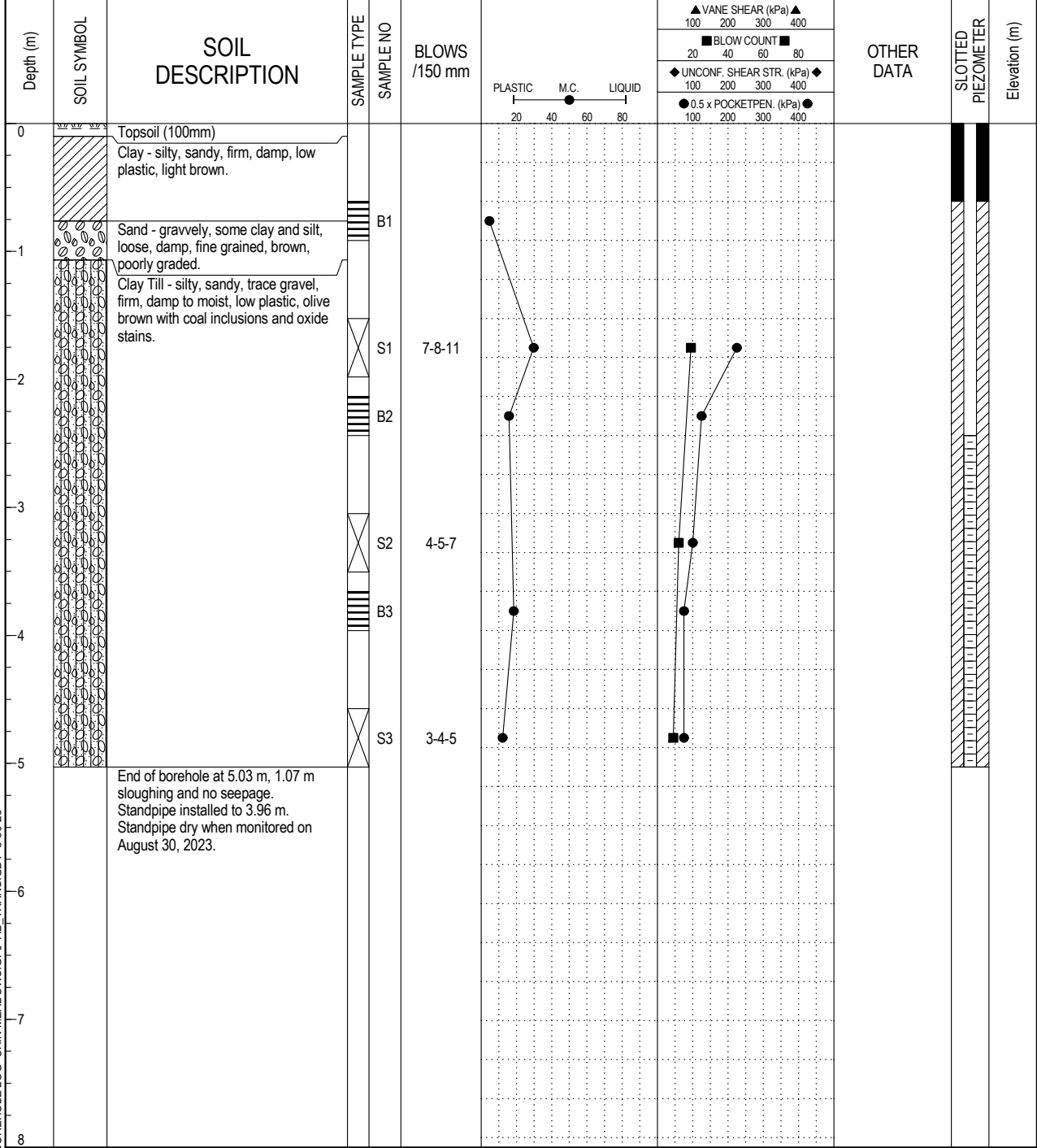


AB TRANS BOREHOLE LOG - CHIN MEADOWS.GPJ AB_TRANS.GDT 8-30-23

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 5.03 m
 COMPLETION DATE: 8-21-23

Project: Chin Meadows	BOREHOLE NO: BH005
Client: Douglas J. Bergen & Associates Ltd.	PROJECT NO: 2023-139
Solid Stem Auger	ELEVATION:

SAMPLE TYPE	<input type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> CORE SAMPLE	<input checked="" type="checkbox"/> SPT SAMPLE	<input type="checkbox"/> GRAB SAMPLE	<input type="checkbox"/> NO RECOVERY	
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND



AB TRANS BOREHOLE LOG - CHIN MEADOWS.GPJ AB_TRANS.GDT 8-30-23

LOGGED BY: CA	COMPLETION DEPTH: 5.03 m
REVIEWED BY: BDT	COMPLETION DATE: 8-21-23

APPENDIX C – GENERAL CONSTRUCTION GUIDELINES

Shallow Foundations

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

The term 'shallow foundations' includes strip and spread footings, mat slab and raft foundations. Minimum footing dimensions in plan should be 0.45m and 0.9m for strip and square footings respectively.

No loose, disturbed or sloughed material should be allowed to remain in open foundation excavations.

Hand cleaning should be undertaken to prepare an acceptable bearing surface. Recompaction of disturbed or loosened bearing surface may be required.

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

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

After the bearing surface is approved, a mud slab should be poured to protect the soil and provide a working surface for construction, should immediate foundation construction not be intended. All constructed foundations should be placed on unfrozen soils, which should be at all times protected from frost penetration.

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

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

Floor Slabs-on-Grade

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

A levelling course of 20mm crushed gravel at least 150 mm in compacted thickness, is recommended directly beneath all slabs-on-grade. Alternatively, a minimum thickness of 150mm of pit-run gravel overlain by a minimum thickness of 50 mm of 20mm crushed gravel may be used. Very coarse material (larger than 25 mm diameter) should be avoided directly beneath the slab-on-grade to limit potential stress concentrations within the slab. All levelling courses directly under floor slabs should be compacted to 100 percent of Standard Proctor maximum dry density.

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

The slab should be structurally independent from walls and columns supported on foundations. This is to reduce any structural distress that may occur as a result of differential soil movements. If it is intended to place any internal non-load bearing partition walls directly on a slab-on-grade, such walls should also be structurally independent from other elements of the building founded on a conventional foundation system so that some relative vertical movement of the walls can occur freely.

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

A minimum slab concrete thickness of 100mm is recommended. Control joints should be provided in all slabs. Typically for a 125mm slab thickness; control joints should be placed on a 3 m square grid, should be sawn to a depth of one-quarter the slab thickness and have a width of approximately 3 mm.

Wire mesh reinforcement, 150 mm square grid, should be provided to reduce the possibility of uncontrolled slab cracking. The mesh should be adequately supported and should be located at mid-height of the slab with adequate cover.

Backfill Materials and Compaction

1.0 Definitions

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

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

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

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

“Lean-mix concrete” is typically used to protect a subgrade from weather effects including excessive drying or wetting. “Lean-mix concrete” can also be used to provide a stable working platform over weak subgrades. “Lean-mix concrete” should be low strength concrete having a minimum 28-day compressive strength of 3.5 MPa. Standard Proctor Density (SPD) as used herein means Standard Proctor Maximum Dry Density (ASTM Test Method D698). Optimum moisture content is defined in ASTM Test Method D698.

2.0 General Backfill and Compaction Recommendations

Exterior backfill adjacent to abutment walls, basement walls, grade beams, pile caps and above footings, and below highway, street, or parking lot pavement sections should comprise “general engineered fill” materials as defined above. Exterior backfill adjacent to footings, foundation walls, grade beams and pile caps and within 600 mm of final grade should comprise inorganic, cohesive “general engineered fill”. Such backfill should provide a relatively impervious surficial zone to reduce seepage into the subsoil against the structure.

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

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

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

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

Bonding should be provided between backfill lifts. For fine-grained materials, the previous lift should be scarified to the base of the desiccated layer, moisture-conditioned, and recompacted and bonded thoroughly to the succeeding lift. For granular materials, the surface of the previous lift should be scarified to about a 75 mm depth followed by proper moisture-conditioning and recompaction.

3.0 COMPACTION AND MOISTURE CONDITIONING

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

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

Granular materials placed as “general engineered fill” or “select engineered fill” should be compacted at slightly below (0 to 2%) the optimum moisture content. “Structural engineered fill” material should be placed in compacted lifts not exceeding 150 mm in thickness and compacted to not less than 100 percent of SPD at slightly below (0 to 2%) the optimum moisture content.

4.0 “GENERAL ENGINEERED FILL”

Low to medium plastic clay is considered acceptable for use as “general engineered fill,” assuming this material is inorganic and free of deleterious materials. Materials meeting the specifications for “select engineered fill” or “structural engineered fill” as described below would also be acceptable for use as “general engineered fill.”

5.0 “SELECT ENGINEERED FILL”

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

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

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

“Pit-run gravel” and “fill sand” are generally considered acceptable for use as “select engineered

fill.” See exact project or jurisdiction for specifications. The “pit-run gravel” should be free of any form of coating and any gravel or sand containing clay, loam or other deleterious materials should be rejected. No material oversize of the specified maximum sieve size should be tolerated. This material would typically have a fines content of less than 10%. The materials above are also suitable for use as “general engineered fill.”

Construction Excavations

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

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

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

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

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

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

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

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

Proof Rolling

Proof-rolling is a method of detecting soft areas in an 'as-excavated' subgrade for fill, pavement, floor or foundations or detecting non-uniformity of compacted embankment. The intent is to detect soft areas or areas of low shear strength not otherwise revealed by means of test holes, density testing, or visual examination of the site surface and to check that any fill placed or subgrade meets the necessary design strength requirements.

Proof-rolling should be observed by qualified geotechnical personnel.

Proof-rolling is generally accomplished by the use of a heavy (15 to 60 tonne) rubber-tired roller having 4 wheels abreast on independent axles with high contact wheel pressures (inflation pressures ranging from 550 kPa (80psi) up to 1030 kPa (150 psi)).

A heavily loaded tandem axle gravel truck may be used in lieu of the equipment described in the paragraph above. The truck should be loaded to approximately 10 tonnes per axle and a minimum tire pressure of 550 kPa (80 psi). Ground speed - maximum 8 km/hr recommended 4 km/hr.

The recommended procedure is two complete coverages with the proof-rolling equipment in one direction and a second series of two coverages made at right angles to the first series; one 'coverage' means that every point of the proof-rolled surface has been subjected to the tire pressure of a loaded wheel. Less rigorous procedures may be acceptable under certain conditions subject to the approval of an engineer.

Any areas of soft, rutted or displaced materials detected should be either recompacted with additional fill or the existing material removed and replaced with general engineered fill, or properly moisture conditioned as necessary.

The surface of the grade under the action of the proof-roller should be observe, noting; visible deflection and rebound of the surface, formation of a crack pattern in the compacted surface or shear failure in the surface or granular soils as ridging between wheel tracks.

If any part of an area indicates significantly more distress than other parts, the cause should be investigated, by, for example, shallow auger holes.

In the case of granular subgrades, distress will generally consist of either compression due to insufficient compaction or shearing under the tires. In the first case, rolling should be continued until no further compression occurs. In the second case, the tire pressure should be reduced to a point where the subgrade can carry the load without significant deflection and subsequently gradually increased to it specified pressure as the subgrade increases in shear strength under this compaction.

APPENDIX B

Trip Generation Letters

4105 7 Street SE Calgary, AB T2G 2Y9 T: 403.254.0544 F: 403.254.9186

October 5, 2023

Our Reference: 28449

Douglas Bergen & Associates Ltd.

PO Box 1667
Coaldale, Alberta
T1M 1N3

Attention: Douglas Bergen

Dear Sir:

Reference: Chin Subdivision Trip Generation

1.0 Introduction

ISL Engineering and Land Services Ltd. (ISL) was retained by Douglas Bergen & Associates Ltd. to determine the trip generation of a 12-lot country residential and school development in the Hamlet of Chin, Municipal District (MD) of Taber, Alberta. The school will have 70 students and 6 teachers.

The development is located just north of Highway 3 and west of Range Road 19-0. As part of the development, Naismith Street is proposed to be extended north and access to each lot is off the extended segment of Naismith Street. Figure 1 shows the site plan.

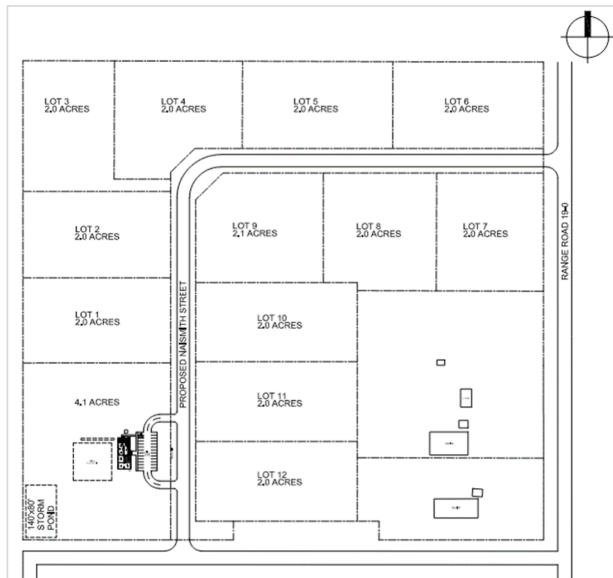


Figure 1: Site Plan

2.0 Analysis

In the MD's General Standards of Development in Schedule 5 of the Land Use Bylaw No. 1677, the guideline does not indicate when a TIA is required to be undertaken. Per typical engineering standards, a site that generates less than 100 trips during the commuter peak hour (between 7-9 AM and 4-6 PM) does not require a TIA.

For the 12 residential lots, the single-family trip generation rates from the ITE Trip Generation Manual, 11th Edition, was referenced. This manual is an industry accepted manual to estimate traffic.

- Single Family Residential (ITE Rates):
 - **AM Peak: 0.70 trips / hour / unit: 9 trips per hour**
 - **PM Peak: 0.94 trips / hour / unit: 12 trips per hour**

As there are no trip generation rates for rural schools in the ITE Manual, the following were assumed. The school times are 8:30 AM to 3:00 PM. Due to the rural location of the school, 90% of the students (63 students) are expected to be bussed to school on 2 buses while 10% of the students (7 students) are expected to be dropped off.

- School AM Start:
 - 2 buses: 2 trips in and 2 trips out
 - 6 teachers: 6 trips in
 - 7 student Drop offs: 7 trips in and 7 trips out
 - **AM Peak Total: 24 trips (15 trips in, 9 trips out)**
- School PM End:
 - As the school hours end outside of the typical PM commuter peak (4-6 PM), no trips are generated in the PM peak.
 - **PM Peak Total: 0 trips**

In total, there are **33 trips in the AM peak and 12 trips in the PM peak**. This is a negligible amount of traffic and will have minimal impact on existing traffic operations.

3.0 Closing

From the transportation review of the proposed 12 country residential homes and school, the following conclusions are drawn:

- The development generates at most 33 and 12 additional trips per hour in the AM and PM peaks, respectively. The amount of traffic generated is negligible and will have minimal impact on existing traffic operations.

If any additional information is required, please contact the undersigned at your convenience.

Sincerely,



Alex Ho, P.Eng., PTOE
Manager, Traffic Engineering

4105 7 Street SE Calgary, AB T2G 2Y9 T: 403.254.0544 F: 403.254.9186

February 15, 2024

Our Reference: 28449

Douglas Bergen & Associates Ltd.
PO Box 1667
Coaldale, Alberta
T1M 1N3

Attention: Douglas Bergen

Dear Sir:

Reference: Chin Subdivision Trip Generation

1.0 Introduction

ISL Engineering and Land Services Ltd. (ISL) was retained by Douglas Bergen & Associates Ltd. to determine the trip generation of a 12-lot country residential and school development in the Hamlet of Chin, Municipal District (MD) of Taber, Alberta. The school will have 70 students and 6 teachers.

The development is located just north of Highway 3 and west of Range Road 19-0. As part of the development, Naismith Street is proposed to be extended north and access to each lot is off the extended segment of Naismith Street. Figure 1 shows the site plan.

The lots, roads and school are anticipated to be constructed in September 2024. The houses on the residential lots will be built when a buyer purchases the lot.

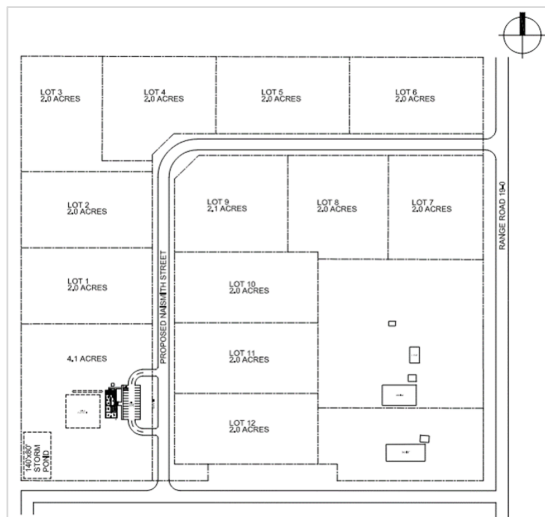


Figure 1: Site Plan

2.0 Trip Generation

In the MD's General Standards of Development in Schedule 5 of the Land Use Bylaw No. 1677, the guideline does not indicate when a TIA is required to be undertaken. Per typical engineering standards, a site that generates less than 100 trips during the commuter peak hour (between 7-9 AM and 4-6 PM) does not require a TIA.

For the 12 residential lots, the single-family trip generation rates from the ITE Trip Generation Manual, 11th Edition, was referenced. This manual is an industry accepted manual to estimate traffic.

- Single Family Residential (ITE Rates):
 - **AM Peak: 0.70 trips / hour / unit: 9 trips per hour**
 - **PM Peak: 0.94 trips / hour / unit: 12 trips per hour**

As there are no trip generation rates for rural schools in the ITE Manual, the following were assumed. The school times are 8:30 AM to 3:00 PM. Due to the rural location of the school, 90% of the students (63 students) are expected to be bussed to school on 2 buses while 10% of the students (7 students) are expected to be dropped off.

- School AM Start:
 - 2 buses: 2 trips in and 2 trips out
 - 6 teachers: 6 trips in
 - 7 student Drop offs: 7 trips in and 7 trips out
 - **AM Peak Total: 24 trips (15 trips in, 9 trips out)**
- School PM End:
 - As the school hours end outside of the typical PM commuter peak (4-6 PM), no trips are generated in the PM peak.
 - **PM Peak Total: 0 trips**

In total, there are **33 trips in the AM peak and 12 trips in the PM peak**. This is a negligible amount of traffic and should have minimal impact on existing traffic operations.

3.0 Highway Traffic

The latest traffic volumes on Highway 3 at Range Road 19-0 were downloaded from Alberta Transportation and Economic Corridors' (ATEC) website. In 2022, the Average Annual Daily Traffic (AADT) was 8,080 vehicles per day (vpd) while the Average Summer Daily Traffic (ASDT) was 8,860 vpd. As compared to the 10-year traffic history in 2012, the AADT (8,100 vpd) declined by -0.02% per year while the ASDT (8,650 vpd) grew by 0.24% per year. Based on the preceding, there is very minimal growth on Highway 3 at Range Road 19-0.

As compared to the Highway 3 peak hour traffic volumes (857 and 860 vehicles per hour in the AM and PM, respectively), the development will increase the traffic on Highway 3 by 4% and 1% in the AM and PM peak, respectively. This is a negligible amount and should have minimal impact on Highway 3, thus upgrades to the highway are not required.

4.0 Closing

From the transportation review of the proposed 12 country residential homes and school, the following conclusions are drawn:

- The development generates at most 33 and 12 additional trips per hour in the AM and PM peaks, respectively. The amount of traffic generated is negligible and will have minimal impact on existing traffic operations.
- On Highway 3 at Range Road 19-0, there has been minimal growth over the last 10 years.
- The development will increase the traffic on Highway 3 by 4% and 1% in the AM and PM peak, respectively. This is a negligible amount and should have minimal impact on Highway 3, thus upgrades to the highway are not required.

If any additional information is required, please contact the undersigned at your convenience.

Sincerely,



Alex Ho, P.Eng., PTOE
Manager, Traffic Engineering

APPENDIX C

Osprey Engineering Septic Report





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

27 November 2023

Our file: 230876

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

Attention: Douglas Bergen, CET

**RE: Chin Area Structure Plan
North Side of Alberta Avenue, Hamlet of Chin (Blocks A, B & E, Plan 899 AA, NE25-9-19-4)
Private Sewage Treatment Systems (PSTS) Assessment**

Dear Douglas,

The following Private Sewage Treatment Systems Assessment was performed in support of an application for subdivision of the above-noted parcel in August 2023. *The proposed lots were found to be suitable for private sewage treatment systems (PSTS) with limitations noted.*

The site investigation and report were performed and prepared consistent with the following documents:

- (Safety Codes Council, 2021), *Alberta Private Sewage Standard of Practice*, Alberta Municipal Affairs, Edmonton ["SOP 2021"],
- (Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs, 2011) Alberta Association of Municipal Districts and Counties [AAMDC] 2011, *Model Process for Subdivision Approval and Private Sewage* ["Model Process"] and related documents.

I. PROJECT BACKGROUND

The subject parcel is located on the west side of Range Road 190, and north of Alberta Avenue, in The Hamlet of Chin. The area of the subject parcel is 15.9 ha [39.4 acres] more or less. The location of the parcel is shown on Figure 1. The parcel is presently a farming field with no existing dwellings or buildings.

The owners propose to subdivide twelve country residential lots and one larger lot for a school. The proposed country residential lots will be 0.8 ha [2.0 ac]. The school lot will be 1.7 ha [4.1 ac]. The proposed lots will be accessed by extending the existing Naismith Street. The preferred lot layout is shown on Figure 2.

The proposed lots will be served by private water cisterns. The proposed lots are intended to be served by new private sewage systems.

II. METHODOLOGY AND LIMITATION

In support of a subdivision, Lethbridge County has requested that a private sewage treatment systems (PSTS) assessment be completed to justify that wastewater from dwellings on the proposed lots can be treated and dispersed on site consistent with relevant safety codes. Methodology in describing acceptable conditions for adequate operation of private sewage treatment systems (PSTS) is consistent with (Safety Codes Council, 2021).

As such, all loading rates are as per SOP 2021. No percolation tests were performed as these are no longer considered acceptable evidence in support of the selection of soil loading rates in SOP 2021.

Observations were taken from publicly available background information and field assessments noted:

- 28 August 2023: Osprey soil observations.

Observation and recording of the soil profiles was performed as directed in SOP 2021 using forms based on those provided by Alberta Municipal Affairs. Soil samples from the test pits were submitted to Down to Earth Labs of Lethbridge for texture analysis. These results are appended. This report is to be used by the owners of the parcels noted and Lethbridge County in support of the area structure plan and eventual subdivision of the subject parcel, as described in the Model Process. It is not intended as a full system design. Full design and site investigation (including digging additional test holes or other tests as may be required) by a licensed installer consistent with the relevant standard of practice in force at the time is still assumed to be required as part of the permit process.

III. DESCRIPTION

This description is based on information provided by the owners of the parcel and information obtained from various public sources. Topography of the parcel based on a recent survey (performed by Mike Spencer Geomatics in September 2023) is included showing existing surface features within and immediately surrounding the subject parcel.

A. Density and Cumulative Impact

The surrounding quarter sections have 3 or fewer parcels per quarter section. The quarter sections to the south which includes The Hamlet of Chin has approximately 89 parcels within the quarter section. Figure 3 indicates the number of parcels in each of the surrounding quarter sections based on cadastral data provided by AltaLIS and is current to the date of this report. All country residential parcels in the area are assumed to be served by individual private sewage systems with water services from private water cisterns. Wells noted in the provincial database for the surrounding area are listed in Appendix C. The cumulative impact due to additional density due to the proposed subdivision does not extend beyond the lot boundaries for the following reasons:

- Parcel sizes are sufficient and area density is low to moderate. As such, there will be adequate dilution due to precipitation such that nutrient loading due to the additional wastewater generated will not result in nutrient concentrations greater than CCME guidelines. Given this, no additional source water quality impact assessment is justified for this subdivision.

B. Topography, Surface Water and Vegetation

Surface features are shown on Figure 4. The site encompasses undulating, low relief terrain. The subject parcel does not contain any steep slopes. The average slope of the parcel is 1%. A depression and manmade swale crosses Lots 1, 7, 8, 10, 11, and the school. These areas could be subject to overland flows and pooling water, and it may be prudent to locate PSTS outside of this area. If the depression has a defined "shoreline" per the SOP, then a setback of 15.0 m [50 ft] would be prescribed from this shoreline. If no shoreline is noted, then no setback is applicable. These do not have a defined shoreline; therefore no setback is applicable. An irrigation canal exists to the west but is more than 1000 m from the subject parcel. No rivers, lakes, creeks, or streams affect the parcel. No springs or wells using shallow groundwater (GWUDI) for domestic purposes were noted within 150 m (500 feet) of the subject parcel. No dugouts or surface water bodies were noted as being used for domestic purposes within 150 m (500 feet) of the subject parcel.



Vegetation across the subject parcel is as follows:

- Crops

Generally, the vegetation on site does not indicate features that would limit PSTS.

C. Encumbrances

No rights-of-way exist within the subject parcel. A pipeline right-of-way (011 3349) and a waterline right-of-way (011 0603) exist to the north of the subject parcel.

Standard setback (horizontal separation) distances for various PSTS components as per SOP 2021 are as follows:

- All soil-based treatment components (fields, mounds, etc...) must be **100 m** from a licensed municipal water well.
- All soil-based treatment components (fields, mounds, etc...) must be **90 m** from a lake, river, stream, or creek *unless* "...a principal building or other development feature is located between the soil based treatment system and the lake, river, stream or creek such that a failure causing effluent on the ground will be obvious and create an undesirable impact on the owner..." (SOP 2021, Art. 2.1.2.4). Generally, if the dwelling is constructed between the stream and the soil based treatment component, this is acceptable and the setbacks to a water source or water course as noted below are applicable;
- Septic tanks, settling tanks and effluent tanks:
 - o 10 m from a water source,
 - o 10 m from a water course,
 - o 1 m from a property line and
 - o 1 m from a building.
- Packaged (secondary) treatment plants and settling tanks which include pre-aeration:
 - o Same as for septic tanks *except*
 - o 6 m from a property line.
- Sand filters (to foot of berm):
 - o Same as for septic tanks.
- Recirculating gravel filters (to foot of berm):
 - o Same as for septic tanks *except*
 - o 3 m from property line.
- Treatment field (edge of weeping lateral trench):
 - o 15 m from a water source,
 - o 15 m from a water course (unless building is located between water course and field),
 - o 1.5 m from a property line,
 - o 10 m from a basement, cellar, or crawl space,
 - o 1 m from a building without a permanent foundation,
 - o 5 m from a building with a permanent foundation but without a basement cellar or crawl space (e.g. slab-on-grade) and
 - o 5 m from a septic tank or packaged sewage treatment plant.
- Treatment mound (from point where side slope of mound berm intersects natural soil contour):
 - o Same as for a treatment field *except*
 - o 3 m from a property line,



- 3 m from a septic tank,
- 10 m from a basement, cellar, or crawl space and
- 10 m from a building with a permanent foundation but without a basement cellar or crawl space (e.g. slab-on-grade).

D. Soils

According to the Alberta Soil Information Viewer (soil polygons 1337 and 1334) (Government of Alberta, 2023), the following soil series may be present in the subject parcel.

- Cranford (CFD): Orthic brown chernozem with medium textured soils (loam, silty loam, and very fine sandy loam) on medium or fine textured till.
- Chin (CHN): Orthic brown chernozem with medium textured soil (loam, silty loam, and very fine sandy loam) on medium textured sediments (loam to very fine sandy loam) deposited by wind and water.

CFD, and CHN would be *generally* amenable to PSTS.

General limitations for PSTS due to soil conditions include possible lower loading rates for dispersing effluent on fine-textured soil (e.g. clay loam or finer) or coarse textured soils (e.g. sand, loamy sand, or sandy loam) with weak or poor structure, restricting soil horizons which limit downward movement and high groundwater or seasonal high groundwater conditions.

All systems dispersing primary treated (septic tank) effluent (Effluent Level 1 per SOP 2021) to the soil via treatment fields must maintain a vertical separation of at least 1.5 m [5 ft] to restricting soil horizons, groundwater, and seasonal high groundwater. Systems dispersing secondary-treated (Effluent Level 2 or better per SOP 2021), including all treatment mounds, must maintain a vertical separation of at least 0.9 m [3 ft] to restricting soil horizons.

Soil profiles were developed for thirteen test pits. One test pit was excavated within each proposed lot, as shown on Figure 4. As noted, detailed soil profiles and laboratory texture analyses are appended.

Soils were generally consistent with the soil series noted for this area.

- Lot 1: A brown loam A-horizon (Ap) to approximately 23 cm [9"] overlays a pale brown loam Bm-horizon to approximately 130 cm [51"] which transitions to a brown loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying). No groundwater was found.
- Lot 2: A yellowish brown loam A-horizon (Ap) to approximately 20 cm [8"] overlays a pale brown loam Bm-horizon to approximately 84 cm [33"] which transitions to a dark yellowish brown loam Bm-horizon to approximately 102 cm [40"] which transitions to a brown loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
- Lot 3: A dark yellowish brown clay loam A-horizon (Ap) to approximately 25 cm [10"] overlays a brown clay loam Bm-horizon to approximately 69 cm [27"] which transitions to a brown clay loam Bm-horizon to approximately 89 cm [35"] which transitions to a dark yellowish brown clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
- Lot 4: A dark yellowish brown clay loam A-horizon (Ap) to approximately 23 cm [9"] overlays a brown clay loam Bm-horizon to approximately 84 cm [33"] which transitions



- to a dark yellowish brown clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
- Lot 5: A brown loam A-horizon (Ap) to approximately 3 cm [13"] overlays a pale brown to brown loam Bm-horizon to approximately 97 cm [38"] which transitions to a brown clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
 - Lot 6: A brown clay loam A-horizon (Ap) to approximately 18 cm [7"] overlays a brown to light yellowish brown clay loam Bm-horizon to approximately 114 cm [45"] which transitions to a dark grayish brown to dark yellowish brown clay loam Ck-horizon below. Evidence of seasonal saturation (mottling) was observed below 191 cm [75"]. No groundwater was found.
 - Lot 7: A brown clay loam A-horizon (Ap) to approximately 23 cm [9"] overlays a brown to pale brown clay loam Bm-horizon to approximately 196 cm [77"] which transitions to a light olive brown coarse sandy loam Ck-horizon below. Evidence of seasonal saturation (mottling) was observed below 196 cm [77"]. No groundwater was found.
 - Lot 8: A brown loam A-horizon (Ap) to approximately 25 cm [13"] overlays a light yellowish brown to a light olive brown sandy clay loam Bm-horizon to approximately 127 cm [50"] which transitions to a light olive brown and yellowish brown loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
 - Lot 9: A brown loam A-horizon (Ap) to approximately 30 cm [12"] overlays a brown and light olive brown clay loam Bm-horizon to approximately 81 cm [32"] which transitions to a light olive brown and brown clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
 - Lot 10: A brown loam A-horizon (Ap) to approximately 15 cm [6"] overlays a yellowish brown and brown clay loam Bm-horizon to approximately 84 cm [33"] which transitions to a yellowish brown and brown loam and clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.
 - Lot 11: A brown clay loam A-horizon (Ap) to approximately 15 cm [6"] overlays an olive brown and light yellowish brown clay loam Bm-horizon to approximately 109 cm [43"] which transitions to a dark yellowish brown and brown clay loam Ck-horizon below. Evidence of seasonal saturation (mottling) was observed below 193 cm [76"]. No groundwater was found.
 - Lot 12: A brown clay loam A-horizon (Ap) to approximately 20 cm [8"] overlays a light yellowish brown and light olive brown clay loam Bm-horizon to approximately 109 cm [43"] which transitions to a dark yellowish brown clay loam Ck-horizon below. Evidence of seasonal saturation (mottling) was observed below 208 cm [82"]. No groundwater was found.
 - School Lot: A brown clay loam A-horizon (Ap) to approximately 15 cm [6"] overlays a pale brown and brown clay loam Bm-horizon to approximately 132 cm [52"] which transitions to a dark brown clay loam Ck-horizon below. No evidence of seasonal saturation (mottling or gleying) was observed. No groundwater was found.

IV. ESTIMATE OF SYSTEM DAILY FLOWS

Houses are predicted to be at least four bedrooms and generally include additional fixtures that can increase peak daily flows.



As such, a peak daily flow rate of 2300 L/day [500 gal/day] is used (a four-bedroom house with allowance for *some* extra fixture units). The installation of such fixtures as garbage grinders, large soaker tubs and other high-volume and/or high-strength effluent producing fixtures requires special consideration because:

- these increase the PSTS soil component size required and
- the possible lack of space for adequately sized soil treatment components and reserve field areas to accommodate such features.

Water treatment components (such as water softeners and iron filters) can generate large flows of clear water. When connected to private sewage systems, these large flows can cause treatment components to fail and become saturated. It is strongly recommended that backflush and overflow from water treatment components be directed elsewhere.

The school is predicted to be 35 students. As per the SOP 2021, a peak daily flow per student is 70 L/day/student [15 gal/day/student]. The total peak daily rate is 2450 L/day [525 gal/day].

Actual size of system components is the responsibility of the system installer and will be determined prior to obtaining permits based on the proposed house size and design.

V. INFILTRATION COMPONENT SIZING

Based on the site assessment, the following types of soil-based effluent treatment and dispersal systems are not appropriate for the proposed parcel:

- Lagoons due to limited distance to property boundaries,
- Open discharge due to limited distance to property boundaries and area density and
- LFH at-grade systems except in forested areas where LFH layers of 50 mm [2"] or deeper can be demonstrated.

Treatment fields receiving primary (Level 1) or secondary (Level 2) treated effluent or treatment mounds receiving primary (Level 1) or secondary (Level 2) treated effluent are suitable for the proposed lots. Suitability of any given proposed PSTS is subject to the design judgement of the installer and the standard of practice in effect at the time of installation. Soils can vary throughout a parcel and such variation can affect the suitability of land for PSTS.

For the purposes of this report, the infiltration component assumes the following:

- Pressure distributed treatment fields receiving primary treated (Level 1) effluent.
- The required vertical separation to a restricting condition for a treatment field is 1.5 m [5 ft] from trench bottom. Given the soil profile observed on these lots, this can be achieved.

Footprints for such systems are shown on Figure 4 and on Table 1. Footprints are approximate and will depend on dwelling size and type of PSTS ultimately chosen by the owner and installer based on detailed soil analysis at the time of the design, as well as other factors. Other designs and arrangements are possible for the proposed infiltration components. Decisions relating to a final design are the responsibility of the landowner, their system installer, and the safety codes officer (SCO) inspecting the installation.



VI. SUSTAINABILITY OF PRIVATE SEWAGE

If installed by a qualified installer as recommended in this report, and properly operated and maintained, the proposed lots can support viable PSTSs for the long term.

VII. CONCLUSIONS

If installed and maintained using accepted best practices, there is more than adequate space on the proposed lots to install compliant and functioning PSTSs.

If you require anything further, please contact the undersigned.

Yours truly,

Responsible member for
OSPREY ENGINEERING INC.
APEGA Permit to Practice No. P10743

Michael A. Kitchen, P.Eng.
Alberta Municipal Affairs, Certificate of Competency PS 8926, Private Sewage Installer; Group I
President

MAK/

Encl.

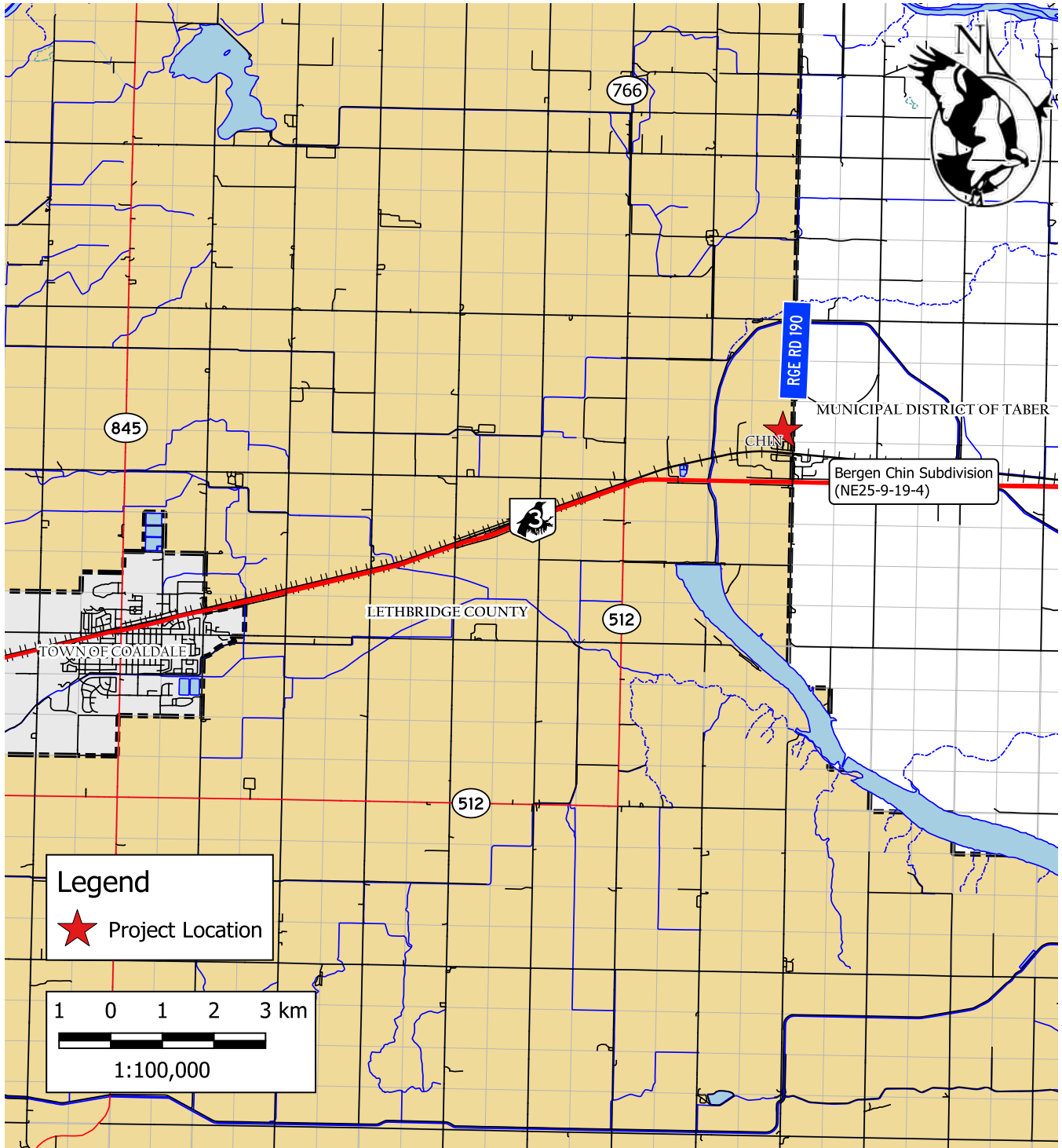
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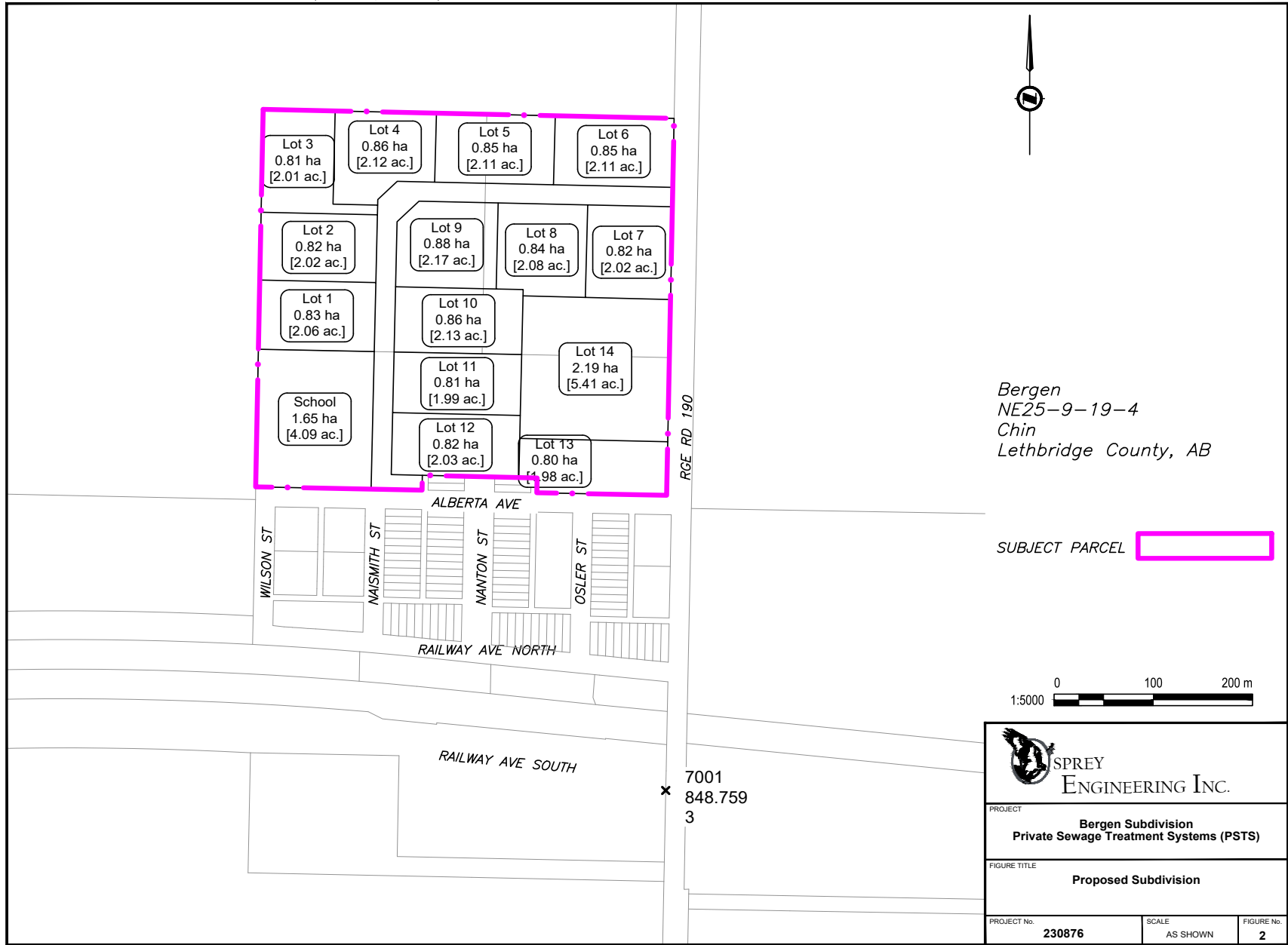


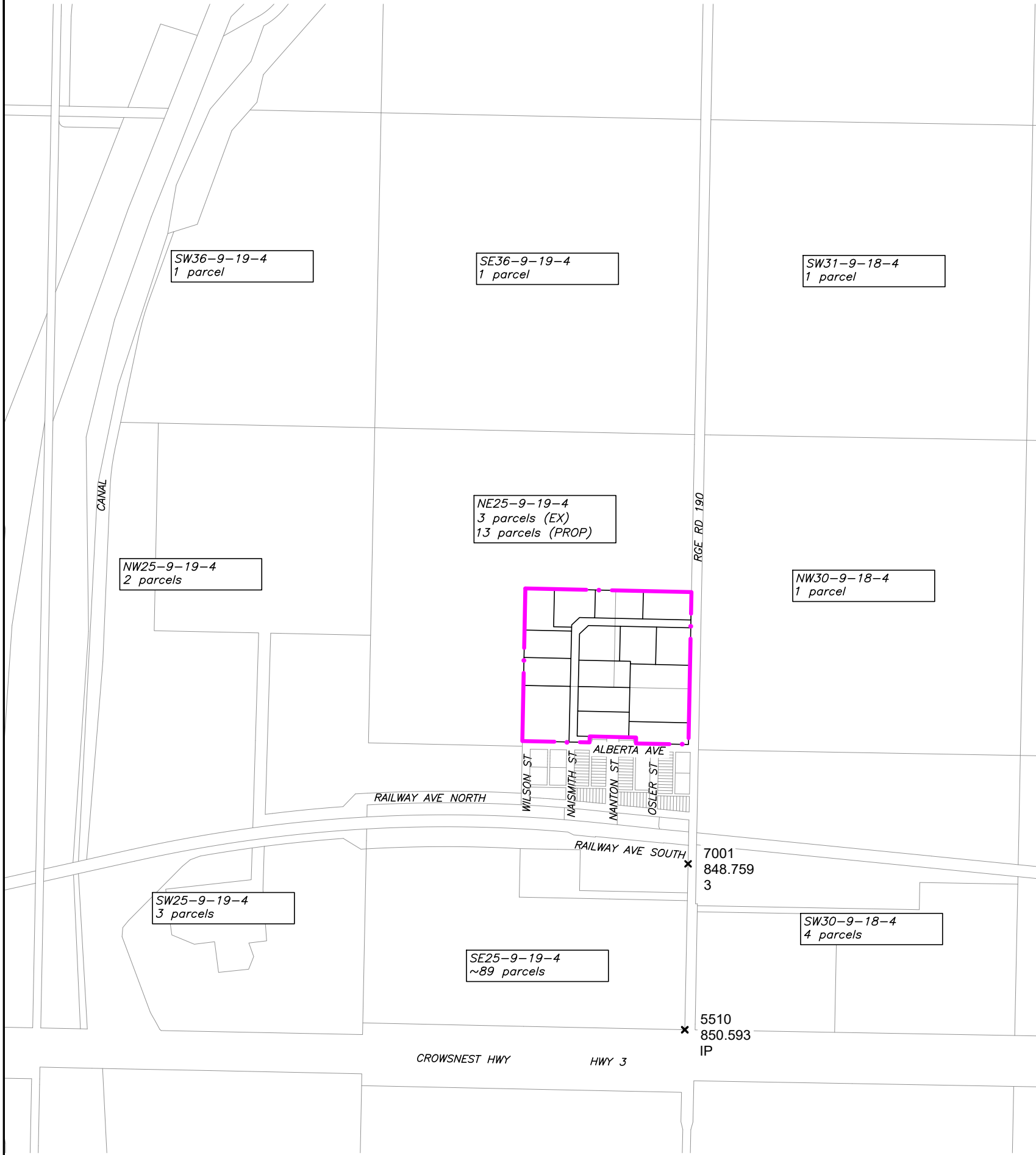
FIGURES

The following figures are referenced in the report.



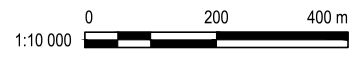






SUBJECT PARCEL

Bergen
NE25-9-19-4
Chin
Lethbridge County, AB



PROJECT Bergen Subdivision Private Sewage Treatment Systems (PSTS)		
FIGURE TITLE Area Density		
PROJECT No. 230876	SCALE AS SHOWN	FIGURE No. 3
<small>SHEET SIZE ANSI B 20 mm</small>		

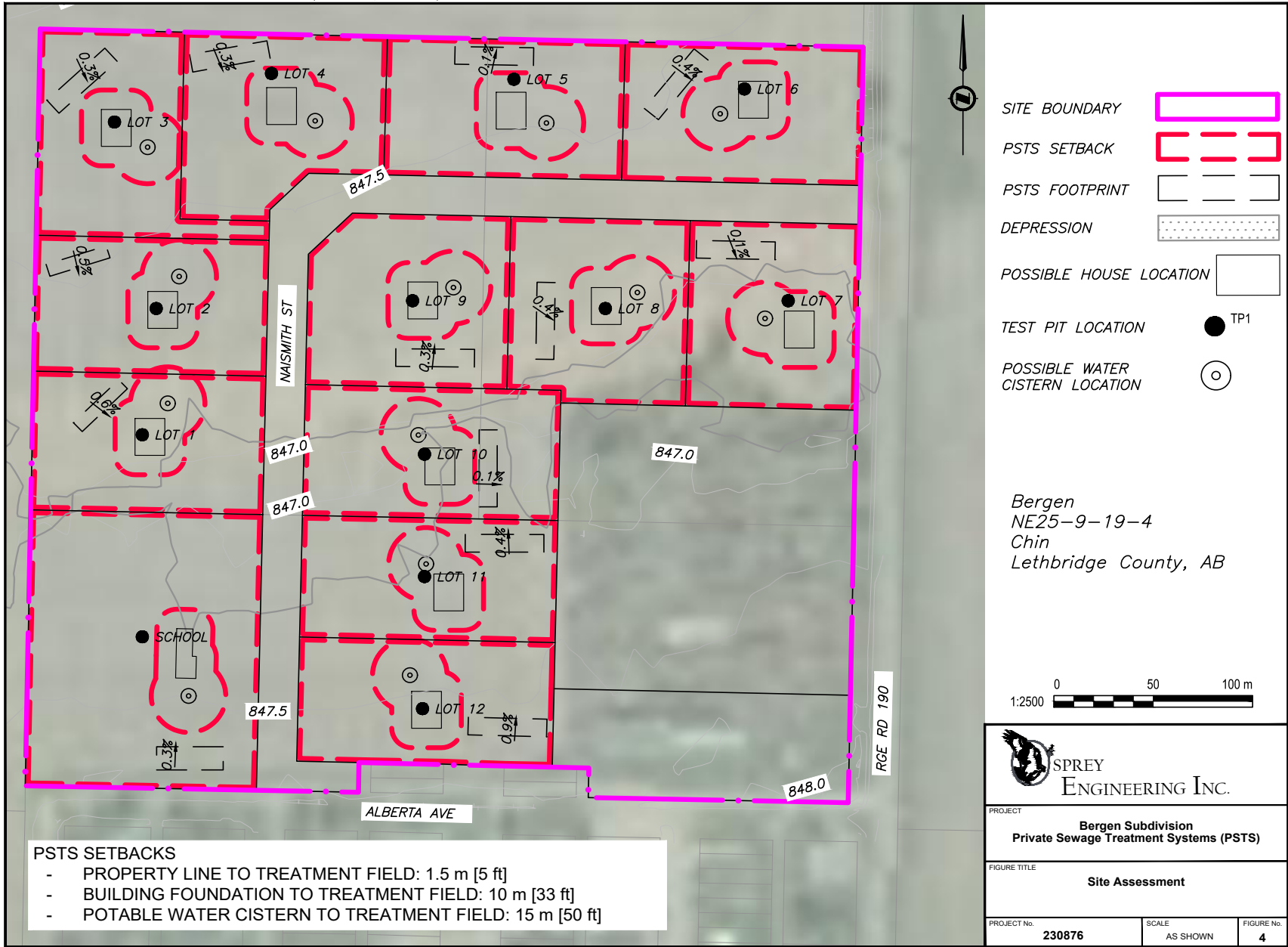


Table 1 - PSTS Suitability Matrix

	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5
Texture	Very: loam	Very: loam	Moderate to good: clay loam	Moderate to good: clay loam	Moderate to good: clay loam, and loam
Structure	Moderate to well: granular (grade 2) structure	Moderate: granular (grade 2) structure	Moderate: granular (grade 2) structure	Moderate: granular (grade 2) structure	Moderate: granular (grade 2) structure
Hydraulic Capability of Soil (Drainage)	Very: well drained to >2.5 m	Very: well drained to >2.5 m	Very: well drained to >2.5 m	Very: well drained to >2.5 m	Very: well drained to >2.5 m
Depth of Suitable Soil	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m
Depth to Water Table	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils
Topography	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat
Flooding	Moderate: depression within parcel could be subject for pooling water. Area not suitable for PSTS. See Figure 4	Very: moderate to good surface drainage. No surface water within parcel	Very: moderate to good surface drainage. No surface water within parcel	Very: moderate to good surface drainage. No surface water within parcel	Very: moderate to good surface drainage. No surface water within parcel
Density	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section
Encumbrances	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS
Parcel Size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size
Surface Water	Very: none within parcel	Very: none within parcel	Very: none within parcel	Very: none within parcel	Very: none within parcel
Overall	Very	Very	Very	Very	Very
Recommended System Type	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent
Test Pit	Lot 1 - TP	Lot 2 - TP	Lot 3 - TP	Lot 4 - TP	Lot 5 - TP
Limiting soil type	Loam, granular (grade 2) structure	Loam, granular (grade 2) structure	Clay loam, granular (grade 2) structure		Clay loam, granular (grade 2) structure
Applicable Loading Rates	HLR: 22.0 L/m ² /day [0.45 gal/ft ² /day]	HLR: 22.0 L/m ² /day [0.45 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]
	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions
Approximate System footprint	31.7 m × 6.4 m [104.0 ft × 21.0 ft]	31.7 m × 6.4 m [104.0 ft × 21.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]

Table 1 - PSTS Suitability Matrix

	Proposed Lot 6	Proposed Lot 7	Proposed Lot 8	Proposed Lot 9	Proposed Lot 10
Texture	Moderate to good: clay loam	Moderate to good: sandy clay loam, and clay loam	Moderate to good: sandy clay loam, and loam	Moderate to good: clay loam	Moderate to good: clay loam, and loam
Structure	Moderate to well: granular (grade 2) structure	Moderate: granular (grade 2) structure	Moderate: blocky (grade 2) structure	Moderate: blocky (grade 2) structure	Moderate: blocky (grade 2) structure
Hydraulic Capability of Soil (Drainage)	Moderate: well drained above 1.8 m	Moderate: well drained above 2.0 m	Very: well drained to >2.5 m	Very: well drained to >2.5 m	Very: well drained to >2.5 m
Depth of Suitable Soil	Moderate: suitable above 1.8 m	Moderate: suitable above 2.0 m	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m	Very: suitable soil to >2.5 m
Depth to Water Table	Moderate: evidence of seasonally saturated soils below 1.8 m	Moderate: evidence of seasonally saturated soils below 2.0 m	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils	Very: no evidence of water table or saturated soils
Topography	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat
Flooding	Very: moderate to good surface drainage. No surface water within parcel	Moderate: depression within parcel could be subject for pooling water. Area not suitable for PSTS. See Figure 4	Moderate: depression within parcel could be subject for pooling water. Area not suitable for PSTS. See Figure 4	Very: moderate to good surface drainage. No surface water within parcel	Moderate: depression within parcel could be subject for pooling water. Area not suitable for PSTS. See Figure 4
Density	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section
Encumbrances	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS
Parcel Size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size
Surface Water	Very: none within parcel	Very: none within parcel	Very: none within parcel	Very: none within parcel	Very: none within parcel
Overall	Moderate to very	Moderate to very	Very	Very	Very
Recommended System Type	Shallow treatment field receiving primary treated effluent	Shallow treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent
Test Pit	Lot 6 - TP	Lot 7 - TP	Lot 8 - TP	Lot 9 - TP	Lot 10 - TP
Limiting soil type	Clay loam, granular (grade 2) structure	Sandy clay loam, granular (grade 2) structure	Sandy clay loam, blocky (grade 2) structure	Clay loam, blocky (grade 2) structure	Clay loam, blocky (grade 2) structure
Applicable Loading Rates	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day]
	LLR: N/A, no restricting conditions within < 60 inches	LLR: N/A, no restricting conditions within < 60 inches	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions	LLR: N/A, no restricting conditions
Approximate System footprint	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]

Table 1 - PSTS Suitability Matrix

	Proposed Lot 11	Proposed Lot 12	Proposed School Lot
Texture	Moderate: clay loam	Moderate: clay loam	Moderate to good: clay loam
Structure	Moderate to well: granular (grade 2) structure	Moderate: granular (grade 2) structure	Moderate: granular (grade 2) structure
Hydraulic Capability of Soil (Drainage)	Moderate: well drained above 2.0 m	Moderate: well drained above 2.0 m	Very: well drained to >2.5 m
Depth of Suitable Soil	Moderate: suitable soil above 2.0 m	Moderate: suitable soil above 2.0 m	Very: suitable soil to >2.5 m
Depth to Water Table	Moderate - evidence of saturated soils below 2.0 m	Moderate - evidence of saturated soils below 2.0 m	Very: no evidence of water table or saturated soils
Topography	Very: very slight slope to flat	Very: very slight slope to flat	Very: very slight slope to flat
Flooding	Very: moderate to good surface drainage. No surface water within parcel	Very: moderate to good surface drainage. No surface water within parcel	Moderate: depression within parcel could be subject for pooling water. Area not suitable for PSTS. See Figure 4
Density	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section	Moderate - surrounding <30 parcels per ¼ section
Encumbrances	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS	Very: more than one suitable site for a PSTS
Parcel Size	Moderate: sufficient parcel size	Moderate: sufficient parcel size	Moderate: sufficient parcel size
Surface Water	Very: none within parcel	Very: none within parcel	Very: none within parcel
Overall	Moderate	Moderate	Very
Recommended System Type	Shallow treatment field receiving primary treated effluent	Shallow treatment field receiving primary treated effluent	Treatment field receiving primary treated effluent
Test Pit	Lot 11 - TP	Lot 12 - TP	School - TP
Limiting soil type	Clay loam, granular (grade 2) structure	Clay loam, granular (grade 2) structure	Clay loam, granular (grade 2) structure
Applicable Loading Rates	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day] LLR: N/A, no restricting conditions within <60'	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day] LLR: N/A, no restricting conditions within <60'	HLR: 13.2 L/m ² /day [0.27 gal/ft ² /day] LLR: N/A, no restricting conditions
Approximate System footprint	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	39.6 m × 9.1 m [130.0 ft × 30.0 ft]	33.5 m × 11.9 m [110.0 ft × 39.0 ft]

APPENDIX A – SOIL PROFILES

The following pages contain the soil profile from the site assessment conducted by Osprey Engineering Inc. on 28 August 2023. Samples of soil from the most-limiting soil horizons were taken from the test pits and submitted to Down to Earth Labs of Lethbridge. Laboratory soil texture results are included. Based on the observed conditions, conclusions were made as to allowable soil loading rates and sizes of dispersal areas needed for the treatment fields.



230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395699 m		5513599 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 1		O.BLC		Glacial Till		Good		20 in.		60 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-9	L	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	0%
Bm	9-51	L	Lab	10YR 6/3	none	none	Granular	2	Friable	Dry	0%
Ck	51-100	L	Lab	10YR 5/3	none	none	Granular	2	Loose	Dry	0%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 51 inches. Weak to strong effervescence throughout. Minor white precipitates below 51 inches.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395706 m		5513664 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 2		O.BLC		Glacial Till		Good		25 in.		45 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-8	L	HT	10YR 5/4	none	none	Granular	2	Friable	Dry	0%
Bm	8-33	L	Lab	10YR 6/3	none	none	Blocky	2	Friable	Dry	3%
Bm	33-40	L	Lab	10YR 4/4	none	none	Granular	2	Friable	Dry	1%
Ck	40-95	L	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	1%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 40 inches. Strong effervescence below 8 inches. Minor white precipitates from 8 inches to 40 inches. Minor orange precipitates below 33 inches. Coarse fragments are < 1 inch to 2 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395685 m		5513760 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 848 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 3		O.BLC		Glacial Till		Good		5 in.		40 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-10	CL	Lab	10YR 4/4	none	none	Blocky	2	Friable	Dry	0%
Bm	10-27	CL	HT	10YR 5/3	none	none	Granular	2	Friable	Dry	0%
Bm	27-35	CL	Lab	10YR 5/3	none	none	Granular	2	Friable	Dry	15%
Ck	35-100	CL	HT	10YR 4/4	none	none	Granular	2	Friable	Dry	2%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 35 inches. Strong effervescence below 10 inches. Minor white precipitates from 10 inches to 27 inches and 35 inches to 100 inches. Minor orange precipitates below 35 inches. Minor coal fragments below 45 inches. Coarse fragments are 1 inch to 3 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395764 m		5513785 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 848 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 4		O.BLC		Glacial Till		Good		20 in.		40 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-9	CL	HT	10YR 4/4	none	none	Blocky	2	Friable	Dry	0%
Bm	9-26	CL	Lab	10YR 5/3	none	none	Granular	2	Friable	Dry	0%
Bm	26-33	CL	HT	10YR 5/3	none	none	Granular	2	Friable	Dry	15%
Ck	33-52	CL	Lab	10YR 4/4	none	none	Granular	2	Friable	Dry	2%
Ck	52-100	CL	HT	10YR 4/4	none	none	Granular	2	Friable	Dry	0%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 33 inches. Strong effervescence below 9 inches. Minor white precipitates from 9 inches to 26 inches and 52 inches to 100 inches. Minor orange precipitates from 26 inches to 52 inches. Minor coal fragments from 33 inches to 52 inches. Coarse fragments are 1 inch to 3 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395886 m		5513782 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 848 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 5		O.BLC		Glacial Till		Good		25 in.		60 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-13	L	HT	10YR 5/3	none	none	Blocky	2	Friable	Dry	0%
Bm	13-32	L	Lab	10YR 6/3	none	none	Blocky	2	Friable	Dry	0%
Bm	32-38	L	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	15%
Ck	38-52	CL	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	2%
Ck	52-100	CL	Lab	10YR 5/3	none	none	Granular	2	Loose	Dry	0%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 33 inches. Strong effervescence below 9 inches. Minor white precipitates from 9 inches to 26 inches and 52 inches to 100 inches. Minor orange precipitates from 26 inches to 52 inches. Minor coal fragments from 33 inches to 52 inches. Coarse fragments are 1 inch to 3 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				396002 m		5513777 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 6		O.BLC		Glacial Till		Good		5 in.		35 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-7	CL	Lab	10YR 4/3	none	none	Blocky	2	Friable	Dry	0%
Bm	7-31	CL	HT	2.5Y 6/3	none	none	Blocky	2	Friable	Dry	0%
Bm	31-45	CL	Lab	10YR 4/3	none	none	Blocky	2	Friable	Dry	5%
Ck	45-75	CL	HT	10YR 4/2	none	none	Blocky	2	Friable	Dry	1%
Ck	75-100	CL	HT	10YR 4/4 & 10YR 5/8	none	few, fine, faint	Blocky	2	Loose	Dry	0%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			Clay loam, blocky (grade 2) structure. Few, fine, faint mottles.			
Depth to Seasonally Saturated Soil		75 inches			Depth to restrictive Soil Layer			75 inches			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 45 inches. Strong effervescence below 7 inches. Minor white precipitates from 7 inches to 75 inches. Minor orange precipitates from 31 inches to 75 inches. Coarse fragments are 1 inch to 2 inches, sub-rounded. Can be a treatment field if lateral depth is 12 inches.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				396024 m		5513668 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 7		O.BLC		Glacial Till		Good		15 in.		30 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-9	CL	Lab	10YR 5/3	none	none	Blocky	3	Friable	Dry	0%
Bm	9-25	CL	HT	10YR 6/3	none	none	Blocky	2	Friable	Dry	0%
Bm	25-77	SCL	Lab	10YR 5/3	none	none	Granular	2	Friable	Dry	0%
Ck	77-90	COSL	HT	2.5Y 5/4 & 10YR 5/8	none	few, fine, faint	Granular	2	Loose	Dry	25%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			Coarse sandy loam, granular (grade 2) structure. Few, fine, faint mottles.			
Depth to Seasonally Saturated Soil		77 inches			Depth to restrictive Soil Layer			77 inches			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, blocky (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				Very few roots below 25 inches. No roots below 77 inches. Weak to strong effervescence from 0 inches to 77 inches. Minor white precipitates from 9 inches to 25 inches. Coarse fragments are < 1 inch to 4 inches, sub-rounded. Can be a treatment field if lateral depth is 12 inches.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395932 m		5513664 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 8		O.BLC		Glacial Till		Good		20 in.		55 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-13	L	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	0%
Bm	13-26	SCL	Lab	2.5Y 6/3	none	none	Blocky	2	Friable	Dry	0%
Bm	26-50	SCL	HT	2.5Y 5/4	none	none	Blocky	2	Friable	Dry	0%
Ck	50-61	L	Lab	10YR 5/4	none	none	Granular	2	Friable	Dry	0%
Ck	61-105	L	HT	2.5Y 5/4	none	none	Granular	2	Friable	Dry	5%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Sandy clay loam, blocky (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 61 inches. Weak to strong effervescence throughout. Minor white precipitates from 26 inches to 50 inches. Minor orange precipitates below 61 inches. Coarse fragments are 1 inch to 2 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395835 m		5513668 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 848 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 9		O.BLC		Glacial Till		Good		15 in.		65 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-12	L	HT	10YR 4/3	none	none	Granular	3	Friable	Dry	0%
Bm	12-21	CL	Lab	10YR 4/3	none	none	Blocky	3	Friable	Dry	0%
Bm	21-32	CL	HT	2.5Y 5/4	none	none	Granular	2	Friable	Dry	0%
Ck	32-45	CL	HT	2.5Y 5/4	none	none	Granular	2	Friable	Dry	0%
Ck	45-63	CL	HT	10YR 5/3	none	none	Granular	2	Loose	Dry	0%
Ck	63-105	CL	Lab	2.5Y 4/3	none	none	Granular	2	Loose	Dry	3%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, blocky (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				Few roots below 45 inches. No roots below 63 inches. Weak to strong effervescence throughout. Minor white precipitates from 21 inches to 45 inches. Coarse fragments are 1 inch to 2 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395841 m		5513589 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 10		O.BLC		Glacial Till		Good		30 in.		50 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-6	L	HT	10YR 4/3	none	none	Granular	3	Friable	Dry	0%
Bm	6-19	CL	HT	10YR 5/4	none	none	Blocky	3	Friable	Dry	0%
Bm	19-33	CL	Lab	10YR 4/3	none	none	Blocky	2	Friable	Dry	0%
Ck	33-45	L	HT	10YR 5/4	none	none	Blocky	2	Friable	Dry	0%
Ck	45-61	L	Lab	10YR 5/3	none	none	Granular	2	Friable	Dry	0%
Ck	61-110	CL	HT	10YR 4/3	none	none	Granular	2	Loose	Dry	3%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, blocky (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 45 inches. Moderate to strong effervescence below 19 inches. Minor white precipitates below 33 inches. Minor orange precipitates below 61 inches. Coarse fragments are 1 inch to 2 inches, sub-rounded.							

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395841 m		5513526 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
Lot 11		O.BLC		Glacial Till		Good		5 in.		50 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-6	CL	Lab	10YR 4/3	none	none	Granular	3	Friable	Dry	0%
Bm	6-21	CL	HT	2.5Y 6/3	none	none	Blocky	3	Friable	Dry	0%
Bm	21-43	CL	HT	2.5Y 4/3	none	none	Granular	2	Friable	Dry	5%
Ck	43-76	CL	Lab	10YR 4/4	none	none	Granular	2	Loose	Dry	1%
Ck	76-105	CL	HT	10YR 4/3 & 10YR 5/8	none	few, fine, distinct	Granular	2	Loose	Dry	1%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			Clay loam, granular (grade 2) structure. Few, fine, distinct mottles.			
Depth to Seasonally Saturated Soil		76 inches			Depth to restrictive Soil Layer			76 inches			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				Few roots below 43 inches. No roots below 76 inches. Weak to strong effervescence throughout. Minor white precipitates from 21 inches to 76 inches. Coarse fragments are 1 inch to 3 inches, sub-rounded. Can be a treatment field if lateral depth is 12 inches.							

230876 - Bergen Chin Subdivision								28-Aug-23				
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)				
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing		
NE	25	9	19	4				395840 m		5513458 m		
Vegetation notes:		Crops					Overall site slope %		1%			
							Slope position of test pit:		mid		Elevation 846 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2		
Lot 12		O.BLC		Glacial Till		Good		15 in.		35 in.		
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments	
Ap	0-8	CL	HT	10YR 4/3	none	none	Granular	3	Friable	Dry	0%	
Bm	8-22	CL	Lab	2.5Y 6/3	none	none	Blocky	3	Friable	Dry	0%	
Bm	22-43	CL	Lab	2.5Y 5/4	none	none	Granular	2	Friable	Dry	5%	
Ck	43-82	CL	HT	10YR 3/4	none	none	Granular	2	Loose	Dry	1%	
Ck	82-105	CL	HT	10YR 4/4 & 10YR 5/8	none	few, medium, distinct	Granular	2	Loose	Dry	0%	
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			Clay loam, granular (grade 2) structure. Few, medium, distinct mottles.				
Depth to Seasonally Saturated Soil		82 inches			Depth to restrictive Soil Layer			82 inches				
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found				
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure								
Weather Condition notes:				Hot, sunny, dry								
Comments: such as root depth and abundance or other pertinent observations:				Few roots below 43 inches. No roots below 82 inches. Weak to strong effervescence throughout. Minor white precipitates from 22 inches to 82 inches. Coarse fragments are 1 inch to 3 inches, sub-rounded. Can be a treatment field if lateral depth is 12 inches.								

230876 - Bergen Chin Subdivision								28-Aug-23			
Legal Land Location								Test Pit GPS Coordinates (UTM Zone 12N)			
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan	Easting		Northing	
NE	25	9	19	4				395699 m		5513495 m	
Vegetation notes:		Crops				Overall site slope %		1%			
						Slope position of test pit:		mid		Elevation 847 m	
Test hole No.		Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
SCHOOL TP		O.BLC		Glacial Till		Good		25 in.		55 in.	
Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ap	0-6	CL	HT	10YR 4/3	none	none	Granular	2	Friable	Dry	0%
Bm	6-20	CL	HT	10YR 6/3	none	none	Blocky	2	Friable	Dry	3%
Bm	20-52	CL	Lab	10YR 4/3	none	none	Granular	2	Friable	Dry	1%
Ck	52-100	CL	Lab	10YR 3/3	none	none	Granular	2	Friable	Dry	0%
Depth to Groundwater		none found			Restricting Soil Layer Characteristic			none found			
Depth to Seasonally Saturated Soil		none found			Depth to restrictive Soil Layer			none found			
Site Topography		hummocky			Depth to Highly Permeable Layer Limiting Design			none found			
Key Soil Characteristics applied to system design effluent loading				Clay loam, granular (grade 2) structure							
Weather Condition notes:				Hot, sunny, dry							
Comments: such as root depth and abundance or other pertinent observations:				No roots below 52 inches. Weak to strong effervescence throughout. Minor white precipitates below 6 inches. Coarse fragments are 1 inch to 4 inches, sub-rounded.							



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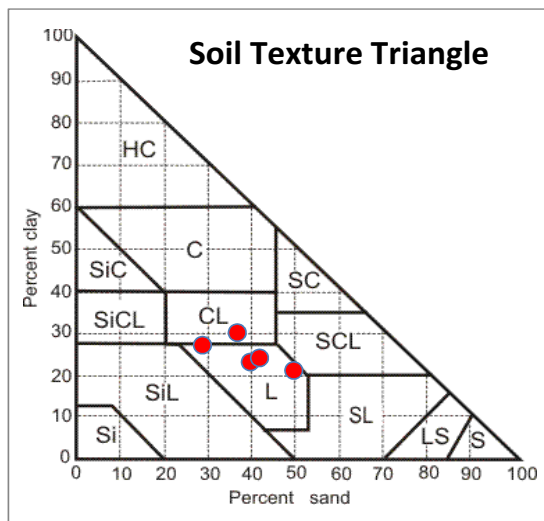
Osprey Engineering Inc

Report #: 159426
Report Date: 2023-09-05
Received: 2023-08-31
Completed: 2023-09-05
Test Done: ST

Project :
 Bergen
PO:

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		230831K014	230831K015	230831K016	230831K017	230831K018
		Lot 1- S1	Lot 1- S2	Lot 2- S1	Lot 2- S2	Lot 3- S1
Analyte	Units					
Sand	%	39.9	49.9	28.9	42.0	36.9
Silt	%	37.2	29.2	44.2	34.1	33.2
Clay	%	22.9	20.9	26.9	23.9	29.9
Soil Texture	-	Loam	Loam	Loam	Loam	Clay Loam





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The Science of Higher Yields

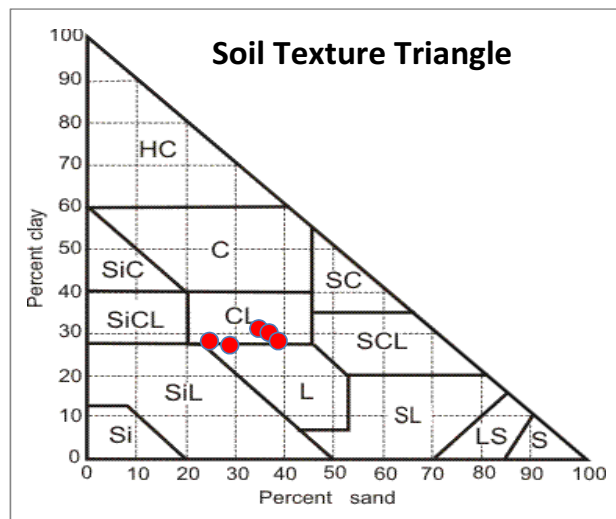
Osprey Engineering Inc

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		230831K019	230831K020	230831K021	230831K022	230831K023
Sample ID:		230831K019	230831K020	230831K021	230831K022	230831K023
Cust. Sample ID:		Lot 3- S2	Lot 4- S1	Lot 4- S2	Lot 5- S1	Lot 5- S2
Analyte	Units	40	20	40	25	60
Sand	%	34.9	24.9	37.0	29.0	38.9
Silt	%	34.2	47.2	33.1	44.1	33.2
Clay	%	30.9	27.9	29.9	26.9	27.9
Soil Texture	-	Clay Loam	Clay Loam	Clay Loam	Loam	Clay Loam





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Osprey Engineering Inc

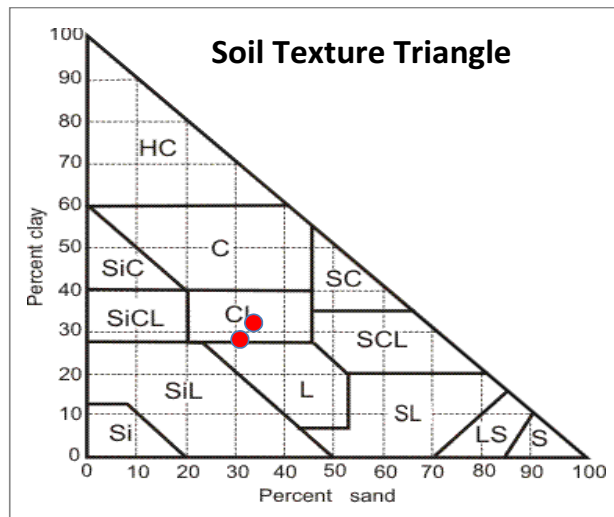
Report #: 159426
Report Date: 2023-09-05
Received: 2023-08-31
Completed: 2023-09-05
Test Done: ST

Project :
 Bergen

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Sample ID:	230831K024	230831K025
Cust. Sample ID:	Lot 6- S1	Lot 6- S2
Analyte	Units	
	5	35

Sand	%	31.2	34.0
Silt	%	40.9	34.1
Clay	%	27.9	31.9
Soil Texture	-	Clay Loam	Clay Loam



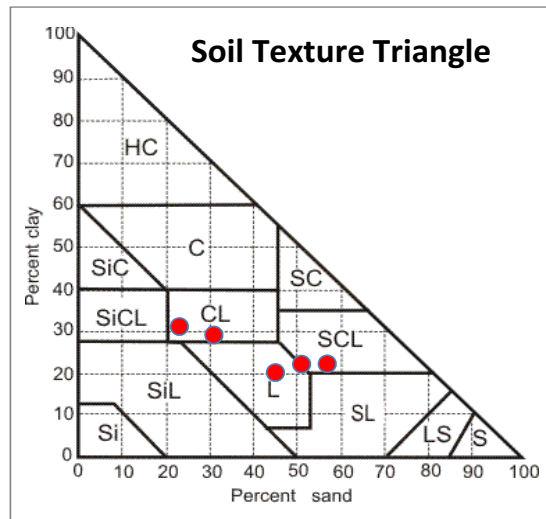
Raygan Boyce - Chemist



Down To Earth Labs Inc.

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Osprey Engineering Inc	Report #: 159427	Project :			3510 6th Ave North	
	Report Date: 2023-09-05	Bergen			Lethbridge, AB T1H 5C3	
	Received: 2023-08-31				403-328-1133	
	Completed: 2023-09-05	PO:			www.downtoearthlabs.com	
	Test Done: ST				info@downtoearthlabs.com	
	Sample ID: 230831L001	230831L002	230831L003	230831L004	230831L005	
	Cust. Sample ID: Lot 7- S1	Lot 7- S2	Lot 8- S1	Lot 8- S2	Lot 9- S1	
Analyte	Units					
Sand	%	31.1	57.1	51.2	45.2	23.2
Silt	%	40.0	20.9	26.9	34.9	45.9
Clay	%	28.9	22.0	21.9	19.9	30.9
Soil Texture	-	Clay Loam	Sandy Clay Loam	Sandy Clay Loam	Loam	Clay Loam





Down To Earth Labs Inc.

The Science of Higher Yields

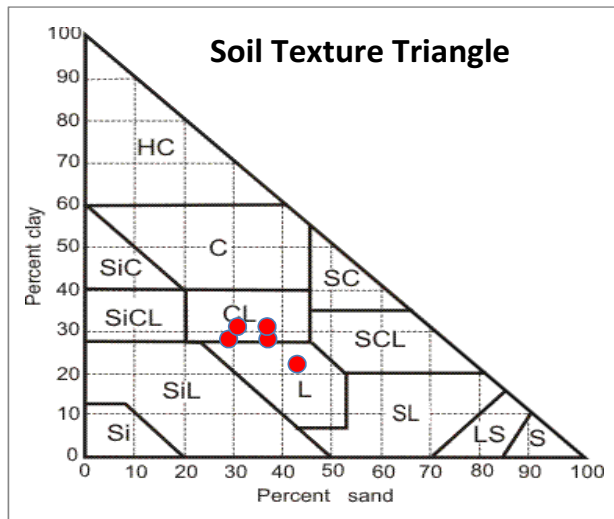
Osprey Engineering Inc

Report #: 159427
Report Date: 2023-09-05
Received: 2023-08-31
Completed: 2023-09-05
Test Done: ST

Project :
 Bergen
PO:

3510 6th Ave North
 Lethbridge, AB T1H 5C3
 403-328-1133
 www.downtoearthlabs.com
 info@downtoearthlabs.com

		230831L006	230831L007	230831L008	230831L009	230831L010
Sample ID:		230831L006	230831L007	230831L008	230831L009	230831L010
Cust. Sample ID:		Lot 9- S2	Lot 10- S1	Lot 10- S2	Lot 11- S1	Lot 11- S2
Analyte	Units	65	30	50	5	50
Sand	%	37.2	29.2	43.1	31.0	37.0
Silt	%	34.9	42.9	35.0	38.1	32.1
Clay	%	27.9	27.9	21.9	30.9	30.9
Soil Texture	-	Clay Loam	Clay Loam	Loam	Clay Loam	Clay Loam





Down To Earth Labs Inc.

The Science of Higher Yields

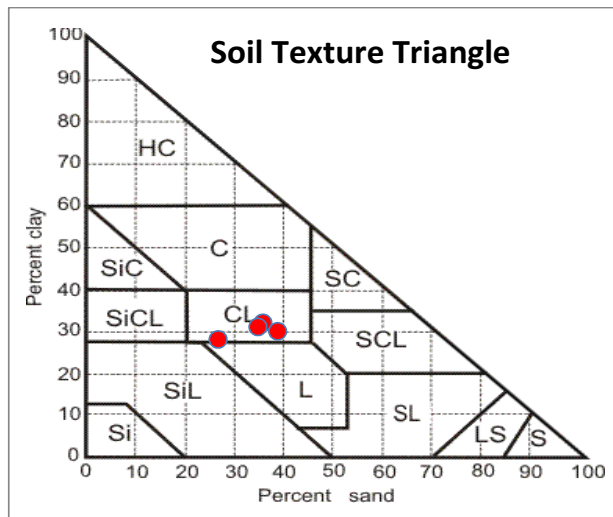
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Test Done: ST

Project :
 Bergen

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 Lethbridge, AB T1H 5C3
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 info@downtoearthlabs.com

Sample ID:	230831L011	230831L012	230831L013	230831L014	
Cust. Sample ID:	Lot 12- S1	Lot 12- S2	School TP- S1	School TP- S2	
Analyte	Units	15	35	25	55
Sand	%	27.0	36.1	35.1	39.1
Silt	%	45.1	32.0	34.0	31.0
Clay	%	27.9	31.9	30.9	29.9
Soil Texture	-	Clay Loam	Clay Loam	Clay Loam	Clay Loam



Raygan Boyce - Chemist

APPENDIX B – WELL INFORMATION

The following records are from the Alberta Well Information Database (Alberta Environment and Parks, 2023) for the area within Section 25-9-19-4. It must be noted that well locations are often not described exactly, and the locations noted in this database are often for the centroid of the parcel, legal subdivision (LSD) or quarter-section in which the well is located.





Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 106250
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1984/09/12

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name KIENTOPP, WILLIAM		Address			Town		Province		Country		Postal Code
Location	1/4 or LSD SE	SEC 25	TWP 9	RGE 19	W of MER 4	Lot	Block	Plan	Additional Description		
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation _____ ft			
_____ ft from _____				Latitude <u>49.760440</u> Longitude <u>-112.448856</u>				How Elevation Obtained _____			
_____ ft from _____				How Location Obtained _____				Not Obtained			
				Map							

Drilling Information	
Method of Drilling Not Applicable	Type of Work Chemistry
Proposed Well Use Domestic & Stock	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>0.00 igpm</u>			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1984/09/11		45.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
47.00 ft				
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	47.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD :	<u>0.00 in</u>	Size OD :	<u>0.00 in</u>	
Wall Thickness :	<u>0.000 in</u>	Wall Thickness :	<u>0.000 in</u>	
Bottom at :	<u>0.00 ft</u>	Top at :	<u>0.00 ft</u>	
		Bottom at :	<u>0.00 ft</u>	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from <u>0.00 ft</u> to <u>0.00 ft</u>				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : <u>0.00 in</u>				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 106250
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1984/09/12

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name KIENTOPP, WILLIAM		Address			Town		Province		Country	Postal Code	
Location	1/4 or LSD SE	SEC 25	TWP 9	RGE 19	W of MER 4	Lot	Block	Plan	Additional Description		
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from _____					Latitude 49.760440 Longitude -112.448856					Elevation _____ ft	
ft from _____					How Location Obtained					How Elevation Obtained	
					Map					Not Obtained	

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Flow Control Installed _____						
Is Artesian Flow _____					Describe _____						
Rate _____ igpm											
Recommended Pump Rate _____ 0.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 0.00 ft					Type _____		Make _____		H.P. _____		
					Model (Output Rating) _____						
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Remedial Action Taken _____					Gas _____		Depth _____ ft		Geophysical Log Taken _____		
					Submitted to ESRD _____						
					Sample Collected for Potability _____			Submitted to ESRD <u>Yes</u>			
Additional Comments on Well _____											

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level	Depth to water level	
1984/09/11	12:00 AM	45.00 ft		
			Pumping (ft)	Recovery (ft)
			Elapsed Time	Minutes:Sec
Method of Water Removal				
Type _____				
Removal Rate _____ igpm				
Depth Withdrawn From _____ 0.00 ft				
If water removal period was < 2 hours, explain why _____				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner
UNKNOWN DRILLER	Date approval holder signed

REFERENCES

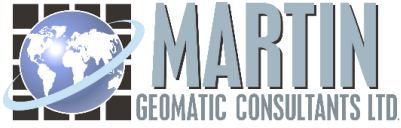
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APPENDIX D

Martin Geomatic Consultants Ltd. Stormwater Management Plan





STORMWATER MANAGEMENT PLAN

CHIN MEADOWS GROUP COUNTRY RESIDENTIAL SUBDIVISION

Legal Description: Blocks A, B, & E, Plan 899 AA, NE1/4 25-9-19-4
Municipality: Hamlet of Chin, Lethbridge County, AB
Prepared for: Douglas Bergen and Associates Ltd.
File Number: 240761CE
Dated: April 17, 2024

Prepared By: Martin Geomatic Consultants Ltd.
255 – 31st Street No.
Lethbridge, AB T1H 3Z4
403-329-0050
geomart@mgcl.ca

Storm water Management Plan
Chin Meadows Group Country Residential
Lethbridge County, Alberta

Page 2 of 15

April 17, 2024

File: 229729CE

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

Dear Doug,

**Re: Stormwater Management Plan
Proposed Subdivision in NE ¼ Sec 25-9-19-W4M, Blk. A,B &E, Plan 899AA**

We are pleased to submit the Stormwater Management Plan for the Proposed Subdivision in NE ¼ Sec 25-9-19-W4M. This report examines the stormwater management requirements to subdivide the subject property located in the Hamlet of Chin, AB.

We trust that this report meets with your needs.

Yours truly,

MARTIN GEOMATIC CONSULTANTS LTD.



PERMIT TO PRACTICE
Martin Geomatic Consultants Ltd.
Signature: 
Date: 2024-04-17
PERMIT NUMBER: P 5852
The Association of Professional
Engineers and Geoscientists of Alberta

Ray Martin, P.Eng.
Senior Project Manager

Enclosure

CORPORATE AUTHORIZATION

This report has been prepared by Martin Geomatic Consultants Ltd. (MGCL) under the authorization of Doug Bergen & Associates Ltd.. The material in this report represents the best Judgement of MGCL given the available information. Any use that a third party makes of this report, or reliance on or decisions made base upon it is the responsibility of the third party. MGCL accepts no responsibility for damages, if any, suffered by a third party, as a result of decisions made, or actions taken based upon this report. This report is to be used by the clients noted and the authority having jurisdiction for the purposes noted.

Should any questions arise regarding the content of this report, please contact the undersigned.

MARTIN GEOMATIC CONSULTANTS LTD.



Ray Martin, P.Eng.
Senior Project Manager



PERMIT TO PRACTICE
Martin Geomatic Consultants Ltd.
Signature: 
Date: 2024-04-17
PERMIT NUMBER: P 5852
The Association of Professional
Engineers and Geoscientists of Alberta

Table of Contents

1.0 Background 5
 A. General..... 5
 B. Existing Site Drainage and Features..... 5
 C. Previous reports and Purpose..... 6
2.0 Methodology and Assumptions 6
 A. Proposed Site Drainage..... 6
 B. Methodology..... 7
 C. Rainfall Runoff Results 9
3.0 Stormwater Detention 11
4.0 Release Rates 14
5.0 Conclusions and Recommendations 14

List of Tables

Table 1 – IDF Parameters for City of Lethbridge Design Storm 7
Table 2 – SWMM5 Model Pre-Development Sub-catchment Parameters..... 8
Table 3 – SWMM5 Model Post Development Sub-catchment Parameters.....8
Table 4 – SWMM5 Model Soil Characteristics Parameters.....9
Table 5 – Pre-Development 100 year-24 hour Storm Sub-catchment Runoff.....9
Table 6 – Post-Development 100 year-24 hour Storm Sub-catchment Runoff.....10
Table 7 – Existing Storage Units Depth - Area – Volumes.....11
Table 8 – Proposed Storage Units Depth - Area – Volumes.....12
Table 9 – Pre-Development Storage Response to 100 Year Storm.....13
Table 10 – Post-Development Storage Response to 100 Year Storm.....13
Table 11 – Chin Meadows Release Rates - 100 year / 24 hour.....14

Appendix

- Appendix A – List of Figures**
- Appendix B – Soil Information**
- Appendix C – SWMM Model Results**

1.0 Background

A. General

The Chin Grouped Country Residential Area Structure plan proposes amendments to the land use for the area located on the north side of the Hamlet of Chin; north of Alberta Avenue and west of Range Road 190 occupying an area of approximately 39.42 acres. The legal description of the proposed land occupied is included in Blocks A, B, & E; Plan 899AA (NE1/4 Sec.25-9-19-4), and is located in Lethbridge County adjacent to the west corporate limit of the Municipal District of Taber. **Figure 1 – Project Location** shows the project location.

The proposed amendment would allow the subdivision of:

- 12 additional group country residential lots (min. 2 acres each)
- 1 - school lot (approx.. 2.7acres)
- 2 – Stormwater dry ponds (approx. 1.38 acres and 1.33 acres) - PUL
- The remainder of the land (5.99 acres) to be subdivided into an additional 2.0 acre parcel, leaving 3.99 acres for the existing house and auxiliary buildings.

A public road is proposed to extend north of Naismith Street and loop east to Range Road 19.0. The proposed lot layout is shown in **Figure 3 - Land Use**.

B. Existing Site Drainage and Features

The existing site is generally undeveloped and mainly flat with some rolling slopes with a couple of trapped low depressions and a mixed vegetated ground cover of natural grass and agricultural crops. The combined drainage area considered in this stormwater analysis is approximately 98.38 ha which consists of 4 sub-catchment areas draining to two natural depressions located in the middle of the areas and connected by a poorly defined swale cascading to the S.W. through other natural depressions finally discharging approx. 1.4km downstream into the Canadian Pacific Railway ROW and on another 300m out falling into the Saint Mary's Irrigation District Canal (SMRID).

Average longitudinal slopes within the drainage swale range from 0% to 0.2% with slopes in the depressions storage areas ranging from 0.2 – 1.8%. High points in the depression storage areas pond the runoff to depths of approximately 0.5m with the elevation of the final discharge off the development area at 845.75. Existing soil descriptions for the area include loam (L) and silt loam Orthic Dark Brown Chernozem on medium textured (L, SiL) sediments deposited by wind and water (LET), as defined in soil polygon 1334 and 1337 which encompasses an area of 988 ha¹. **Appendix B – Soil Information.**

¹ Alberta Soil Information Viewer, Alberta Agriculture and Forestry,
<http://www4.agric.gov.ab.ca/agrasidviewer>

Soil logs performed by Osprey Engineering Inc. in September of 2023 do not indicate continued or frequent saturation.

Visual inspection of air photos (dating back to 1985) of the overall development area and west, do not show long term ponding or wetlands. However, there is some evidence of minor localized ponding in the area on the north side of the existing buildings along Range road 190. The existing sub-catchment areas are shown on the attached - **Figure 7 – Pre-Development Sub-Catchments.**

C. Previous reports and Purpose

Based on comments and recommendations by Lethbridge County and the proposed lot layouts, onsite storage and ponding is required to be restricted to defined ponds to minimize impact on available developable areas. Martin Geomatic Consultants Ltd. (MGCL) was engaged to provide a stormwater management plan to reflect the requirements for storage and controlled release of all the onsite drainage.

Osprey Engineering Inc. completed a Private Sewage Treatment Systems Assessment (PSTS) on November 27, 2023² intensity and the soil logs were used as reference in MGCL's modelling.

2.0 Methodology and Assumptions

A. Proposed Site Drainage

The proposed ASP land development project includes the addition of 12 group country residential lots, a school, 2 subdivided parcels of land with existing buildings and landscaping, and 2 PUL dry ponds. The total developed area including asphalt roads and ditches will include approximately 39.42 acres of land at full build out. The proposed stormwater management system includes underground pipe between ponds and grass swales for overland flows, culverts, and a stormwater lift station to discharge the stored stormwater at a rate less than pre-development rates.

Site grading of the land will direct runoff away from the buildings and into swales to convey water towards the designated constructed storage facilities. The constructed storage facilities will be sized to contain the runoff from a 1:100 year – 24 hour storm event with a controlled release of approximately 9 l/s, discharging to a dispersion ditch located on the N.W. corner of the west dry pond. The proposed stormwater system is shown on the attached **Figure 8 – Post Development sub-catchments.**

2 Osprey Engineering Inc., Private Sewage Treatment Systems Assessment (PSTS), November 27, 2023

B. Methodology

Drainage analysis of the proposed development has been completed to determine runoff, storage, and discharge rates for pre and post-development conditions.

Single-event modelling was used to determine maximum flow rates and storage volumes. Modelling was conducted using the United States Environmental Protection Agency Storm water Management Model (EPA-SWMM5) – version 5.2.4³.

Existing site analysis (pre-development) has been analyzed to determine a benchmark for allowable release rates at the post development conditions if allowed. A stormwater management model has been built to assist with the analysis. The following parameters are included in the modeling:

1. Rainfall time step = 5 minutes
2. Simulation duration = 24 hrs
3. Routing Method: Dynamic Wave
4. No effect of Evaporation and Groundwater
5. Total Catchment area = 82.7 ha
6. Infiltration Method: Green Ampt
7. Manning’s N Impervious = 0.015
8. Manning’s N Pervious = 0.15 (undeveloped), 0.1 (developed)
9. Depression Storage Pervious = 5mm (undeveloped), 3.8mm (developed)
10. Depression Storage Impervious = $0.77*(S\%)^{-0.49}$

For single-event modeling, the design storm distribution employed for this study is the Chicago distribution using the City of Lethbridge⁴ intensity-duration-frequency (IDF) curves of the form:

$$i = a/(t+b)^c \quad \text{where}$$

i is the rainfall intensity for a given return period at a given storm duration in mm/hr,

t is the duration of the storm in minutes,

a, b, c are parameters defining the curve for a given return period.

IDF curves used for this study are for the 100-year return period with a 24 hour duration (t_d) of the storm. The following parameters were used:

Table 1 – IDF Parameters for City of Lethbridge Design Storm

Return period	a	b	c
100 years	1019.2	0	0.731

³ EPA Storm Water management Model – Version 5.0 (Build 5.2.4)

⁴ City of Lethbridge Design Standards 2021 Edition

The following assumptions and parameters have been used in the stormwater model sub-catchments:

Table 2 – SWMM5 Model Pre-Development Sub-catchment Parameters⁵

Catchment ID	Area ha	Lenth m	Slope %	Soil texture	H. Con mm/hr	S.Head mm	D. store.Imperv mm
S1	23.305	495	0.68	L, SCL, CL	1.95	172.97	0.93
S2	38.593	914	1.8	L, SCL, CL	1.95	172.97	0.58
S3	15.383	328	0.68	L, SCL, CL	1.95	172.97	0.93
S4	9.118	222	1.3	L, SCL, CL	1.95	172.97	0.68
S5	11.927	291	1.06	L, SCL, CL	1.95	172.97	0.75
Total :	98.33						

Table 3 – SWMM5 Model Post Development Sub-catchment Parameters⁶

Catchment ID	Area ha	Lenth m	Slope %	Soil texture	H. Con mm/hr	S.Head mm	D. store.Imperv mm
S1	24.142	496	0.68	L, SCL, CL	1.95	172.97	0.93
S2	38.612	906	1.2	L, SCL, CL	1.95	172.97	0.70
S3	2.775	296	0.57	L, SCL, CL	1.95	172.97	1.01
S4	3.091	222	1.36	SC, CL	1.95	172.97	0.66
S5	11.5525	282	1.32	L, SCL, CL	1.95	172.97	0.67
S6	1.429	473	1.1	L, SCL, CL	1.95	172.97	0.73
S7	2.452	168	0.35	L, SCL, CL	1.95	172.97	1.29
S8	2.842	214	2.1	L, SCL, CL	1.95	172.97	0.54
S9	1.864	136	0.9	L, SCL, CL	1.95	172.97	0.81
S10	0.3644	182	1	L, SCL, CL	1.95	172.97	0.77
S11	1.4081	117	1.1	L, SCL, CL	1.95	172.97	0.73
S12	0.786	267	0.9	L, SCL, CL	1.95	172.97	0.81
S13	6.382	212	1.3	SC, CL	1.95	172.97	0.68
S14	0.609	405	0.5	L, SCL, CL	1.95	172.97	1.08
Total :	103.56						

⁵ <http://help.xpsolutions.com/display/xps2015/Infiltration>

⁶ <http://help.xpsolutions.com/display/xps2015/Infiltration>

Table 4 – SWMM5 Model Soil Characteristics Parameters⁷

Soil Texture Class	Hydraulic Conductivity (mm/hr)	Suction Head (mm)	Porosity (fraction)	Field Capacity (fraction)	Wilting Point (fraction)
Loam	3.3	88.9	0.463	0.232	0.116
Sandy Clay Loam	1.52	219.96	0.398	0.244	0.136
Clay Loam	1.02	210.06	0.464	0.31	0.187

Avg Loam/Sandy Clay Loam / Clay Loam	1.95	172.975	0.445	0.265	0.146
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C. Rainfall Runoff Results

The following table summarizes the sub-catchment runoff for the pre-development 100 year – 24 hour design storm as illustrated in **Figure 7 – Pre-Development Sub-Catchments**.

Table 5 – Pre-Development 100 year-24 hour Storm Sub-catchment Runoff

Name	Area (ha)	Imperv. (%)	Precip. (mm)	Infiltration (mm)	Runoff Depth (mm)	Runoff Volume (ML)	Peak Runoff (m ³ /s)
S1	23.31	0	120.15	70.0	44.96	10.48	0.66
S2	38.59	0	120.15	70.1	44.04	17.00	0.99
S3	15.38	15	120.15	59.17	59.09	9.09	2.30
S4	9.12	25	120.15	49.25	70.49	6.43	2.73
S5	11.93	1	120.15	68.81	50.05	5.97	0.61

⁷ <http://support.chiwater.com/support/solutions/articles/35660-soil-characteristics>

The post-development sub-catchment runoff for 100 year – 24 hour design storm is listed in **Table 6** and illustrated in **Figure 8 – Post-Development Sub-Catchments**.

Table 6 – Post-Development 100 year-24 hour Storm Sub-catchment Runoff

Name	Area (ha)	Imperv. (%)	Precip. (mm)	Infiltration (mm)	Runoff Depth (mm)	Runoff Volume (ML)	Peak Runoff (m ³ /s)
S1	24.14	0	120.15	69.87	46.23	11.16	0.79
S2	38.61	0	120.15	70.08	44.19	17.06	1.01
S3	2.78	15	120.15	56.08	62.71	1.74	0.52
S4	3.09	20	120.15	51.62	68.42	2.11	1.26
S5	11.55	1	120.15	68.08	51.50	5.95	0.78
S6	1.43	15	120.15	60.08	50.39	0.72	0.20
S7	2.45	15	120.15	56.69	62.87	1.54	0.47
S8	2.84	40	120.15	36.97	81.58	2.32	1.34
S9	1.86	15	120.15	55.55	64.21	1.20	0.47
S10	0.36	0	120.15	67.26	52.49	0.19	0.04
S11	1.41	10	120.15	59.69	60.16	0.85	0.32
S12	0.79	15	120.15	56.24	63.6	0.50	0.22
S13	6.38	25	120.15	49.19	70.56	4.50	1.94
S14	0.61	0	120.15	69.63	48.37	0.29	0.03
S15	1.34	25	120.15	50.02	69.71	0.93	0.41

3.0 Stormwater Detention

The existing ground surface data was obtained utilizing Lidar 7.5 DEM data from Altalis, and GPS ground survey⁸ overlaid by georeferenced Air photos. Based on discussions with Lethbridge County, onsite stormwater is required to be controlled and contained within easements or a PUL. Therefore, existing onsite low areas and depressions which currently trap and store runoff water will be reshaped and 2 new dry ponds established in the low areas to store and detain the post development runoff. Runoff will be directed in to the storm ponds through grass swallows along property boundaries as well as a underground storm pipe connecting the 2 storm ponds. The following stage storage tables are provided for pre and post development scenarios with the existing topographical depressions and the constructed storage units. Table 5 shows the runoff storage units for the existing (pre-development) topographical depressions in the proposed development area and surrounding land to the west. The existing depressions range in area from approximately 14,000 m² to 39,000 m², and vary in volume between 2,200 m³ and 2,900 m³.

Table 7 – Existing Storage Units Depth - Area - Volumes

Elevation (m)	Depth (m)	Area (m ²)	Incremental Volume (m ³)	Cumulative Volume (m ³)
SU-1Pre (East)				
845.4	0.0	29	0	0
845.6	0.2	924	750	750
845.7	0.3	5,550	1,210	1,960
845.82	0.42	13,864	960	2,920
SU-2Pre(West)				
845.2	0.0	10	0	0
845.4	0.2	900	64	64
845.6	0.4	2,853	336	400
945.8	.6	39,000	1,839	2,239

⁸ GPS ground survey completed by Spencer Surveys in September of 2023.

Table 8 presents the proposed storage units to be constructed with the development. East pond and West Ponds are rectangular ponds located in the development area and Storage unit SU-2 is the existing storage depression located downstream of the development. The constructed storage units range in area from approximately 5,600 m² to 5,600 m², and vary in volume between 5,500 m³ and 11,000 m³.

Table 8 – Proposed Storage Units Depth - Area - Volumes

Elevation (m)	Depth (m)	Area (m ²)	Incremental Volume (m ³)	Cumulative Volume (m ³)
East Pond				
842.0	0.0	782	0	0
842.6	0.6	1,394	633	633
843.0	1.0	1,840	645	1,278
843.6	1.6	2,548	1312	2,590
844.0	2.0	3,044	1116	3,706
844.6	2.6	3,831	2055	5,761
845.0	3.0	4,381	1639	7,400
845.6	3.6	5,415	2891	10,291
845.68	3.68	5,774	439	10,730
West-Pond				
842.6	0	233	0	0
842.8	0.2	394	65	65
843	0.4	562	96	161
843.6	1	1116	499	660
844	1.4	1742	526	1186
844.6	2	2201	1111	2297
845	2.4	2692	974	3271
845.6	3	3475	1843	5114
845.79	3.19	3,747	679	5,793
SU-2Post				
845.0	0.0	100	0	0
845.6	0.6	38,394	11,548	11,548
845.8	0.8	69,390	10,778	22,326

Table 9 shows the results of the pre-development runoff scenario for the existing topographical depressions as illustrated in **Figure 7 – Pre-Development Drainage Areas**.

Table 9 – Pre-Development Storage Response to 100 Year Storm

Storage Unit	Max. Volume (ML)	Peak Inflow (m ³ /s)	Peak Outflow (m ³ /s)	Max Depth (m)	Max. HGL (m)
SU-1Pre	5.246	5.447	1.478	0.60	846.0
SU-2Pre	21.031	2.949	1.282	0.78	845.98

All of the storage units in Table 9 (SU-1Pre and SU-2Pre) are existing topographical depressions where runoff water is trapped and detained on site in the pre-development scenario.

Table 10 shows the results of the post-development runoff scenario for the existing topographical depressions and proposed storage units. Refer to **Figure 8 – Post-Development Catchment Areas** for an illustrative map.

Table 10 – Post-Development Storage Response to 100 Year Storm

Storage Unit	Proposed / Existing	Max. Volume (ML)	Peak Inflow (m ³ /s)	Peak Outflow (m ³ /s)	Max Depth (m)	Max. HGL (m)
East_Pond	P	9.154	4.251	0.015	3.37	845.37
West_Pond	P	4.380	1.683	0.018	2.71	845.30
SU-2Post	E	12.884	0	1.609	0.40	845.63

4.0 Release Rates

The following table shows a summary of the pre-development and post-development release rates leaving the site during a 100 year storm event. There is one outfall location for the discharge and overland flow leaving the site (refer to attached figures). The pump discharge offsite is located along the west boundary of the site located at the NW corner of the West Pond. No overland flow is expected from the development as the West and East ponds are sized to contain all the runoff from a 1:100 year – 24hour storm event. There will be a storm lift station located at the West Pond and the pump will be sized to drain the two ponds at a rate of approximately 18 l/s during and after the storm event until the ponds are dry. At this rate it is estimated it will take approximately 9 days to pump the ponds down. Larger pumps could be installed if reduced time is required. The pump discharge will be to a lined swale/ditch constructed with rip rap to disperse and fan out the flow into the downstream depression in the cultivated field to the west of the development.

Table 11 – Chin Meadows Release Rates - 100 year / 24 hour

100 yr / 24 hr Scenario	OF1		OF2	
	Overland	Volume	PUMP	Volume
	Q_{peak} (m ³ /s)	(ML)	Q_{peak} (m ³ /s)	(ML)
Pre-Development	0.06	3.68	0.0	0.0
Post-Development	0.00	0.00	0.018	13.534

5.0 Conclusions and Recommendations

This letter report summarizes the runoff analysis and stormwater management system for the proposed Chin Meadows Group Country Residential Development in Chin, Alberta.

The proposed storage units have been designed and sized to detain runoff water with the purpose of mitigating the effects of runoff from the development to the downstream environment. Based on the hydraulic model, the post-development discharge rate of 0.018 m³/s leaving the Chin Meadows Development site does not exceed the pre-development rate.

In order to control runoff leaving the site to maintain the pre-development levels or better, the proposed development would require stormwater storage on-site spread out over several ponds to catch the runoff coming from the developed areas. The concept design followed in this report includes two proposed stormwater storage ponds with a combined storage volume of approximately 13,500 m³.

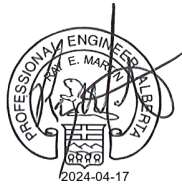
The EPA-SWMM5 Model files are attached for reference.

Yours truly,

MARTIN GEOMATIC CONSULTANTS LTD.



Ray Martin, P.Eng.
Senior Project Manager



APPENDIX "A"
LIST OF DRAWINGS:

Figure 1 – Project Location

Figure 2 – Ortho Photo

Figure 3 – Land Use

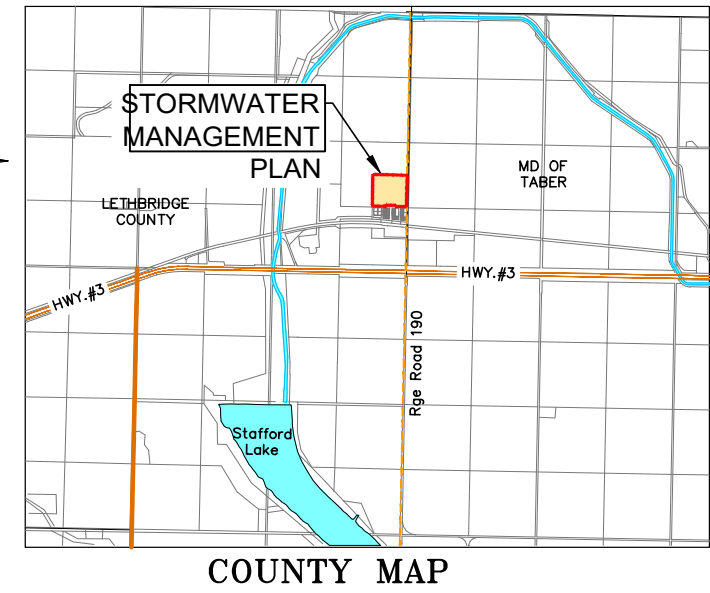
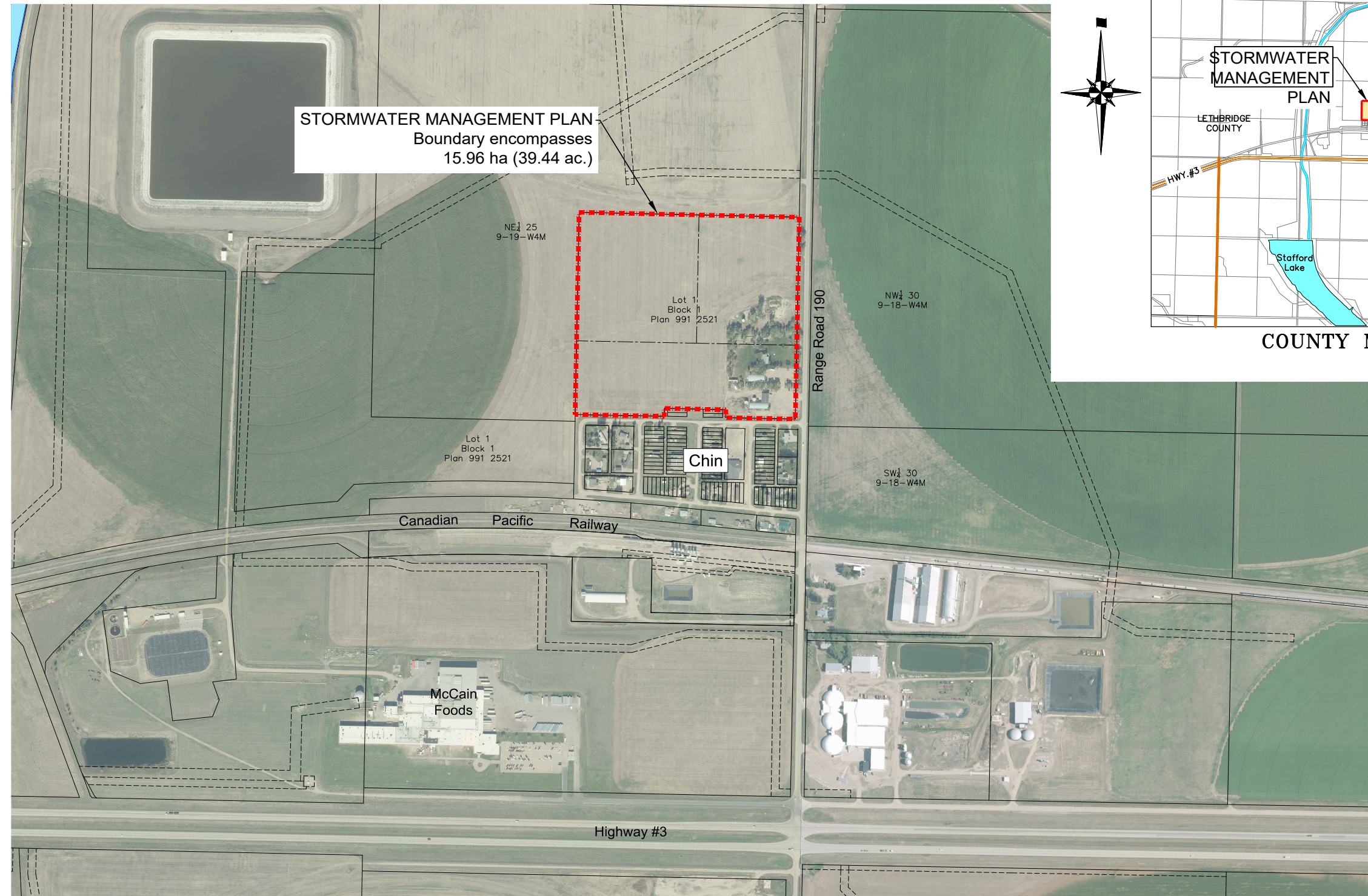
Figure 4 – Existing site Plan

Figure 5 – Pre- Development Drainage Areas

Figure 6 – Stormwater Drainage Concept

Figure 7 – Pre-Construction Drainage Areas

Figure 8 - Post-Construction Drainage Areas



STORMWATER MANAGEMENT PLAN
Boundary encompasses
15.96 ha (39.44 ac.)

Chin

Canadian Pacific Railway

Highway #3

McCain Foods

Range Road 190

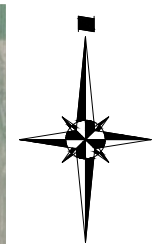
NE 1/4 25
9-19-W4M

Lot 1
Block 1
Plan 991 2521

NW 1/4 30
9-18-W4M

Lot 1
Block 1
Plan 991 2521

SW 1/4 30
9-18-W4M



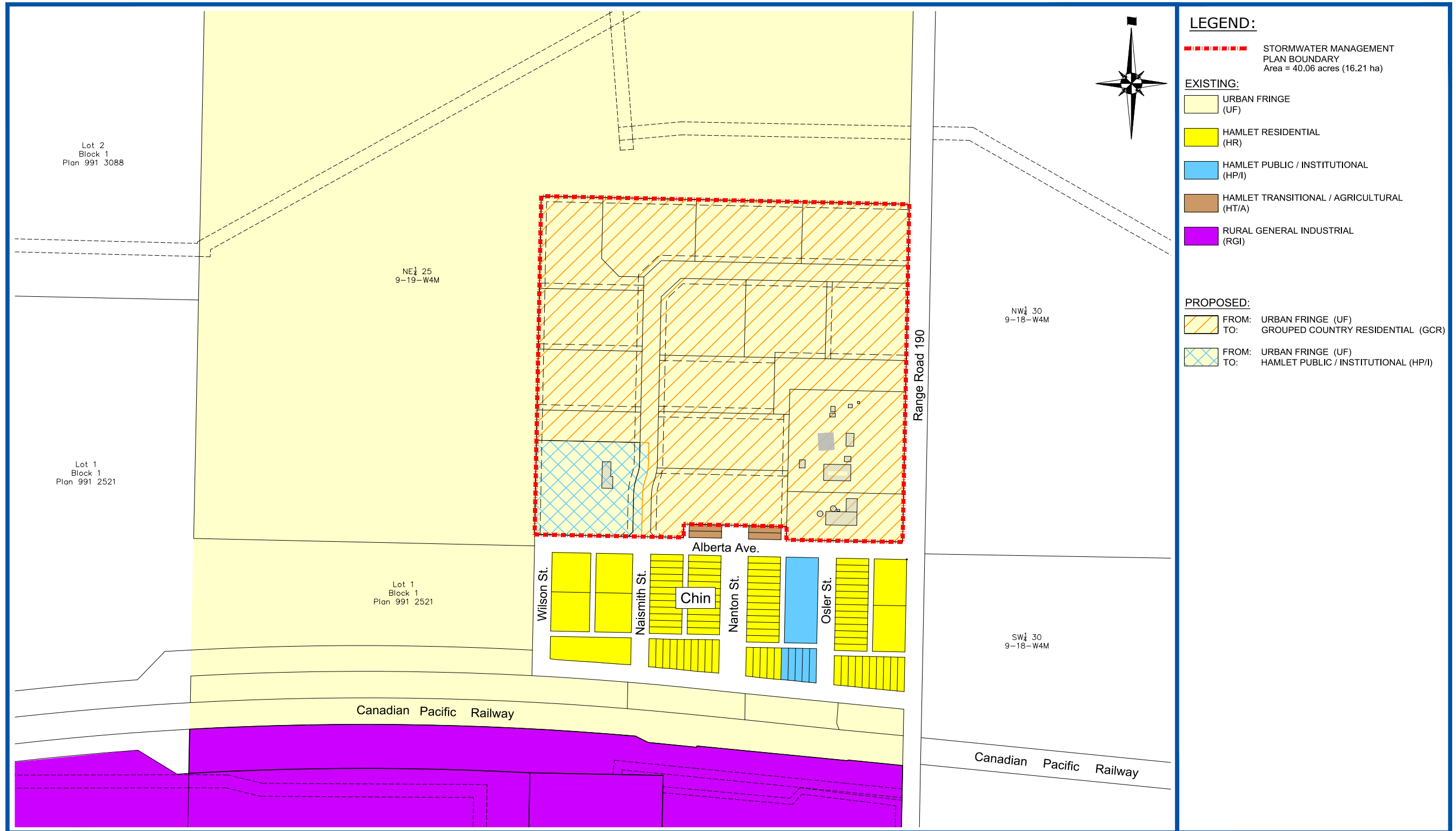
LEGEND:

Chin Town Expansion
 STORMWATER MANAGEMENT
 Mar 25, 2024

ORTHO PHOTO
 Figure 2

240761CE

MARTIN
 GEOMATIC CONSULTANTS
 Consulting Engineers, Planners, and Land Surveyors
 255-31st Street North Lethbridge, Alberta T1H 3Z4
 Ph: (403) 329-0050 E-mail: geomart@mgcl.ca Fax: (403) 329-6594



LEGEND:

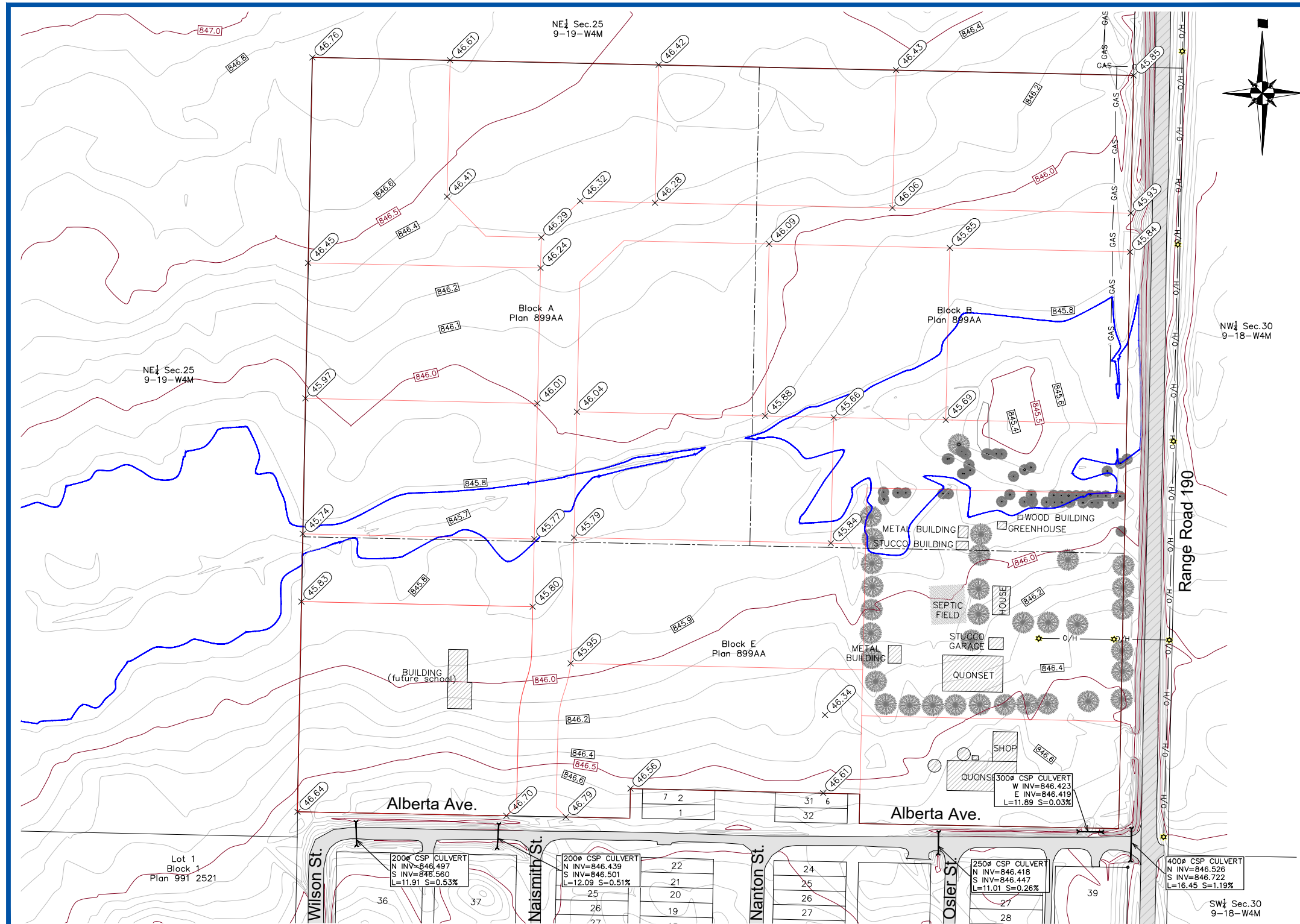
--- STORMWATER MANAGEMENT PLAN BOUNDARY
Area = 40.06 acres (16.21 ha)

EXISTING:

- URBAN FRINGE (UF)
- HAMLET RESIDENTIAL (HR)
- HAMLET PUBLIC / INSTITUTIONAL (HP/I)
- HAMLET TRANSITIONAL / AGRICULTURAL (HT/A)
- RURAL GENERAL INDUSTRIAL (RGI)

PROPOSED:

- FROM: URBAN FRINGE (UF)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)
- FROM: URBAN FRINGE (UF)
TO: HAMLET PUBLIC / INSTITUTIONAL (HP/I)



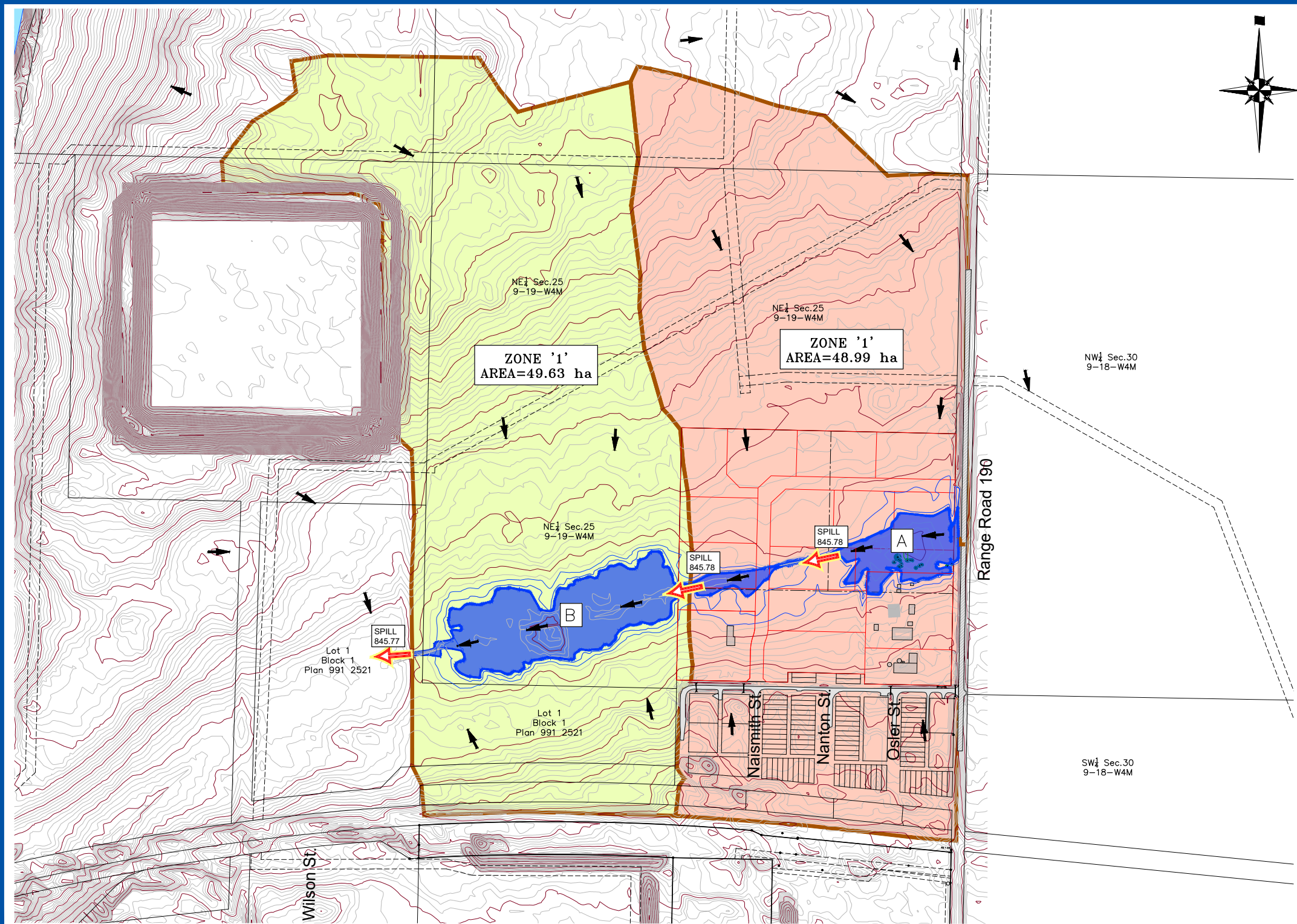
- LEGEND:**
- - - - - DEVELOPMENT / PHASE BOUNDARY
 - EX POWER POLE
 - EX. GAS LINE
 - EX. OVERHEAD ELECTRICAL LINE
 - EX. GRAVEL
 - EX. ASPHALT
 - EX SPOT ELEVATION
 - EX MAJOR CONTOURS (0.5m)
 - EX MINOR CONTOURS (0.1m)
 - EX CULVERT
 - APPROXIMATE LOCATION OF EX TREE
 - EX BUILDING / STRUCTURE

Chin Town Expansion
 STORMWATER MANAGEMENT
 Mar 25, 2024

EXISTING SITE PLAN
 Figure 4

MARTIN
 GEOMATIC CONSULTANTS
 Consulting Engineers, Planners, and Land Surveyors
 255-31st Street North Lethbridge, Alberta T1H 3Z4
 Ph: (403) 329-0050 E-mail: geomart@mgcl.ca Fax: (403) 329-6594

240761CE



LEGEND:

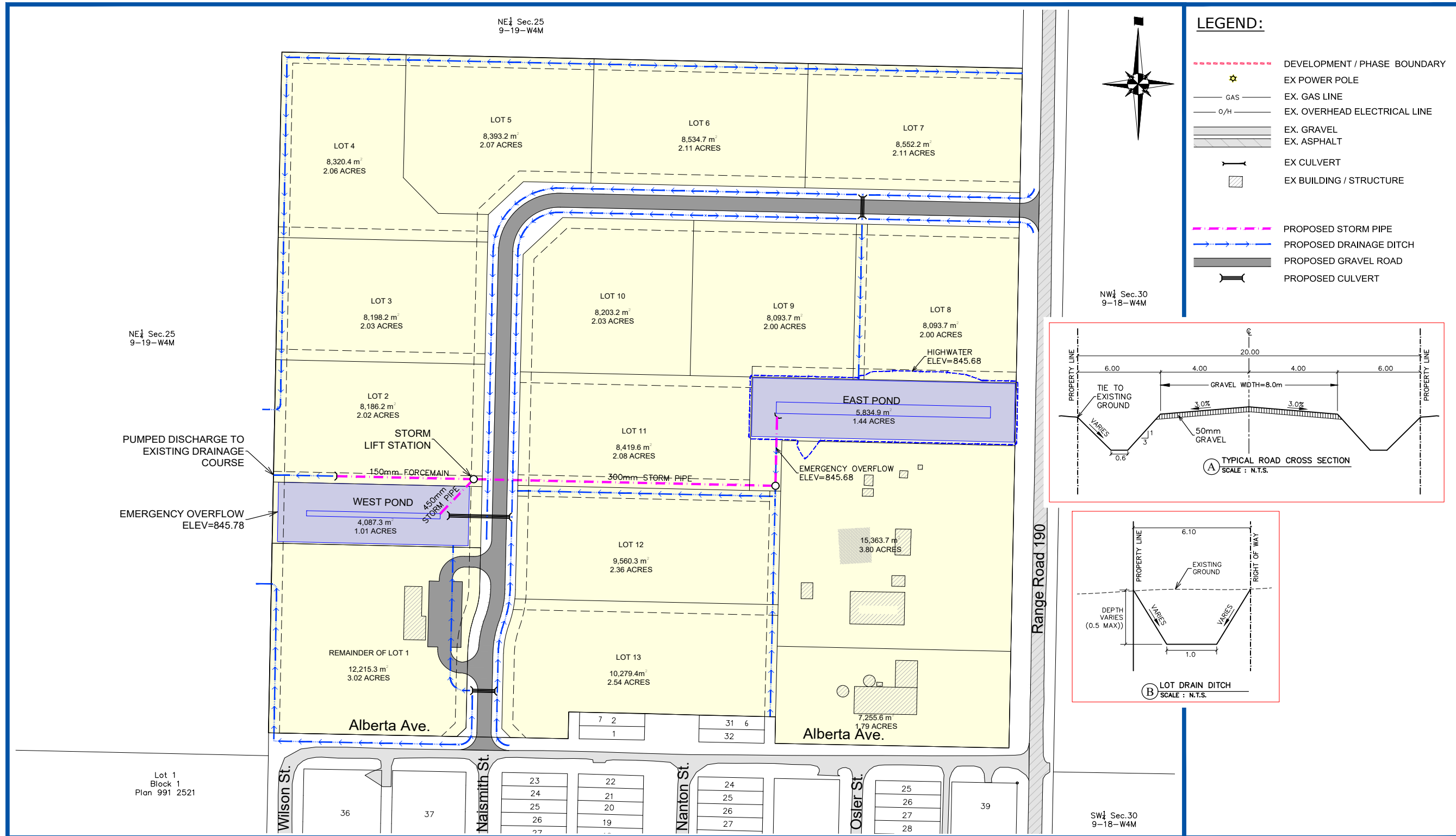
- STM ZONE '1' (49.63 ha.)
- STM ZONE '2' (48.99 ha.)
- EX. GRAVEL ROAD
- EX. ASPHALT ROAD
- OVERLAND DRAINAGE SYSTEM ROUTE
- EMERGENCY DRAINAGE SYSTEM ROUTE
- EX MAJOR CONTOUR (1.0m)
- EX MINOR CONTOUR (0.2m)
- EXISTING PONDING

Chin Town Expansion
STORMWATER MANAGEMENT
 Mar 25, 2024

PRE-DEVELOPMENT DRAINAGE AREAS
 Figure 5

240761CE

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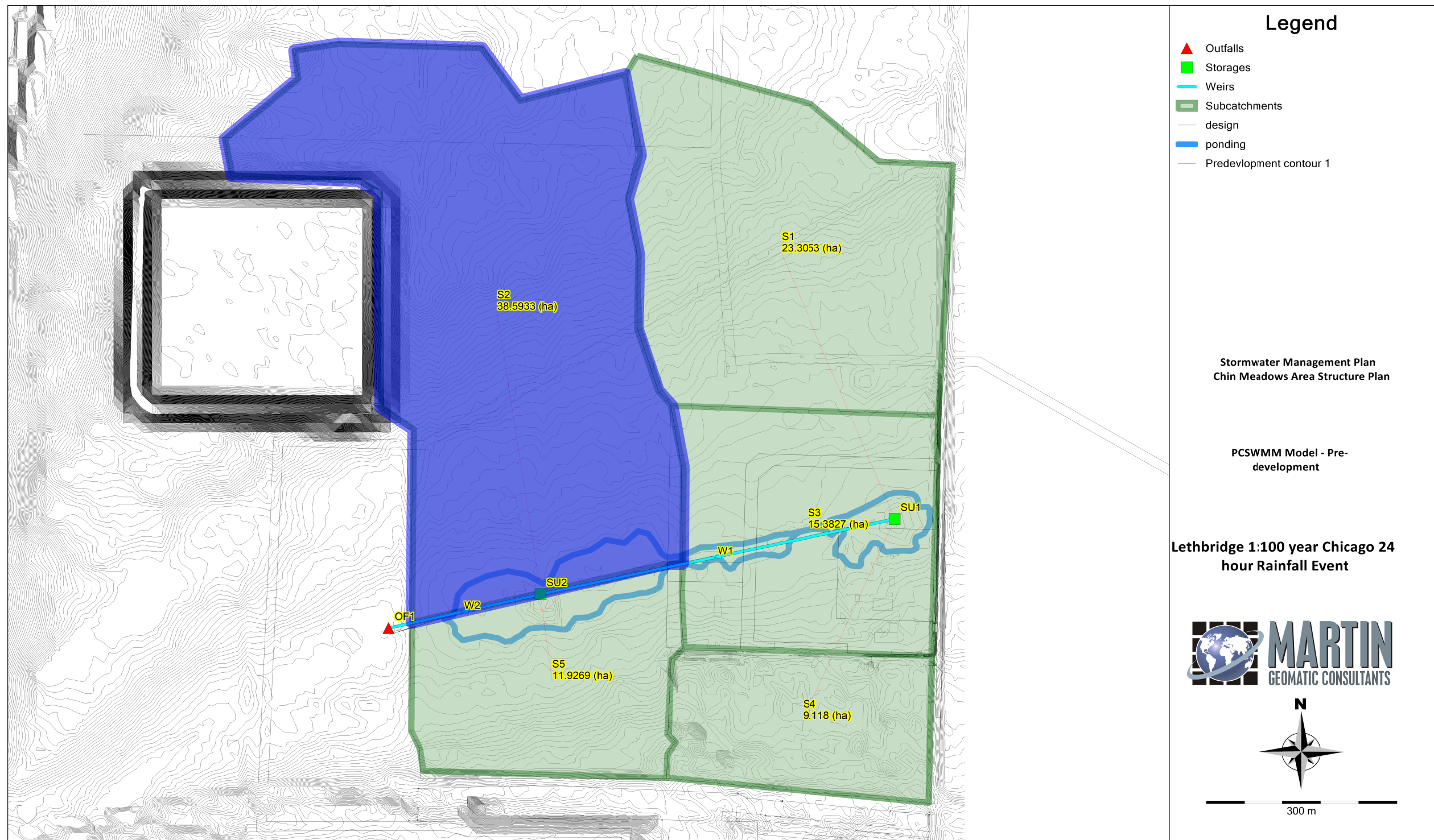


Chin Town Expansion
 STORMWATER MANAGEMENT
 Mar 25, 2024

STORMWATER DRAINAGE CONCEPT
 Figure 6

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240761CE



**FIGURE 7 - PRE-DEVELOPMENT
CATCHMENT AREAS**

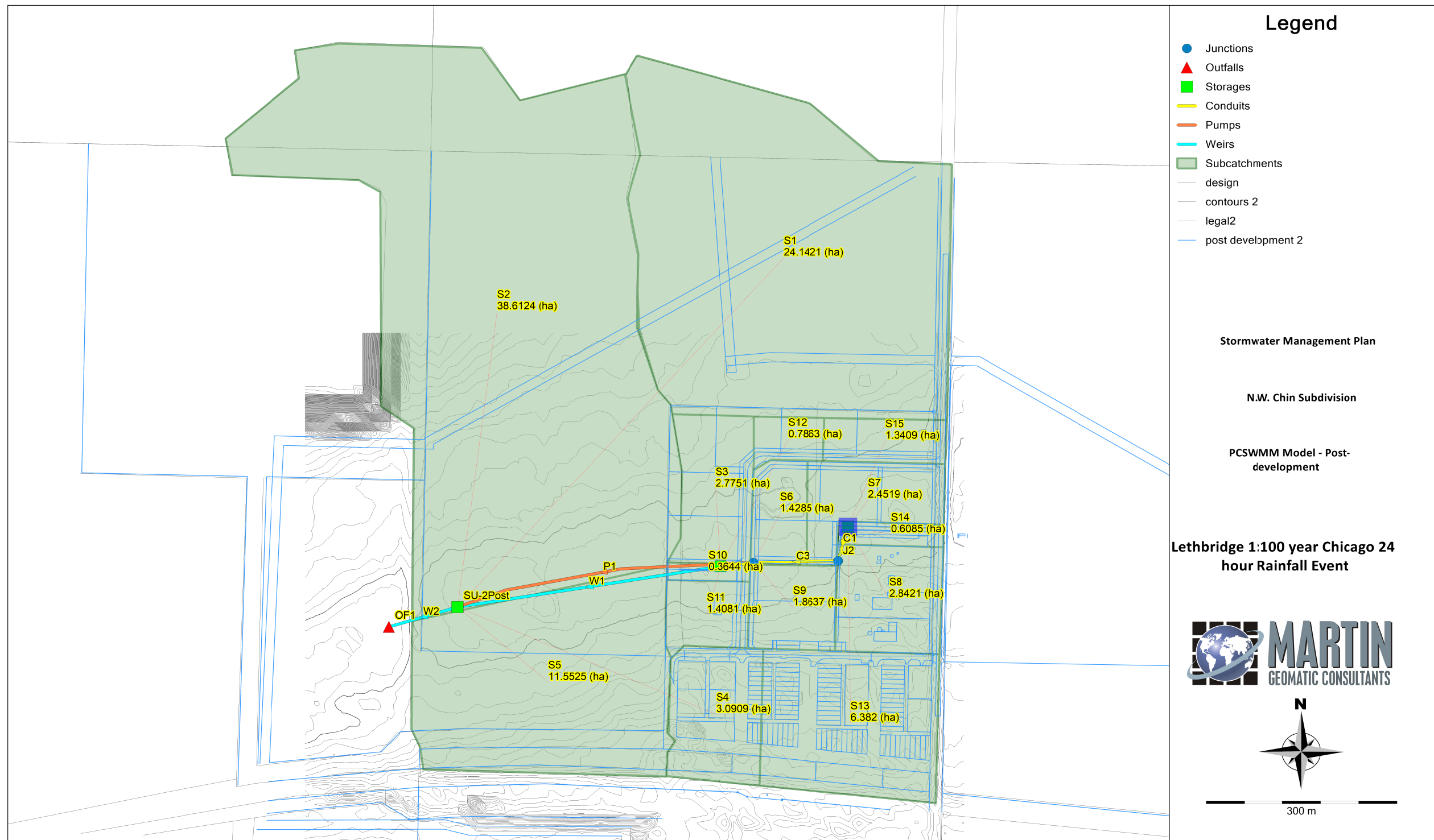
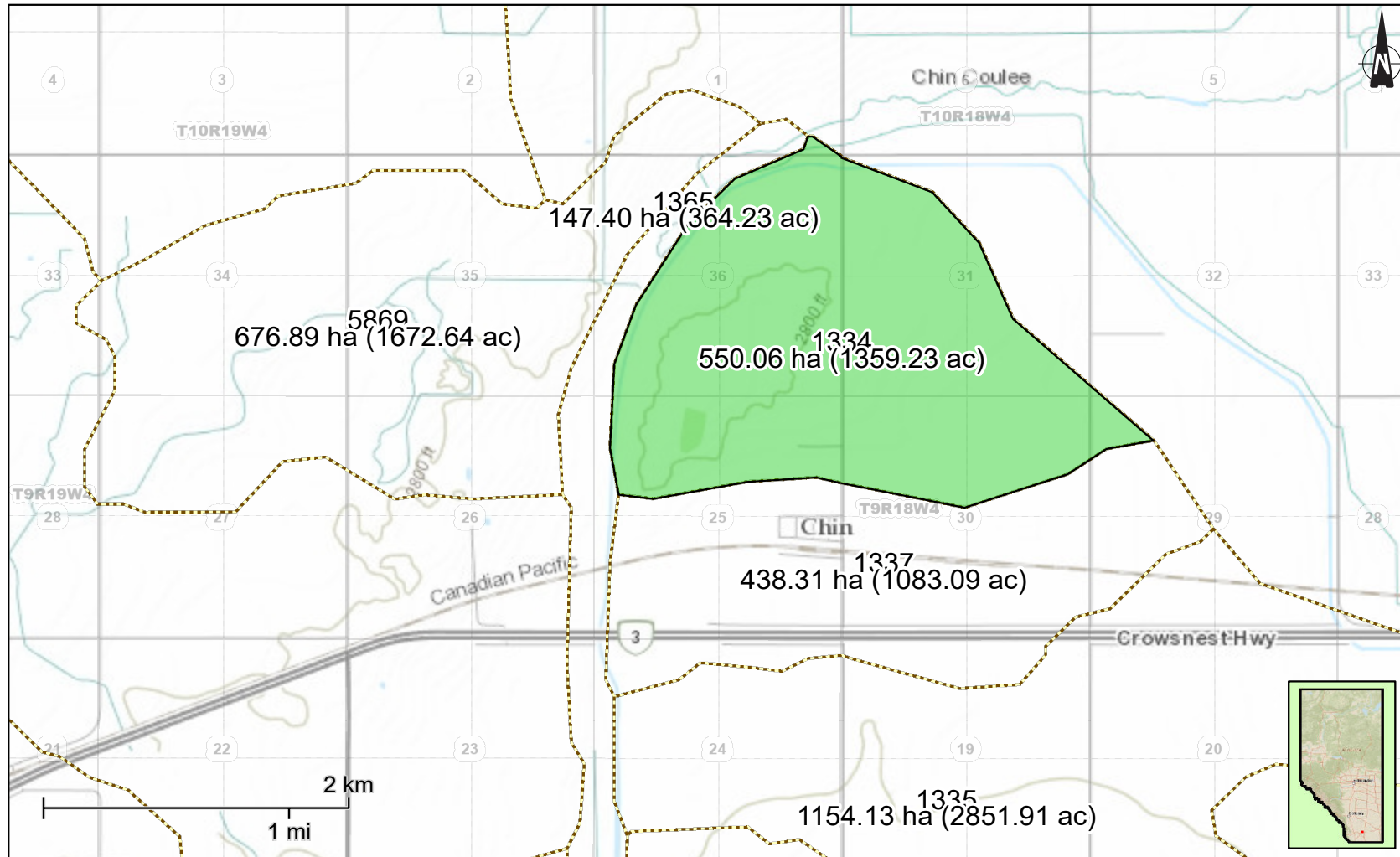


FIGURE 8 - POST-CONSTRUCTION SUB-CATCHMENT AREAS

Appendix B – Soil Information



April 17, 2024

 Soil Landscape Polygons

Scale 1:36,112
1 inch = 3009.33 feet
1 cm = 361.12 metres
Map centre at latitude +49.769°N and longitude -112.455°E

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Alberta Agriculture and Forestry and Agriculture and Agri-Food Canada
Government of Alberta, Alberta Open Government Licence

Report on Soil Polygon: 1334

Variable	Value
POLY_ID	1334
Map Unit Name	CFCH1/U1hc
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	4M(10)

Landscape Model Descriptions:

Orthic Brown Chernozem on medium textured (L, SiCL, CL) materials over medium (L, CL) or fine (C) textured till (CFD).

Orthic Brown Chernozem on medium textured (L, SiL) sediments deposited by wind and water (CHN).

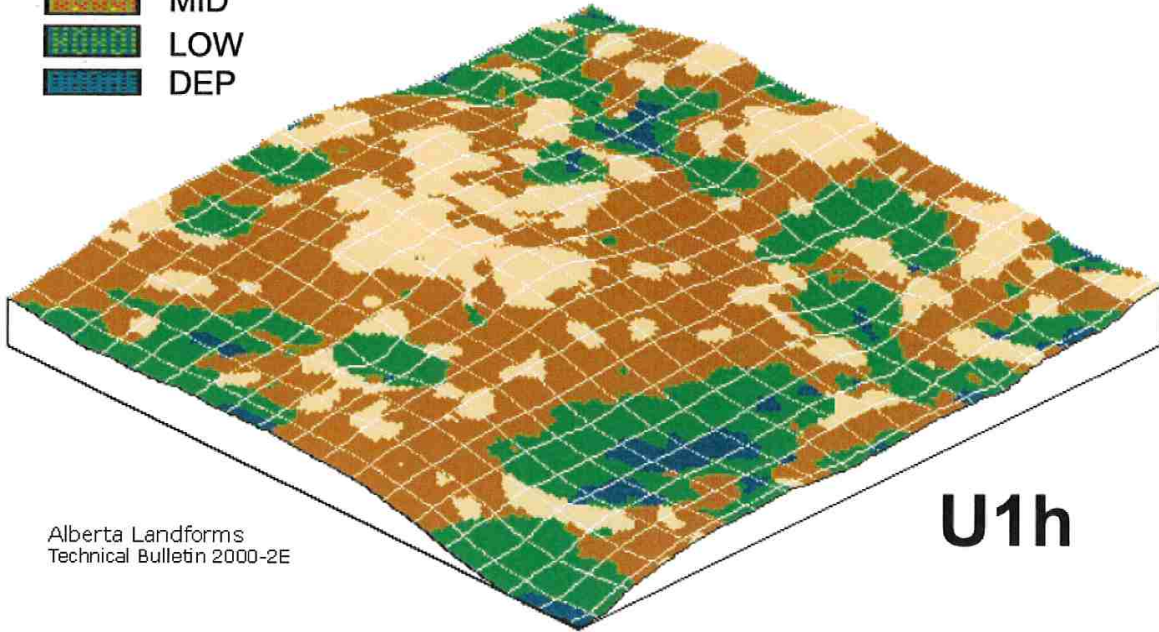
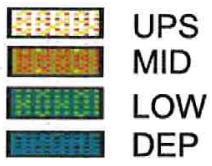
The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1).

Undulating, high relief landform (channeled) with a limiting slope of 4% (U1hc).

Image:



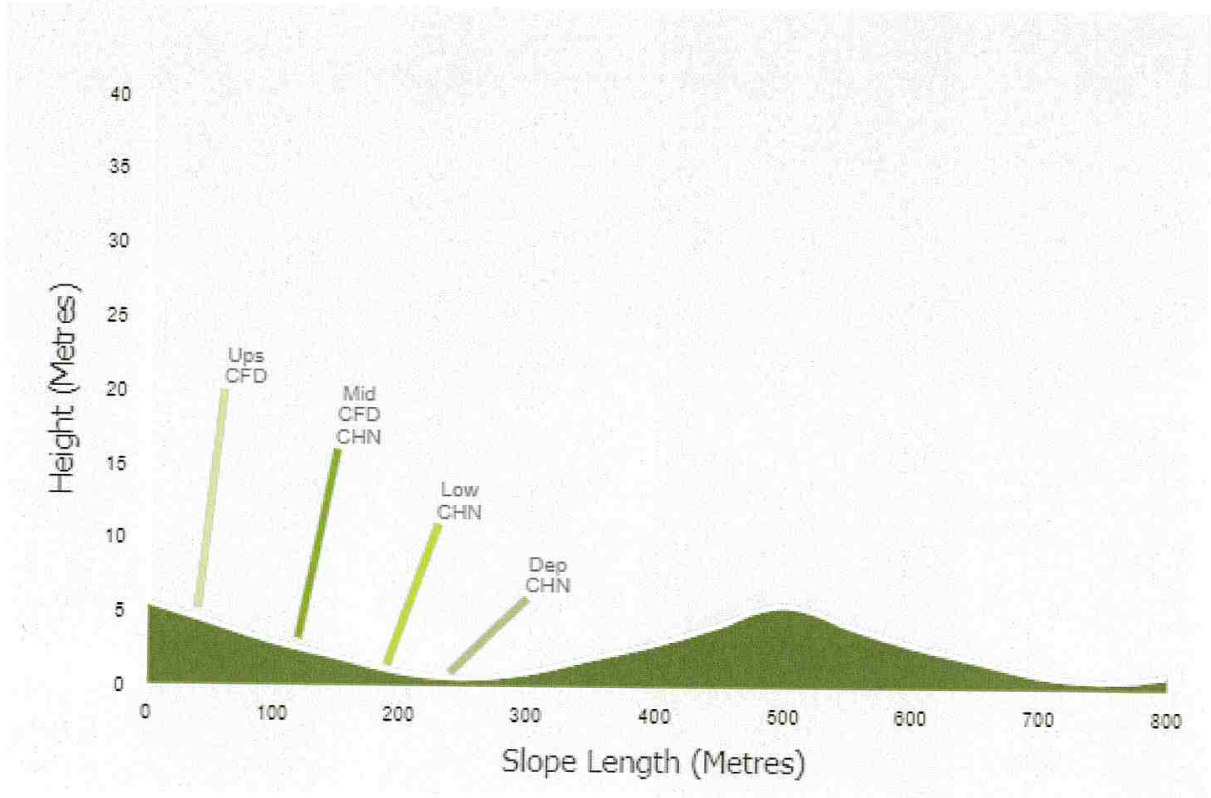
Landform Model:



Alberta Landforms
Technical Bulletin 2000-2E

U1h

Landform Profile:



Report on Soil Polygon: 1337

Variable	Value
POLY_ID	1337
Map Unit Name	CFCH1/U11c
Landform	U11 - undulating - low relief
LSRS Rating (Spring Grains)	4M(10)

Landscape Model Descriptions:

Orthic Brown Chernozem on medium textured (L, SiCL, CL) materials over medium (L, CL) or fine (C) textured till (CFD).

Orthic Brown Chernozem on medium textured (L, SiL) sediments deposited by wind and water (CHN).



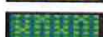
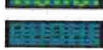
The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1).

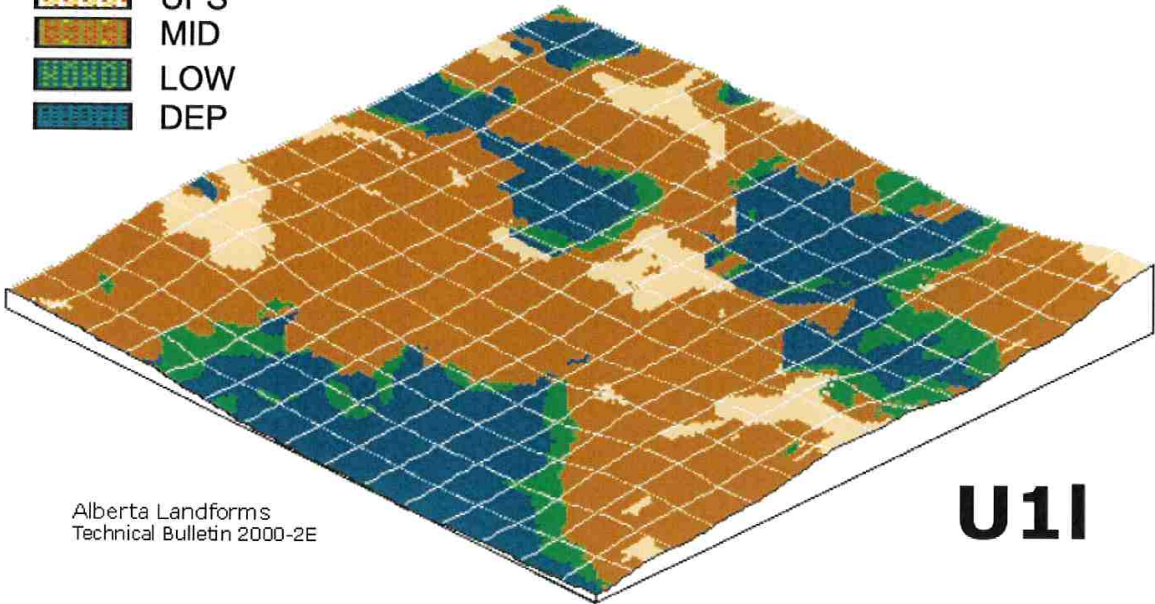
Undulating, low relief landform (channeled) with a limiting slope of 2% (U11c).

Image:



Landform Model:

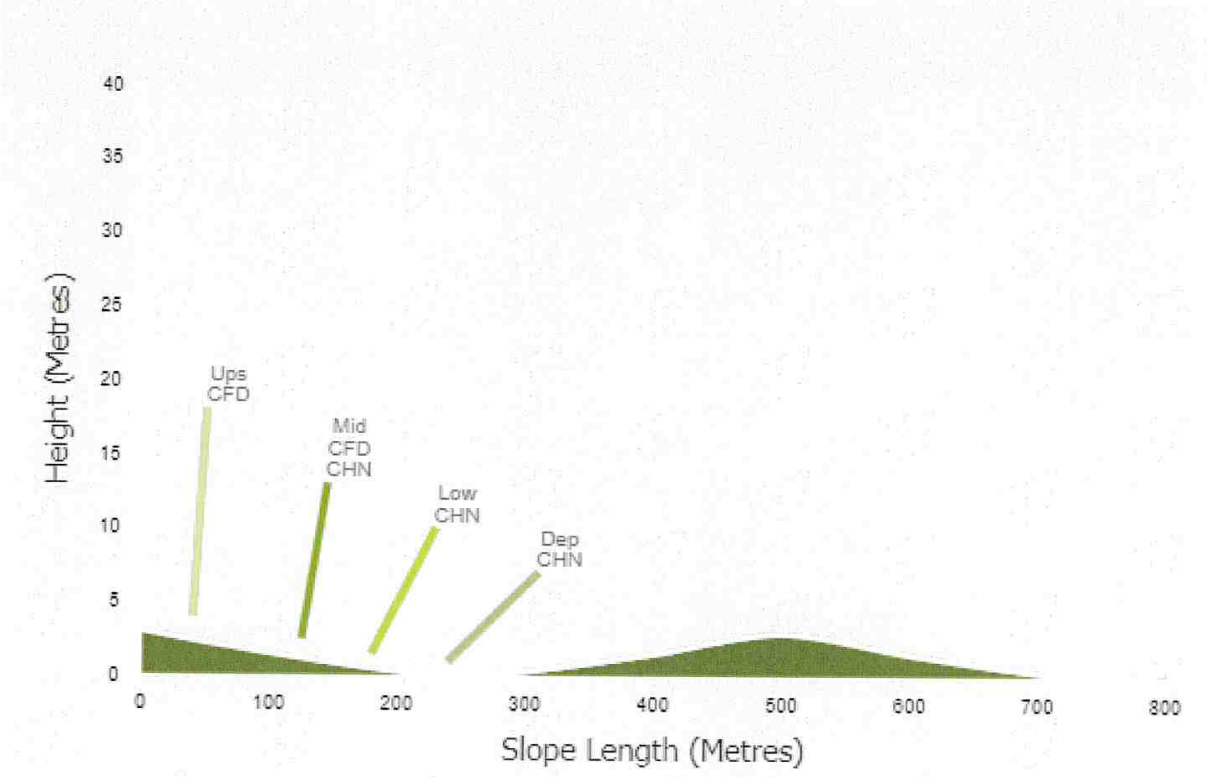
-  UPS
-  MID
-  LOW
-  DEP



Alberta Landforms
Technical Bulletin 2000-2E

U1I

Landform Profile:



Appendix C – SWMM Model Results

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

 North Chin Residential Development

Element Count

Number of rain gages 3
 Number of subcatchments ... 15
 Number of nodes 5
 Number of links 5
 Number of pollutants 0
 Number of land uses 0

Raingage Summary

Name	Data Source	Data Type	Recording Interval
Chicago_100yr24hr	Chicago_100yr24hr	INTENSITY	5 min.
Chicago_100yr4hr	Chicago_100yr4hr	INTENSITY	5 min.
Chicago_5yr4hr	Chicago_5yr4hr	INTENSITY	5 min.

Subcatchment Summary

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
S1	24.14	470.00	0.00	0.6800	Chicago_100yr24hr	SU-2Post
S10	0.36	20.00	0.00	1.0000	Chicago_100yr24hr	West_Pond
S11	1.41	120.00	10.00	1.1000	Chicago_100yr24hr	West_Pond
S12	0.79	80.00	15.00	0.9000	Chicago_100yr24hr	West_Pond
S13	6.38	301.00	25.00	1.3000	Chicago_100yr24hr	J1
S14	0.61	15.00	0.00	0.5000	Chicago_100yr24hr	East_Pond
S15	1.34	80.00	25.00	0.9000	Chicago_100yr24hr	East_Pond
S2	38.61	422.00	0.00	1.2000	Chicago_100yr24hr	SU-2Post

S3	2.78	120.00	15.00	0.5700	Chicago_100yr24hr	West_Pond
S4	3.09	410.00	20.00	1.3600	Chicago_100yr24hr	SU-2Post
S5	11.55	409.00	1.00	1.3200	Chicago_100yr24hr	SU-2Post
S6	1.43	100.00	15.00	1.1000	Chicago_100yr24hr	J1
S7	2.45	87.00	15.00	1.0000	Chicago_100yr24hr	East_Pond
S8	2.84	151.00	40.00	2.1000	Chicago_100yr24hr	East_Pond
S9	1.86	140.00	15.00	0.9000	Chicago_100yr24hr	J1

Node Summary

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
J1	JUNCTION	841.70	4.30	0.0	
OF1	OUTFALL	844.70	0.00	0.0	
East_Pond	STORAGE	842.02	3.66	0.0	
SU-2Post	STORAGE	845.20	0.60	0.0	
West_Pond	STORAGE	842.59	3.21	0.0	

Link Summary

Name	From Node	To Node	Type	Length	%Slope	Roughness
C1	East_Pond	J1	CONDUIT	159.5	0.2194	0.0100
C2	West_Pond	J1	CONDUIT	52.2	1.7013	0.0130
P1	J1	SU-2Post	TYPE2 PUMP			
W1	West_Pond	SU-2Post	WEIR			
W2	SU-2Post	OF1	WEIR			

Cross Section Summary

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow
C1	CIRCULAR	0.15	0.02	0.04	0.15	1	0.01

C2 CIRCULAR 0.45 0.16 0.11 0.45 1 0.37

Analysis Options

Flow Units CMS
 Process Models:
 Rainfall/Runoff YES
 RDII NO
 Snowmelt NO
 Groundwater NO
 Flow Routing YES
 Ponding Allowed NO
 Water Quality NO
 Infiltration Method GREEN_AMPT
 Flow Routing Method DYNWAVE
 Surge Method EXTRAN
 Starting Date 03/28/2024 00:00:00
 Ending Date 03/29/2024 00:00:00
 Antecedent Dry Days 0.0
 Report Time Step 00:01:00
 Wet Time Step 00:05:00
 Dry Time Step 00:05:00
 Routing Time Step 5.00 sec
 Variable Time Step YES
 Maximum Trials 8
 Number of Threads 1
 Head Tolerance 0.001500 m

*****	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
*****	-----	-----
Total Precipitation	11.972	120.146
Evaporation Loss	0.072	0.726
Infiltration Loss	6.506	65.292
Surface Runoff	5.107	51.253
Final Storage	0.305	3.057
Continuity Error (%)	-0.152	

```

*****
Flow Routing Continuity          Volume      Volume
                                hectare-m  10^6 ltr
*****                          -----
Dry Weather Inflow .....        0.000      0.000
Wet Weather Inflow .....        5.107      51.071
Groundwater Inflow .....        0.000      0.000
RDII Inflow .....               0.000      0.000
External Inflow .....           0.000      0.000
External Outflow .....          3.816     38.163
Flooding Loss .....             0.125      1.251
Evaporation Loss .....          0.000      0.000
Exfiltration Loss .....         0.000      0.000
Initial Stored Volume ....       0.000      0.000
Final Stored Volume .....       1.163     11.629
Continuity Error (%) .....      0.054

```

```

*****
Time-Step Critical Elements
*****
None

```

```

*****
Highest Flow Instability Indexes
*****
All links are stable.

```

```

*****
Most Frequent Nonconverging Nodes
*****
Convergence obtained at all time steps.

```

```

*****
Routing Time Step Summary
*****
Minimum Time Step      :      0.34 sec
Average Time Step      :      5.00 sec

```

```

Maximum Time Step      :    5.00 sec
% of Time in Steady State :    0.00
Average Iterations per Step :    2.01
% of Steps Not Converging :    0.01
Time Step Frequencies :
  5.000 - 3.155 sec    :   99.99 %
  3.155 - 1.991 sec    :    0.01 %
  1.991 - 1.256 sec    :    0.01 %
  1.256 - 0.792 sec    :    0.00 %
  0.792 - 0.500 sec    :    0.00 %

```

```

*****
Subcatchment Runoff Summary
*****

```

Peak Runoff		Total	Total	Total	Total	Imperv	Perv	Total	Total
Runoff	Coeff	Precip	Runon	Evap	Infil	Runoff	Runoff	Runoff	Runoff
Subcatchment		mm	mm	mm	mm	mm	mm	mm	10 ⁶ ltr
CMS									
S1		120.15	0.00	0.74	69.87	0.00	46.23	46.23	11.16
0.79	0.385								
S10		120.15	0.00	0.67	67.26	0.00	52.49	52.49	0.19
0.04	0.437								
S11		120.15	0.00	0.67	59.69	11.86	48.29	60.16	0.85
0.32	0.501								
S12		120.15	0.00	0.69	56.24	17.80	45.79	63.60	0.50
0.22	0.529								
S13		120.15	0.00	0.71	49.19	29.84	40.72	70.56	4.50
1.94	0.587								
S14		120.15	0.00	0.74	69.63	0.00	48.37	48.37	0.29
0.03	0.403								
S15		120.15	0.00	0.74	50.02	29.83	39.88	69.71	0.93
0.41	0.580								
S2		120.15	0.00	0.74	70.08	0.00	44.19	44.19	17.06
1.01	0.368								

S3		120.15	0.00	0.71	56.88	17.86	44.85	62.71	1.74
0.52	0.522								
S4		120.15	0.00	0.66	51.62	23.74	44.68	68.42	2.11
1.26	0.569								
S5		120.15	0.00	0.72	68.08	1.18	50.31	51.50	5.95
0.78	0.429								
S6		120.15	0.00	0.78	60.08	17.89	32.50	50.39	0.72
0.20	0.419								
S7		120.15	0.00	0.70	56.69	17.81	45.06	62.87	1.54
0.47	0.523								
S8		120.15	0.00	0.65	36.97	46.40	35.17	81.58	2.32
1.34	0.679								
S9		120.15	0.00	0.66	55.55	17.81	46.40	64.21	1.20
0.47	0.534								

Node Depth Summary

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min	Reported Max Depth Meters
J1	JUNCTION	2.90	4.30	846.00	0 07:11	4.30
OF1	OUTFALL	0.00	0.00	844.70	0 00:00	0.00
East_Pond	STORAGE	1.71	2.70	844.72	1 00:00	2.70
SU-2Post	STORAGE	0.31	0.49	845.69	0 07:49	0.49
West_Pond	STORAGE	2.12	3.17	845.76	0 10:52	3.17

Node Inflow Summary

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
------	------	-------------------------------------	-----------------------------------	--	---	---------------------------------------	-------------------------------------

J1	JUNCTION	2.612	2.612	0	07:15	6.42	7.17	0.120
OF1	OUTFALL	0.000	2.678	0	07:49	0	38.2	0.000
East_Pond	STORAGE	2.242	2.270	0	07:15	5.09	6.23	0.223
SU-2Post	STORAGE	3.124	3.142	0	07:15	36.3	38.5	0.000
West_Pond	STORAGE	1.098	1.722	0	07:15	3.28	6.6	0.246

Node Surcharge Summary

Surcharging occurs when water rises above the top of the highest conduit.

Node	Type	Hours Surcharged	Max. Height Above Crown Meters	Min. Depth Below Rim Meters
J1	JUNCTION	19.40	3.850	0.000

Node Flooding Summary

Flooding refers to all water that overflows a node, whether it ponds or not.

Node	Hours Flooded	Maximum Rate CMS	Time of Max Occurrence days hr:min	Total Flood Volume 10^6 ltr	Maximum Poned Depth Meters
J1	0.91	1.932	0 07:15	1.251	0.000

Storage Volume Summary

Average Volume	Avg Pcnt	Evap Pcnt	Exfil Pcnt	Maximum Volume	Max Pcnt	Time of Max Occurrence	Maximum Outflow
----------------	----------	-----------	------------	----------------	----------	------------------------	-----------------

Storage Unit	1000 m ³	Full	Loss	Loss	1000 m ³	Full	days hr:min	CMS
East_Pond	3.630	33.9	0.0	0.0	6.211	58.1	1 00:00	0.003
SU-2Post	0.466	8.2	0.0	0.0	1.660	29.2	0 07:49	2.678
West_Pond	3.642	61.7	0.0	0.0	5.739	97.2	0 10:52	0.087

 Outfall Loading Summary

Outfall Node	Flow Freq Pcnt	Avg Flow CMS	Max Flow CMS	Total Volume 10 ⁶ ltr
OF1	75.42	0.586	2.678	38.163
System	75.42	0.586	2.678	38.163

 Link Flow Summary

Link	Type	Maximum Flow CMS	Time of Max Occurrence days hr:min	Maximum Veloc m/sec	Max/ Full Flow	Max/ Full Depth
C1	CONDUIT	0.029	0 07:11	1.66	3.15	1.00
C2	CONDUIT	0.665	0 07:11	4.18	1.79	1.00
P1	PUMP	0.018	0 03:53		1.00	
W1	WEIR	0.087	0 10:52			0.28
W2	WEIR	2.678	0 07:49			0.93

 Flow Classification Summary

```

-----
                Adjusted      ----- Fraction of Time in Flow Class -----
                /Actual      Up   Down Sub   Sup   Up   Down Norm  Inlet
Conduit         Length      Dry Dry Dry   Crit Crit Crit  Crit Ltd  Ctrl
-----
C1                1.00    0.12 0.00 0.00 0.84 0.04 0.00 0.00 0.02 0.00
C2                1.00    0.00 0.00 0.00 0.84 0.16 0.00 0.00 0.07 0.00

```

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*****
Conduit Surcharge Summary
*****

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-----
                ----- Hours Full -----      Hours      Hours
                Both Ends  Upstream  Dnstream  Above Full  Capacity
Conduit         Both Ends  Upstream  Dnstream  Normal Flow  Limited
-----
C1                18.45    18.45    19.82    18.50        0.01
C2                16.86    16.86    19.40    0.95         0.01

```

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*****
Pumping Summary
*****

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-----
                Percent      Number of      Min      Avg      Max      Total      Power      % Time Off
                Utilized    Start-Ups      Flow     Flow     Flow     Volume     Usage     Pump Curve
                Utilized    Start-Ups      CMS      CMS      CMS      10^6 ltr   Kw-hr     Low  High
-----
P1                99.95          1          0.00     0.02     0.02     1.445     3.57     0.0  70.1

```

```

Analysis begun on: Wed Apr 17 22:55:49 2024
Analysis ended on: Wed Apr 17 22:55:49 2024
Total elapsed time: < 1 sec

```

TITLE

Project Title/Notes
North Chin Residential Development

OPTIONS	Value
Option	Value
FLOW_UNITS	CMS
INFILTRATION	GREEN_AMPT
FLOW_ROUTING	DYNWAVE
LINK_OFFSETS	ELEVATION
MIN_SLOPE	0
ALLOW_PONDING	NO
SKIP_STEADY_STATE	NO
START_DATE	03/28/2024
START_TIME	00:00:00
REPORT_START_DATE	03/28/2024
REPORT_START_TIME	00:00:00
END_DATE	03/29/2024
END_TIME	00:00:00
SWEEP_START	01/01
SWEEP_END	12/31
DRY_DAYS	0
REPORT_STEP	00:01:00
WET_STEP	00:05:00
DRY_STEP	00:05:00
ROUTING_STEP	5
RULE_STEP	00:00:00
INERTIAL_DAMPING	PARTIAL
NORMAL_FLOW_LIMITED	BOTH
FORCE_MAIN_EQUATION	H-W
VARIABLE_STEP	0.75
LENGTHENING_STEP	0
MIN_SURFAREA	0
MAX_TRIALS	8
HEAD_TOLERANCE	0.0015
SYS_FLOW_TOL	5
LAT_FLOW_TOL	5
MINIMUM_STEP	0.5
THREADS	4

EVAPORATION

Data Source	Parameters											
MONTHLY	0.0	0.0	1	2.5	3.9	4.7	5.4	4.3	2.4	1	0.2	0.0
DRY_ONLY	NO											

RAINGAGES

Name	Format	Interval	SCF	Source
Chicago_100yr24hr	INTENSITY	0:05	1.0	TIMESERIES Chicago_100yr24hr
Chicago_100yr4hr	INTENSITY	0:05	1.0	TIMESERIES Chicago_100yr4hr
Chicago_5yr4hr	INTENSITY	0:05	1.0	TIMESERIES Chicago_5yr4hr

SUBCATCHMENTS

Name	Rain Gage	Outlet	Area	%Imperv	Width	%Slope	CurbLen	SnowPack
S1	Chicago_100yr24hr	SU-2Post	24.1421	0	470	0.68	0	
S10	Chicago_100yr24hr	West_Pond	0.3644	0	20	1	0	
S11	Chicago_100yr24hr	West_Pond	1.4081	10	120	1.1	0	
S12	Chicago_100yr24hr	West_Pond	0.7863	15	80	0.9	0	
S13	Chicago_100yr24hr	East_Pond	6.382	25	301	1.3	0	
S14	Chicago_100yr24hr	East_Pond	0.6085	0	15	0.5	0	
S15	Chicago_100yr24hr	East_Pond	1.3409	25	80	0.9	0	
North Chin Residential Development								
S2	Chicago_100yr24hr	SU-2Post	38.6124	0	422	1.2	0	
S3	Chicago_100yr24hr	West_Pond	2.7751	15	120	0.57	0	
S4	Chicago_100yr24hr	SU-2Post	3.0909	20	410	1.36	0	
S5	Chicago_100yr24hr	SU-2Post	11.5525	1	409	1.32	0	
S6	Chicago_100yr24hr	J1	1.4285	15	100	1.1	0	
S7	Chicago_100yr24hr	East_Pond	2.4519	15	87	1	0	
S8	Chicago_100yr24hr	East_Pond	2.8421	40	151	2.1	0	
S9	Chicago_100yr24hr	J1	1.8637	15	140	0.9	0	

SUBAREAS

Subcatchment	N-Imperv	N-Perv	S-Imperv	S-Perv	Pct ero	RouteTo	PctRouted
S1	0.015	0.2	0.93	5	25	OUTLET	
S10	0.015	0.15	5	5	0	OUTLET	
S11	0.015	0.15	0.73	5	25	OUTLET	
S12	0.015	0.15	0.81	5	25	OUTLET	

S13	0.015	0.15	0.81	3.81	25	OUTLET
S14	0.015	0.15	2	5	25	OUTLET
S15	0.015	0.15	0.81	5	25	OUTLET
S2	0.015	0.2	1	5	25	OUTLET
S3	0.015	0.15	1.01	3.81	10	OUTLET
S4	0.015	0.15	0.66	3.81	25	OUTLET
S5	0.015	0.2	1	5	25	OUTLET
S6	0.015	3.81	0.15	0.73	10	OUTLET
S7	0.015	0.15	1.29	3.81	10	OUTLET
S8	0.015	0.15	4.2	0.54	5	OUTLET
S9	0.015	0.15	0.81	3.81	15	OUTLET

INFILTRATION

Subcatchment	Param1	Param2	Param3	Param4	Param5
S1	172.97	1.95	0.262	0	0
S10	172.973	1.95	0.262	0	0
S11	172.973	1.95	0.262	0	0
S12	172.973	1.95	0.262	0	0
S13	172.973	1.95	0.262	0	0
S14	172.973	1.95	0.262	0	0
S15	172.973	1.95	0.262	0	0
S2	172.97	1.95	0.262	0	0
S3	172.973	1.95	0.262	0	0
S4	172.973	1.95	0.262	0	0
S5	172.973	1.95	0.262	0	0
S6	172.973	1.95	0.262	0	0
S7	172.973	1.95	0.262	0	0
S8	172.973	1.95	0.262	0	0
S9	172.973	1.95	0.262	0	0

JUNCTIONS

Name	Elevation	MaxDepth	InitDepth	SurDepth	Aponded
J1	841.7	4.3	0	0	0
J2	841.9	3.8	0	0	0

OUTFALLS

Name	Elevation	Type	Stage Data	Gated	Route To
OF1	844.7	FREE		NO	

STORAGE									
Name	Elev.	MaxDepth	InitDepth	Shape	Curve Name/Params	SurDepth	Fevap	Psi	
Ksat	IMD								
1:100yr 24hour Post Development									
East_Pond	842	3.68	0	TABULAR	East_Pond_Final	0	0		
1:100yr 24hour Post Development									
SU-2Post	845.2	0.6	0	TABULAR	SU-2Post	0	0		
1:100yr 24hour Post Development									
West_Pond	842.588	3.212	0	TABULAR	West_pond_Final	0	0		
CONDUITS									
Name	From Node	To Node	Length	Roughness	InOffset	OutOffset	InitFlow	MaxFlow	
C1	East_Pond	J2	56.8	0.013	842	841.8	0	0	
C2	West_Pond	J1	52.204	0.013	842.588	841.7	0	0	
C3	J2	J1	133.382	0.013	841.77	841.7	0	0	
PUMPS									
Name	From Node	To Node	Pump Curve	Status	Startup	Shutoff			
P1	J1	SU-2Post	18L_per-sec	ON	0	0			
WEIRS									
Name	From Node	To Node	Type	CrestHt	Qcoeff	Gated	EndCon	EndCoeff	
Surcharge	RoadWidth	RoadSurf	Coeff. Curve						
W1		West_Pond	SU-2Post	TRAPE OI DAL	845.7	3.33	YES	0	0
YES									
W2		SU-2Post	OF1	TRANSVERSE	845.5	3.33	NO	0	0
YES									
XSECTIONS									
Link	Shape	Geom1	Geom2	Geom3	Geom4	Barrels	Culvert		
C1	CIRCULAR	0.25	0	0	0	1			
C2	CIRCULAR	0.45	0	0	0	1			
C3	CIRCULAR	0.25	0	0	0	1			

W1	TRAPE OIDAL	0.2	2	0	0
W2	RECT_OPEN	0.2	10	5	5

LOSSES

Link	Kentry	Kexit	Kavg	Flap Gate	Seepage
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CURVES

Name	Type	X-Value	Y-Value
18 litres per second pump			
18L_per-sec	Pump2	0	0
18L_per-sec		0.4	0.018
18L_per-sec		2.6	0.018
9 litres per second pump			
9l_per-sec	Pump2	0	0
9l_per-sec		0.4	0.009
9l_per-sec		2.6	0.009
dtich-storage	Storage	0	1500
dtich-storage		1	10000
East_Pond_Final	Storage	0	783
East_Pond_Final		0.6	1395
East_Pond_Final		1	1840
East_Pond_Final		1.4	2306
East_Pond_Final		2	3045
East_Pond_Final		3	4381
East_Pond_Final		3.4	4940
East_Pond_Final		3.68	5774
East trapped low			
SU1-pond	Storage	0	1910
SU1-pond		0.1	2013
SU1-pond		0.5	2440
SU1-pond		0.9	2897
SU1-pond		1.5	3641
SU1-pond		1.9	4176
SU1-pond		2.1	4455
SU1-pond		2.46	4885

SU1-pond		2.86	5000
West trapped low			
SU-2Post	Storage	0	100
SU-2Post		0.4	3039
SU-2Post		0.57	38189
SU-2Post		0.6	66022
SU-2Post		0.65	91758
West_pond_Final	Storage	0	240
West_pond_Final		0.2	394
West_pond_Final		0.6	740
West_pond_Final		1	1115
West_pond_Final		1.4	1525
West_pond_Final		2	2200
West_pond_Final		2.6	2950
West_pond_Final		3	3475
West_pond_Final		3.19	3747
WEST-POND9acre	Storage	0	2
WEST-POND9acre		1	2
WEST-POND9acre		1.15	150
WEST-POND9acre		1.412	483
WEST-POND9acre		2	933
WEST-POND9acre		3	1982
WEST-POND9acre		3.9	3211
WEST-POND9acre		4.2	3630

TIMESERIES

Name	Date	Time	Value

Chicago design storm, a	1019.2, b	0, c	0.731, Duration 1440 minutes, r 0.3, rain units mm/hr.
Chicago_100yr24hr		0:00	1.352
Chicago_100yr24hr		0:05	1.364
Chicago_100yr24hr		0:10	1.376
Chicago_100yr24hr		0:15	1.388
Chicago_100yr24hr		0:20	1.4
Chicago_100yr24hr		0:25	1.413
Chicago_100yr24hr		0:30	1.426
Chicago_100yr24hr		0:35	1.439
Chicago_100yr24hr		0:40	1.453

Chicago_100yr24hr	0:45	1.466
Chicago_100yr24hr	0:50	1.48
Chicago_100yr24hr	0:55	1.495
Chicago_100yr24hr	1:00	1.51
Chicago_100yr24hr	1:05	1.525
Chicago_100yr24hr	1:10	1.54
Chicago_100yr24hr	1:15	1.556
Chicago_100yr24hr	1:20	1.572
Chicago_100yr24hr	1:25	1.589
Chicago_100yr24hr	1:30	1.606
Chicago_100yr24hr	1:35	1.624
Chicago_100yr24hr	1:40	1.641
Chicago_100yr24hr	1:45	1.66
Chicago_100yr24hr	1:50	1.679
Chicago_100yr24hr	1:55	1.698
Chicago_100yr24hr	2:00	1.718
Chicago_100yr24hr	2:05	1.739
Chicago_100yr24hr	2:10	1.76
Chicago_100yr24hr	2:15	1.782
Chicago_100yr24hr	2:20	1.804
Chicago_100yr24hr	2:25	1.828
Chicago_100yr24hr	2:30	1.851
Chicago_100yr24hr	2:35	1.876
Chicago_100yr24hr	2:40	1.901
Chicago_100yr24hr	2:45	1.928
Chicago_100yr24hr	2:50	1.955
Chicago_100yr24hr	2:55	1.983
Chicago_100yr24hr	3:00	2.012
Chicago_100yr24hr	3:05	2.042
Chicago_100yr24hr	3:10	2.073
Chicago_100yr24hr	3:15	2.105
Chicago_100yr24hr	3:20	2.138
Chicago_100yr24hr	3:25	2.173
Chicago_100yr24hr	3:30	2.209
Chicago_100yr24hr	3:35	2.247
Chicago_100yr24hr	3:40	2.286
Chicago_100yr24hr	3:45	2.326
Chicago_100yr24hr	3:50	2.369
Chicago_100yr24hr	3:55	2.413
Chicago_100yr24hr	4:00	2.46
Chicago_100yr24hr	4:05	2.508

Chicago_100yr24hr	4:10	2.559
Chicago_100yr24hr	4:15	2.612
Chicago_100yr24hr	4:20	2.669
Chicago_100yr24hr	4:25	2.728
Chicago_100yr24hr	4:30	2.79
Chicago_100yr24hr	4:35	2.856
Chicago_100yr24hr	4:40	2.925
Chicago_100yr24hr	4:45	2.999
Chicago_100yr24hr	4:50	3.077
Chicago_100yr24hr	4:55	3.16
Chicago_100yr24hr	5:00	3.249
Chicago_100yr24hr	5:05	3.344
Chicago_100yr24hr	5:10	3.446
Chicago_100yr24hr	5:15	3.555
Chicago_100yr24hr	5:20	3.673
Chicago_100yr24hr	5:25	3.801
Chicago_100yr24hr	5:30	3.939
Chicago_100yr24hr	5:35	4.091
Chicago_100yr24hr	5:40	4.257
Chicago_100yr24hr	5:45	4.44
Chicago_100yr24hr	5:50	4.642
Chicago_100yr24hr	5:55	4.868
Chicago_100yr24hr	6:00	5.122
Chicago_100yr24hr	6:05	5.409
Chicago_100yr24hr	6:10	5.738
Chicago_100yr24hr	6:15	6.119
Chicago_100yr24hr	6:20	6.565
Chicago_100yr24hr	6:25	7.098
Chicago_100yr24hr	6:30	7.745
Chicago_100yr24hr	6:35	8.553
Chicago_100yr24hr	6:40	9.594
Chicago_100yr24hr	6:45	10.997
Chicago_100yr24hr	6:50	13.01
Chicago_100yr24hr	6:55	16.203
Chicago_100yr24hr	7:00	22.264
Chicago_100yr24hr	7:05	40.822
Chicago_100yr24hr	7:10	314.277
Chicago_100yr24hr	7:15	62.374
Chicago_100yr24hr	7:20	38.336
Chicago_100yr24hr	7:25	28.645
Chicago_100yr24hr	7:30	23.295

Chicago_100yr24hr	7:35	19.837
Chicago_100yr24hr	7:40	17.393
Chicago_100yr24hr	7:45	15.56
Chicago_100yr24hr	7:50	14.128
Chicago_100yr24hr	7:55	12.973
Chicago_100yr24hr	8:00	12.02
Chicago_100yr24hr	8:05	11.217
Chicago_100yr24hr	8:10	10.531
Chicago_100yr24hr	8:15	9.937
Chicago_100yr24hr	8:20	9.416
Chicago_100yr24hr	8:25	8.956
Chicago_100yr24hr	8:30	8.545
Chicago_100yr24hr	8:35	8.177
Chicago_100yr24hr	8:40	7.844
Chicago_100yr24hr	8:45	7.542
Chicago_100yr24hr	8:50	7.265
Chicago_100yr24hr	8:55	7.012
Chicago_100yr24hr	9:00	6.778
Chicago_100yr24hr	9:05	6.563
Chicago_100yr24hr	9:10	6.362
Chicago_100yr24hr	9:15	6.176
Chicago_100yr24hr	9:20	6.002
Chicago_100yr24hr	9:25	5.839
Chicago_100yr24hr	9:30	5.687
Chicago_100yr24hr	9:35	5.543
Chicago_100yr24hr	9:40	5.408
Chicago_100yr24hr	9:45	5.28
Chicago_100yr24hr	9:50	5.159
Chicago_100yr24hr	9:55	5.045
Chicago_100yr24hr	10:00	4.936
Chicago_100yr24hr	10:05	4.833
Chicago_100yr24hr	10:10	4.735
Chicago_100yr24hr	10:15	4.641
Chicago_100yr24hr	10:20	4.552
Chicago_100yr24hr	10:25	4.466
Chicago_100yr24hr	10:30	4.385
Chicago_100yr24hr	10:35	4.307
Chicago_100yr24hr	10:40	4.231
Chicago_100yr24hr	10:45	4.159
Chicago_100yr24hr	10:50	4.09
Chicago_100yr24hr	10:55	4.024

Chicago_100yr24hr	11:00	3.96
Chicago_100yr24hr	11:05	3.898
Chicago_100yr24hr	11:10	3.839
Chicago_100yr24hr	11:15	3.781
Chicago_100yr24hr	11:20	3.726
Chicago_100yr24hr	11:25	3.673
Chicago_100yr24hr	11:30	3.621
Chicago_100yr24hr	11:35	3.571
Chicago_100yr24hr	11:40	3.523
Chicago_100yr24hr	11:45	3.476
Chicago_100yr24hr	11:50	3.43
Chicago_100yr24hr	11:55	3.386
Chicago_100yr24hr	12:00	3.344
Chicago_100yr24hr	12:05	3.302
Chicago_100yr24hr	12:10	3.262
Chicago_100yr24hr	12:15	3.223
Chicago_100yr24hr	12:20	3.185
Chicago_100yr24hr	12:25	3.148
Chicago_100yr24hr	12:30	3.112
Chicago_100yr24hr	12:35	3.077
Chicago_100yr24hr	12:40	3.043
Chicago_100yr24hr	12:45	3.01
Chicago_100yr24hr	12:50	2.977
Chicago_100yr24hr	12:55	2.946
Chicago_100yr24hr	13:00	2.915
Chicago_100yr24hr	13:05	2.885
Chicago_100yr24hr	13:10	2.856
Chicago_100yr24hr	13:15	2.827
Chicago_100yr24hr	13:20	2.799
Chicago_100yr24hr	13:25	2.772
Chicago_100yr24hr	13:30	2.745
Chicago_100yr24hr	13:35	2.719
Chicago_100yr24hr	13:40	2.693
Chicago_100yr24hr	13:45	2.669
Chicago_100yr24hr	13:50	2.644
Chicago_100yr24hr	13:55	2.62
Chicago_100yr24hr	14:00	2.597
Chicago_100yr24hr	14:05	2.574
Chicago_100yr24hr	14:10	2.552
Chicago_100yr24hr	14:15	2.53
Chicago_100yr24hr	14:20	2.508

Chicago_100yr24hr	14:25	2.487
Chicago_100yr24hr	14:30	2.466
Chicago_100yr24hr	14:35	2.446
Chicago_100yr24hr	14:40	2.426
Chicago_100yr24hr	14:45	2.407
Chicago_100yr24hr	14:50	2.388
Chicago_100yr24hr	14:55	2.369
Chicago_100yr24hr	15:00	2.35
Chicago_100yr24hr	15:05	2.332
Chicago_100yr24hr	15:10	2.315
Chicago_100yr24hr	15:15	2.297
Chicago_100yr24hr	15:20	2.28
Chicago_100yr24hr	15:25	2.263
Chicago_100yr24hr	15:30	2.247
Chicago_100yr24hr	15:35	2.23
Chicago_100yr24hr	15:40	2.214
Chicago_100yr24hr	15:45	2.199
Chicago_100yr24hr	15:50	2.183
Chicago_100yr24hr	15:55	2.168
Chicago_100yr24hr	16:00	2.153
Chicago_100yr24hr	16:05	2.138
Chicago_100yr24hr	16:10	2.124
Chicago_100yr24hr	16:15	2.11
Chicago_100yr24hr	16:20	2.095
Chicago_100yr24hr	16:25	2.082
Chicago_100yr24hr	16:30	2.068
Chicago_100yr24hr	16:35	2.055
Chicago_100yr24hr	16:40	2.042
Chicago_100yr24hr	16:45	2.029
Chicago_100yr24hr	16:50	2.016
Chicago_100yr24hr	16:55	2.003
Chicago_100yr24hr	17:00	1.991
Chicago_100yr24hr	17:05	1.979
Chicago_100yr24hr	17:10	1.966
Chicago_100yr24hr	17:15	1.955
Chicago_100yr24hr	17:20	1.943
Chicago_100yr24hr	17:25	1.931
Chicago_100yr24hr	17:30	1.92
Chicago_100yr24hr	17:35	1.909
Chicago_100yr24hr	17:40	1.898
Chicago_100yr24hr	17:45	1.887

Chicago_100yr24hr	17:50	1.876
Chicago_100yr24hr	17:55	1.865
Chicago_100yr24hr	18:00	1.855
Chicago_100yr24hr	18:05	1.844
Chicago_100yr24hr	18:10	1.834
Chicago_100yr24hr	18:15	1.824
Chicago_100yr24hr	18:20	1.814
Chicago_100yr24hr	18:25	1.804
Chicago_100yr24hr	18:30	1.795
Chicago_100yr24hr	18:35	1.785
Chicago_100yr24hr	18:40	1.776
Chicago_100yr24hr	18:45	1.766
Chicago_100yr24hr	18:50	1.757
Chicago_100yr24hr	18:55	1.748
Chicago_100yr24hr	19:00	1.739
Chicago_100yr24hr	19:05	1.73
Chicago_100yr24hr	19:10	1.721
Chicago_100yr24hr	19:15	1.713
Chicago_100yr24hr	19:20	1.704
Chicago_100yr24hr	19:25	1.696
Chicago_100yr24hr	19:30	1.687
Chicago_100yr24hr	19:35	1.679
Chicago_100yr24hr	19:40	1.671
Chicago_100yr24hr	19:45	1.663
Chicago_100yr24hr	19:50	1.655
Chicago_100yr24hr	19:55	1.647
Chicago_100yr24hr	20:00	1.639
Chicago_100yr24hr	20:05	1.631
Chicago_100yr24hr	20:10	1.624
Chicago_100yr24hr	20:15	1.616
Chicago_100yr24hr	20:20	1.608
Chicago_100yr24hr	20:25	1.601
Chicago_100yr24hr	20:30	1.594
Chicago_100yr24hr	20:35	1.587
Chicago_100yr24hr	20:40	1.579
Chicago_100yr24hr	20:45	1.572
Chicago_100yr24hr	20:50	1.565
Chicago_100yr24hr	20:55	1.558
Chicago_100yr24hr	21:00	1.551
Chicago_100yr24hr	21:05	1.545
Chicago_100yr24hr	21:10	1.538

Chicago_100yr24hr	21:15	1.531
Chicago_100yr24hr	21:20	1.525
Chicago_100yr24hr	21:25	1.518
Chicago_100yr24hr	21:30	1.512
Chicago_100yr24hr	21:35	1.505
Chicago_100yr24hr	21:40	1.499
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Chicago_100yr24hr	22:00	1.474
Chicago_100yr24hr	22:05	1.468
Chicago_100yr24hr	22:10	1.462
Chicago_100yr24hr	22:15	1.456
Chicago_100yr24hr	22:20	1.451
Chicago_100yr24hr	22:25	1.445
Chicago_100yr24hr	22:30	1.439
Chicago_100yr24hr	22:35	1.433
Chicago_100yr24hr	22:40	1.428
Chicago_100yr24hr	22:45	1.422
Chicago_100yr24hr	22:50	1.417
Chicago_100yr24hr	22:55	1.411
Chicago_100yr24hr	23:00	1.406
Chicago_100yr24hr	23:05	1.4
Chicago_100yr24hr	23:10	1.395
Chicago_100yr24hr	23:15	1.39
Chicago_100yr24hr	23:20	1.384
Chicago_100yr24hr	23:25	1.379
Chicago_100yr24hr	23:30	1.374
Chicago_100yr24hr	23:35	1.369
Chicago_100yr24hr	23:40	1.364
Chicago_100yr24hr	23:45	1.359
Chicago_100yr24hr	23:50	1.354
Chicago_100yr24hr	23:55	1.349
Chicago_100yr24hr	24:00	0

Chicago design storm, a 1019.2, b 0, c 0.731, Duration 240 minutes, r 0.3, rain units mm/hr.

Chicago_100yr4hr	0:00	5.122
Chicago_100yr4hr	0:05	5.409
Chicago_100yr4hr	0:10	5.738
Chicago_100yr4hr	0:15	6.119
Chicago_100yr4hr	0:20	6.565

Chicago_100yr4hr	0:25	7.098
Chicago_100yr4hr	0:30	7.745
Chicago_100yr4hr	0:35	8.553
Chicago_100yr4hr	0:40	9.594
Chicago_100yr4hr	0:45	10.997
Chicago_100yr4hr	0:50	13.01
Chicago_100yr4hr	0:55	16.203
Chicago_100yr4hr	1:00	22.264
Chicago_100yr4hr	1:05	40.822
Chicago_100yr4hr	1:10	314.277
Chicago_100yr4hr	1:15	62.374
Chicago_100yr4hr	1:20	38.336
Chicago_100yr4hr	1:25	28.645
Chicago_100yr4hr	1:30	23.295
Chicago_100yr4hr	1:35	19.837
Chicago_100yr4hr	1:40	17.393
Chicago_100yr4hr	1:45	15.56
Chicago_100yr4hr	1:50	14.128
Chicago_100yr4hr	1:55	12.973
Chicago_100yr4hr	2:00	12.02
Chicago_100yr4hr	2:05	11.217
Chicago_100yr4hr	2:10	10.531
Chicago_100yr4hr	2:15	9.937
Chicago_100yr4hr	2:20	9.416
Chicago_100yr4hr	2:25	8.956
Chicago_100yr4hr	2:30	8.545
Chicago_100yr4hr	2:35	8.177
Chicago_100yr4hr	2:40	7.844
Chicago_100yr4hr	2:45	7.542
Chicago_100yr4hr	2:50	7.265
Chicago_100yr4hr	2:55	7.012
Chicago_100yr4hr	3:00	6.778
Chicago_100yr4hr	3:05	6.563
Chicago_100yr4hr	3:10	6.362
Chicago_100yr4hr	3:15	6.176
Chicago_100yr4hr	3:20	6.002
Chicago_100yr4hr	3:25	5.839
Chicago_100yr4hr	3:30	5.687
Chicago_100yr4hr	3:35	5.543
Chicago_100yr4hr	3:40	5.408
Chicago_100yr4hr	3:45	5.28

Chicago_100yr4hr	3:50	5.159
Chicago_100yr4hr	3:55	5.045
Chicago_100yr4hr	4:00	0

Chicago design storm, a	440.69, b	0, c	0.696, Duration	240 minutes, r	0.3, rain units	mm/hr.
Chicago_5yr4hr	0:00	3.028				
Chicago_5yr4hr	0:05	3.19				
Chicago_5yr4hr	0:10	3.374				
Chicago_5yr4hr	0:15	3.587				
Chicago_5yr4hr	0:20	3.836				
Chicago_5yr4hr	0:25	4.131				
Chicago_5yr4hr	0:30	4.489				
Chicago_5yr4hr	0:35	4.934				
Chicago_5yr4hr	0:40	5.504				
Chicago_5yr4hr	0:45	6.268				
Chicago_5yr4hr	0:50	7.356				
Chicago_5yr4hr	0:55	9.064				
Chicago_5yr4hr	1:00	12.265				
Chicago_5yr4hr	1:05	21.818				
Chicago_5yr4hr	1:10	143.764				
Chicago_5yr4hr	1:15	32.694				
Chicago_5yr4hr	1:20	20.578				
Chicago_5yr4hr	1:25	15.594				
Chicago_5yr4hr	1:30	12.808				
Chicago_5yr4hr	1:35	10.992				
Chicago_5yr4hr	1:40	9.698				
Chicago_5yr4hr	1:45	8.723				
Chicago_5yr4hr	1:50	7.957				
Chicago_5yr4hr	1:55	7.336				
Chicago_5yr4hr	2:00	6.822				
Chicago_5yr4hr	2:05	6.388				
Chicago_5yr4hr	2:10	6.015				
Chicago_5yr4hr	2:15	5.691				
Chicago_5yr4hr	2:20	5.407				
Chicago_5yr4hr	2:25	5.155				
Chicago_5yr4hr	2:30	4.93				
Chicago_5yr4hr	2:35	4.727				
Chicago_5yr4hr	2:40	4.544				
Chicago_5yr4hr	2:45	4.377				
Chicago_5yr4hr	2:50	4.224				
Chicago_5yr4hr	2:55	4.084				

Chicago_5yr4hr	3:00	3.954
Chicago_5yr4hr	3:05	3.834
Chicago_5yr4hr	3:10	3.723
Chicago_5yr4hr	3:15	3.619
Chicago_5yr4hr	3:20	3.522
Chicago_5yr4hr	3:25	3.431
Chicago_5yr4hr	3:30	3.345
Chicago_5yr4hr	3:35	3.265
Chicago_5yr4hr	3:40	3.189
Chicago_5yr4hr	3:45	3.117
Chicago_5yr4hr	3:50	3.049
Chicago_5yr4hr	3:55	2.985
Chicago_5yr4hr	4:00	0

REPORT
Reporting Options
INPUT YES
CONTROLS NO
SUBCATCHMENTS ALL
NODES ALL
LINKS ALL

TAGS

MAP
DIMENSIONS 394895.55185 5513108.81825 396150.96315 5514452.59475
UNITS Meters

COORDINATES

Node	X-Coord	Y-Coord
J1	395781.885	5513556.779
J2	395915.201	5513559.565
OF1	395208.833	5513453.191
East_Pond	395930.669	5513614.203
SU-2Post	395317.166	5513485.043
West_Pond	395730.066	5513550.567

VERTICES

Link	X-Coord	Y-Coord
------	---------	---------

P1	395573.954	5513546.571
P1	395393.224	5513512.538

POLYGONS		
Subcatchment	X-Coord	Y-Coord
-----	-----	-----
S1	395599.522	5514372.505
S1	395871.684	5514295.036
S1	395978.715	5514202.276
S1	396093.899	5514197.18
S1	396085.99	5513785.849
S1	395782.22	5513791.586
S1	395654.774	5513795.337
S1	395652.197	5513810.585
S1	395632.025	5513834.614
S1	395603.103	5513931.946
S1	395597.648	5514061.498
S1	395581.284	5514141.957
S1	395603.103	5514211.505
S1	395579.92	5514339.694
S1	395599.522	5514372.505
S10	395776.259	5513525.777
S10	395645.704	5513528.397
S10	395646.693	5513556.649
S10	395776.974	5513553.34
S10	395776.259	5513525.777
S11	395772.714	5513419.022
S11	395672.936	5513422.676
S11	395652.187	5513401.927
S11	395644.081	5513422.982
S11	395644.04	5513484.421
S11	395645.704	5513528.397
S11	395776.259	5513525.777
S11	395772.714	5513419.022
S12	395782.22	5513791.577
S12	395893.808	5513789.045
S12	395891.483	5513720.142
S12	395809.599	5513721.986
S12	395781.993	5513705.422
S12	395782.22	5513791.577
S13	395797.283	5513418.206

S13	396074.493	5513408.976
S13	396068.278	5513169.899
S13	395791.35	5513197.647
S13	395791.596	5513206.485
S13	395791.764	5513212.553
S13	395791.972	5513220.022
S13	395797.283	5513418.206
S14	396080.747	5513602.091
S14	396080.747	5513581.119
S14	395914.84	5513586.108
S14	395916.271	5513623.17
S14	396081.141	5513617.59
S14	396080.747	5513602.091
S15	395893.808	5513789.036
S15	396015.946	5513786.847
S15	396085.99	5513785.84
S15	396083.197	5513715.053
S15	395891.453	5513720.143
S15	395893.808	5513789.036
S2	395604.451	5514212.918
S2	395584.294	5514142.685
S2	395601.651	5514053.732
S2	395599.481	5513934.406
S2	395632.025	5513834.605
S2	395652.197	5513810.576
S2	395669.905	5513705.741
S2	395667.505	5513595.866
S2	395646.586	5513551.692
S2	395640.488	5513550.335
S2	395245.84	5513462.523
S2	395248.54	5513772.393
S2	395196.719	5513807.849
S2	395196.719	5513923.764
S2	395195.355	5514152.866
S2	395161.263	5514171.958
S2	394963.526	5514180.14
S2	394952.616	5514238.78
S2	395067.167	5514335.603
S2	395061.712	5514380.605
S2	395129.898	5514391.514
S2	395354.909	5514384.696

S2	395414.912	5514300.146
S2	395579.92	5514342.421
S2	395604.451	5514212.918
S3	395756.815	5513792.433
S3	395782.22	5513791.586
S3	395782.444	5513725.111
S3	395782.444	5513717.376
S3	395781.742	5513706.677
S3	395776.974	5513553.34
S3	395646.693	5513556.658
S3	395667.505	5513595.857
S3	395669.905	5513705.732
S3	395669.043	5513705.309
S3	395654.774	5513795.328
S3	395733.797	5513793.2
S3	395756.815	5513792.433
S4	395797.283	5513418.206
S4	395797.483	5513418.199
S4	395791.35	5513197.647
S4	395645.634	5513212.999
S4	395646.18	5513247.945
S4	395659.285	5513269.787
S4	395648.91	5513280.707
S4	395652.187	5513401.927
S4	395672.936	5513422.676
S4	395797.283	5513418.206
S5	395646.586	5513551.692
S5	395644.04	5513484.421
S5	395644.081	5513422.982
S5	395653.279	5513402.473
S5	395652.187	5513401.927
S5	395646.726	5513282.892
S5	395658.739	5513268.695
S5	395646.726	5513250.676
S5	395645.088	5513212.453
S5	395263.025	5513223.877
S5	395258.138	5513259.06
S5	395244.456	5513288.378
S5	395245.84	5513462.523
S5	395646.586	5513551.692
S6	395866.153	5513720.721

S6	395865.064	5513552.053
S6	395867.352	5513552.011
S6	395848.759	5513552.284
S6	395818.512	5513552.729
S6	395776.974	5513553.34
S6	395781.993	5513705.422
S6	395809.599	5513721.986
S6	395866.153	5513720.721
S7	396083.197	5513715.053
S7	396081.141	5513617.59
S7	395916.271	5513623.17
S7	395913.497	5513551.332
S7	395865.065	5513552.062
S7	395865.339	5513594.539
S7	395866.153	5513720.73
S7	396083.197	5513715.053
S8	396074.493	5513408.976
S8	395910.745	5513414.438
S8	395913.497	5513551.332
S8	395914.84	5513586.108
S8	396080.747	5513581.119
S8	396074.493	5513408.976
S9	395913.497	5513551.332
S9	395910.745	5513414.438
S9	395772.714	5513419.022
S9	395776.974	5513553.34
S9	395913.497	5513551.332

Storage Node	X-Coord	Y-Coord
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SYMBOLS

Gage	X-Coord	Y-Coord
------	---------	---------

APPENDIX E

Property Ownership





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 647 658 899AA;7;1,2 26D73B .

LEGAL DESCRIPTION
PLAN 899AA
BLOCK 7
LOTS 1 AND 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;9;25;E

MUNICIPALITY: LETHBRIDGE COUNTY

Table with columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S), DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 26D73B, 20/04/1921, NOT EST-557DA

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
OF C/O THE MINISTER OF SUSTAINABLE RESOURCE DEVELOPMENT
9915-108 STREET
EDMONTON
ALBERTA T5K 2C9
(DATA UPDATED BY: CHANGE OF ADDRESS 091061650)

ENCUMBRANCES, LIENS & INTERESTS

Table with columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
SEPTEMBER, 2023 AT 03:39 P.M.

ORDER NUMBER: 48267274

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 647 640 899AA;6;31,32 77Z95

LEGAL DESCRIPTION
PLAN 899AA
BLOCK 6
LOTS 31 AND 32
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;9;25;E

MUNICIPALITY: LETHBRIDGE COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
77Z95	10/04/1948			TAX FOR-7883EX

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY MINISTER OF MUNICIPAL AFFAIRS
OF 9925-107 ST
EDMONTON
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
SEPTEMBER, 2023 AT 03:39 P.M.

ORDER NUMBER: 48267274

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 786 380 899AA;A,B,E 181 100 853

LEGAL DESCRIPTION

PLAN 899AA

BLOCK "A", "B" AND "E"

EXCEPTING THEREOUT:

PLAN	BLOCK	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD WIDENING	"B"	8010974	0.124	0.31
ROAD WIDENING	"E"	8010974	0.071	0.17

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;19;9;25;E

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 171 065 962

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 100 853	16/05/2018	TRANSFER OF LAND	\$380,000	\$380,000

OWNERS

PETER KLASSEN

AND

MARIA KLASSEN

BOTH OF:

BOX 99

PURPLE SPRINGS

ALBERTA T0K 1X0

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 100 853

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

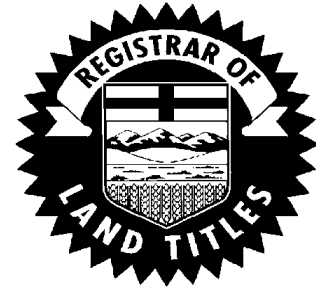
191 171 630 23/08/2019 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 ST NW
EDMONTON
ALBERTA
ORIGINAL PRINCIPAL AMOUNT: \$500,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
SEPTEMBER, 2023 AT 03:39 P.M.

ORDER NUMBER: 48267274

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

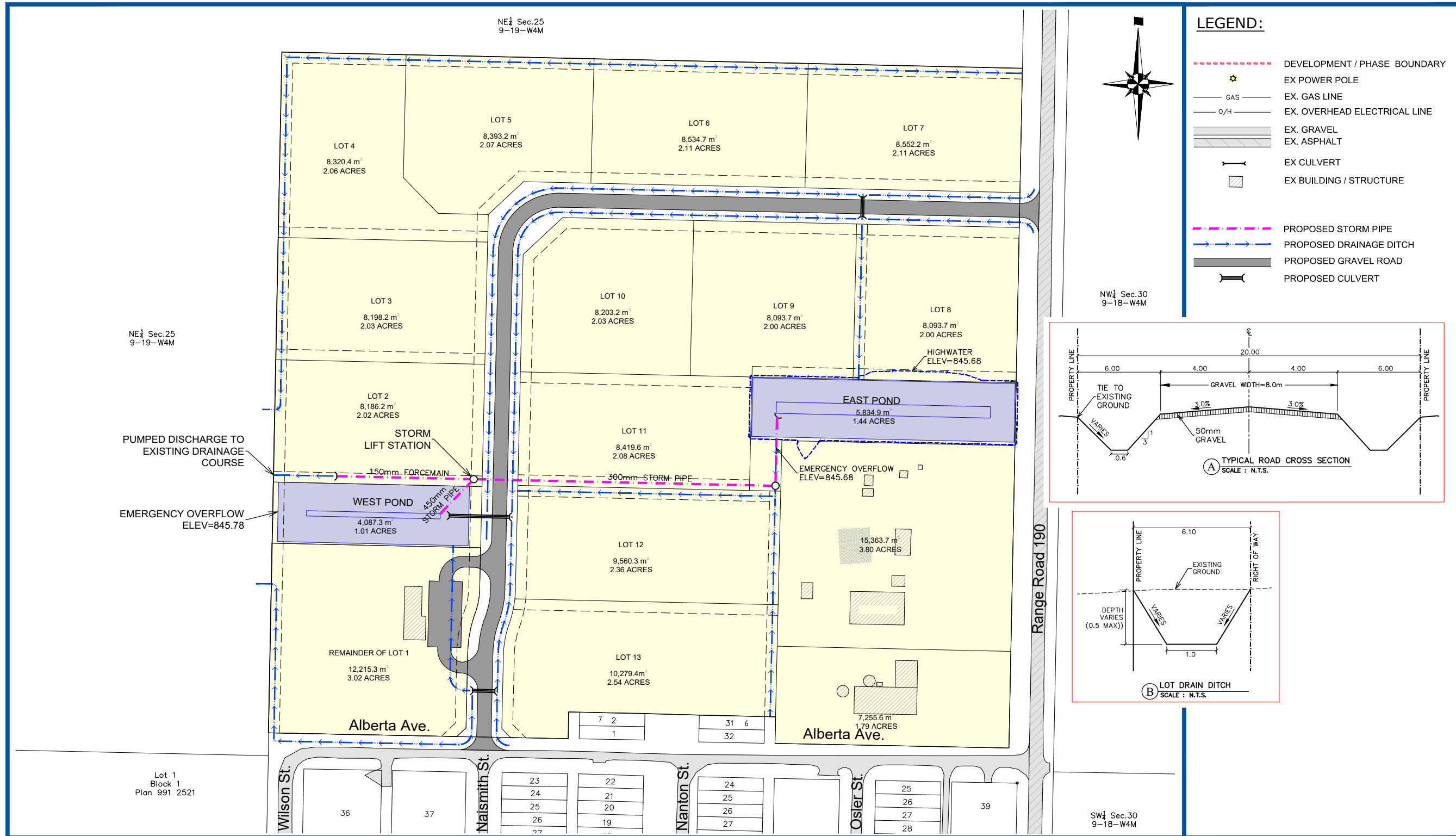
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

APPENDIX F

Stormwater Drainage Concept





Chin Town Expansion
 STORMWATER MANAGEMENT
 Mar 25, 2024

STORMWATER DRAINAGE CONCEPT
 Figure 6

240761CE

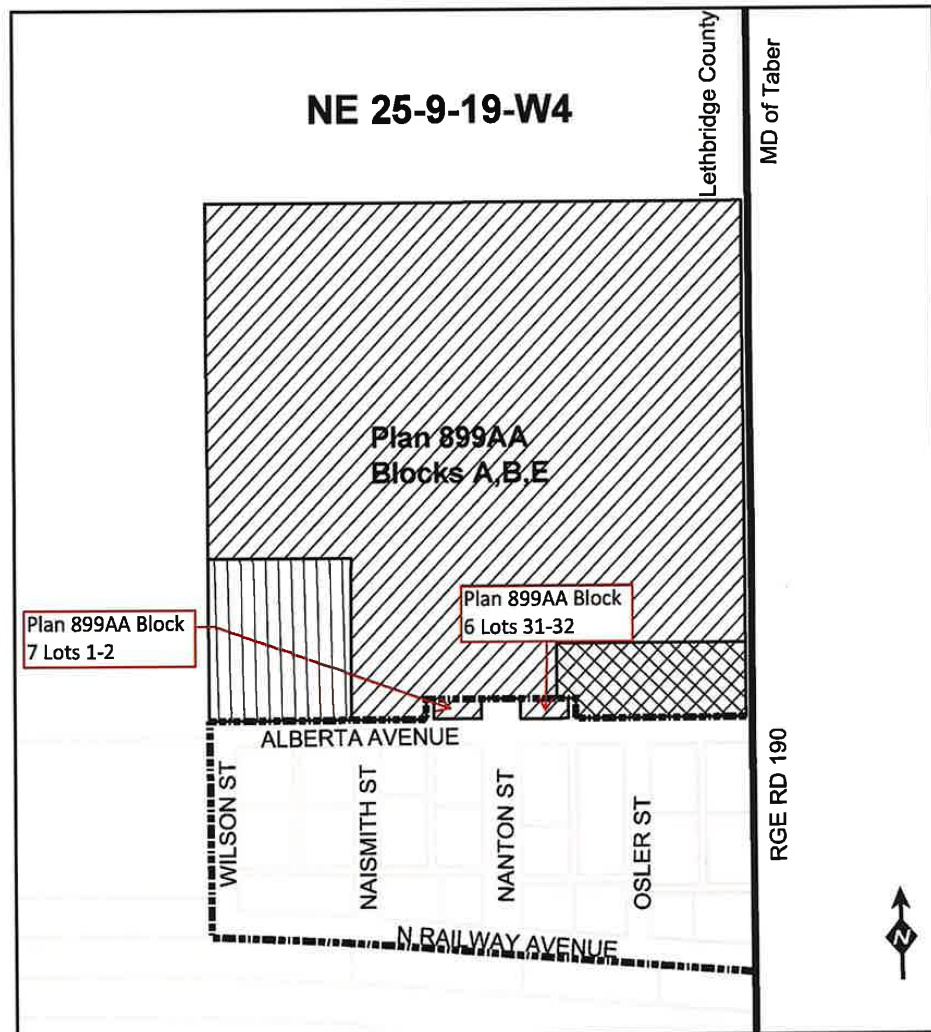
MARTIN
 GEOMATIC CONSULTANTS
 Consulting Engineers, Planners, and Land Surveyors
 255-31st Street North Lethbridge, Alberta T1H 3Z4
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-003







Bylaw 24-003 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-003 is to re-designate Plan 899AA Block A, Plan 899AA Block 7 Lots 1-2 and Plan 899AA Block 6 Lots 31-32 in the NE 25-9-19-W4 from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) and Business Light Industrial (BLI) as shown below;



Bylaw 24-003 - Land Use Bylaw Redesignation
Rural Urban Fringe (RUF) to Group Country Residential (GCR) and Business Light Industrial (BLI)

Parcels: Portions of 899AA; A, B, E, 899AA; 7; 1, 2, 899AA; 6; 31, 32 Located in NE 25-9-19-W

	Rural Urban Fringe (RUF) to Business Light Industrial (BLI) Approx 2 Acres		Parcel
	Rural Urban Fringe (RUF) to Group Country Residential (GCR) Approx 31		Hamlet of Chin
	Acres Rural Urban Fringe (RUF) Approx 3.3 Acres		Lethbridge County

AND WHEREAS the re-designation of the lands will allow for the future subdivision and development of the parcels for residential and business light industrial uses as per the Chin Grouped Country Residential Area Structure Plan;

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

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

GIVEN first reading this 4th day of April 2024.



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

1 st Reading	April 4, 2024
2 nd Reading	
Public Hearing	
3 rd Reading	



LETHBRIDGE COUNTY
APPLICATION FOR A
LAND USE BYLAW AMENDMENT
 Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: <u>January 8, 2024</u>	Assigned Bylaw No.	<u>24-003</u>
Date Deemed Complete: <u>January 10, 2024</u>	Application & Processing Fee:	\$ <u>1500.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. (Refer to sections 53(1))

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

APPLICANT INFORMATION

Name of Applicant: Douglas J. Bergen + Associates Ltd.

Mailing Address: PO Box 1667 **Phone:** 403-345-2116
Coaldale, AB **Phone (alternate):** _____
Fax: 403-345-2125

Postal Code: T1M1N3

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Peter Klassen</u>	Phone: <u>403-654-3335</u>
Mailing Address: <u>Box 1033</u>	Applicant's interest in the property:
<u>Coaldale, AB</u>	
Postal Code: <u>T1M1M8</u>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block A, B + E Plan 899AA
 OR Quarter NE Section 25 Township 09 Range 19

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Rural Urban Fringe

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

Grouped Country Residential + Rural General Industrial

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 32 acres

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

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 52 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

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

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

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

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in section 52(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;


If deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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


APPLICANT


REGISTERED OWNER
(If not the same as applicant)

DATE: Jan 8/24

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

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1404 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the municipal development plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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

Rezoning Application for Plan 899AA Blocks A, B & E – Landowner Peter Klassen

Descriptive Narrative

The proposed amendment to the Lethbridge County Land Use Bylaw No. 1404 to change the zoning of the subject lands, the subject property is located immediately north of the Hamlet of Chin. It is legally described as Blocks A, B & E on Plan 899AA. The proposed subdivided area is 'L' shaped with an existing homestead in the southeast corner. The 'L' shaped portion makes up some 32 acres of the original 41 acre parcel. The proposed rezoning will be from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) and Rural General Industrial (RGI).

The Hamlet of Chin Growth Study approved by a Resolution of County Council in June of 2020 makes way for the further subdivision of Blocks A, B & E. The overall parcel does not have St. Mary's River Irrigation District irrigation rights and is of an odd shape. Small irregular parcels without irrigation rights are greatly compromised as viable farming operations.

Part 7 Paragraph 3 of the Chin Growth Study recognizes that "future hamlet growth should be directed to land to the north (Blocks A, B and E, Plan 899AA)."

The property is currently farmed as dryland with a grain crop. The lack of irrigation rights prohibits strong consistent yields and therefore the subject 32 acres do not support a viable farming operation.

Opportunities

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

There is increasing demand for labour in the immediate area given the expansion of the McCain's food plant to the west as well as the expanded irrigation acres by St. Mary's River Irrigation District.

Vital utilities such as natural gas and electricity are readily available adjacent to the property which will facilitate servicing convenience.

Constraints

The site has limited agricultural viability given the irregular shape coupled with lack of irrigation access.

Access to Potable Water

The Hamlet of Chin does not have sanitary sewer infrastructure which limits the residential parcel size to a minimum of 2.0 acres for future development in order to accommodate a septic field/mound system.

The development proposal consists of 13 lots. Lot number 1 will be occupied by the Southern Alberta Christian Learning Centre as per Development Permit # 2023-112 and will remain as currently zoned – Rural Urban Fringe (RUF).

The remainder of the proposed residential lots will be zoned Grouped Country Residential (GCR) as governed by the Lethbridge County Land Use Bylaw. A gravel surface road is proposed to connect Alberta Ave with Range Road 19-0. The existing tire shop site would also be rezoned from Rural Urban Fringe (RUF) to Business Light Industrial (BLI).

It is envisioned that domestic potable water will be supplied to the lots in one or a combination of the following 3 alternatives:

1. Cisterns could be installed below grade or within the basement of the homes as a vessel to store water. Potable water would be delivered by truck.
2. The author of this plan has contacted several water well drillers to gain knowledge of the practicality of drilling for water on this site. Experienced drillers were confident that water would be available at reasonable depths.
3. The Hamlet of Chin is serviced by the County of Lethbridge Rural Water Association. The association has acknowledged that the system is currently at capacity and that no further units are available in the foreseeable future. The developer is providing a 6.0m (20'-0') utility right of way at the front of each lot to allow for future installation of a potable water pipeline should capacity become available.

It should be noted that all of the proposed lots are conditionally sold to buyers who are in agreement with cisterns as the method of providing potable water.

Domestic wastewater will be managed by means of individual on-site wastewater treatment systems for each lot.

Storm water drainage is proposed to be accommodated through the use of surface ditching/grassed drainage swales to convey the rainwater runoff. It is proposed to maintain the existing drainage. Excess drainage overflowing out of the existing ponding areas during major rainfall events will discharge to the Chin Reservoir via natural channels as per pre-development conditions.

A Private Sewage Treatment Systems (PSTS) will be installed on each lot. Sizing of the system will be determined by the number of occupants in the residence as it relates to the Alberta Private Sewage Systems Standard of Practice (Safety Codes Council 2021).

Existing one-wire, single phase overhead power lines operated by Fortis Alberta are present along the east side of Range Road 19-0. Fortis has confirmed that their infrastructure is adequate to support the proposed development and that they are receptive to the development proposal.

ATCO Gas has advised that there is an existing distribution line along the east side of Range Road 19-0. Preliminary discussions with ATCO have suggested that their infrastructure can support the development.

The developer is proposing that all 13 lots be serviced via a new gravel surface road with access off of RR 19-0 from the east and Alberta Ave from the south. The Municipal District of Taber has been notified of the intent of this ASP and will provide comment. New approaches for the access road will be constructed to meet Lethbridge County criteria. Culverts will be sized to meet County standards to ensure proper drainage along each side of the road.

ISL Engineering has provided a Traffic Memo which reports that traffic generated from this proposed development will not negatively impact the existing infrastructure and further that current roads have the capacity for the additional traffic.

NE 25-9-19-W4

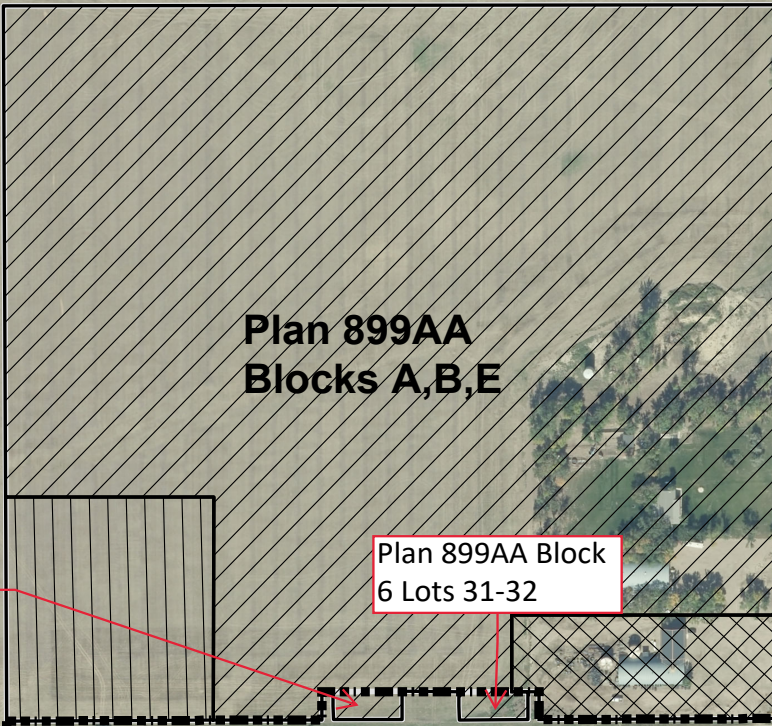
Lethbridge County

MD of Taber

**Plan 899AA
Blocks A,B,E**

Plan 899AA Block
7 Lots 1-2

Plan 899AA Block
6 Lots 31-32



RGE RD 190



**Bylaw 24-003 - Land Use Bylaw Redesignation
Rural Urban Fringe (RUF) to Group Country Residential (GCR) and Business Light Industrial (BLI)**

Parcels: Portions of 899AA; A,B,E, 899AA; 7; 1,2, 899AA; 6; 31,32 Located in NE 25-9-19-W

-  Rural Urban Fringe (RUF) to Business Light Industrial (BLI) Approx 2 Acres
-  Rural Urban Fringe (RUF) to Group Country Residential (GCR) Approx 31
-  Acres Rural Urban Fringe (RUF) Approx 3.3 Acres

-  Parcel
-  Hamlet of Chin
-  Lethbridge County



**Alberta Health
Services**

Healthy Albertans.
Healthy Communities.
Together.



January 25, 2024

Land Use Bylaw 24-002 and 24-003 (Chin ASP)

Attention:

Hilary Janzen
Manager, Planning and Development
Lethbridge County

RE: LUB 24-002 and 24-003 (Chin Area Structure Plan), County of Lethbridge

In response to the request for comment on the above noted area structure plan, we have reviewed the information and wish to provide the following comments:

- The feasibility of maintaining potable water should be confirmed considering the proposed school. Adequate water for emergency response should also be available. AHS supports connection to a communal/municipal potable water system if possible.
- The impact of nearby industrial expansion should be considered on the proposed residences and the proposed school.
- Private sewage treatment systems were proposed. If services become available, AHS supports connection to a communal/municipal wastewater treatment system at that time.
- AHS advises a garbage collection program to avoid nuisances due to garbage accumulation, pests, or burning.

If you require any further information, please call me at 403-562-5030.

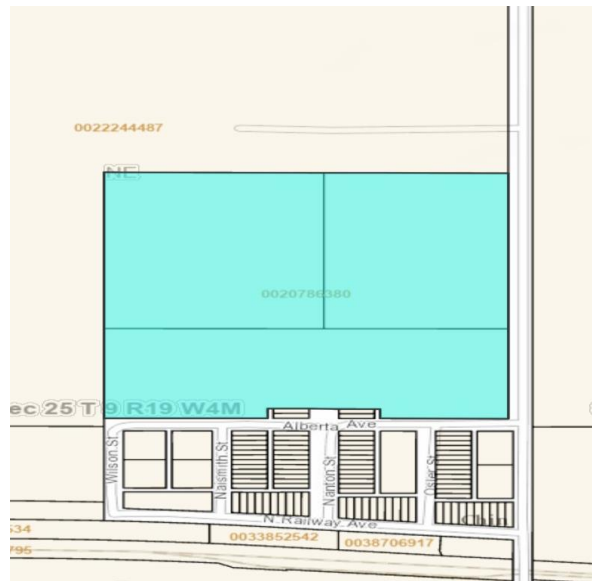
Wade Goin, B.Sc., BEH, CPHI(c)
Executive Officer/Public Health Inspector
Alberta Health Services

Environmental Public Health
Crownsnest Pass Community Health (Box 67) Blairmore, AB, T0K 0E0
www.albertahealthservices.ca/esp.asp

Transportation and Economic Corridors Notice of Referral Decision

Statutory Plan in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 24-002 and Bylaw 24-003	Highway(s):	3
Legal Land Location:	QS-NE SEC-25 TWP-009 RGE-19 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2024-02-07 12:00:20	AT Reference #:	RPATH0040010
Description of Development:	An application has been submitted for an Area Structure Plan (Bylaw 24-002) and to also redesignate the parcels (Bylaw 24-003) as shown on the enclosed map. The Area Structure Plan is completed in accordance with the County Municipal Development Plan and the Hamlet of Chin Growth Study. The resignation (Bylaw 24-003) is from Rural Urban Fringe to Grouped Country Residential and Business Light Industrial. The applicant is requesting the redesignation to allow for the future subdivision of the parcels as per the submitted plan. If you have any comments or concerns regarding this application, please contact me by February 9, 2024.		



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

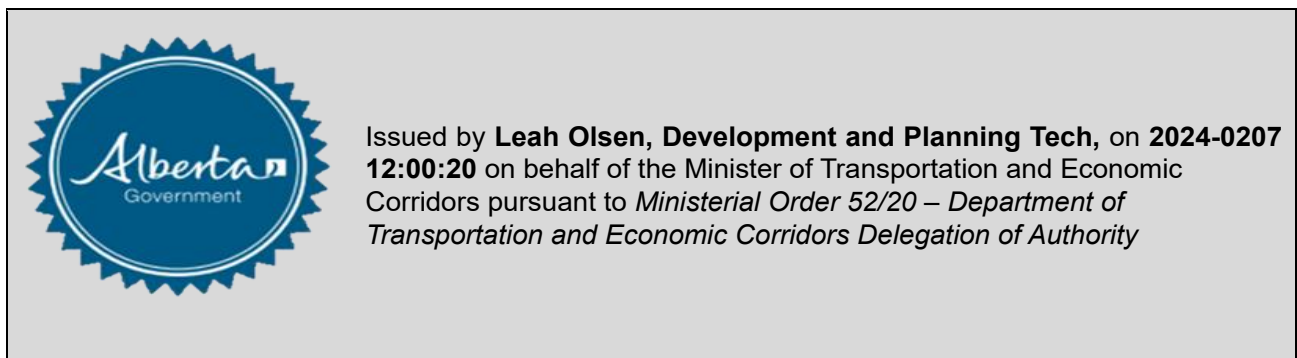
Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

The appendices with this submission includes a trip generation memo by ISL, concluding with the assumption of minimal impacts on the existing traffic operation because the new peak hour trips are less than 100 (33 AM peak hour trips). Transportation and Economic Corridors TIA guidelines do not dictate this limit of 100 new peak hour trips, however, if the number of trips is low and there is no other complexity or concerns, a traffic memo is required. The traffic memo should briefly discuss the proposed development (12 residences + one school), new trips, development timeline, background traffic and future growth, potential impacts on nearby highway (Highway 3 in this case) and then conclude whether any upgrades are required or not. No capacity analysis is required.

Traffic Impact Assessment (TIA) Memorandum will be required. <https://open.alberta.ca/publications/traffic-impact-assessment-guidelines>

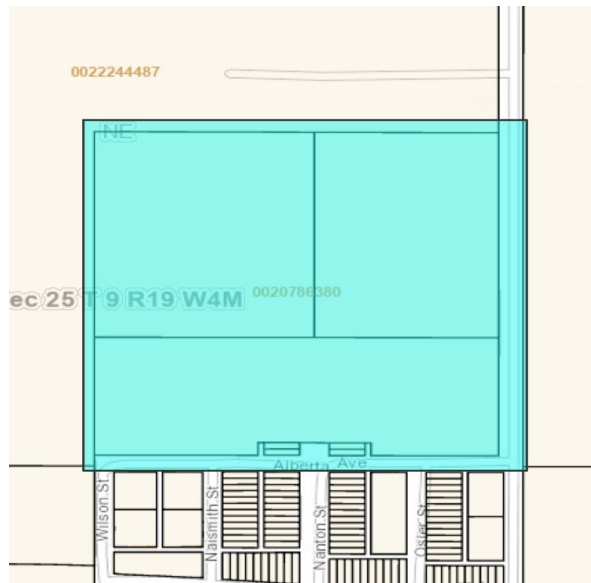
- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Alberta Transportation and Economic Corridors Traffic Impact Assessment Review

Permit Number :	RPATH0041072	Highway(s):	3
Applicant Name:	Douglas Bergen douglas@bergenassociates.com		
Legal Land Location:	NE 25-9-19-W4M	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Lethbridge
Issued Date:	2024-02-28 13:18:05		
Project Scope:	Submission of Traffic Impact Assessment		
Description of Development:	ISL Engineering and Land Services Ltd. (ISL) was retained by Douglas Bergen & Associates Ltd. to determine the trip generation of a 13-lot country residential and school development in the Hamlet of Chin, Municipal District (MD) of Taber, Alberta. The school will have 70 students and 6 teachers. The development is located just north of Highway 3 and west of Range Road 19-0. As part of the development, Naismith Street is proposed to be extended north and access to each lot is off the extended segment of Naismith Street. The lots, roads and school are anticipated to be constructed in September 2024. The houses on the residential lots will be built when a buyer purchases the lot.		




Classification: Protected A

This will acknowledge receipt of the above referenced traffic impact assessment (TIA). The department accepts the conclusions and recommendations of the TIA.

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

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, additions, or require additional information.



Issued by **Leah Olsen, Development and Planning Tech**, on **2024-0228 13:18:05** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

4105 7 Street SE Calgary, AB T2G 2Y9 T: 403.254.0544 F: 403.254.9186

February 15, 2024

Our Reference: 28449

Douglas Bergen & Associates Ltd.

PO Box 1667
Coaldale, Alberta
T1M 1N3

Attention: Douglas Bergen

Dear Sir:

Reference: Chin Subdivision Trip Generation

1.0 Introduction

ISL Engineering and Land Services Ltd. (ISL) was retained by Douglas Bergen & Associates Ltd. to determine the trip generation of a 12-lot country residential and school development in the Hamlet of Chin, Municipal District (MD) of Taber, Alberta. The school will have 70 students and 6 teachers.

The development is located just north of Highway 3 and west of Range Road 19-0. As part of the development, Naismith Street is proposed to be extended north and access to each lot is off the extended segment of Naismith Street. Figure 1 shows the site plan.

The lots, roads and school are anticipated to be constructed in September 2024. The houses on the residential lots will be built when a buyer purchases the lot.

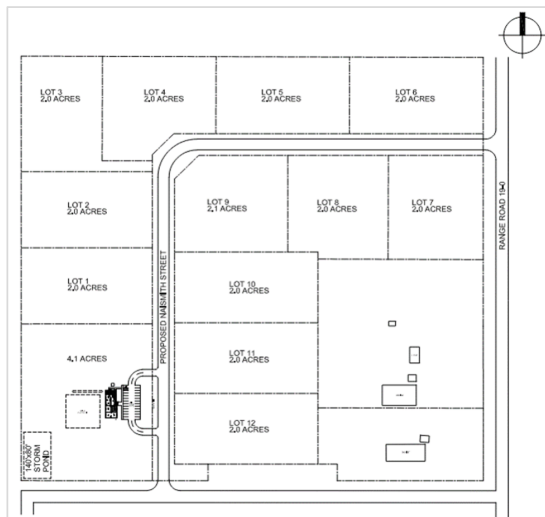


Figure 1: Site Plan

2.0 Trip Generation

In the MD's General Standards of Development in Schedule 5 of the Land Use Bylaw No. 1677, the guideline does not indicate when a TIA is required to be undertaken. Per typical engineering standards, a site that generates less than 100 trips during the commuter peak hour (between 7-9 AM and 4-6 PM) does not require a TIA.

For the 12 residential lots, the single-family trip generation rates from the ITE Trip Generation Manual, 11th Edition, was referenced. This manual is an industry accepted manual to estimate traffic.

- Single Family Residential (ITE Rates):
 - **AM Peak: 0.70 trips / hour / unit: 9 trips per hour**
 - **PM Peak: 0.94 trips / hour / unit: 12 trips per hour**

As there are no trip generation rates for rural schools in the ITE Manual, the following were assumed. The school times are 8:30 AM to 3:00 PM. Due to the rural location of the school, 90% of the students (63 students) are expected to be bussed to school on 2 buses while 10% of the students (7 students) are expected to be dropped off.

- School AM Start:
 - 2 buses: 2 trips in and 2 trips out
 - 6 teachers: 6 trips in
 - 7 student Drop offs: 7 trips in and 7 trips out
 - **AM Peak Total: 24 trips (15 trips in, 9 trips out)**
- School PM End:
 - As the school hours end outside of the typical PM commuter peak (4-6 PM), no trips are generated in the PM peak.
 - **PM Peak Total: 0 trips**

In total, there are **33 trips in the AM peak and 12 trips in the PM peak**. This is a negligible amount of traffic and should have minimal impact on existing traffic operations.

3.0 Highway Traffic

The latest traffic volumes on Highway 3 at Range Road 19-0 were downloaded from Alberta Transportation and Economic Corridors' (ATEC) website. In 2022, the Average Annual Daily Traffic (AADT) was 8,080 vehicles per day (vpd) while the Average Summer Daily Traffic (ASDT) was 8,860 vpd. As compared to the 10-year traffic history in 2012, the AADT (8,100 vpd) declined by -0.02% per year while the ASDT (8,650 vpd) grew by 0.24% per year. Based on the preceding, there is very minimal growth on Highway 3 at Range Road 19-0.

As compared to the Highway 3 peak hour traffic volumes (857 and 860 vehicles per hour in the AM and PM, respectively), the development will increase the traffic on Highway 3 by 4% and 1% in the AM and PM peak, respectively. This is a negligible amount and should have minimal impact on Highway 3, thus upgrades to the highway are not required.

4.0 Closing

From the transportation review of the proposed 12 country residential homes and school, the following conclusions are drawn:

- The development generates at most 33 and 12 additional trips per hour in the AM and PM peaks, respectively. The amount of traffic generated is negligible and will have minimal impact on existing traffic operations.
- On Highway 3 at Range Road 19-0, there has been minimal growth over the last 10 years.
- The development will increase the traffic on Highway 3 by 4% and 1% in the AM and PM peak, respectively. This is a negligible amount and should have minimal impact on Highway 3, thus upgrades to the highway are not required.

If any additional information is required, please contact the undersigned at your convenience.

Sincerely,



Alex Ho, P.Eng., PTOE
Manager, Traffic Engineering

From: [Glodzinski, Claudia](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003
Date: Friday, February 02, 2024 10:29:06 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Janzen,

No concerns from ATCO as I am currently working on servicing these lots already for this developer.

Thanks,

Claudia Glodzinski

Engineer in Training, South District Engineering
Natural Gas

E. claudia.glodzinski@ATCO.com

C. 403-304-5076

A. 410 Stafford Dr N, Lethbridge, AB, T1H 2A9

OH. 7:30am – 4:00pm Mon-Fri



[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Wednesday, January 10, 2024 9:21 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca)
<SouthZone.EnvironmentalHealth@ahs.ca>; mazzarello@smrid.com; Telus Referrals (All)
(circulations@telus.com) <circulations@telus.com>; South District Engineering
<SouthDistrictEngineering1@atco.com>; South Land Administration
<SouthLandAdministration@atco.cul.ca>; Taber MD Brian <BPears@mdtaber.ab.ca>; FortisAlberta
Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Cc: Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>
Subject: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Please see the attached referral from Lethbridge County. Comments area due February 10, 2024.

Thank you,



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From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003
Date: Thursday, January 11, 2024 2:09:43 PM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed redesignation.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas

P. 403 245 7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Wednesday, January 10, 2024 9:21 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; mazzarello@smrid.com; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; South District Engineering <SouthDistrictEngineering1@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Taber MD Brian <BPeers@mdtaber.ab.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Cc: Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>
Subject: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

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Thank you,



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From: [Jazlyn Pedersen](#)
To: [Hilary Janzen](#)
Cc: [Brian Peers](#); [Tom Anderson](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003
Date: Monday, February 05, 2024 3:00:26 PM

Good afternoon,

The MD of Taber Development Authority made the following motion in regard to IDP Referral for Bylaw 24-002 & Bylaw 24-003 at their SDA meeting on February 5, 2024 :

RESOLUTION # : 2024-0-036

Moved By : Merrill Harris

That the Subdivision and Development Authority authorizes Administration to respond to the Lethbridge County advising Lethbridge County ensure the following are addressed within the proposed Area Structure Plan: Chin Grouped Country Residential:

- No additional approaches will be permitted off of Rge Rd 19-0
- Require a minimum 15m radius on all intersecting roads to Rge Rd 19-0

Carried

Please reach out with any questions or concerns on this, have a great day!

From: Jazlyn Pedersen <JPedersen@mdtaber.ab.ca>
Sent: Monday, January 29, 2024 2:27 PM
To: Hilary Janzen <hjanzen@lethcounty.ca>
Cc: Brian Peers <BPeers@mdtaber.ab.ca>; Tom Anderson <TAnderson@mdtaber.ab.ca>
Subject: RE: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

Good afternoon Hilary,
Bylaw 24-002 & 24-003 will be presented to the MD of Taber Development Authority at their upcoming meeting on February 5, 2024. I will let you know if there were any concerns following the meeting.

Have a good week!

From: Brian Peers <BPeers@mdtaber.ab.ca>
Sent: Wednesday, January 10, 2024 10:09 AM
To: Bonnie Brunner <bonniebrunner@orrs.com>; Tom Anderson <tja.ab@outlook.com>; Jazlyn Pedersen <JPedersen@mdtaber.ab.ca>
Subject: Fwd: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

Brian Peers
Director of Municipal Lands Planning and Development.
Municipal District of Taber
4900B -50th Street
Taber, AB
T1G 1T2
Phone: 403-223-3541 (ext 128)
Cell: 403-715-0985
Fax: 403-223-1799
Website: www.mdtaber.ab.ca

Sent from my iPhone

Begin forwarded message:

From: Hilary Janzen <hjanzen@lethcounty.ca>
Date: January 10, 2024 at 9:45:29 AM MST
To: "Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca)" <SouthZone.EnvironmentalHealth@ahs.ca>, "Telus Referrals (All) (circulations@telus.com)" <circulations@telus.com>, mazzarello@smrid.com, "ATCO Pipelines (SouthDistrictEngineering1@atco.com)" <SouthDistrictEngineering1@atco.com>, "ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com)" <southlandadmin@atcogas.com>, Brian Peers <BPears@mdtaber.ab.ca>, "FortisAlberta Inc. - Referrals (landserv@fortisalberta.com)" <landserv@fortisalberta.com>
Cc: "Leah Olsen (leah.olsen@gov.ab.ca)" <leah.olsen@gov.ab.ca>
Subject: **FW: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003**

Good Morning,

The last files sent were too large, please see the revised documents for your review and response.

Thank you,

[[cid:image001.png@01DA43A5.61A57870](#)]

From: Hilary Janzen
Sent: Wednesday, January 10, 2024 9:21 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; mazzarello@smrid.com; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Taber MD Brian <BPears@mdtaber.ab.ca>;

FortisAlberta Inc. - Referrals (landserv@fortisalberta.com)
<landserv@fortisalberta.com>
Cc: Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>
Subject: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

Please see the attached referral from Lethbridge County. Comments area due February 10, 2024.

Thank you,

[[cid:image001.png@01DA43A5.61A57870](#)]



From: [circulations](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003
Date: Wednesday, January 24, 2024 10:37:40 AM
Attachments: [image002.ipg](#)
[image003.jpg](#)

Good Morning,

Thank you for including TELUS in your circulation
At this time, TELUS has no concerns with the proposed activities.

Thanks,

Jaylene Perkins (*she/her*)
Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
18811 107 Avenue NW, Edmonton, AB T5S 2L9
The future is friendly®
circulations@telus.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Wednesday, January 10, 2024 9:44 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca)
<SouthZone.EnvironmentalHealth@ahs.ca>; circulations@telus.com>;
mazzarello@smrid.com; ATCO Pipelines (SouthDistrictEngineering1@atco.com)
<SouthDistrictEngineering1@atco.com>; ATCO Gas - Referrals Lethbridge
(southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Taber MD Brian
<BPears@mdtaber.ab.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com)
<landserv@fortisalberta.com>
Cc: Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>
Subject: FW: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments.
| Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des
pièces jointes.

Good Morning,

The last files sent were too large, please see the revised documents for your review and response.

Thank you,



From: Hilary Janzen

Sent: Wednesday, January 10, 2024 9:21 AM

To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca)
<SouthZone.EnvironmentalHealth@ahs.ca>; mazzarello@smrid.com; Telus Referrals (All)
(circulations@telus.com) <circulations@telus.com>; ATCO Pipelines
(SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; ATCO Gas -
Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Taber MD
Brian <BPeers@mdtaber.ab.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com)
<landserv@fortisalberta.com>

Cc: Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>

Subject: Lethbridge County Referral - Bylaw 24-002 and Bylaw 24-003

Please see the attached referral from Lethbridge County. Comments area due February 10, 2024.

Thank you,



AGENDA ITEM REPORT



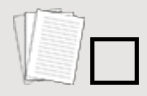
Title: Bylaw 24-004 - Re-designate Plan 1611089 Blocks 1 Lot 1 and Plan 1611089 Block 2 Lot 1 from Urban Fringe to Direct Control- Public Hearing
Meeting: Council Meeting - 16 May 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 07 May 2024
Approved - 09 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made by the Blood Tribe to re-designate Plan 1611089 Blocks 1 Lot 1 and Plan 1611089 Block 2 Lot 1 from Urban Fringe to Direct Control.

RECOMMENDATION:

That Bylaw 24-004 be read a second time.
That Bylaw 24-004 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed bylaw will allow the Blood Tribe to development the lands as per the Direct Control District. If the Blood Tribe lands become designated Reserve lands the Blood Tribe does not have to apply to the County for any development permits.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use designation.

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 1611089 Blocks 1 Lot 1 and Plan 1611089 Block 2 Lot 1 from Rural Urban Fringe to Direct Control. The intent of this application is to allow for the future subdivision and development of the parcel for a casino/conference centre area, commercial, light industrial, and residential purposes.

The Blood Tribe has met on several occasions with County Administration with regards to the future of the lands they purchased. The intent of the Blood Tribe is to have the status of these lands changed to Reserve Status, effectively removing them from Lethbridge County. Until the lands change status the development of these lands are subject to Lethbridge County bylaws and standards. As the process to gain Reserve Status of the lands takes time, the Blood Tribe has decided to pursue the rezoning of the lands to potentially start the development of the lands as described in the Direct Control District.

The Direct Control was referred to external agencies and comments were received from:

- Town of Coalhurst
 - that a review and modification of the HWY 3 intersection to the east of the development take place
 - Regarding emergency services, that there be on-site services or alternatives secured other than the Town of Coalhurst.
- Alberta Transportation
 - the development in the area will be subject to a Traffic Impact Assessment and Stormwater Management Plan
- Alberta Health Services
 - no concerns, provided all pertinent bylaw and standards are compiled with
- Lethbridge Northern Irrigation District (LNID)
 - that all appropriate setbacks are adhered to
 - that the irrigation rights area transferred if lands are not being irrigation
 - If irrigation water is required for other purposes that a Water Conveyance Agreement be entered into
 - Any infrastructure or alterations to the LNID works are at the sole cost of the applicant.
- ATCO Gas - no concerns
- ATCO Pipeline - no concerns
- Telus - no concerns

In reviewing the proposed Direct Control District Administration has the following comments:

- Although this area has not been identified as an industrial-commercial area of development in the County's MDP or Industrial/Commercial Land Use Strategy, County Administration has met with representatives of the Blood Tribe over the last number of years to discuss the Blood Tribes goals and objectives regarding this property and future development.
- The area is suitable for commercial and light industrial development as it is in close proximity to Highways 3 and 509.
- The proposed residential development, located south of the commercial/industrial area is next to an existing approved Grouped Country Residential area along the coulee's.
- If the development starts while still under the County's jurisdiction supporting documents will be required as part of the development as outlined in the Direct Control District including a Storm-water Management Plan, Geo-technical Assessment, Lot Grading Plan, Historical Resources Act approval, and a Traffic Impact Assessment. Other requirements and standards have also been included in the direct control that mirror the County's Land Use Bylaw.
- The approval authority for this Direct Control will be County Council unless they delegate that authority to the Development Authority.
- This land will be designated at some point as Reserve Lands and once that occurs the lands will not be subject to any of the County's statutory plans or guiding documents but there will be discussions between the County and the Blood Tribe with regards to upgrades to Range Road 22-5 which will remain under the County's jurisdiction.

The notice of public hearing was mailed out to affected landowners within a 2.0km radius of the subject lands and advertised in the April 30 and May 7 editions of the Sunny South News. A group of

landowners have submitted their concerns and opposition to the proposed development as attached to this report.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of the Bylaw.

Pros- may address some concerns identified at the public hearing

Cons - may impact the relationship between Lethbridge County and the Blood

County Council may amend the Direct Control Bylaw.

Pros - this may address any potential issues as identified at the public hearing

Cons - none identified

County Council may table second reading of the bylaw in order to gather more information from the applicant.

Pros - additional information could address issues identified at the public hearing.

Cons - none identified.

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's tax rate if the lands were developed while still part of Lethbridge County.

LEVEL OF PUBLIC PARTICIPATION:

Inform

Consult

Involve

Collaborate

Empower

ATTACHMENTS:

[Bylaw 24-004 - Blood Tribe- Amendment to LUB](#)

[Rezoning Application - RUF to DC](#)

[AT Comments February 2 2024](#)

[Coalhurst Comments Feb 22 2024](#)

[LNID Reply Ltr_LUB APP 24-004 RUF to DC NE & SE 19-09-22-4](#)

[Telus Comments](#)

[ATCO Pipelines Comments](#)

[ATCO Gas Comments](#)

[Adjacent landowner concerns_Redacted](#)

[Chapman Comments - Proposed Bylaws 24-004](#)

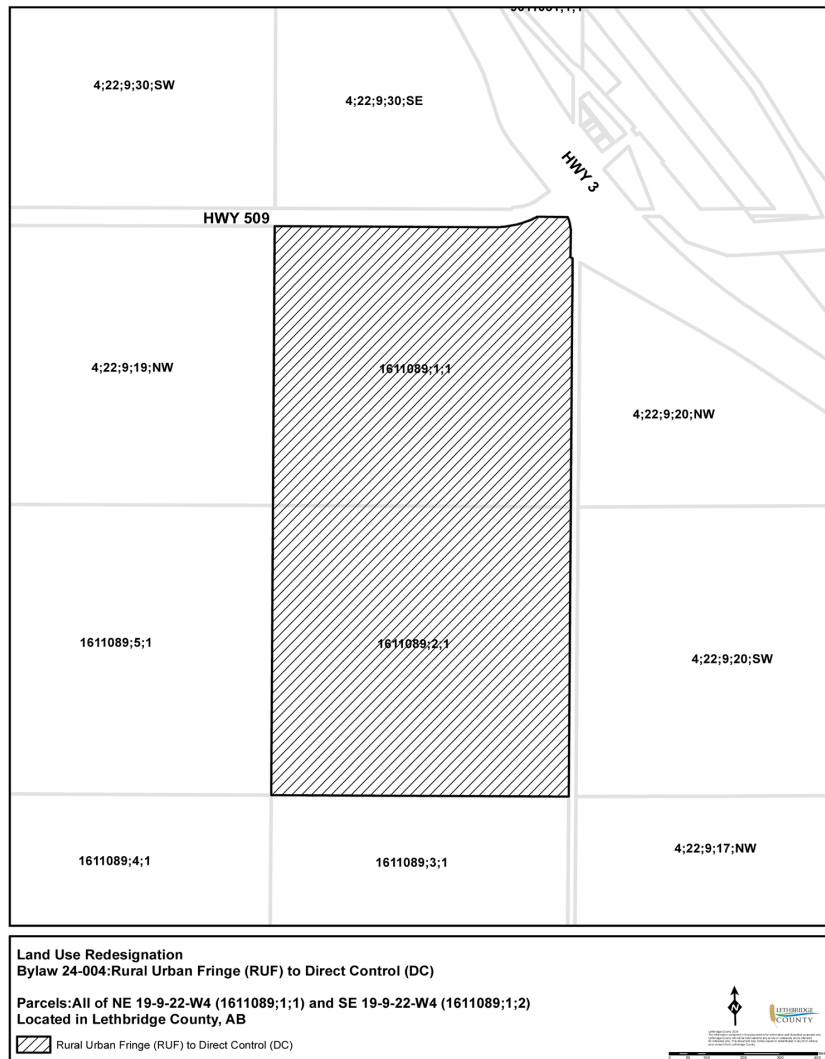
[Council Letter](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-004

Bylaw 24-004 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-004 is to re-designate Plan 1611089 Block 1 Lot 1 and Plan 1611089 Block 2 Lot 1, from Rural Urban Fringe (RUF) to Direct Control (D.C.);



AND WHEREAS the purpose of proposed Bylaw 24-004 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

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

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the

Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

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

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

GIVEN first reading this 4th day of April 2024.

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

1 st Reading	April 4, 2024
2 nd Reading	
Public Hearing	
3 rd Reading	

SCHEDULE A

DIRECT CONTROL

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:

- Plan 1611089 Block 1 Lot 1
- Plan 1611089 Block 2 Lot 1

To permit a mixed-use development on the parcels in accordance with the attached Site Plan.

2. USES

Area A – Casino/Conference Centre Area

- Accessory Buildings and Structures
- Arts and Culture Centre
- Campgrounds and Recreational Vehicle Parks
- Casino
- Childcare Facilities
- Conference Centre
- Hotel
- Equestrian Facility
- Medical Offices or Clinics
- Offices
- Public/Institutional Uses
- Playgrounds, Parks, Sports fields
- Recreation, Minor
- Restaurant/Cafe
- Riding Academy and Arenas (Commercial)
- Rodeo Grounds
- Signs (Type 1, 2 or 3)

Area B – Residential Area

- Accessory Buildings and Structures
- Dwellings:
 - Single detached Site Built
 - Single Detached Manufactured Homes 1
 - Single Detached Manufactured Homes 2
 - Single Detached Ready-to-Move
 - Single Detached Moved-in
 - Semi-Detached
 - Multi-unit
- Home Occupations 1 and 2
- Playgrounds, Parks, Sports fields
- Secondary Suites

Area C – Commercial Area

- Accessory Buildings and Structures
- Banks/Financial Institutions
- Bars/Lounges
- Big Box/Comprehensive Retail
- Business support Services
- Childcare Facilities
- Convenience Stores
- Greenhouses/Garden Centres
- Liquor Stores
- Medical Offices or Clinics
- Grocery Stores
- Playgrounds, Parks, Sports fields
- Public/Private Utilities
- Personal Service Outlets
- Professional Services
- Retail Sales
- Retail Cannabis Sales
- Restaurants
- Services Stations/Gas Bar
- Signs (Type 1, 2 or 3)
- Solar Collectors, Individual
- Technology Centres/Hubs

X:\Executive Files\115 Bylaws\2024 Bylaws\Bylaw 24-004 – Blood Tribe – Amendment to LUB.doc

Area D – Light Industrial Area

- Accessory Buildings and Structures
- Automotive Repair and Service Shops
- Automotive and Equipment Sales
- Automotive Detail
- Barns
- Building and Contractor Sales
- Business support Services
- Car/Truck Washes
- Cartage/Moving Services
- Greenhouses/Garden Centres
- Industrial Processing and Manufacturing
- Outdoor Storage
- Playgrounds, Parks, Sports fields
- Professional Services
- Public/Private Utilities
- Recreational Vehicle Storage
- Recreation, Minor
- Services Stations/Gas Bar
- Solar Collectors, Individual
- Signs (Type 1, 2 or 3)
- Technology Centres/Hubs
- Veterinary Clinics, Large and small animal

3. DEFINITIONS

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

4. Site Plan

- The proposed development will be developed as per the attached site plan.
- The County may request a more detailed site plan to be professionally prepared and provided to Council for any aspect of development at the development permit process stage.
- Any proposed development deviations from the approved site plan shall require Council's approval and an updated site plan may be required to be provided in such circumstances.

5. MINIMUM YARD SETBACK REQUIREMENTS

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to centerline of County Roads – 38.1 metres (125 feet)
- Setback to centerline of designated provincial highway – 70 meters (230 feet)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 4.0 meters (13'-1.5") from the principal buildings and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

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

8. SIGN REGULATIONS

- As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. At the subdivision or Development Permit stage, a Storm Water Management Plan by a certified professional engineer shall be submitted.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- Parking for the parcel will be as per the Lethbridge County Land Use Bylaw
- Any additional standards as required by Council or the Development Officer.
- The developer is responsible for obtaining any Provincial approvals as required
- All road associated with the mixed-use development will be constructed and maintained by the developer as private roads.

- This land is identified as Historical Resources 5a,p and the developer would require Historical Resources Act Approval if required
- Due to the development being adjacent to Highway 509 and in proximity to Highway 3, the developer will be responsible for providing a Traffic Impact Assessment (TIA) to Alberta Transportation and Economic Corridors as required and installing/constructing any improvements to the highways as required in the TIA

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the mixed-use development, including potable water and wastewater.
- Geotechnical Report
- An Area Structure Plan, if required by the County
- Any parks, open space or passive recreation lands are to be the responsibility of the developer and the County may request a detailed site design plan or landscaping plan to be provided at the development permit stage.
- Development Agreement – As a condition of a subdivision or Development Permit approval, the applicant may be required to enter into a Development Agreement with the Lethbridge County, in accordance with Sections 37 and 38 of the Land Use Bylaw.
 - This may include improvements to Range Road 22-5

11. DELEGATION OF AUTHORITY

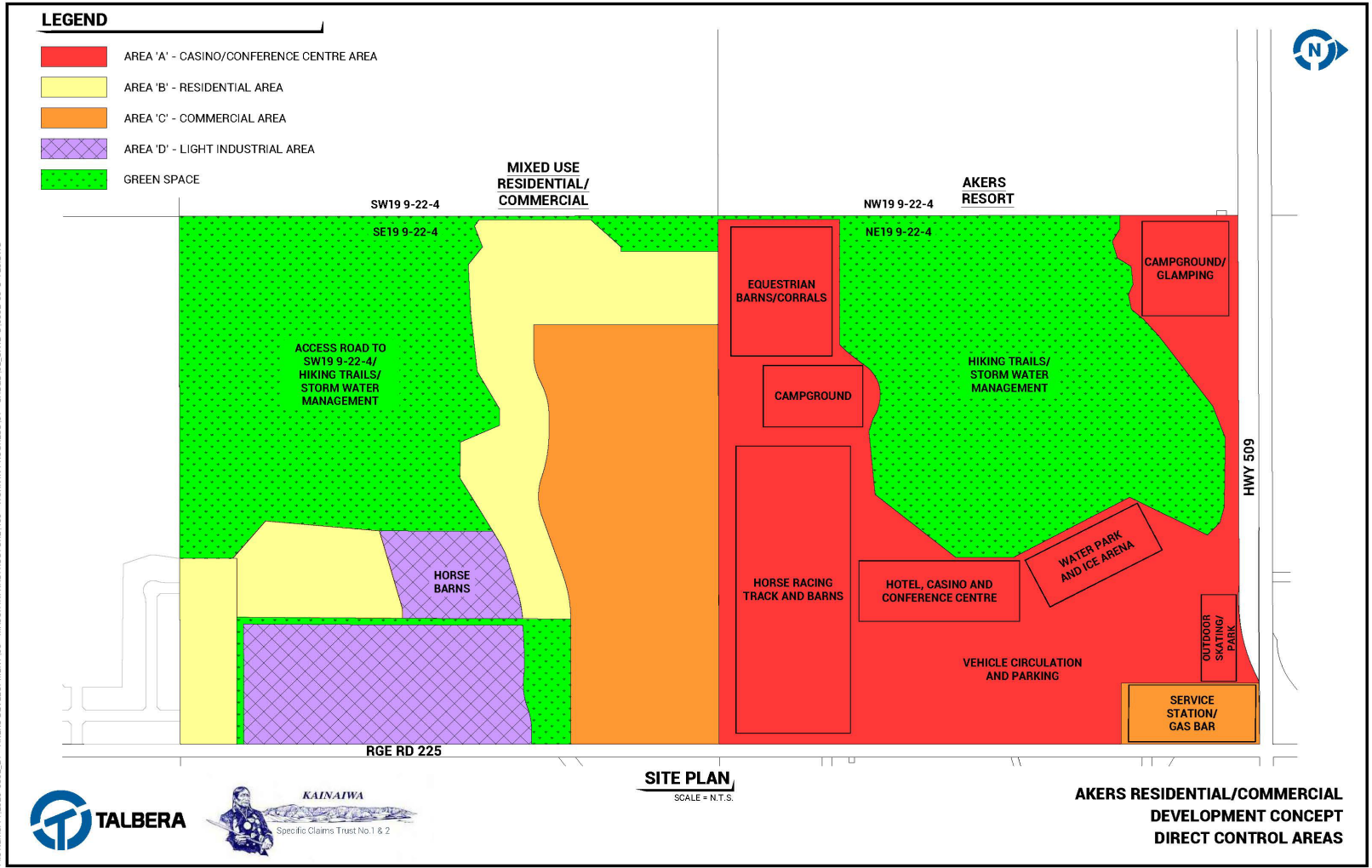
- Council shall be the Development Authority to decide on Development Permit Applications, unless County Council delegates the decision to the Development Authority.
- The Development Officer, in accordance with the Land Use Bylaw, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Council, act as the Development Authority and receive and decide upon Development Permit Applications, provided they confirm to the standards of the Bylaw.

12. APPROVAL PROCEDURE

- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a Permit Application for Developing requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.
 - Hear any persons that claims to be affected by the decision on the Application.
- Council may then approve the Development Application with or without conditions or refuse the Application with reasons.
- Where Council has made the decision on a Development Permit Application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.

13. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.





LETHBRIDGE COUNTY
APPLICATION FOR A
LAND USE BYLAW AMENDMENT
 Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: <u>January 17, 2024</u>	Assigned Bylaw	No. <u>24-004</u>
Date Deemed Complete: <u>January 17, 2024</u>	Application & Processing Fee:	\$ <u>2000.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. (Refer to sections 53(1))

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

APPLICANT INFORMATION

Name of Applicant: Kainaiwa Specific Claims/1432126 Alberta Ltd.

Mailing Address: P.O. Box 60 **Phone:** 403.737.4407
Standoff, Alberta **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: T0K 1Y0

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property:

Postal Code: _____	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) 1 Block 1, 2 Plan 1611089
 OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Rural Urban Fringe (RUF)

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

Direct Control

SITE DESCRIPTION:

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

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 52 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

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

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

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

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

- geotechnical report; and/or
 - soils analysis; and/or
 - evaluation of surface drainage or a detailed storm water management plan;
 - and any other information described in section 52(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;.
- if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT


REGISTERED OWNER
(if not the same as applicant)

DATE: 29th Nov 2023

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

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1404 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the municipal development plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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

Hilary Janzen

From: Albert Tagoe <tagoe.albert@talbera.com>
Sent: Tuesday, January 16, 2024 5:30 PM
To: Hilary Janzen
Cc: Jackie Oka
Subject: AKERS Development - Re-Zoning Application
Attachments: 0302-03-C-725_DC Areas.pdf; 0302-03-C-724-Services.pdf

Hilary,

The Kainai Specific Claims Trust (The Board of Trustees), on behalf of the Blood Tribe, is pursuing the development of an Economic Hub and Indigenous Tourism opportunity near Coalhurst, Alberta. The Kainai Hotel and Conference Centre will be a premiere tourism destination in the heart of Blackfoot Territory.

The Trustees are seeking a new casino license from Alberta Gaming, Liquor and Cannabis (AGLC). The addition of a casino to the proposed Kainai Hotel and Conference Centre will greatly improve the economic viability of the project.

The Blood Tribe has a total registered population of nearly 13,000 people. The development is an opportunity to generate economic and social impacts for the tribe – it will create jobs, increase the attractiveness of Southern Alberta as a destination, and provide capacity development opportunities. Beyond the economic impacts, the development will also share Blackfoot culture and traditions with visitors by providing educational opportunities throughout the development.

The proposed development is a mixed development and will be supported by a water and waste water treatment systems that will eventually be on the Blood Tribe Reserve. The Trustees are in the process of adding the development land(s), which are currently within Lethbridge County, to the Blood Tribe Reserve.

Please see attached supporting information,

Regards,

Albert Tagoe

SCHEDULE A

DIRECT CONTROL

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:

- Plan 1611089 Block 1 Lot 1
- Plan 1611089 Block 2 Lot 1

To permit a mixed-use development on the parcels in accordance with the attached Site Plan.

2. USES

- Area A – Casino/Conference Centre Area
 - Accessory Buildings and Structures
 - Arts and Culture Centre
 - Campgrounds and Recreational Vehicle Parks
 - Casino
 - Childcare Facilities
 - Conference Centre
 - Health Care Services
 - Hotel
 - Equestrian Facility
 - Offices
 - Public/Institutional Uses
 - Playgrounds, Parks, Sports fields
 - Recreation, Minor
 - Restaurant/Cafe
 - Riding Academy and Arenas (Commercial)
 - Rodeo Grounds
 - Signs (Type 1, 2 or 3)
- Area B – Residential Area
 - Accessory Buildings and Structures
 - Dwellings:
 - Single detached Site Built
 - Single Detached Manufactured Homes 1
 - Single Detached Manufactured Homes 2
 - Single Detached Ready-to-Move
 - Single Detached Moved-in
 - Semi-Detached
 - Multi-family

- Home Occupations 1 and 2
- Playgrounds, Parks, Sports fields
- Secondary Suites

- **Area C – Commercial Area**

- Accessory Buildings and Structures
- Banks/Financial Institutions
- Bars/Lounges
- Big Box/Comprehensive Retail
- Business support Services
- Childcare Facilities
- Convenience Stores
- Greenhouses/Garden Centres
- Liquor Stores
- Medical Offices or Clinics
- Grocery Stores
- Playgrounds, Parks, Sports fields
- Public/Private Utilities
- Personal Service Outlets
- Professional Services
- Retail Sales
- Retail Cannabis Sales
- Restaurants
- Services Stations/Gas Bar
- Signs (Type 1, 2 or 3)
- Solar Collectors, Individual
- Technology Centres/Hubs

- **Area D – Light Industrial Area**

- Accessory Buildings and Structures
- Automotive Repair and Service Shops
- Automotive and Equipment Sales
- Automotive Detail
- Barns
- Building and Contractor Sales
- Business support Services
- Car/Truck Washes
- Cartage/Moving Services
- Greenhouses/Garden Centres
- Light Industrial Processing and Manufacturing
- Outdoor Storage
- Playgrounds, Parks, Sports fields
- Professional Services

- Public/Private Utilities
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- Veterinary Clinics, Large and small animal

3. DEFINITIONS

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

4. Site Plan

- The proposed development will be developed as per the attached site plan.

5. MINIMUM YARD SETBACK REQUIREMENTS

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to centerline of County Roads – 38.1 metres (125 feet)
- Setback to centerline of designated provincial highway – 70 meters (230 feet)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 4.0 meters (13'-1.5") from the principal buildings and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

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

8. SIGN REGULATIONS

- As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. At the subdivision or Development Permit stage, a Storm Water Management Plan by a certified professional engineer shall be submitted.

- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- Parking for the parcel will be as per the Lethbridge County Land Use Bylaw
- Any additional standards as required by Council or the Development Officer.
- The developer is responsible for obtaining any Provincial approvals as required
- All road associated with the mixed-use development will be constructed and maintained by the developer as private roads.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure.
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- Development Agreement – As a condition of a subdivision or Development Permit approval, the applicant may be required to enter into a Development Agreement with the County of Lethbridge, in accordance with Sections 37 and 38 of the Land Use Bylaw.
 - This may include improvements to Range Road 22-5

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- 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.
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- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, for permitted uses and has done so, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
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 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.

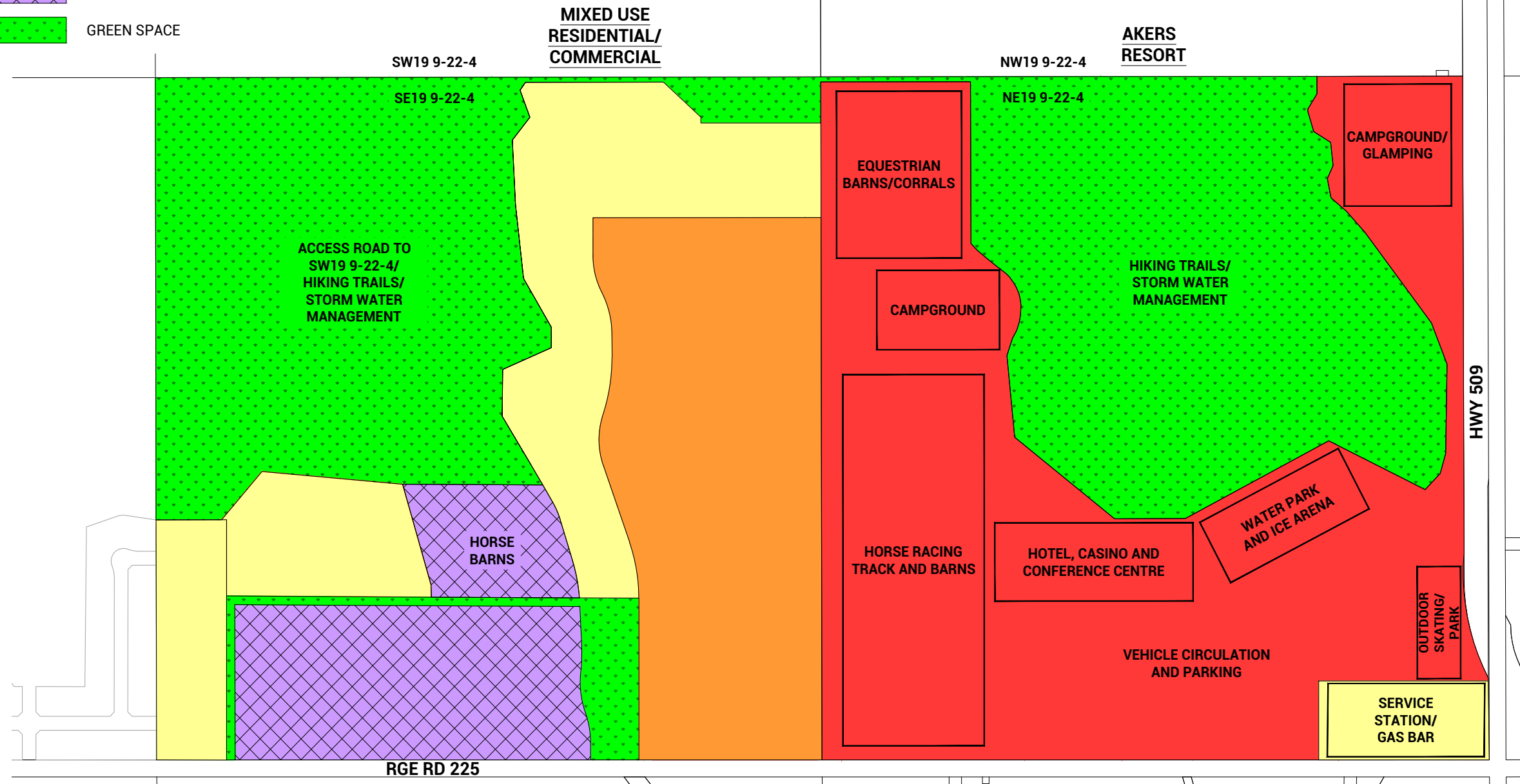
- Hear any persons that claims to be affected by the decision on the Application.
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LEGEND

- AREA 'A' - CASINO/CONFERENCE CENTRE AREA
- AREA 'B' - RESIDENTIAL AREA
- AREA 'C' - COMMERCIAL AREA
- AREA 'D' - LIGHT INDUSTRIAL AREA
- GREEN SPACE



SITE PLAN





SCALE = N.T.S.

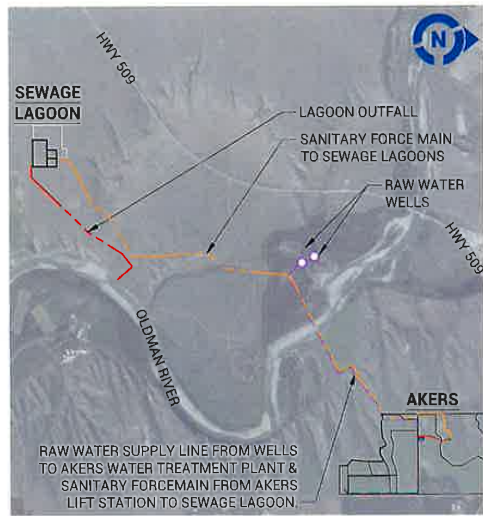
**AKERS RESIDENTIAL/COMMERCIAL
DEVELOPMENT CONCEPT
DIRECT CONTROL AREAS**



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 File Name: P:\2020-0302.BT - AKERS DEVELOPMENT\03 - MAJOR INFRASTRUCTURE\400 - WORK IN PROGRESS\01 - CAD&D\02_CIVIL - C\0302-03-C-725.DWG
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LEGEND

TREATED WATER MAIN	
RAW WATER SUPPLY LINE	
GRAVITY SANITARY TRUNK	
SANITARY FORCEMAIN	



SITE PLAN 2
SCALE = N.T.S.



SITE PLAN 1
SCALE = N.T.S.

AKERS RESIDENTIAL/COMMERCIAL OVERALL DEEP UTILITY SERVICING PLAN





Lethbridge County
 100, 905 4 Avenue South
 Lethbridge AB T1J 4E4

RECEIPT OF PAYMENT

Page 1

TALBERA INTERNATIONAL
 TECHNOLOGIES LTD.

Receipt Number: 9762
 Tax Number: R106989023
 Date: January 17, 2024
 Initials: MP

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	REZO		REZONING APPLICATION	N/A	\$2,000.00	N/A

Cheque Number: 0002483

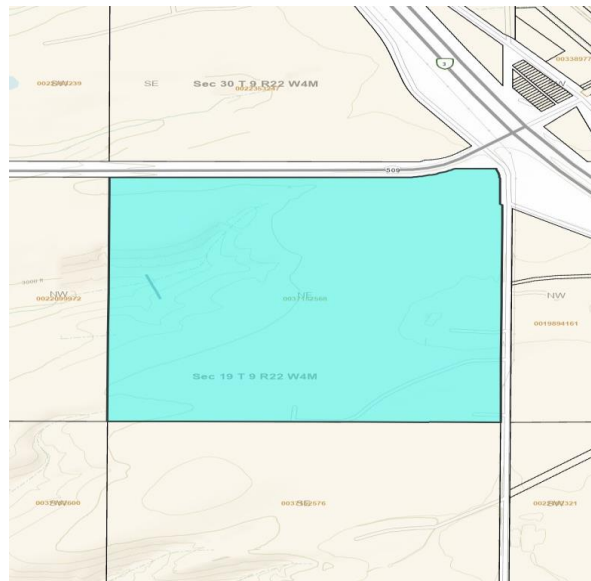
Subtotal: \$2,000.00
 Taxes: \$0.00
 Total Receipt: \$2,000.00
 Cheque: \$2,000.00

Total Amount Received: \$2,000.00
 Rounding: \$0.00
 Amount Returned: \$0.00

Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	Bylaw 2024-004	Highway(s):	3, 509
Legal Land Location:	QS-NE SEC-19 TWP-009 RGE-22 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2024-02-02 11:37:55	AT Reference #:	RPATH0040259
Description of Development:	An application has been submitted to re-designate the parcels as shown on the enclosed map from Rural Urban Fringe to Direct Control. The intent of the rezoning is to allow for a mixed-use development that will be an economic hub and Indigenous tourism area. The proposed uses are included in the Direct Control District. If you have any comments or concerns regarding this application, please contact me by February 22, 2024.		



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


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

Development of the area will be subject to a Traffic Impact Assessment (TIA) and Storm Water Management Plan (SWMP). Moreover, this would then allow for the orderly and efficient development of the areas, thus ensuring that development of the areas would not unduly impact the safe operational use or any future expansion of the provincial highway network.

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

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

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Leah Olsen, Development and Planning Tech**, on **2024-0202 11:37:55** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

External Circulation
Lethbridge County Land Use Bylaw Amendment
Bylaws 24-004

Date: January 22, 2024

To: Town of Coalhurst
Alberta Transportation
Alberta Health Services
LNID
Fortis
ATCO
Telus

Description:

An application has been submitted to re-designate the parcels as shown on the enclosed map from Rural Urban Fringe to Direct Control. The intent of the rezoning is to allow for a mixed-use development that will be an economic hub and Indigenous tourism area. The proposed uses are included in the Direct Control District.

If you have any comments or concerns regarding this application, please contact me by February 22, 2024.

Regards,


Hilary Janzen, RPP, MCIP
Manager, Planning and Development

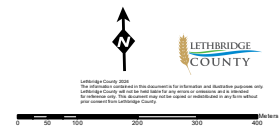
Enclosures



**Land Use Redesignation
Bylaw 24-004:Rural Urban Fringe (RUF) to Direct Control (DC)**

**Parcels:All of NE 19-9-22-W4 (1611089;1;1) and SE 19-9-22-W4 (1611089;1;2)
Located in Lethbridge County, AB**

 Rural Urban Fringe (RUF) to Direct Control (DC)





LETHBRIDGE COUNTY
APPLICATION FOR A
LAND USE BYLAW AMENDMENT
Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: <u>January 17, 2024</u>	Assigned Bylaw	No. <u>24-004</u>
Date Deemed Complete: <u>January 17, 2024</u>	Application & Processing Fee:	\$ <u>2000.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. (Refer to sections 53(1))

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

APPLICANT INFORMATION

Name of Applicant: Kainaiwa Specific Claims/1432126 Alberta Ltd.

Mailing Address: P.O. Box 60 **Phone:** 403.737.4407
Standoff, Alberta **Phone (alternate):** _____
Fax: _____

Postal Code: T0K 1Y0

Is the applicant the owner of the property? Yes No
IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property:

Postal Code: _____	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) 1 Block 1, 2 Plan 1611089
OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Rural Urban Fringe (RUF)

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

Direct Control

SITE DESCRIPTION:

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

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 52 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

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

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

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

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in section 52(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use; if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT


REGISTERED OWNER
(if not the same as applicant)

DATE: 29th Nov 2023

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

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1404 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the municipal development plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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

Hilary Janzen

From: Albert Tagoe <tagoe.albert@talbera.com>
Sent: Tuesday, January 16, 2024 5:30 PM
To: Hilary Janzen
Cc: Jackie Oka
Subject: AKERS Development - Re-Zoning Application
Attachments: 0302-03-C-725_DC Areas.pdf; 0302-03-C-724-Services.pdf

Hilary,

The Kainai Specific Claims Trust (The Board of Trustees), on behalf of the Blood Tribe, is pursuing the development of an Economic Hub and Indigenous Tourism opportunity near Coalhurst, Alberta. The Kainai Hotel and Conference Centre will be a premiere tourism destination in the heart of Blackfoot Territory.

The Trustees are seeking a new casino license from Alberta Gaming, Liquor and Cannabis (AGLC). The addition of a casino to the proposed Kainai Hotel and Conference Centre will greatly improve the economic viability of the project.

The Blood Tribe has a total registered population of nearly 13,000 people. The development is an opportunity to generate economic and social impacts for the tribe – it will create jobs, increase the attractiveness of Southern Alberta as a destination, and provide capacity development opportunities. Beyond the economic impacts, the development will also share Blackfoot culture and traditions with visitors by providing educational opportunities throughout the development.

The proposed development is a mixed development and will be supported by a water and waste water treatment systems that will eventually be on the Blood Tribe Reserve. The Trustees are in the process of adding the development land(s), which are currently within Lethbridge County, to the Blood Tribe Reserve.

Please see attached supporting information,

Regards,

Albert Tagoe

SCHEDULE A

DIRECT CONTROL

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:

- Plan 1611089 Block 1 Lot 1
- Plan 1611089 Block 2 Lot 1

To permit a mixed-use development on the parcels in accordance with the attached Site Plan.

2. USES

- **Area A – Casino/Conference Centre Area**
- Accessory Buildings and Structures
- Arts and Culture Centre
- Campgrounds and Recreational Vehicle Parks
- Casino
- Childcare Facilities
- Conference Centre
- Health Care Services
- Hotel
- Equestrian Facility
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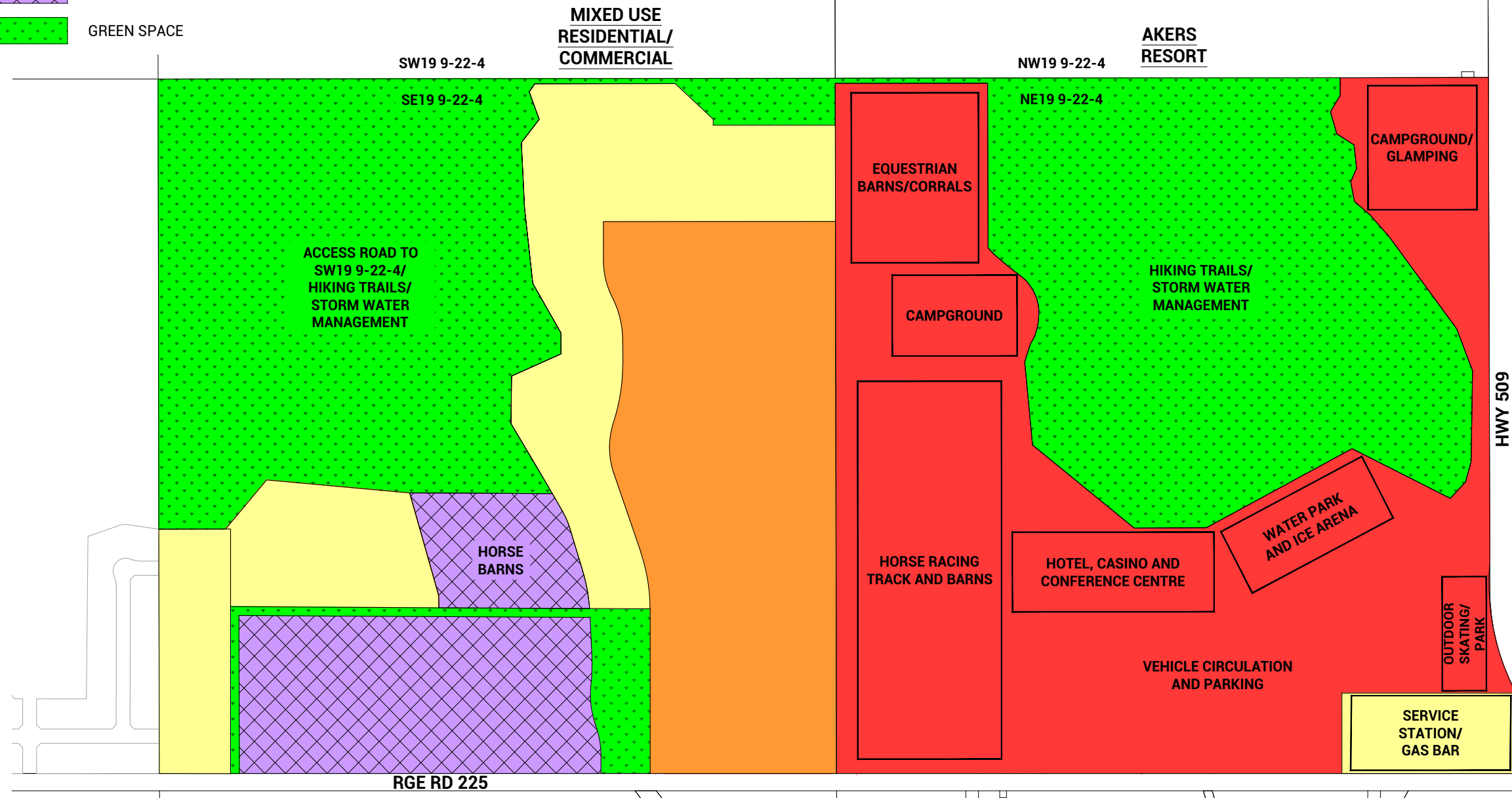
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LEGEND

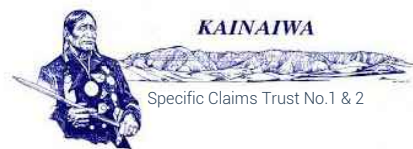
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- AREA 'B' - RESIDENTIAL AREA
- AREA 'C' - COMMERCIAL AREA
- AREA 'D' - LIGHT INDUSTRIAL AREA
- GREEN SPACE



SITE PLAN

SCALE = N.T.S.

**AKERS RESIDENTIAL/COMMERCIAL
DEVELOPMENT CONCEPT
DIRECT CONTROL AREAS**



Print Date: 2:05 PM January 22, 2024
 File Name: P:\2020-0302.BT - AKERS DEVELOPMENT\03 - MAJOR INFRASTRUCTURE\400 - WORK IN PROGRESS\01 - CAD&D\02_CIVIL - C\0302-03-C-725.DWG
 Saved By: 2016007fa

February 21, 2024

Lethbridge County
#100, 905 – 4th Ave. South
Lethbridge, Alberta
T1J 4E4

Attention: Hilary Janzen

Subject: Casino Re-districting Circulation Comments

Hilary, we have discussed the re-districting application put forward by the Blood Tribe to covert the two quarter sections, SW19 9-22-4 and NW19 9-22-4, to Direct Control for the purpose of developing a casino/conference centre along with racetrack, barns and associated commercial and light industrial applications. We realize the economic impact that this development could have, not only for the Blood Tribe, but for our area in general, and we also recognize the uniqueness of the application. While this is only a re-districting application, we wanted to take the opportunity to provide the following comments:

1. We believe it's vital that a substantial review and modification of the highway 3 intersection to the east of the development take place to minimize safety concerns that would be associated with the significant increase in traffic from such a development.
2. As Coalhurst is the closest emergency services location to the proposed development, and our service is fire first response, based on a paid on-call model with only 16 members, we believe it is critical that a full review and go forward plan be completed to ensure emergency services are either available on site or alternatively secured so as to not be reliant on our small volunteer force.

We appreciate, as always, the opportunity to provide comment on this application.

Yours truly,



Shawn Patience
Chief Administrative Officer

**LETHBRIDGE NORTHERN
IRRIGATION DISTRICT**

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

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

February 12, 2024

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

RE: Your File: 24-004 – Lot 1, Block 1, Plan 1611089 & Lot 1, Block 2, Plan 1611089 within a Pt. of E½ 19-09-22-4

In response to your proposed Land Use Bylaw Amendment 24-004 letter dated January 18, 2024, relating to the above-noted parcel of land, the Lethbridge Northern Irrigation District (LNID) would like the following information/conditions noted:

1. Any future permanent structures such as buildings with footings, pilings or foundations, septic tanks/fields, corrals, and silage pits, etc... must meet the minimum set-back distance of 15 meters (50 ft.) from the LNID Pipeline Right-of-Way and/or interests in this parcel
2. Currently, the above mentioned parcel has 202.6 acres of irrigation (water rights), any acres assessed as "irrigation acres" which are not being irrigated may be transferred to a suitable parcel within the LNID Assessment Roll. If irrigation water is required for "other purposes" the applicant may make application for a Water Conveyance Agreement - Type 3. To meet the applicants water requirement and access the LNID water licence for this Agreement, a one-time payment will be due and payable at the time of signing the Agreement. The current rate is \$3,500.00 per acre-foot plus GST. In addition, there will be annual assessments for the conveyance of the water for which the current year fee is \$475.00 plus GST for the first 3.0 acre-feet and \$32.00 plus GST per acre foot thereafter, which will also be due and payable at the time of signing the Agreement.
3. If any infrastructure, alterations to District works or easements are required for the proposed application to have access to water from District works, it is at the sole cost of the applicant.

Thank you for the opportunity to comment on this proposed development. If you require more information, please contact Janet Beck, Administration & Land Manager, at the Lethbridge Northern Irrigation District Office, 403-327-3302.

Yours Truly



Alan Harrold
General Manager

AH/JB

By Email: hjanzen@lethcounty.ca

c: Martiza Suarez, Accountant

From: [circulations](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-004
Date: Wednesday, February 07, 2024 2:38:00 PM
Attachments: [image003.jpg](#)

Good Morning

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way for the existing facilities and in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.

TELUS' reference number for this file is:

RIGHTS OF WAY FILE: ABROW-168

We kindly request that, if possible, our Rights of Way file number be quoted on upcoming agreements and related correspondence for this file.

Regards,

Jane Willox
Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
rightofwayAB@telus.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, January 22, 2024 3:19 PM
To: Coalhurst - Town <CAO@coalhurst.ca>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; LNID (Inid@telus.net) <Inid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; [circulations](mailto:circulations@telus.com) <circulations@telus.com>
Subject: Lethbridge County Referral - Bylaw 24-004

Respond by feb 22

Please see the attached referral from Lethbridge County for land use bylaw amendment.

Comments are due by February 22, 2024.

Regards,



From: [Circulations_HP](#)
To: [Hilary Janzen](#)
Subject: RESPONSE 24-0269 RE: Lethbridge County Referral - Bylaw 24-004
Date: Monday, January 22, 2024 3:36:50 PM
Attachments: [image001.png](#)

ATCO Transmission high pressure pipelines has no objections.

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

Thank you,

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

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, January 22, 2024 3:19 PM
To: Coalhurst - Town <CAO@coalhurst.ca>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>
Subject: Lethbridge County Referral - Bylaw 24-004

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Please see the attached referral from Lethbridge County for land use bylaw amendment.

Comments are due by February 22, 2024.

Regards,



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From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-004
Date: Friday, January 26, 2024 10:33:57 AM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed amendment.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas

P. 403 245 7443

From: Hilary Janzen <hjanzen@lethcounty.ca>

Sent: Monday, January 22, 2024 3:19 PM

To: Coalhurst - Town <CAO@coalhurst.ca>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>

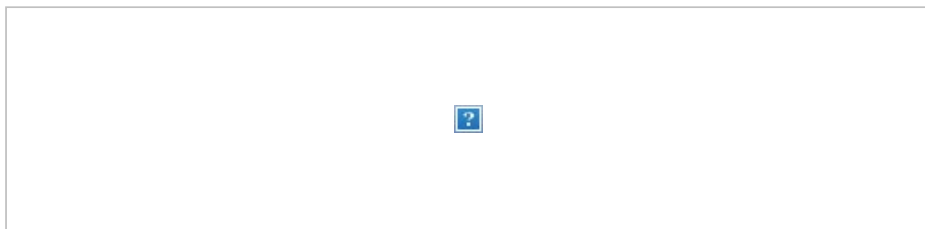
Subject: Lethbridge County Referral - Bylaw 24-004

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Please see the attached referral from Lethbridge County for land use bylaw amendment.

Comments are due by February 22, 2024.

Regards,



The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon

this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

April 29, 2024

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

Attention: Hillary Janzen
Manager, Planning and Development

RE: Proposed Bylaws 24-004 - NOTICE OF OBJECTION

Dear Madam,

We the undersigned wish to express our concern and opposition to the proposed development and rezoning of E1/2 of 19-9-22-W4 as referenced in the letter of April 12, 2024 sent out by your office as notice(s) to adjacent property owners.

We are not anti-development, but want to ensure that future development is reasoned and in the best interests of all County resident and in particular those who reside in the immediate area of the proposed development.

We believe that prior to there even being a proposed Bylaw being presented to Council, that there should have been a community open consultation and engagement processes on the proposed development. As this is a large and specialized development we are disappointed that there have not been more in-depth processes such as open houses for all interested parties to attend and learn about the proposed project and give their feedback. This is an extraordinary development that will undoubtedly have impacts – both positive and negative – on Lethbridge County and nearby municipalities as well.

There are so many unknowns that need to be addressed even before considering bringing the matter to Counsel for review and potential approval. What is the traffic management plan? How are increased police and fire demands going to be addressed? What additional infrastructure costs will there be for the County and how are these being funded? What are the impacts on resources such as water, power and natural gas and what is the plan for waste management? Is this project appropriately environmentally sensitive? What are the planned designs and architectural controls? What is the social impact on local residents and what steps are being taken to deal with potential negative impacts? How does this type of development impact a rural agricultural community and how does it fit into the various future growth plans and strategies that the County already has in place? What is the developer's track record for other developments and management of same? Why are arable farmlands being used for such a project? How does this benefit the County and its residents and do the benefits outweigh the potential negative aspects?

And there will of course be many more questions asked that need to be answered – in advance.

The development process seems somewhat "horse-before-the-cart". Why would the County even be considering a Bylaw to facilitate the development when there are so many unanswered questions? Seems odd to pass a bylaw to give approval to a project when the details of the project have not been determined. The County should have the developer produce a clear and comprehensive plan in advance of passing a Bylaw change the area to direct control.

We are aware that other municipalities have a more in-depth public consultation process that is based on a detailed plan for significant developments. All we have been given so far is the bare information provided in your recent letter.

As the proposed bylaw and rezoning would provide for such wide open development options, that once the Bylaw has been passed then it is feared that the ability for the local area residents to influence the project will be greatly diminished.

It has been noticed that there have been some works started on or near the proposed development lands already – potentially utility services. Perhaps it is unrelated, but it runs the risk of creating an appearance of the project being a *fait accompli* – and residents thinking that the public approval process is for naught.

In no particular order, the following is a list of more specific concerns that have been raised by the undersigned:

- A rural agricultural area is not appropriate for a casino. There are far better places to consider such a development than to plop it into a quiet agricultural community.
- The area to the south west of Highway Number 3 consists of acreages, farms, and farming operations. Residents have chosen to live in this area because of its rural setting. This development is going to negatively impair that. How do you measure the and address such impacts to people's everyday lives?
- The value of the acreages will likely be negatively impacted by such a large development. The serene nature of the area is its draw and its selling feature. It is less likely that someone is going to want to shell out significant funds to purchase an acreage in this area once they learn about a large casino development just down the road. How do you quantify and compensate for losses in property values? Will the County or the developer make up any losses that existing landowners suffer?
- Will the developer agree that it will purchase at a fair market value the lands of any nearby property owner who wants to sell as a result of the casino development? Rather than force people to live in a community that is different than what they wanted, they should be given options.
- Maybe we should be able to exchange our property with the property of any of the developers, Councillors and/or County development staff who are in favour of this casino development?
- A casino will attract a significant amount of traffic to the area – that is the main reason for wanting to put this project within visual range of Highway Number 3: to generate more traffic. This will be a drain on existing infrastructure that will require more repairs, maintenance and upgrades. These costs should not be paid for by County residents. How has or will the County address these current and future costs? The developer should not receive any subsidies for this operation and all current and future costs should be paid by the developer. We would need to see a plan that tax revenue generated from this development will be

revenue positive and cover all extra municipal costs and then some – the County and its residents should benefit from such an operation and not subsidize it.

- Maybe the County should institute a special increased tax for these type of developments? The County has increased taxes on feedlots as a result of the drain they place on County resources. Maybe if the residents of the County knew that this development would not only pay its own costs but in fact would create excess taxes revenue that the County could use for other municipal projects then it might be viewed more favourably.
- We have seen recently that Alberta's power grid has been strained and we are currently facing serious potential water shortages. Has the power, water, electrical, and gas needs of such a large development been viewed in terms of what is currently available? And does allocating limited resources to a commercial project have the possibility of reducing what is available to existing residents? Is the developer paying all the costs of bring in the extra services its needs and nothing is being subsidized by County taxpayers (or other taxpayers for that matter)?
- The developer already owns or controls significant amounts of land very close by. Why is the developer not considering using its own existing lands for it proposed development? There is a value of begin close to the highway, but this project is not on the main highway itself but only highway adjacent. Moving the project down highway 509 to the South just a little bit would seem appropriate and it is confusing as to why this is not the developer's plan. For example the area around Thunder Chief Gas Bar (an existing commercial enterprise) seems viable. Required services such as water/power/gas may not be there but they can be installed. This would bring more direct development right to the developer's community and that would seem to be a positive thing – all on the existing land that they own or control.
- What assurances will the County have about the potential positive economic impact that this project would have on the County and its residents? It must be acknowledged that there will be considerable extra costs to the County for road maintenance, policing, fire, ambulance, etc. What will the anticipated tax revenue be from this project and will that be enough to cover these costs? Can we get confirmation that this project will be subject to the ordinary taxes that all resident and business owners in the County must pay – no subsidies and no “non-taxable” status?
- Will the developer commit to hiring a significant portion of residents of Lethbridge County to build and run this development now and into the future? Maybe give a priority to Lethbridge County residents? It would seem inequitable if the developer hired mainly from outside of Lethbridge County residents.
- Gambling and alcohol will be the main stay of this development. Do we want more of this in the County and the social ills that it will bring?

- Looking at the map provided it seems that the developer is trying to show how it is committed to positive lifestyles by showing green areas. If you look at the topography the allocated green space is land that is not easily developed and so marking it as green space is really window-dressing. Do we have assurance that these areas won't be developed in the future – will they be turned into actual parkland that is controlled by the County where no future development can occur?
- Will the housing conform to existing development guidelines as the County already has for other nearby areas? Something similar to the Mountain Meadows subdivision? Any housing here needs to be more upscale housing. The Direct Control designation allows for things like mobile homes – and having a mobile home park may not be desirable in conjunction with a casino.
- Is this overall development going to be continued to be owned and managed by the developer into the future? Will the houses and businesses be available for anyone to buy now or in the future? Or is this going to be a project where the developer owns all the businesses, property and houses? Will this be subdivided with individual titles so that anyone can buy and sell a house or business in this project now or in the future? Or will everything remain under one title owned by the developer? If this is not going to be open to the general public to own, what assurances do we have that this does not just become a social housing project catering to a specific group to the exclusion of the general public? Will the County put into place restrictions that prevents this from becoming social housing and that it is always open to the general public? There is nothing in the package sent out that would seem to prevent this – in fact it seems to encourage it. For example it appears that the housing styles that would be permitted are essentially wide open. It could all be large multifamily apartment block for low income housing or multimillion dollar homes. There is not enough detail and the fact that such limited detail is provided but such wide options are given is concerning. Tell the community now exactly what is planned on being built – not say generically this is a residential area or a commercial area – lets see exactly what is planned and lets keep control on what can be built.
- It is widely known in the community that some people use Township Road 92, Range Road 225, Range Road 224 and also River Ridge Road as a “backway” to get to Highway 509. It's a way to avoid check stops and the likes. If a casino and a big housing development are put in where currently prosed, you will definitely see a significant increase in traffic on these roads. These County gravel roads are not made for this level of traffic, the dust will be a constant nuisance for residents, and they either always be in a state of poor repair or the County is going to have to shell out to pave them – and why would County residents pay for that? Will the developer pay the costs of paving these roads?
- Who will police this new area? And who pays for the police? Same for other emergency services. What is the plan for emergency services? These costs for this area should not be absorbed by the general taxpaying residents of the County – but should come directly from this development. It is not fair to expect my taxes to go up to pay for emergency services for

this area. And I am sure the developer will be a nay-sayer, but the reality is these types of development bring with it problems. Right now it is a rare occurrence to see a police car or the County Peace Officer in this area -and same goes for firetrucks and ambulances. Do we as a County even have capacity to provide extra services at this time?



- For residents who live in the acreages in the McDermott area, we moved here and bought land for the rural lifestyle it offers. Quiet country solitude. We pay significant taxes in my opinion for few services. This development is going to cause increased traffic, congestion and crime for our secluded little community. People will mangle the NIMBY response, but those people should actively advocate for the development to be moved to where they live. We set aside parks because we know that not preserving spaces will result in the destruction of those places. This is the same for my acreage community.
- We need to ensure that this development, if it is to go in, is done right. The developers should have a meeting with the community to show detailed plans. What will this project look like and how will it be maintained? Who will be running the casino and managing the lands in the future and lets look to see what kind of track record they have? Does the developer have experience with residential developments? Will this be a big shiny well maintained project such as Grey Eagle Resort or will this end up a dilapidated eyesore in 10 years? I don't have a lot of faith that the County will use its muscle to keep things in tip-tip shape - just drive around the County and see the eyesore properties that it does nothing about. The developer should come to the community with information about itself and show information and pictures on other projects and lands it currently manages to show its track record is. How someone has done things in the past will be a reflection on what they will do in the future.
- There is concern that rezoning this property to direct control will move it out of the existing GROUPED COUNTRY RESIDENTIAL LAND USE STRATEGY that the County has. Even though there will be commercial activities in the project, for the residential units in the new development would they still not be grouped country residential properties and should they not follow the same guidelines as are in place for other such areas? County rules should apply equally to all of the County.
- At one time a priority for the County was to promote agriculture and farming and this was in event in action and not intent. This project would seem to do the exact opposite. Farmland is being turned into commercial land. This County's own INDUSTRIAL-COMMERCIAL LAND USE STRATEGY at Section 5.6.1 Agricultural Land Considerations states that agricultural land must be protected as best possible from other uses that unnecessarily remove land from production. While this land may not be as actively used for production as it could be – that does not mean it can not be. Building a casino here will certainly prevent this land from being used for production in the future. Has the County provided a detailed analysis of this project in light of the County INDUSTRIAL-COMMERCIAL LAND USE STRATEGY?
- What part of the developer's plans includes assisting people who struggle with drug, alcohol and gaming addictions? Development must be responsible and just as cigarette



manufacturers are now recognized as liable for the damages they have caused to society through the peddling of their products – a similar argument can be made against the purveyors of gambling and alcohol. The developer should have a plan on how it would give back to the community on its own over and above existing system put in place by the taxpayers of this good province.



- It would appear that this development would not be in complete accordance with the existing County of Lethbridge Integrated Community Sustainability Plan. Or minimally it would have to be said that it is unknown if it is in accordance with this Plan – as there is not enough detail to make a complete analysis. There is nothing in the material provided that this has been contemplated and analyzed based on the County’s long term goals as set for in Integrated Community Sustainability Plan. There should be more public consultation on this. It seems that this is being rushed unnecessarily and secretive on the details.
- There is insufficient information given that the County has appropriately analyzed the proposed development pursuant to the existing Lethbridge County Municipal Development Plan. This Plan recognizes the importance of protecting arable lands and that commercial development should be directed elsewhere. The land in question can viably be used for grazing, crop production, and ancillary agricultural uses. Just look at the use of the nearby lands for confirmation. It would appear that this project is not in accordance with the County’s own Municipal Development Plan.
- There is no need to create a new area for this type of development. It could be incorporated into exiting areas within the County that already contemplate such development.
- While the County Land Use Bylaw does give a definition of “Casino”, a word search in same reveals that there is no other mention of Casino in the Bylaw. A cursory review and word search on other County governance documents also reveals no reference to “Casino”. I suggest that this is because it has not been contemplated in the past and it has not been contemplated because it is not wanted by the residents of Lethbridge County.
- It is understood that the lands to the South of the proposed project may be Provincial lands that are/will be intended for or may be conservation areas. There is a lot of wildlife in the area - deer, coyotes, foxes, raccoons, porcupines, fowl, etc. To a degree this wildlife is already blocked by the Alberta Diseases Research Institution further to the South and now this proposed project will block them on the North side. What studies have been done to determine the impact that this development will have on local wildlife?



We are opposed to the County proceeding with considering Proposed Bylaws 24-004. We ask that the County reject same at this stage and that the developer and administration be directed to not make further application unless it has completed a much more extensive public consultation process, have provided an analysis how the proposed project fits into the County’s various planning strategies, that Council and the public is provided a detailed financial analysis of cost to be Bourne by the County now and into the future, the developer provides how its project will contribute to the environment, that the developer provides its plans to address ancillary social issues that if not



created by its development at the very least is perpetuated by its development, and that the developer provides a comprehensive plan for the construction including details on proposed housing, business, roads, services and so forth.



Dated Apr. 29, 2024
Name: Judy Herasemluk
Address: 
Contact Information: 
Signature: J Herasemluk



Dated May 1/24, 2024
Name: Gary Irvine
Address: 
Contact Information: 
Signature: Gary Irvine



Dated May 1/24, 2024
Name: Rich Iwaniczuk
Address: 
Contact Information: 
Signature: Rich Iwaniczuk

Dated May 1, 2024
Name: Kevin V. ACOSTA
Address: 
Contact Information: 
Signature: Kevin V. ACOSTA

Dated May 1, 2024
Name: Leah Iwaniczuk
Address: 
Contact Information: 
Signature: Leah Iwaniczuk

Dated May 1, 2024
Name: Raythen Grimard
Address: 
Contact Information: 
Signature: Raythen Grimard

Dated MAY 01, 2024
Name: Ker WALTER
Address: 
Contact Information: 
Signature: Ker Walter

Dated May 1, 2024
Name: Don Grimard
Address: 
Contact Information: 
Signature: Don Grimard

Dated May 2, 2024
Name: Kathy Wallack
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: K. Wallack

Dated May 2, 2024
Name: Ben McKeon
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Ben

Dated May 2, 2024
Name: Laverne Andrus
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Laverne Andrus

Dated MAY 3, 2024
Name: CRIGG NICK
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Crigg

Dated May 2, 2024
Name: Randy Andrus
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Randy Andrus

Dated May 3, 2024
Name: Andra Bolton
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: J. Bolton

Dated May 2, 2024
Name: TONY PERSAUD
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: T. Persaud

Dated May 4, 2024
Name: Andelle McDonald (Wiegata-Mueller)
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: A. McDonald

Dated May 2, 2024
Name: Eva Persaud
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: E. Persaud

Dated 04 MAY, 2024
Name: MICHAEL MUELLER
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Michael Mueller

Dated May 1, 2024
Name: RANDY MAXWELL
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 1, 2024
Name: Brad Krest
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 1st, 2024
Name: SHARON WALDNER
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Sharon Waldner

Dated May 1, 2024
Name: DARLENE GALICIA
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Darlene Galicia

Dated May 1st, 2024
Name: Sharon Hubbard
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: Sharon Hubbard

Dated May 2, 2024
Name: Michael Hildebrand
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 1st, 2024
Name: Cyril Hubbard
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 2 124, 2024
Name: Patricia O'Donnell
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 1, 2024
Name: Gerita Krest
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 2, 2024
Name: BLAKE KURCZ
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 2nd, 2024
Name: AnnMarie Waldner
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 6, 2024
Name: MELANIE KURCZ
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 2/24, 2024
Name: Jan Israelson
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 6th, 2024
Name: Kim Herasemluk
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated May 2nd, 2024
Name: Milton Israelson
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]


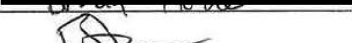
Dated May 6th, 2024
Name: Jerry Herasemluk
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]



Dated May 2, 2024
Name: Melissa Hildebrand
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]



Dated MAY 6, 2024
Name: ROBERT SERA
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

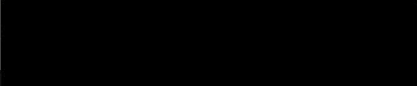

Dated May 2nd, 2024
Name: Jerry Waldner
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]



Dated May 6, 2024
Name: Evelyn Sera
Address: [REDACTED]
Contact Info: [REDACTED]
Signature: [Signature]

Dated 5/1/24, 2024
Name: Brack Hinkle
Address: 
Contact Info: 
Signature: [Signature]

Dated May 6, 2024
Name: Danton Allen
Address: 
Contact Info: 
Signature: [Signature]

Dated May 3, 2024
Name: Sharon Banning
Address: 
Contact Info: 
Signature: [Signature]

Dated 6 May, 2024
Name: Norbert Wallocka
Address: 
Contact Info: 
Signature: [Signature]

Dated May 3, 2024
Name: Jonathan Banning
Address: 
Contact Info: 
Signature: [Signature]




Dated _____, 2024
Name: _____
Address: _____
Contact Info: _____
Signature: _____

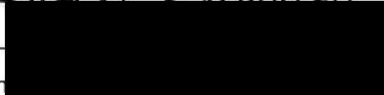
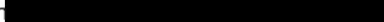

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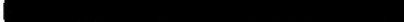

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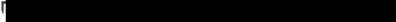

Dated _____, 2024
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Address: _____
Contact Info: _____
Signature: _____

Dated May 2, 2024
Name: Jeff O'Donnell
Address: 
Contact Info: 
Signature: 

Dated May 3, 2024
Name: Cheryl O'Donnell
Address: 
Contact Info: 
Signature: 

Dated May 5, 2024
Name: Lacey ~~W~~ O'Donnell
Address: 
Contact Info: 
Signature: 

Dated _____, 2024
Name: _____
Address: _____
Contact Info: _____
Signature: _____

Dated May 5, 2024
Name: Dustin O'Donnell
Address: 
Contact Info: 
Signature: 

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Contact Info: _____
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May 8, 2024
Hilary Janzen
Manager, Planning and Development

Dear Hilary Janzen,

We are writing with our opposition to the proposed rezoning of E1/2 of 19-9-22 W4 from Urban Fringe to direct control. We do realize that development is a part of progress, but do not support it when it negatively impacts the current community. We fail to see how a mixed-use development that includes a casino/conference center in the middle of farmland and acreages would provide any improvement to the existing County of Lethbridge residents. This development does not bring any benefit to the community. Following are reasons to support our opposition:

Incompatibility with Local Values: The proposed development does not align with the values of the community. This is a rural community that prioritizes a quiet lifestyle. A lifestyle chosen specifically to get away from the congestion of people. A casino and conference center would bring an influx of people and constant activity at all hours. As individuals who work with farmers within the county, we have concerns that removing large tracks of land from Agriculture use into Commercial use will only lead to potential conflicts with adjacent farmers (Nicol Dairy Farms Ltd.) and the proposed development site. Often these conflicts are seen during manure applications, seeding and harvesting time. Fragmenting the farmland into commercial developments throughout the county does not demonstrate a clear plan of development.

Economic Sustainability: Agriculture provides long-term economic sustainability compared to the transient nature of the casino industry. Agriculture provides stable employment and contributes to the local economy, whereas casinos often rely on tourism and can be subject to economic downturns. Investing in agricultural development and supporting local farmers can lead to a more resilient and sustainable economy.

Environmental Concerns: Increased traffic, noise, and light pollution can harm the natural ecosystems, disturb local wildlife, and compromise the delicate balance of the rural environment. While also decreasing the quality of the life of the residents of this community. This property is being considered for re-zoning along the coulee's ridge. Many similar properties along the coulee's ridges have been zoned environmentally sensitive and the current landowners have been blocked from either improving their current farm structures or expanding. It is hard to see how the current development improves the current sensitive environment.

Infrastructure Strain: This development will provide a strain on infrastructure of the area. Increased traffic, demands on utilities, and pressure on local services such as law enforcement and firefighting will overburden the existing infrastructure. This current intersection already lacks sufficient acceleration and deceleration lanes for merging traffic to access these highways. This is demonstrated by the fatal collisions involving transport vehicles and the other

numerous severe collisions. Add in a significant increase in city traffic with the movement of existing farm equipment, fertilizer, silages and gravel trucks this will potentially be devastating.

Social Impacts: There will be an increase in crime rates in an area that has not had to deal with criminal activity.

This development should be located in an area that already has the proper zoning with access to existing services.

Monique Che

A handwritten signature in blue ink, appearing to read "Dan and Monique Chapman", with a large, stylized flourish below the name.

Dan and Monique Chapman
P.O. Box 880
Coalhurst, AB T0L 0V0

April 29, 2024

To: *Lethbridge County Council*

Regarding: Objection to By-law 24-004 and the proposed rezoning plan 1611089

I'm writing to submit my objection to the proposed rezoning plan 1611089.

I am a resident of Lethbridge and do not agree with the rezoning application and the intent to add another casino to my community.

My family and I moved to Lethbridge because of the reputation and image it holds as a quiet and safe community. The businesses in the area support this environment and the city is so close that it is no inconvenience to drive there if someone wants to play at a casino.

- A new casino along the highway could increase traffic and noise in our community, and potentially attract the wrong crowd.
- A new casino in the Coalhurst area could lower property values in the surrounding area if people no longer want to live and work near this casino.
- A new casino in Lethbridge will threaten the job security of the employees who work in the established casinos.
- There will be less funds for the Rural charities who rely heavily on casino events to support their causes. Local communities will suffer because of this.

In summary, I'm asking the application for be denied. I do not support the rezoning plan 1611089 block 1, lot 1 & block 2, lot 1 in Lethbridge.

Sincerely,

Dorothy Solomon

AGENDA ITEM REPORT



Title: Subdivision Application #2024-0-051 Brandsma/Bezooyen
- Lot 3, Block 1, Plan 0612375 and a portion of SW1/4 6-9-20-W4M

Meeting: Council Meeting - 16 May 2024

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 03 May 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 07 May 2024
Cole Beck, Chief Administrative Officer	Approved - 10 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to enable a land swap and realign the property boundaries between two titles, currently 4.55 and 69.50 acres, by reconfiguring them to 5.28 and 68.83 acres in size for country residential and agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2024-0-051 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision rectifies encroachment issues and meets the provincial Subdivision and Development Regulations and the municipal realignment/reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a realignment/reconfiguration of titles and property lines without an increase in titles. For this proposal, the applicant(s) start with two titles and will end up with two but in a different layout/size.
- The LUB No. 24-007 realignment/reconfiguration of titles policy enables property boundaries to be realigned based on land use and the location of improvements. The readjusted property line will address existing land conditions and enable the septic system to be sited entirely within the titled property of the residence that it is associated with and bring it into compliance with the provincial Private Sewage System Standards of Practice.

BACKGROUND INFORMATION:

Located 3 miles east of the City of Lethbridge, at the northeast corner of the intersection of Highway 512 and Broxburn Road. The proposed realigned property line will address current land use encroachment issues.

The main purpose is to realign the northeast property line of the acreage to capture the existing dwelling’s private septic system that encroaches over the east property line onto the neighbor’s agricultural property. The realignment will enable the septic system to be sited entirely within the titled property of the residence that it is associated with. This involves relocating the property line approximately 15 m to the east and northeast from its current location (comprising 0.75 acres of land). This adjustment will enable the septic field to be located 1.95 m from the new property line and in full compliance with provincial standards. The second component involves subdividing and consolidating 0.09 acres of land from the north end of the acreage yard and amalgamating it to the agricultural title. The original subdivision boundary was created to jog around some sheds and a building. The adjusted property line will result in a straight line on the north side of the acreage. One shed that will encroach over the property line as a result of this adjustment will be removed so there is no resulting encroachment.

The acreage yard’s improvements are located on the southeast portion and will be unaffected by the realigned boundaries. The agricultural title is irrigated cultivated land and has no improvements on it. Access is provided to both the acreage and the agricultural parcel from the south with existing approaches in place to Highway 512.

Overall, the proposal meets the criteria of the County’s LUB No. 24-007 for a realignment/reconfiguration of titles. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). Alberta Transportation had no objections. The subject land is outside the IDP boundary with the City of Lethbridge.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed boundary reconfiguration is not rational and the titles would remain as is.

Pros:

- there are no advantages to denying the subdivision as the County’s bylaws and criteria are met.

Cons:

- the existing encroachment issue would remain, and the decision could be appealed by the applicants as the County’s bylaws and criteria are met.

FINANCIAL IMPACT:

None. However, 10% municipal reserve is applicable at \$15,000 per acre on the 0.73 acre area (difference on the 5.28 acre title being created) as MR was paid on the existing 4.55 acre lot when it was subdivided in 2005.

LEVEL OF PUBLIC PARTICIPATION:

Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

[5A Lethbridge County 2024-0-051 Approval
Diagrams 2024-0-051](#)

RESOLUTION

2024-0-051

Lethbridge County

Country Residential & Agricultural subdivision of Lot 3, Block 1, Plan 0612375 and a portion of SW1/4 6-9-20-W4M all within SW1/4 6-9-20-W4M

THAT the Country Residential & Agricultural subdivision of Lot 3, Block 1, Plan 0612375 and a portion of SW1/4 6-9-20-W4M all within SW1/4 6-9-20-W4M (Certificate of Title No. 061 327 810, 191 035 148), to accommodate a land swap and realign the property boundaries between two titles currently 4.55 and 69.50 acres (1.84 & 28.14 ha), by reconfiguring them to 5.28 and 68.83 acres (2.14 & 27.86 ha) in size for country residential and agricultural 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 0.73 acres at the market value of \$15,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated.
4. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels to create the 5.28 and 68.83 acre titles, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
5. That the applicant removes or relocates the 394 sq. ft shed (36.5 m²) located on the north boundary so that there will be no resulting physical building encroachment over the newly adjusted property line. Confirmation of the removal of the shed must be submitted to the satisfaction of the Subdivision Authority prior to final endorsement of the subdivision.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the subdivision proposal is in accordance with the County's subdivision criteria as a property realignment/reconfiguration of titles, with no additional titles being created.
4. The realignment will enable the septic system to be sited entirely within the titled property of the residence that it is associated with and bring it into compliance with the provincial Private Sewage System Standards of Practice.

2024-0-051
Page 1 of 3

INFORMATIVE:

- (a) The payment of Municipal Reserve is applicable on 10% of the 0.73 acre title area difference on the 5.28 acre title being created with respect to Section 663 of the MGA as a cash-in-lieu of land payment (MR was paid on the existing 4.55 acre lot when it was subdivided in 2005).
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS has no concerns.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (f) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:
 - ATCO Gas has no objection
 - ATCO Gas has no need for a Utility Right of Way currently

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilitysafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email southlandadmin@atco.com.

- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.
- (h) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3, 512, 4X

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

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

The requirements of Section 19 are met, therefore no variance is required. A previous subdivision (2005-0-220) required a 20 metre wide service road right-of-way perpendicular and across the highway frontage of the parcel to be created. Registration Number 061 277 616 was registered July 11, 2026.

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

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

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

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

(i) The St. Mary River Irrigation District (SMRID) has reviewed this application, if the subdivision is approved, the District has the following comment.

- Irrigation acres will remain on Bezooyen’s property.

A fee of \$250.00 plus G.S.T. is due upon receipt of the invoice for consideration of the subdivision application by the District.

(j) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the information and wish to provide the following comments:

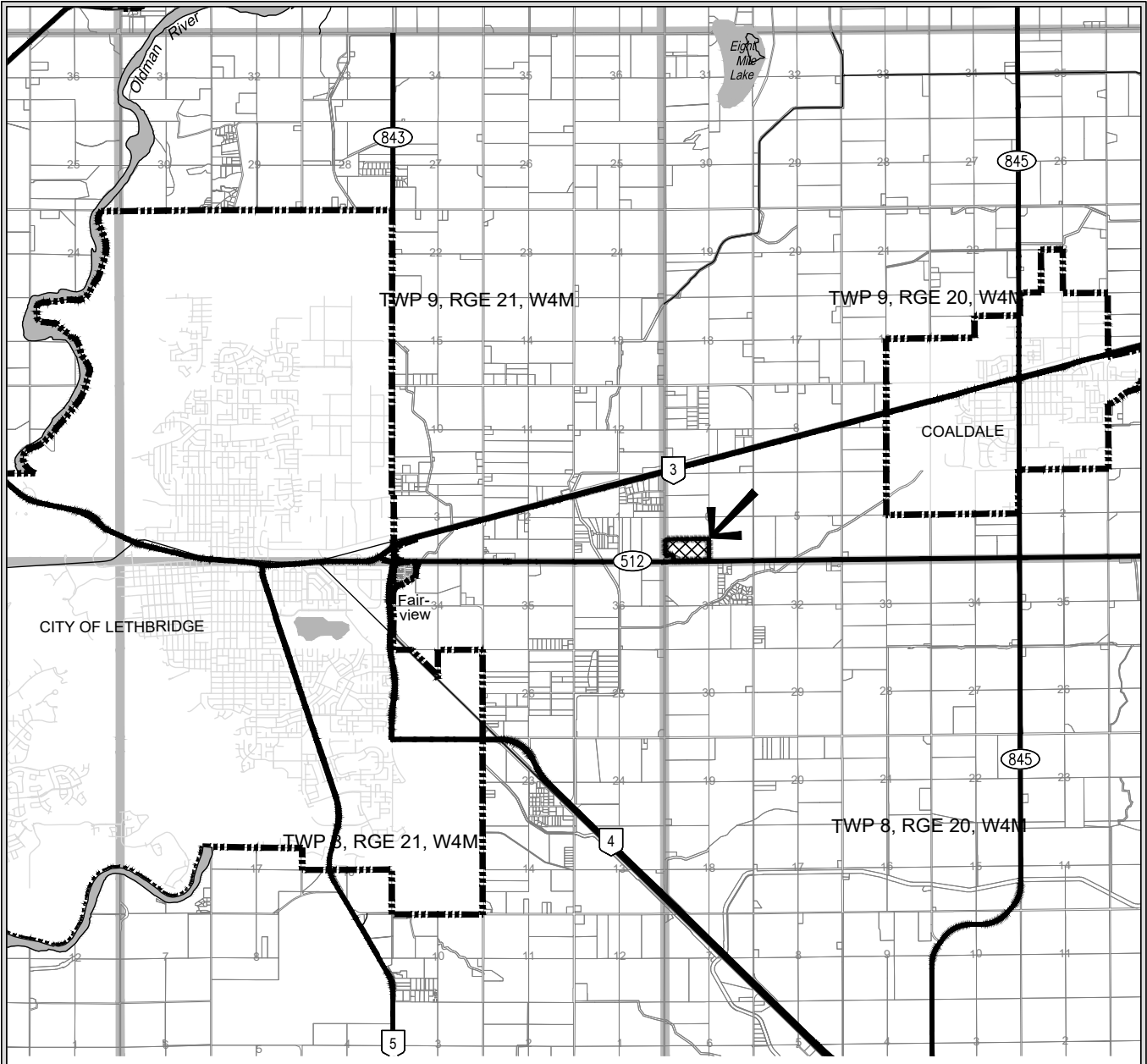
- The application involves boundary line adjustment.
- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.

Please feel free to contact me if you have any questions.”

MOVER

REEVE

DATE

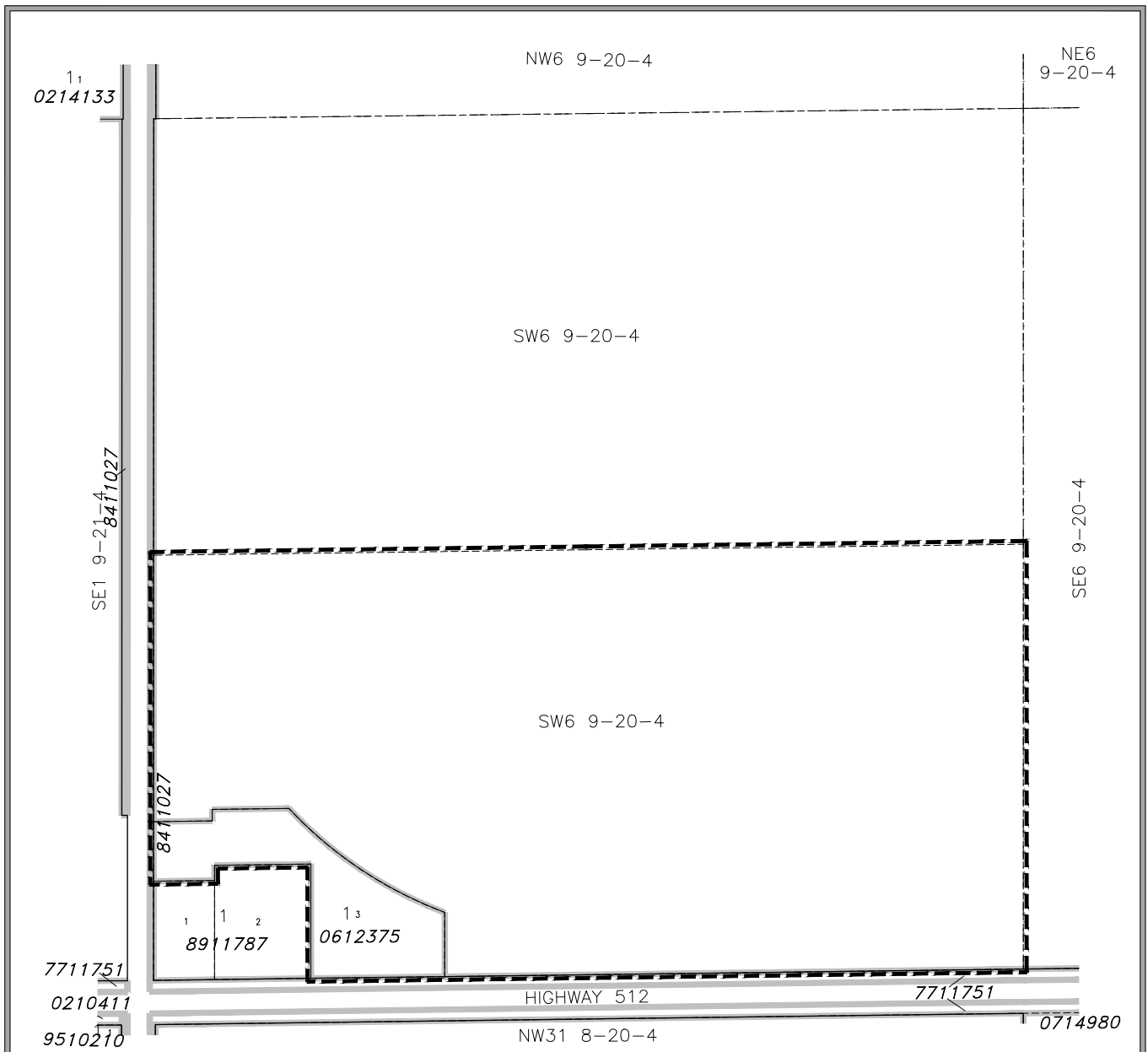


SUBDIVISION LOCATION SKETCH
LOT 3, BLOCK 1, PLAN 0612375 & PORTION
OF SW 1/4 SEC 6, TWP 9, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MARCH 22, 2024
FILE No: 2024-0-051

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3102 10th AVENUE NORTH, LETHBRIDGE, AB T1N 1S6
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



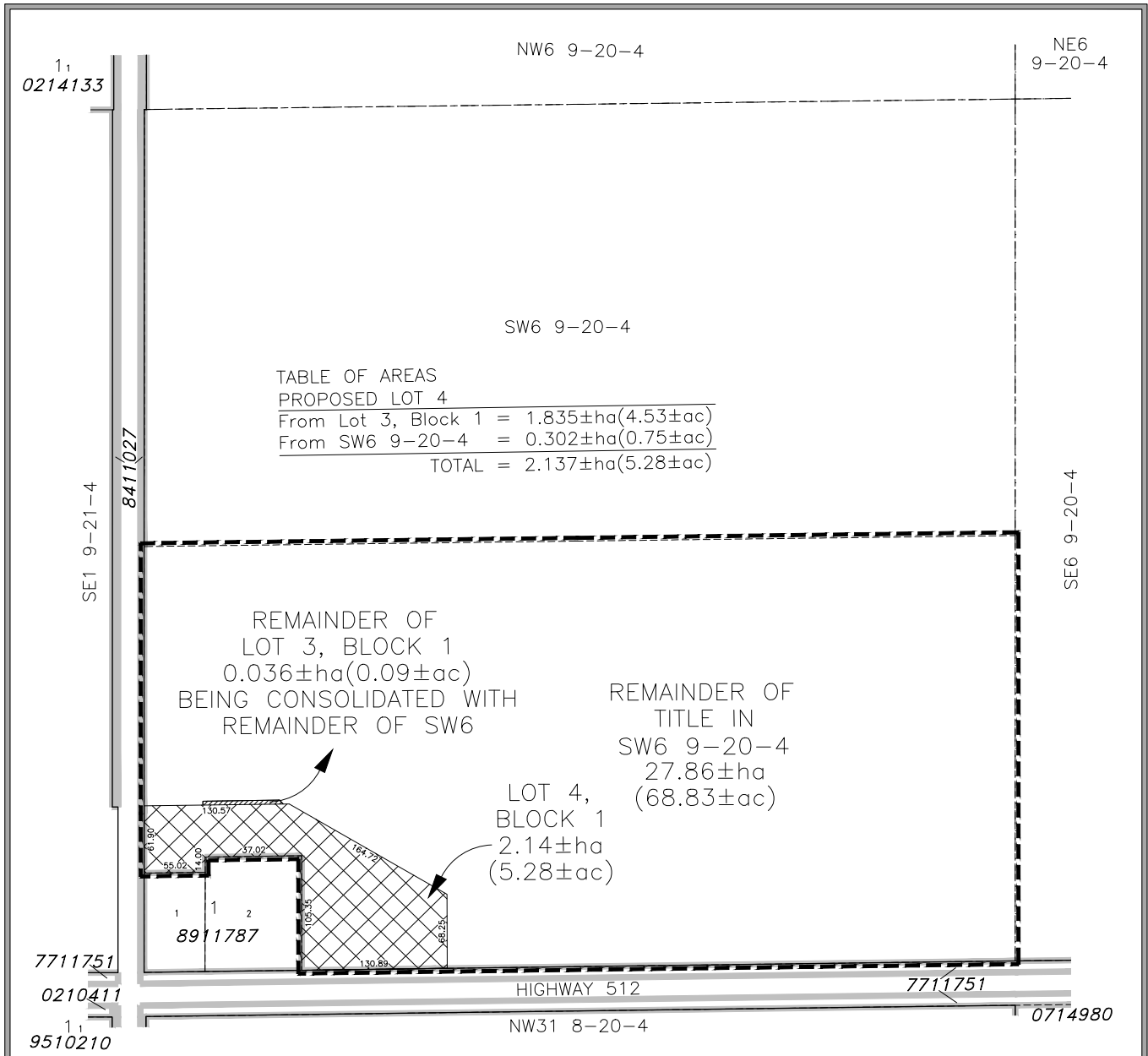
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SUBDIVISION SKETCH - EXISTING
 LOT 3, BLOCK 1, PLAN 0612375 & PORTION
 OF SW 1/4 SEC 6, TWP 9, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: MARCH 22, 2024
 FILE No: 2024-0-051



March 22, 2024 N:\Subdivision\2024\2024-0-051.dwg



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16185

LOT 3, BLOCK 1, PLAN 0612375 & PORTION

OF SW 1/4 SEC 6, TWP 9, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 22, 2024

FILE No: 2024-0-051



March 27, 2024 N:\Subdivision\2024\2024-0-051.dwg





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16185

LOT 3, BLOCK 1, PLAN 0612375 & PORTION

OF SW 1/4 SEC 6, TWP 9, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MARCH 22, 2024

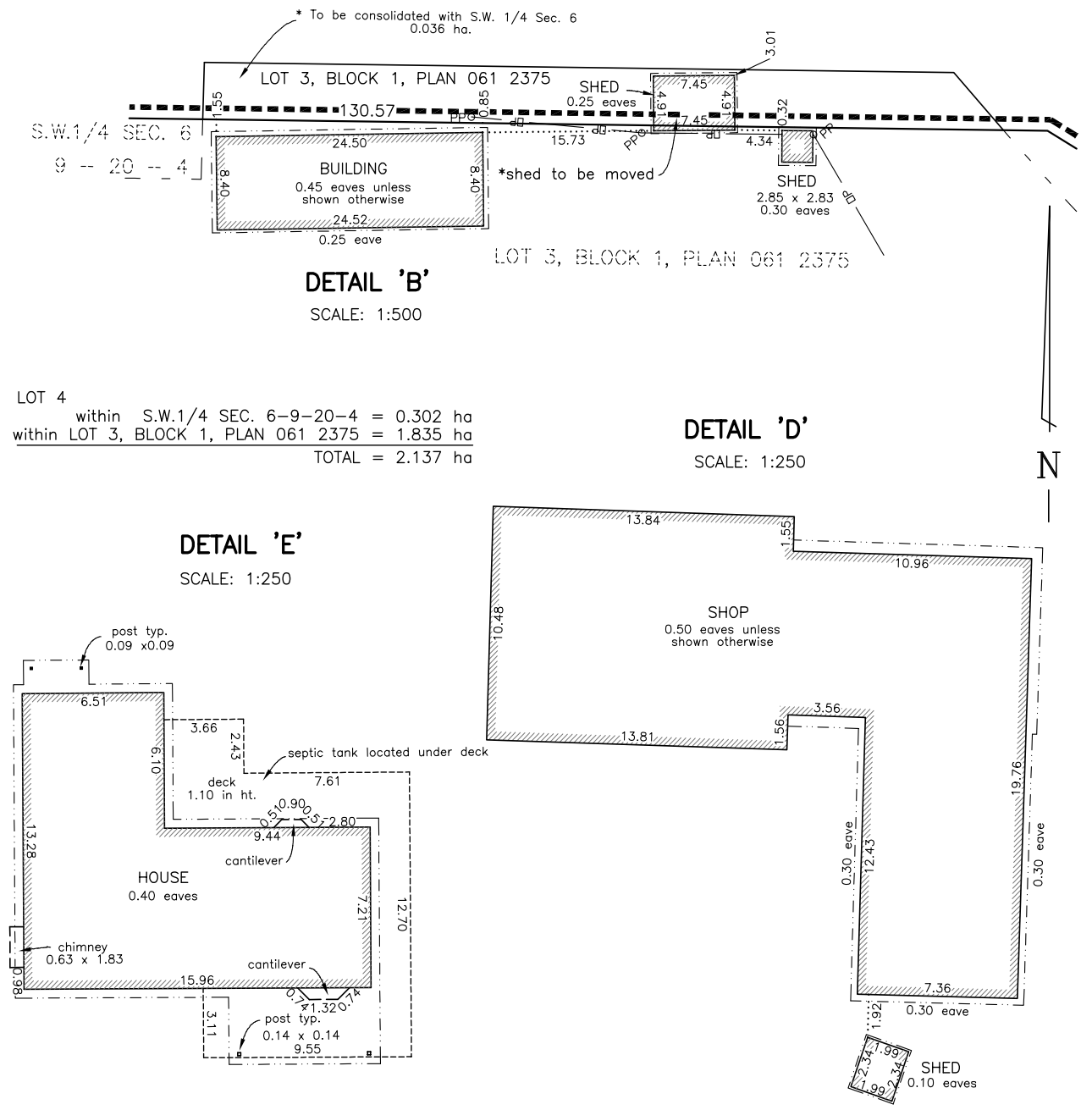
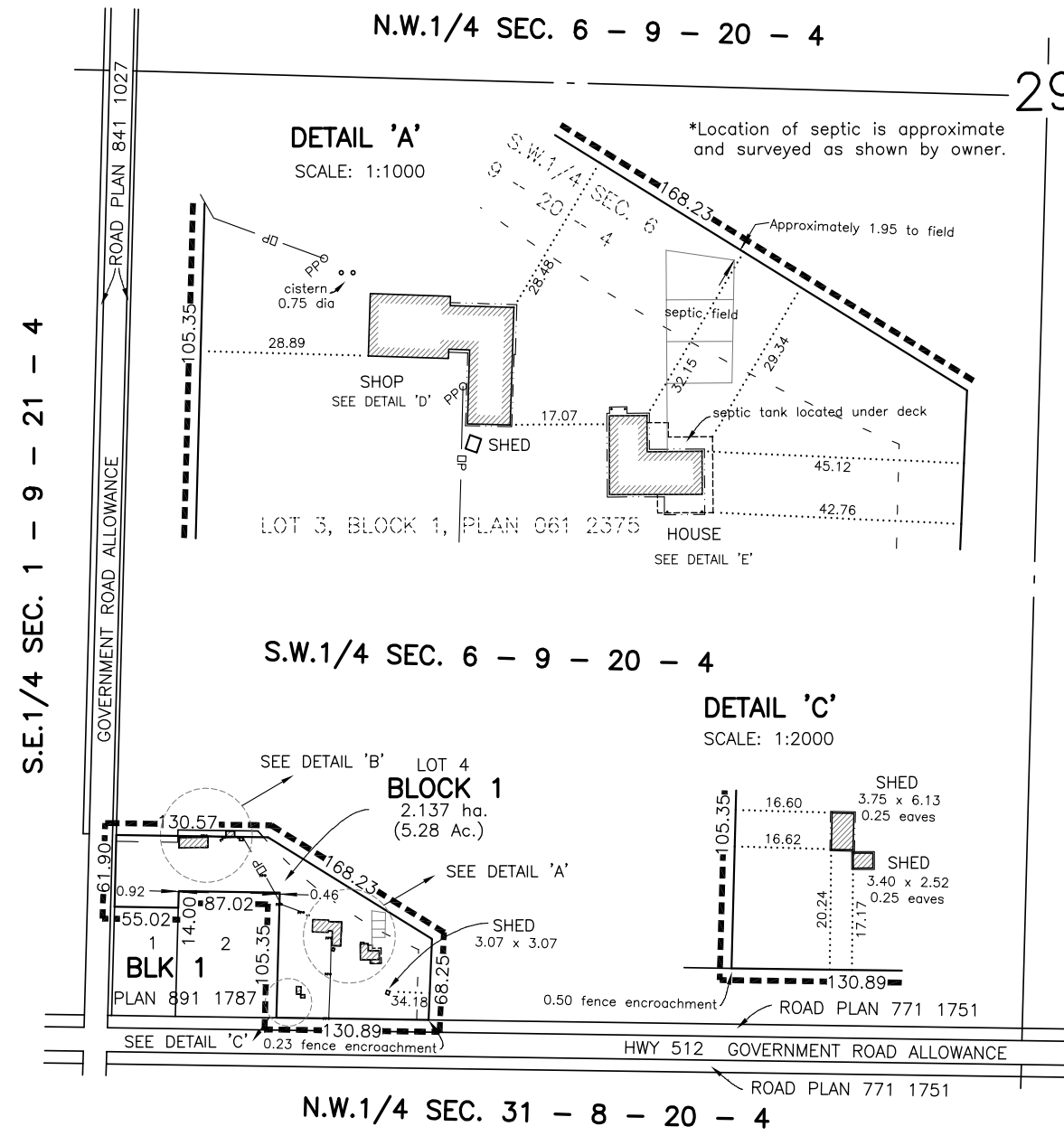
FILE No: 2024-0-051



March 27, 2024 N:\Subdivision\2024\2024-0-051.dwg



AERIAL PHOTO DATE: 2018



LOT 4
within S.W.1/4 SEC. 6-9-20-4 = 0.302 ha
within LOT 3, BLOCK 1, PLAN 061 2375 = 1.835 ha
TOTAL = 2.137 ha

1	ADJUSTED LOT SIZE	MAR 1/24	MJ
NO.	REVISION	DATE	BY
<p>Improvements shown were surveyed on November 6th, 2023</p> <p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 2.137 ha. Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

PETER & JONI BRANDSMA

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 4, BLOCK 1, PLAN 061 2375
and part of
S.W.1/4 SEC. 6
all within
S.W.1/4 SEC. 6, TWP. 9, RGE. 20, W.4 M.
Lethbridge County

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

APPROVED	DRAWN MJ	DATE NOV 22/23
	CHECKED ZJP	JOB 23-16185
	SCALE 1:5000	DRAWING 23-16185
Z.J. Prosper, A.L.S.		

AGENDA ITEM REPORT



Title: January-March 2024 Community Peace Officer Report.
Meeting: Council Meeting - 16 May 2024
Department: Development & Infrastructure
Report Author: David Entz

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 26 Apr 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 30 Apr 2024
Cole Beck, Chief Administrative Officer	Approved - 01 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

This report provides County Council with an overall summary of the County's CPO program for the months of January through March, 2024.

RECOMMENDATION:

No resolution is required.

REASON(S) FOR RECOMMENDATION(S):

No decision or resolution of Council is required as this report is for information purposes only.

PREVIOUS COUNCIL DIRECTION / POLICY:

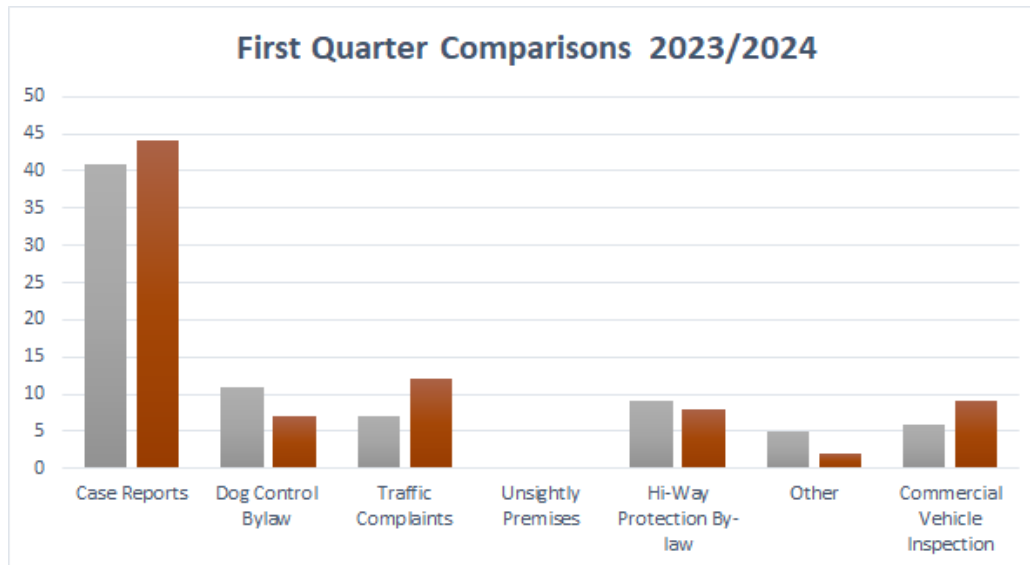
County Council is presented the CPO quarterly report and provided the opportunity to ask questions.

BACKGROUND INFORMATION:

Lethbridge County has one full-time Community Peace Officer (CPO) who provides education and enforcement on a variety of Lethbridge County Bylaws. The CPO is authorized to enforce the Traffic Safety Act and regulations under the Act. The CPO is also certified to inspect commercial vehicles. The CPO is part of the Development & Infrastructure Department and reports to the Manager of Planning and Development, Hilary Janzen.

Notable events between January and March 2024.

There were a total of 44 Case Reports created this period which is consistent within the same time period of 2023. The Dog Control Bylaw consists of stray dogs and dogs at large while the Highway Protection Bylaw relates to snow pushed into the Lethbridge County's Right of Way.



■ 2023

■ 2024

Overweight trucks

- There were a number of trucks weighed, three of which were overweight by 5150 kg 10,000 kg and 13,500 kg. Two were repeat offenders.

While it is discouraging to encounter overweight commercial vehicles, the officer is pleased to report that he also encounters commercial vehicle operators within Lethbridge County that make a conservative effort to protect Lethbridge County's road net work.

Speeding

- 144 KPH in maximum 80 KPH on TWP RD 8-4 near RGE RD 21-1.
- TWP RD 9-4 between HWY 3 and HWY 25 numerous violators are detected.
- HWY 25 through Shaughnessy some motorist tend to miss the posted 60 KPH sign.
- HWY 512 at Fairview some motorist are either very late for work or appointments.

Joint Force Operations

- Commercial Vehicle weight inspection with MD of Willow Creek CPO.
- Traffic control for Coalhurst and Picture Butte Fire at events such as fires or motor vehicle collisions.

Commercial Vehicle Inspections

- Eight (8) commercial vehicles were inspected all of which failed the inspection.
- Load securement, underinflated tires, exposed wire on tires, movement in the pitman arm, emergency brakes on trailers not operative are a few of the critical items found which placed the units out-of-service.

Challenge

With the arrival of spring, the officer has already received a complaint regarding Off-Highway-Vehicles spinning donuts at various intersections within the County. Since this type of behavior is not always observed firsthand, but rather reported a day or days later, the officer has very few leads to pursue.

ALTERNATIVES / PROS / CONS:

This report is for information purposes only.

FINANCIAL IMPACT:

Revenue received from fines issued help offset the cost of the CPO program. There was \$47,298.00 of fines issued for this period of time by the CPO. Approximately 50% of this amount will be received by the County. The other 50% is received by the Province of Alberta, and the Victims of Crime Fund.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

AGENDA ITEM REPORT



Title: 2024 Operating Budget Amendment
Meeting: Council Meeting - 16 May 2024
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 13 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

During the annual budget process the County plans for annual operating costs, capital projects, Provincial and Federal grants, requisitions and assessment growth; however, due to the timing of the Provincial budget process we estimated grant and requisition amounts until they are officially released. As well, growth numbers cannot be finalized until the following calendar year. We have since received final numbers related to grants, requisitions, and growth and need to adjust the budget to accurately reflect requirements.

RECOMMENDATION:

That County Council amend the 2024 Operating Budget to include a transfer to the Commercial/Industrial Land reserve in the amount of \$978,488 to be utilized for priority infrastructure and debt reduction requirements to be outlined for Council at a future meeting.

REASON(S) FOR RECOMMENDATION(S):

The proposed recommendation provides administration with the approval required to collect additional tax support funds for the purpose of funding priority projects and sustainability planning.

Administration would propose that future budget deliberations take place as they have in the past, however, that only an interim budget is passed in December with final budget approval taking place in May in conjunction with the tax rate bylaw to mitigate unknowns in December such as grant funding allocations, requisition amounts and final assessment values.

BACKGROUND INFORMATION:

Based on our 2024 budget discussions, it is our intent to prioritize debt reduction, road maintenance and infrastructure sustainability. While The County has a growing infrastructure deficit, this was

exacerbated by inflationary pressures and more significant economic growth in the region over the last few years.

Upon review of the final assessment figures, the County noted some additional growth that was not anticipated for the 2024 tax year. A significant portion of this growth in addition to market changes and commercial growth is related to the solar and wind linear assessments provided by the Province. While growth within the region is important, reduces inflationary pressures, and adds value, there are costs that are associated with growth and infrastructure investment that is required by the County. Growth is essential in keeping tax rates low, and while we need to increase revenues to offset the many competing demands, the tax rate adjustment required has been significantly reduced due to the amount of growth in Lethbridge County in 2023.

ALTERNATIVES / PROS / CONS:

Council does not amend the 2024 Operating Budget

PRO - No change to the budget is required.

CON - Could extend the time period in which the County could prioritize certain capital projects and reduce debt due to funding.

FINANCIAL IMPACT:

Increase to County reserves.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

AGENDA ITEM REPORT



Title: Bylaw 24-011 Tax Mill Rate
Meeting: Council Meeting - 16 May 2024
Department: Corporate Services
Report Author: Jennifer Place, Les Whitfield

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 13 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The assessment roll has been prepared for the 2024 Tax Year. The 2024 municipal budget was presented and approved by Council on December 31 2023. Requisitions from the Province and Green Acres have been received. A Tax Rate Bylaw is required to be passed annually as it enables the Property Assessment and Tax Notices to be issued and annual tax levies to be collected. The County's property tax due date is July 31st.

RECOMMENDATION:

- That the 2024 Tax Mill Rate Bylaw 24-011 be read a first time.
- That the 2024 Tax Mill Rate Bylaw 24-011 be read a second time.
- That Council proceeds to consideration of third reading of Bylaw 24-011.
- That the 2024 Tax Mill Rate Bylaw 24-011 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The 2024 budget for expenditures and required tax support has been approved and the bylaw complies with legislative requirements.

An amendment to the 2024 approved budget was proposed prior to the reading the Tax Rate Bylaw 24-011. Those amendments have been included within the proposed tax rates and bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

The 2024 Budget was approved on December 21 2023.

Pursuant to Section 353 of the Municipal Government Act (MGA) each Council must pass a property tax bylaw annually to impose a tax in respect of property in the municipality to raise revenue to be used toward payment of expenditures and transfers as set out within the budget of the municipality as well as for the requisitions imposed.

This report is for Council consideration and is closely based on the 2:1 ratio between Non-Residential and Residential tax rates, as in previous years, per previous Council direction.

BACKGROUND INFORMATION:

The total property assessment on the attached spreadsheet for the 2024 tax year includes:

\$97,860,520 - increase in Residential Assessment from 2023 consisting of \$28,441,950 growth (new development) and \$69,418,570 is attributable to market value adjustments.

\$156,013,090 - overall increase in Non-Residential/Machinery and Equipment (M&E) Assessments. This increase is attributed \$139,723,990 in growth and \$16,289,100 inflation.

The assessment classes are defined under Section 297 of the MGA as follows:

Class 1 - Residential;

Class 2 - Non-Residential;

Class 3 - Farmland;

Class 4 - Machinery and Equipment (M&E)

The below information is based on a 2:1 tax rate Ratio between Non- Residential and Residential.

The municipal tax rate for Non-Residential and M&E classes must be the same.

The 2024 Farmland tax rate has increased by 8.91% compared compared to the 2023 tax rate resulting in an increase of \$403,028.00.

The 2024 Residential tax rate has increased by .21% due to the increase in assessment and results in an additional \$470,135 in taxes over last year.

The 2024 Non-Residential/M&E tax rate has increased from 2023 by .81% due to assessment, resulting in a \$1,372,1520 increase in taxes over last year.

ALTERNATIVES / PROS / CONS:

Council must pass a Tax Rate Bylaw annual in order to impose taxes per the MGA.

However, Council does has the authority and option to change the tax rate ratios from what has been proposed within the bylaw presented, however they must ensure the appropriate amount of tax support is collected per the approved budget and that any rate changes comply with legislation.

FINANCIAL IMPACT:

Tax rates are calculated by dividing the Revenues required by the total assessment from the applicable property Assessment Class.

Below is a list of the required 2024 collection amounts:

Lethbridge County General	\$ 18,266,933	14.37% increase
Lethbridge County Haul Route Network	\$ 500,000	0% increase/decrease
Lethbridge Regional Waste Commission Levy	\$ 638,411	2.81% increase
Provincial Police Levy	\$ 704,210	0% increase
Green Acres Foundation	\$ 342,134	5.07% increase
Alberta Education Requisition	\$ 6,342,496	6.95% increase
Designated Industrial Property Requisition	\$ 28,549	53.74% increase

2024 Proposed Total Tax Rates (Based on 2:1 Ration Non Res to Res):

ASSESSMENT CLASS	2024 TAX RATE	2023 TAX RATE
Class 3 - Farmland	30.6164	29.2552
Class 1 - Residential	7.3749	7.3766
Class 2 - Non-Residential	12.5389	12.3792
Class 4 - Machinery and Equip.	8.9655	8.9029

LEVEL OF PUBLIC PARTICIPATION:

- Inform**
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [Bylaw 24-011 - 2024 Tax Rate](#)
- [24 Tax Rate Summary](#)
- [24 Tax Rate Req Summary](#)
- [municipaltaxratecompare24](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. ~~24-01123-017~~
2024~~3~~ TAX MILL RATE**

**A BYLAW OF LETHBRIDGE COUNTY TO AUTHORIZE THE 2021
TAX RATES OF ASSESSABLE PROPERTY WITHIN LETHBRIDGE COUNTY
PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**

WHEREAS the Lethbridge County has prepared and adopted detailed estimates of the municipal revenue and expenditures as required, at the Council meeting held on December ~~2115~~, 202~~32~~; and

WHEREAS the estimated municipal expenditures and transfers from all sources for the Lethbridge County for 202~~43~~ total \$~~32,502,72030,204,555~~ and \$~~20,109,55417,796,435~~ is to be raised by general municipal taxation; and

NOW THEREFORE BE IT RESOLVED that the Council of Lethbridge County authorized the Chief Administration Officer to levy upon the assessed value of all assessable property shown on the assessment roll.

- a) Tax rate for municipal purposes:
 - Class 3 Farmland (Sec. 297 MGA) ~~29.00026-6270~~
 - Class 1 Residential (Sec. 297 MGA) ~~4.75854-7484~~
 - Class 2 & 4 Non-Residential/M&E (Sec. 297 MGA) ~~8.82838-7576~~
- b) Tax rate for the Green Acres Foundation ~~0.13720-1453~~
- c) Tax rate for Designated Industrial Property ~~0.07650-0746~~

THAT the following rates for School Requisition purposes to be calculated to generate \$5,526,827.71 for the 2023 Alberta School Foundation Fund (ASFF) and \$403,318.10 for the 2023 Holy Spirit Roman Catholic School District:

- a) ASFF Residential and Farmland ~~2.47922-4829~~
- b) ASFF Non-Residential ~~3.57353-4763~~
- c) Holy Spirit Residential and Farmland ~~2.47922-4829~~
- d) Holy Spirit Non-Residential ~~3.57353-4763~~

This Bylaw shall hereby rescind previous Bylaw No. ~~23-01722-007~~.

GIVEN first reading this 16th day of May, 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 16th day of May, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 16th day of May, 2024.

Reeve

Chief Administrative Officer

may 7 2024

**ACTUAL
ASSESSMENT**

MUNICIPAL

GENERAL MUNICIPAL PURPOSES

Farmland	159,166,125.00
Residential	1,335,545,550.00
Non-Residential/M&E	1,035,157,995.00
	2,529,869,670.00
Add Provincial Police Services	2,529,679,670.00
Add Recreation	2,529,679,670.00
Provincial Availability Adjustment	35,450,090.00
Total	2,565,319,760

Add Haul Route Network	159,166,125.00
Add LRWMS	2,529,679,670.00

Total Municipal

MUNICIPAL RATES

REQUISITIONS

TOTAL 2024 TAX LEVY

LETHBRIDGE COUNTY TAX RATES - 2024

2024 REQUIRED REVENUE	2024 TAX (MILL) RATE		2023 ASSESSMENT
4,003,028.00	25.1500	10.72%	158,492,200.00
5,408,785.00	4.0499	1.50%	1,237,685,030.00
8,405,120.00	8.1196	1.50%	879,144,905.00
17,816,933.00			2,275,322,135
704,210	0.2784	-10.06%	2,275,322,135
450,000	0.1779	1.19%	2,275,322,135
18,971,143.00			34,541,365.00
18,971,143		13.77%	2,309,863,500
500,000	3.1414	-0.42%	158,492,200
638,411	0.2524	-7.52%	2,275,322,135
\$20,109,554.00			

Farmland Rate	29.0000	8.91%
Residential Rate	4.7585	0.21%
Non-Res/M&E Rate	8.8283	0.81%

\$ 6,713,178.38

\$25,684,321.38

Farmland Rate	31.6164	8.07%
Residential Rate	7.3749	-0.02%
Non-Residential	12.5389	1.29%
M & E Rate	8.9655	0.70%

<u>2023</u> <u>REVENUE</u>	<u>2023 TAX</u> <u>RATE</u>
3,600,000.00	22.7141
4,938,650.00	3.9902
7,032,600.00	7.9994
15,571,250.00	
704,210	0.3095
400,000	0.1758
16,675,460.00	
16,675,460	
500,000	3.1547
620,975	0.2729
<u>\$17,796,435.00</u>	

Farmland Rate	26.6270
Residential Rate	4.7484
Non-Res/M&E Rate	8.7576

\$ 6,274,388.79

\$23,977,711.80

Farmland Rate	29.2552
Residential Rate	7.3766
Non-Residential	12.3792
M & E Rate	8.9029

08-May

	<u>ACTUAL ASSESSMENT</u>
REQUISITIONS	
Green Acres Foundation	2,494,419,580.00
Designated Industrial Property	373,183,700.00
SCHOOLS	
ASFF RESIDENTIAL & FARMLAND	1,367,172,888.00
ASFF NON-RESIDENTIAL	710,356,917.00
NON-TAXABLE ELECTRIC LINEAR	137,942,860.00
MACHINERY & EQUIPMENT	124,740,070.00
PROVINCIAL GIPOT RES. & FARMLAND	5,563,570.00
PROVINCIAL GIPOT NON RESIDENTIAL	65,336,610.00
	<u>2,411,112,915.00</u>
TOTAL ASFF EDUCATION REQUISITION	<u>\$ 2,565,319,760.00</u>
HOLY SPIRIT RES. & FARMLAND	124,757,002.00
HOLY SPIRIT NON-RESIDENTIAL	29,449,843.00
	154,206,845.00
TOTAL HOLY SPIRIT REQUISITION	154,206,845.00
TOTAL	<u><u>2,565,319,760.00</u></u>
 TOTAL 2024 REQUISITIONS TAX LEVY	

LETHBRIDGE COUNTY TAX RATES - 2024

2024 REQUIRED REVENUE	2024 TAX (MILL) RATE		2023 ASSESSMENT
	342,134.15	0.1372	-5.60% 2,240,780,770.00
	28,548.55	0.0765	2.55% 248,924,820.00
	3,389,518.36	2.4792	-0.15% 1,272,953,573
	2,538,437.32	3.5735	2.80% 680,669,470
			16,601,370
			120,077,100
			5,271,980
			63,810,750
\$	5,927,955.68		2,159,384,243
	<u>5,927,955.68</u>		<u>\$2,159,384,243.00</u>
	\$309,300.00	2.4792	-0.15% 120,587,667
	\$105,240.00	3.5735	2.80% 29,891,590
	414,540.00		143,576,616.00
	-		
\$	6,342,495.68		8.45% 2,081,760,410
	<u>6,342,495.68</u>		<u>2,081,760,410</u>
\$	6,342,495.68		
	<u>\$6,713,178.38</u>		
Farmland Rate	2.6164	-0.45%	
Residential Rate	2.6164	-0.45%	
Non-Residential	3.7106	2.46%	
M & E Rate	0.1372	-5.57%	

<u>2023</u> <u>REVENUE</u>	<u>2023 TAX</u> <u>RATE</u>
325,623.19	0.1453
18,569.79	0.0746
3,160,616.43	2.4829
2,366,211.28	3.4763
<u>5,526,827.71</u>	
\$299,407.12	2.4829
\$103,910.98	3.4763
403,318.10	
<u>\$5,930,145.81</u>	
<u>\$6,274,338.79</u>	
Farmland Rate	2.6282
Residential Rate	2.6282
Non-Residential	3.6216
M & E Rate	0.1453

**TAX RATE COMPARISON
MUNICIPAL ONLY**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FARMLAND	17.6415	20.4163	20.4495	24.8131	24.8348	24.8625	24.9373	25.0363	25.2310	26.6270	31.6164
RESIDENTIAL	4.5786	4.5824	4.6156	4.6290	4.7279	4.6903	4.8461	4.8989	4.8341	4.7484	4.7585
NON-RESIDENTIAL	9.2238	9.2275	9.0654	9.0788	9.2213	9.1147	9.3040	9.3435	9.0038	8.7576	8.8283
M & E	9.2238	9.2275	9.0654	9.0788	9.2213	9.1147	9.3040	9.3435	9.0038	8.7576	8.8283

2.4307
20.2026
0.1273
3.2967
0.2469

26.3042

less

4.414

21.8902

AGENDA ITEM REPORT



Title: Tax Payment Agreement - Lot 6, Block 1, Plan 971143
Meeting: Council Meeting - 16 May 2024
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 13 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Property Lot 6, Block 1, Plan 971143 was been placed on tax sale notification in March 2024, due to having tax arrears of 2 years. This property has also had costs related to an unsightly premise cleanup of \$10,762.75 added to the tax roll as directed by the County's legal counsel. The total amount outstanding on the tax account is \$15,792.53.

RECOMMENDATION:

That Council direct Administration to enter into the tax agreement, as prepared by North and Company Law Office for parcel Lot 6, Block 1, Plan 9711438.

REASON(S) FOR RECOMMENDATION(S):

The proposed agreement provides the County with an opportunity to collect tax arrears without having to put the parcel up for sale. As well the agreement aligns with the Municipal Government Act (MGA).

PREVIOUS COUNCIL DIRECTION / POLICY:

MGA Section 418(4)

The municipality may enter into an agreement with the owner of a parcel of land shown on its tax arrears list providing for the payment of the tax arrears over a period not exceeding 3 years, and in that event the parcel need not be offered for sale under subsection (1) until

- (a) the agreement has expired, or
- (b) the owner of the parcel breaches the agreement, whichever occurs first.

BACKGROUND INFORMATION:

Property Lot 6, Block 1, Plan 971143 was placed on tax notification in March 2024 as per the MGA. In addition to the tax arrears the property also had to have costs related to an unsightly premise cleanup of \$10,762.75 added to the tax roll as the owner did not meet the clean up order issued by the county.

Following the notification and addition of the unsightly fees, the property owner contacted the County to discuss payment options. Due to the history related to this property and that it has been placed on tax arrears notification the County contacted North and Company Law Office to assist in the negotiation and preparation of a tax payment agreement.

The agreement has laid out the payment terms as a minimum monthly amount of \$438.68 to be paid beginning June 1 2024 to May 1, 2027. In addition to the monthly payments the property owner must also ensure that all current levied taxes are paid in full by the annual due date.

ALTERNATIVES / PROS / CONS:

Not enter into the agreement:

PRO - Owners would have to pay full balance or a tax sale would take place, therefore County would receive tax funds sooner than through tax sale process.

CON - Property would have to go up for sale per the MGA, at which time, if sold, the taxes would be paid through the sale proceeds.

FINANCIAL IMPACT:

Outstanding property taxes will be received over a three year period or less and current taxes will be paid in full in the year they are due throughout the term of the agreement.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Tax Agreement 2024](#)

TAX AGREEMENT

MEMORANDUM OF AGREEMENT made this ___ day of ____, 2024

BETWEEN:

[REDACTED]

(hereinafter referred to as the "Landowner")

AND

Lethbridge County

(hereinafter referred to as the "Municipality")

WHEREAS the Landowner is the owner of the parcel legally described as

PLAN 9711438
BLOCK 1
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.908 HECTARES (2.24 ACRES) MORE OR LESS

(hereinafter after referred to as the "Lands") and,

WHEREAS the Landowner acknowledges that the Lands are in tax arrears in the amount of \$15,792.53 and are subject to tax recovery proceedings; and,

WHEREAS, the Landowner wishes to enter into an agreement to provide for the timely payment of all tax arrears and any taxes that will be levied during the terms of this Agreement; and,

WHEREAS, the Municipality is agreeable to entering into such an agreement, pursuant to section 418(4) of the *Municipal Government Act* (MGA);

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual terms, covenants, and conditions herein, the parties hereto agree as follows:

1. TERM OF THIS AGREEMENT

The term of this Agreement shall be from June 1, 2024 to June 1, 2027
(Note: The term of this agreement cannot exceed three years.)

2. METHOD OF PAYMENT

(a) Payment shall be made as follows:

1-Jun-24	\$438.68
1-Jul-24	\$438.68
1-Aug-24	\$438.68
1-Sep-24	\$438.68
1-Oct-24	\$438.68
1-Nov-24	\$438.68
1-Dec-24	\$438.68
1-Jan-25	\$438.68
1-Feb-25	\$438.68
1-Mar-25	\$438.68
1-Apr-25	\$438.68
1-May-25	\$438.68
1-Jun-25	\$438.68
1-Jul-25	\$438.68
1-Aug-25	\$438.68
1-Sep-25	\$438.68
1-Oct-25	\$438.68
1-Nov-25	\$438.68
1-Dec-25	\$438.68
1-Jan-26	\$438.68
1-Feb-26	\$438.68
1-Mar-26	\$438.68
1-Apr-26	\$438.68
1-May-26	\$438.68
1-Jun-26	\$438.68
1-Jul-26	\$438.68
1-Aug-26	\$438.68
1-Sep-26	\$438.68
1-Oct-26	\$438.68
1-Nov-26	\$438.68
1-Dec-26	\$438.68
1-Jan-27	\$438.68
1-Feb-27	\$438.68
1-Mar-27	\$438.68
1-Apr-27	\$438.68
1-May-27	\$438.73

(b) Payment shall be received on the 1st day of each month beginning on the 1st day of June, 2024.

(c) The Landowner may make additional payments to accelerate payment of the tax arrears.

3. TERMINATION

This Agreement shall come to an end on May 1, 2027 or when the Landowner fails to make a payment as set out in section 2 of this Agreement.

4. REPRESENTATIVES

For the Landowner:

For the Municipality:

[Redacted]

Lethbridge County, AB

Lethbridge County
#100, 905 - 4 Avenue South
Lethbridge, AB T1J 4E4
Phone: (403) 328 - 5525

[Redacted]

Lethbridge County, AB

5. SIGNATURE

Witness

Witness

Landowner

Municipality

Witness

Landowner

AGENDA ITEM REPORT



Title: Financial Report ending April 30, 2024
Meeting: Council Meeting - 16 May 2024
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 13 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

This is the financial report for the period ending April 30, 2024 for Lethbridge County.

RECOMMENDATION:

No resolution is required.

REASON(S) FOR RECOMMENDATION(S):

This report is for County Council information regarding the County's financial position as of April 30, 2024.

PREVIOUS COUNCIL DIRECTION / POLICY:

Financial reports are presented to Council throughout the year for information.

BACKGROUND INFORMATION:

Section 268.1 of the Municipal Government Act states:

A municipality must ensure that:

- (a) accurate records and accounts are kept of the municipality's financial affairs, including the things on which a municipality's debt limit is based and the things included in the definition of debt for that municipality;
- (b) the actual revenues and expenditures of the municipality compared with the estimates in the operating or capital budget approved by council are reported to council as often as council directs;
- (c) the revenues of the municipality are collected and controlled and receipts issued in a manner directed by council.

ALTERNATIVES / PROS / CONS:

N/A

FINANCIAL IMPACT:

N/A

LEVEL OF PUBLIC PARTICIPATION:

Inform **Consult** **Involve** **Collaborate** **Empower**

ATTACHMENTS:

[Financial Report ending Apr 30-24](#)

Financial Report

Ending April 30, 2024



FISCAL YEAR 2024

Presented by:
Jennifer Place
Director, Corporate Services

QUARTERLY FINANCIAL DASHBOARD to Apr 30-24

Total Revenue

\$4,610,040
 \$3,879,790
 March 31-23

Total Expenses

\$12,319,524
 \$8,8408,163
 March 31-23

2024 TAX LEVY
to be levied in
May 2024



2023 Total Tax Payments
 Collected Dec 31-23

\$26,864,676
 Of \$30,543,205 Total O/S
87.9%

Total Accounts Payable

\$10,103,904
 \$6,705,089
 Mar 31-23

Investments

\$26,167,993
 As of Mar 31-23
 \$25,936,793
 (Includes M.R. GIC)

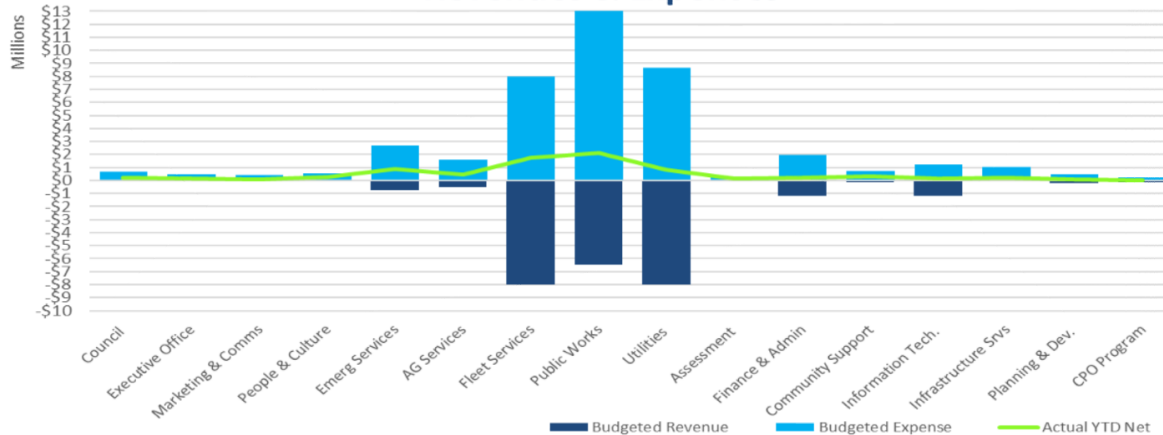
Cash at end of quarter

\$12,896,00
 As of Mar 31-23
 \$7,159,879
 (HISA acct funds included)

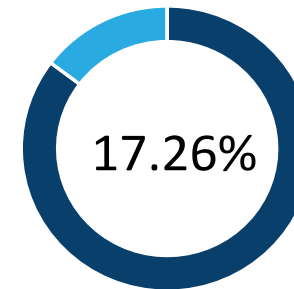
Total Accounts Receivable

\$4,430,514
 \$240,220
 Mar 31-23

Revenues & Expenses

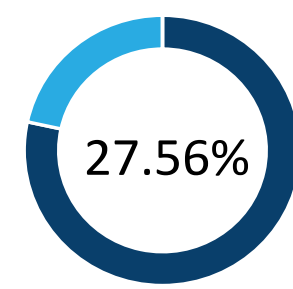


% of income Budget



Excluding Tax Support
 Budget 26,705,065
 YTD Balance 4,610,036

% of Expenses Budget



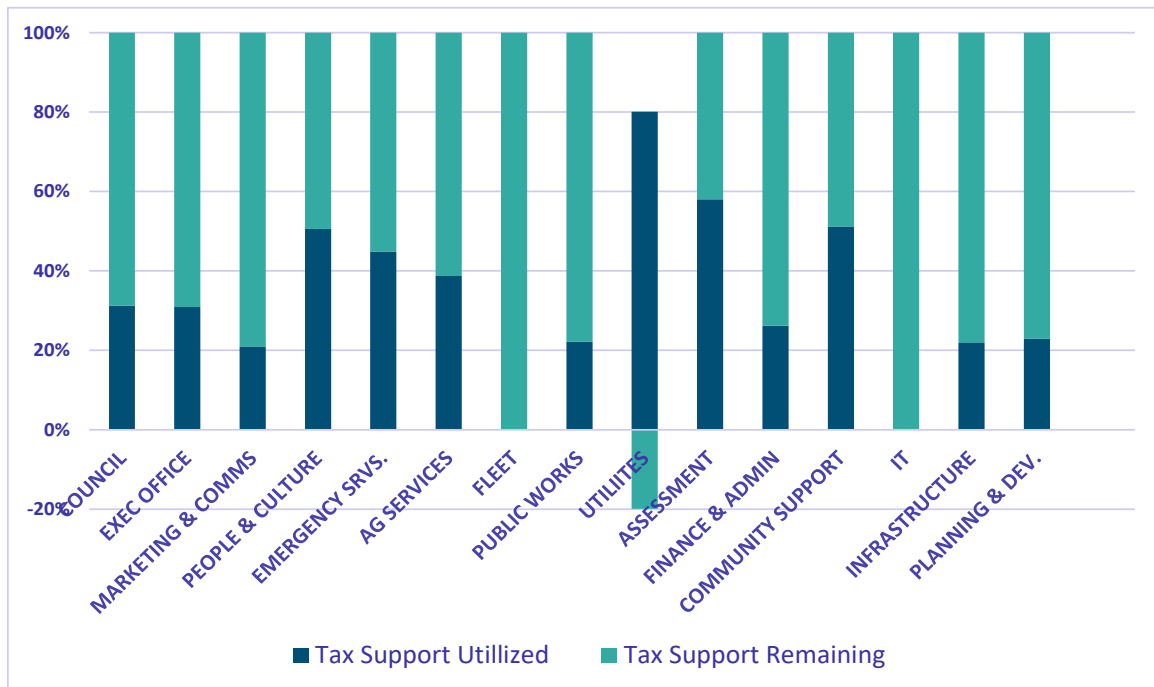
Budget 44,697,720
YTD Balance 12,319,517

Financial Summary as of April 30, 2024

CONSOLIDATED FINANCIAL SUMMARY

The below financial report is for the period of January 1 to April 30, 2024. As this report is focused on the first four months of the year, the projections remain conservative indicating that costs are fairly in line with the approved budget, with the exception of some costs that have been identified as part of the organizational and operational changes since budget approval in December 2023. Based on the operational cycle specifically in operations, the County will see activities increase significantly over the spring and summer months at which time further projection estimates will be made. The County will continue to monitor revenues and expenses throughout the year and will report to Council for their information and review.

The below chart shows the tax support funding used and remaining by department as of April 30, 2024.



as of April 30, 2024

Department	Budget	Actual YTD	Projected	Surplus (Deficit)	%
Council	(592,435)	(185,400)	(592,435)	-	100.00%
Executive Office	(460,195)	(142,154)	(475,195)	(15,000)	103.26%
Marketing & Communications	(393,330)	(82,686)	(395,330)	(2,000)	100.51%
People & Culture	(545,665)	(276,086)	(570,665)	(25,000)	104.58%
Agricultural Services	(1,098,315) ✓	(425,093)	(1,098,315)	-	100.00%
Fleet Services	-	(1,743,758)	-	-	N/A
Public Works	(9,472,760)	(2,098,553)	(9,197,760)	275,000	97.10%
Utilities	(627,725)	(835,030)	(627,725)	-	100.00%
Assessment & Taxation	(202,020)	(117,249)	(207,020)	(5,000)	102.48%
Finance & Administration	(781,245)	(204,908)	(841,245)	(60,000)	107.68%
Community Support	(595,450)	(304,946)	(595,450)	-	100.00%
IT	- ✓	(136,521)	-	-	N/A
Infrastructure Department	(930,815)	(204,699)	(930,815)	-	100.00%
Planning & Development	(275,425)	(63,144)	(275,425)	-	100.00%
CPO Program	(107,770)	(31,413)	(107,770)	-	100.00%
Emergency Services	(1,909,505)	(857,838)	(1,909,505)	-	100.00%
Tax Support	(17,992,655)	(7,709,478)	(17,824,655)	168,000	99.07%

Consolidated Financial Summary

Revenues	Budget	Actual YTD	Projected	Variance	%
Grants (Operating)	2,257,950	-	2,257,950	-	100.00%
Sales & User Charges	4,905,605	1,936,715	5,150,105	244,500	104.98%
Fines	95,000	30,870	95,000	-	100.00%
Penalties	300,000	82,274	300,000	-	100.00%
Rentals	189,740	47,047	189,740	-	100.00%
Return on Investments	300,000	281,108	300,000	-	100.00%
Other Revenue	10,275,050	2,036,215	10,275,050	-	100.00%
From Reserves	8,381,720	195,810	8,381,720	-	100.00%
Total Revenue	26,705,065	4,610,039	26,949,565	244,500	100.92%
Expenditures					
Operating / Projects	(27,759,265)	(8,636,859)	(27,835,765)	(76,500)	100.28%
To Reserves	(6,866,955)	-	(6,866,955)	-	100.00%
To Capital	(10,071,500)	(3,682,658)	(10,071,500)	-	0.00%
Total Expenditures	(44,697,720)	(12,319,517)	(44,774,220)	(76,500)	100.17%
Tax Support	(17,992,655)	(7,709,478)	(17,824,655)	168,000	99.07%

Statement of Operations and Capital*

as of April 30, 2024

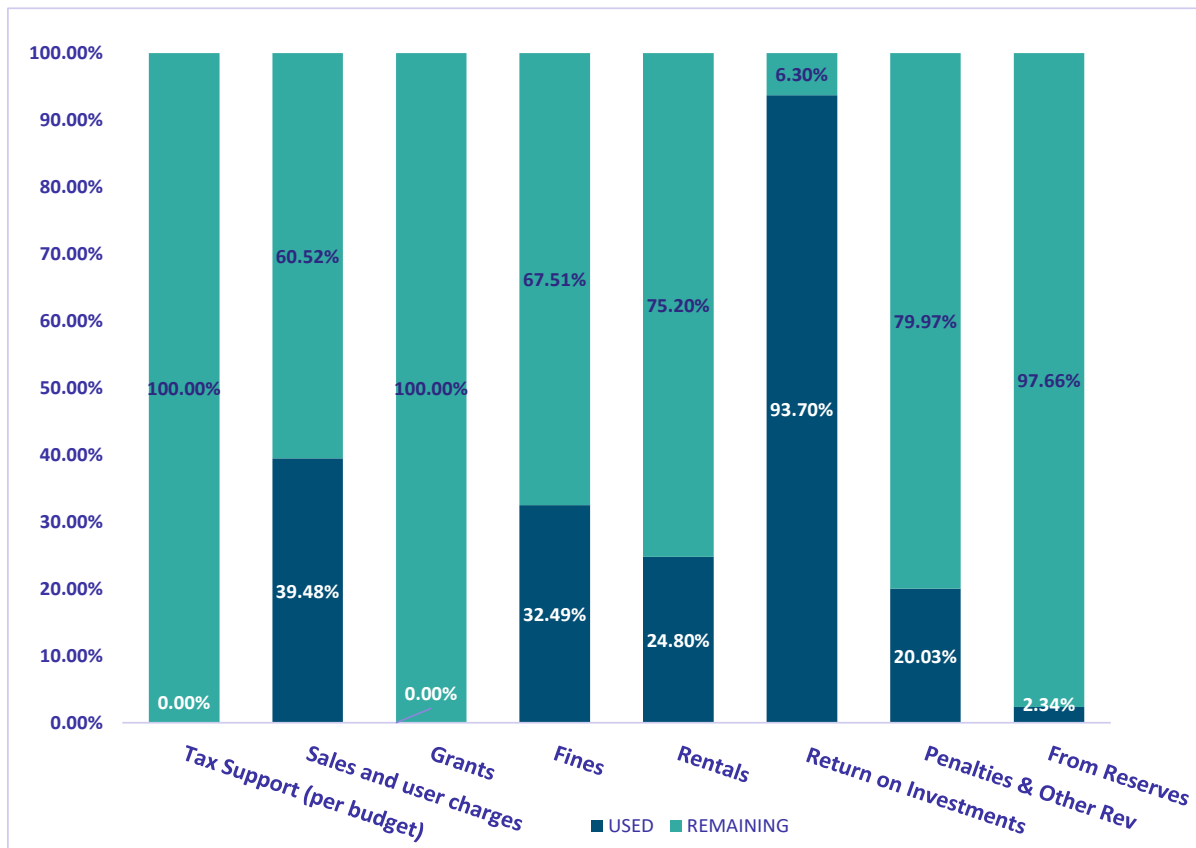
	2024 Budget	2024 Actual	2024 Projected
Revenue:			
Sales and user charges	4,905,605	1,936,715	5,150,105
Grants	2,257,950	-	2,257,950
Fines	95,000	30,870	95,000
Penalties and costs on taxes	300,000	82,274	300,000
Rentals	189,740	47,047	189,740
Return on Investments	300,000	281,108	300,000
Other revenues	10,275,050	2,036,215	10,275,050
From Reserves	8,381,720	195,810	8,381,720
Total revenue	26,705,065	4,610,039	26,949,565
Expenses:			
Council and other legislative	647,435	198,775	647,435
General administration	5,913,850	2,033,658	6,020,850
CPO Program	217,770	62,283	217,770
Emergency Services	2,682,930	1,113,230	2,682,930
PW - Roads, streets, walks and lighting	15,905,210	3,212,754	15,874,710
Infrastructure	1,008,815	205,864	1,008,815
Fleet services	7,989,075	3,201,623	7,989,075
(UT) Water, wastewater and waste manag	8,646,860	1,783,046	8,646,860
Family and community support	80,960	80,960	80,960
Agricultural development	1,492,155	406,405	1,492,155
Parks and recreation	112,660	20,919	112,660
Total expenses	44,697,720	12,319,517	44,774,220
Tax Support (per budget)	\$ 17,992,655	\$ -	\$ 17,992,655
Excess (deficiency) of revenue over expenses	-	(7,709,478)	168,000

The above statement of operations provides a snapshot of the revenues received to date and expenditures by department, including capital purchases.

*The Statement of Operations as reflected in the yearend financial statements is presented differently.

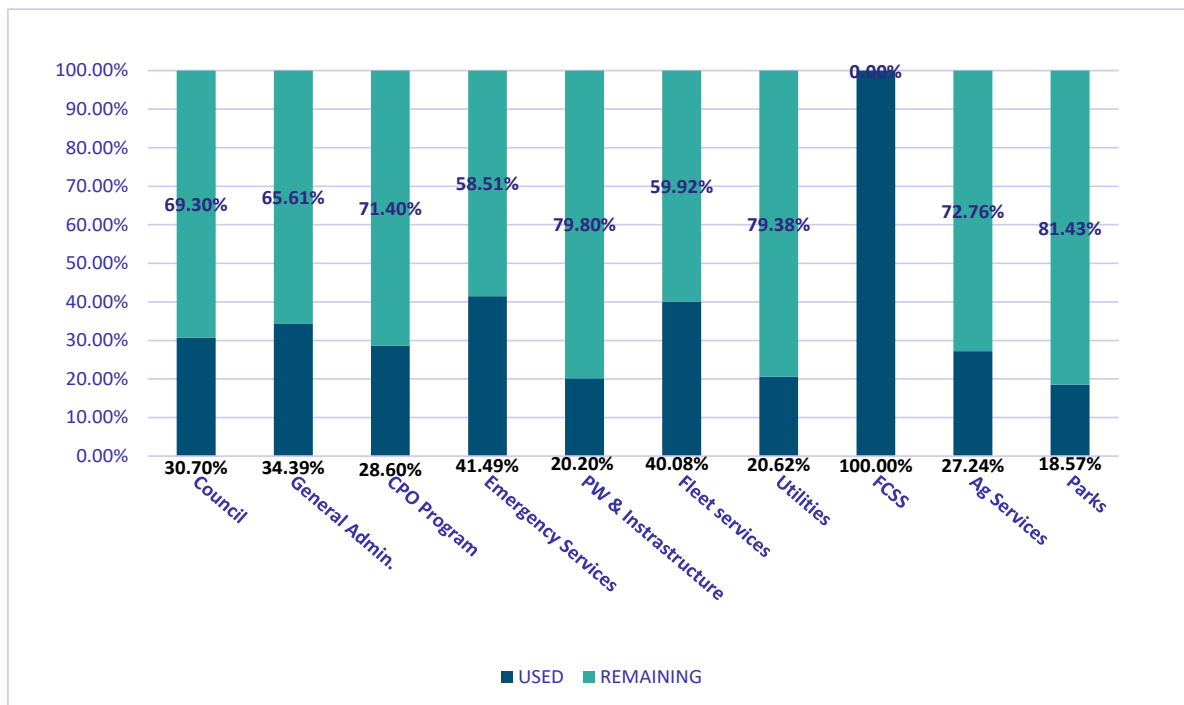
Revenues Earned to date

The below chart indicates the revenues recorded through to April 30th. To date the County has received just over \$4.6 million in revenues, primarily from sales and user charges, such as utility billing, emergency calls, dust control and road closure fees as well as bank and investment interest received to date. The revenues collected as of April 30th represent approximately 17% of the total revenue budgeted (excluding the 2023 tax levy amount).



Expenditures by Department

The below chart represents a comparison of actual expenditures spent against the budget for the combined operating and capital budgets by department. Total expenses to date are just over \$12.3 Million or 27.5%, \$3.6 million of that is related to capital expenditures. As the spring and summer seasons approach a large portion of the Ag Services and Public Works budgets specifically will be utilized as this is the busiest time for their departments. Capital projects, specifically related to roads and utilities will also be well underway in the upcoming months. The Fleet department has made most of its 2024 capital purchases to date and has spent \$2.5 million of the \$3.65 million for capital purchases.



DEPARTMENT OPERATING ACTIVITY SUMMARY

The below information is a summary of department activities as of April 30, 2024.

Council

- Council has had 6 regular County Council meetings, 1 Special meeting and 1 Agricultural Service Board meeting since January. The council meetings have included various council requests, subdivisions, public hearings, letters of support, approval of the annual financial statements and other policy-related matters. Additionally, Councillors provide updates of their monthly activities for the public’s information. All Council meetings are live streamed and council agendas, minutes and recordings are available on the County website. Council also attended the Rural Municipalities Association (RMA) Spring Conference in March, where they have the opportunity to meet with various Provincial Ministers, network with other elected officials and attend various municipal related education sessions.

As of April 30th, Council has approved the following contributions as per resolution:

<i>Gem of the West - \$500</i>	<i>Farmer Smarter 4H Auction - \$500</i>
<i>Picture Butte & District Chamber of Commerce Best of Butte Awards - \$200</i>	<i>Canadian Fallen Heros - \$500</i>
<i>Town of Coaldale 2024 Summer Games - \$13,375</i>	
<i>Each of the Community Centre Associations within the County and the Prairie Tractor & Engine Museum received funding of just over \$10,000 as approved by Council in the annual budget in an effort to help support the associations with their operational and/or capital needs.</i>	

CAO’s Office

In addition to attending regular meetings with Council, the Senior Leadership Team, and stakeholders on behalf of the county, below is a summary of some of the activities the CAO has been focused on over the last quarter.

- Regional Emergency Management collaboration with small urbans
- Lethbridge & District Exhibition Board representation and collaboration
- Regional Economic Development collaboration strategy.
- Ongoing development of workforce plan for operations.
- CAO is meeting one on one with every County employee.
- Met with Provincial Ministers and government officials, to discuss the many opportunities within Lethbridge County.

People & Culture

The People & Culture Department manages all human resources for the County as well as payroll and benefits, below is a list of some of the items they have been working on:

-
- Finalization and implementation of compensation review with external consultant
 - Reviewed and destructed historical records in alignment with our records retention classification.
 - Supported in Internal Auditor Qualification Audit for COR Audit
 - Complete implementation of new payroll system
 - Received approval for all applied positions and proceeding with hiring for Canada Summer Job (CSJ) grants.
 - Hiring and onboarding for summer season operations team

Upcoming activities:

- Recruitment for key roles of Director, Operations and Manager, Finance and Administration
- Prepping for COR External Audit in August 2024
- Revamp performance management program that will align with our Core Values and tied to our compensation program.
- Support the development of Core Values

Marketing & Communications

The Communications & Marketing department activities are listed below:

- Onboarded new Communications Coordinator, who is responsible for graphic design, social media, and website management.
- Rolled out new County visual brand and brand voice that will ensure consistency and professionalism across the organization. Assets created include email signatures, letterhead, virtual meeting backgrounds, document templates, business cards, etc.
- Started on a Communications and Marketing strategy that will guide department activities going forward.
- Created and distributed messaging to the community on a wide variety of topics through a range of communication channels (website, newsletters, emails, social media, advertisements, etc.):
 - o Fire Advisory, Dust control, Road Bans, Bursary/Scholarship programs, Shelterbelt and FireSmart™ workshop, Safe driving in construction areas, Construction notices, Farming in right-of-ways, Public Hearings, Emergency Preparedness Week, Monthly County Crier newsletter, and much more.
- Created promotional materials for Emergency Services departments on FireSmart™ best practices and false alarms.
- Hosted a webinar workshop for administration staff on AI prompting.
- Attended City of Lethbridge Community Conversation event in April to educate city residents on County operations, employment with our organization and the importance of agriculture.
- Created a water conservation webpage and drafted communications for the public should restrictions be required in the coming months.
- Began work on a new internal staff website (SharePoint), which will be more accessible for all staff at a lower cost than the current site.

Upcoming activities:

- Launching the County's Instagram account to reach a wider audience.
- 60th anniversary summer events and colouring contest.
- Local business highlight videos, with first one anticipated for June.

-
- Summer parades.
 - Water conservation communication.
 - Property tax communications.
 - Ongoing assistance with communication needs from all County departments.

Emergency Services

During Q1, Emergency Services was very active in the community providing our rate payers with up-to-date information about Lethbridge County Fire Services. Lethbridge County residents were provided with tangible information to better prepare home and business owners for those unfortunate emergency situations no one ever wants to encounter.

Emergency Services has teamed up with our AG Services Team we were able to attend events like Ag Expo and the Shelter Belt workshop, provided us to speak to Fire Suppression Insurance coverage, simple life safety information that rural property owners can provide fire services prior to a fire event (eg. water supply and emergency access), as well as Fire smart initiatives to potentially lessen or mitigate fire events. Q1 also saw some traction around our Regional Emergency Management Plan (REMP) taking shape.

Major activities will include Fire Services contract negotiations, finalizing an automatic aid agreement with the City of Lethbridge (Lethbridge Fire and Emergency Services) to ensure rate payers are receiving the most efficient and timely emergency response throughout the community, along with continuing to work with our regional partners to implement the REMP, and implementing it in a timely fashion.

Agricultural Services

Through January to April the Agricultural Services department has worked on the following activities:

- Equipment being prepared for the upcoming season.
- 4 Seed Plants were inspected and licensed.
- Rural Living and Ag-Extension newsletter was published in March.
- Environmental Farm Plans are ongoing.
- Equipment ordered for playground upgrades.
- Shelterbelt workshop on April 24th.
- 3 Nutrient Management webinars were produced.
- Received capital purchase of a new 3 Ton Spray truck and Tractor.
- Roadside Seeding
- Spring clean-up in parks.
- Brush Clearing
- Soil Erosion consultations
- Gopher control in parks and cemeteries
- Back Alley leveling

Upcoming Quarter:

- Brillion Drill Rentals
- Roadside Mowing
- Roadside Spray
- Seeding
- Parks equipment install.
- Playground maintenance
- Newsletter will be published.
- Trees will be planted in parks.

Fleet Services

The Fleet Services Department hired a new Manager, Fleet and Operations as well as 2 new Heavy Equipment Technician. As the manager becomes familiar with the role, some of the activities that have taken place to date include:

- Regular maintenance of machinery and equipment is ongoing in preparation for the construction season to ensure equipment is safe and to help reduce any activity delays.
- The fleet department completes CVIPS and manages the equipment defects and repairs as required.
- Regular maintenance of machinery and equipment is ongoing throughout the year to ensure equipment is safe and to help reduce any activity delays.
- The fleet department continues to complete CVIPS inspections.

Equipment purchases based on the approved capital budget based on scheduled replacement requirements are ongoing, \$2,524,896 has been spent to date for the replacement of trucks and heavy equipment.

Public Works

- Winter staff – Snow removal prioritization. Training, competency updates, and certification updates during non-peak operations.
- Building inspections, maintenance, and site clean-up conducted.
- Projects – 1 culvert installation.
- Construction – 2024 schedule preparation beginning with TWP RD 9-4 East of Highway 845 project – engineered design, hydrovac utilities, landowner agreements, material stockpiles, etc.
- Spray Patch – Hard surface assessments, schedule preparation, and pothole filling.
- Base Stabilization – WGP Maintenance Treatments.

Grading and Graveling Update:

ACTIVITY	Year to Date
GRADING	838 miles of road have been graded to date (excluding snow events)
GRAVEL	Approximately 20,000 Tonnes of gravel has been stockpiled for dust control and soft spot locations.
All divisional graveling will continue to take place throughout the year.	

The following activities are planned for the upcoming quarter:

- Construction – TWP RD 9-4 East of Highway 845 project start-up.
- Projects – Schedule preparation and installations beginning in the South Zone.
- Returning staff and new hires mid/end of April.
- Base Stabilization – Stabilization Maintenance Treatments begin by the end of May.
- Dust Control – Proofing and preparing at beginning of quarter with applications beginning May 6 and finished within the quarter.
- Gravel – Finalize stockpile in Coaldale and Picture Butte at beginning of quarter. Begin applying gravel to roads by mid-quarter (road bans).
- Grading – Maintenance efforts increase as Agricultural efforts ramp up (656 miles graded for regular maintenance as of May 1).
- Spray Patch – Spray patch and crack filling application start-up.

Utilities

The Utilities Department continues to manage daily activities and deal with utility related issues as they arise. Utility invoices are levied monthly for all County users based on the current schedule of fees.

Below is a list of some of the projects the department has been working on.

Operations Management	Oversee water/wastewater systems management, maintain systems, and meet regulatory requirements
Broxburn Wastewater & Storm Management	Wastewater - Get revised MPE proposal to support system procurement and construction. Prepare and issue RFQ for system. Stormwater – Manage drawdown to meet capacity requirements.
Shaughnessy Wastewater Lagoon	Geotechnical remediation under review.
Water System	Water leak detection survey and analysis to take place.
Operations Support	The Utility Department provides operations support to other entities.
Stormwater Management	Provide support and advice on stormwater improvement as required.

Infrastructure Services

The Development and Infrastructure Department continues to manage active capital projects, issuing RFPs for upcoming work, and working with our external stakeholders to ensure the anticipated impacts of the 2024

drought are minimized. The springtime is always busy for the Planning and Development Department, resulting in an influx of development permits and agreements, which requires additional attention to ensure engineering standards are being adhered to. Continued progression and updating of the County's Asset Management system remains a top priority to ensure optimal utilization of resources and budget forecasting.

Additional activities include:

- Continued collaboration between municipalities for regional projects such as Horsefly Spillway, Malloy Ph 2B, and the Highway 3 Corridor Water and Wastewater Servicing Strategy
- Collaborating with stakeholders to address water conservation efforts as part of the Water Sharing Agreement
- Building the County's Water Conservation Plan.
- Bridge File Replacement on the Brown Road is substantially completed, with paving remaining.
- McNally Road construction has just commenced.
- The Eastern Industrial Transmission Pipeline project is underway and is making good progress.
- County Administration roof replacement is expected to begin in May.

Planning & Development

A thorough quarterly report of the Planning & Development Department was presented to Council at the May 2nd County Council meeting. Below are a few highlights from the report:

- Completed the Land Use Bylaw (Bylaw 24-007)
- Municipal Internship program - Interviews and preparation
- Attended and represented Lethbridge County at the Prominence Solar Project Alberta Utilities Commission Hearing (February 20-22)
- Between January 1 to March 31, 62 development permit applications were received. This is a slight increase from 2023 when 59 development permit applications were submitted during the same period.
- 40 development permits were issued, 2 were refused, 1 was withdrawn, and 24 applications were under review in the 1st quarter of 2024.
- 11 compliance letters were issued.
- 3 land use bylaw complaints were received and investigated.
- Between January 1 and March 31 2024, the following safety codes permit applications were issued:
 - 38 Building Permits
 - 78 Electrical Permits
 - 48 Gas
 - 29 Plumbing
 - 1 private septic disposal systems

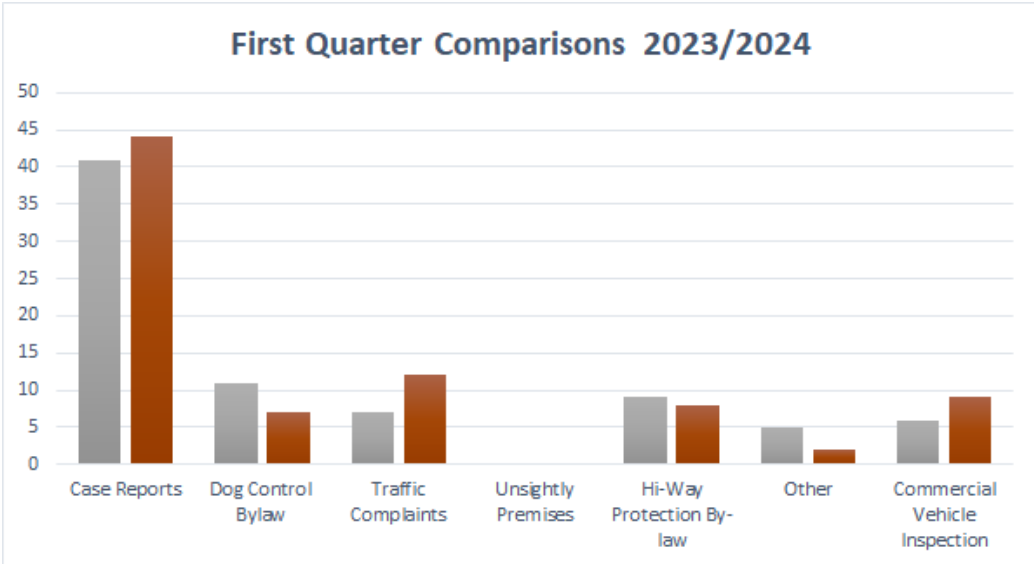
County Council acting as the Subdivision Authority approved 5 subdivisions from January 1 to March 31, 2024.

There were no appeals of any subdivision approvals or development permits in the first quarter of 2024.

Community Peace Officer (CPO)

Lethbridge County has one full-time CPO who uses education and enforcement to gain compliance on a variety of Lethbridge County Bylaws. The CPO is also authorized to enforce the Traffic Safety Act and regulations under the Act. Revenues received from fines as of April 30th are \$20,940.

The Community Peace Officer has prepared a quarterly report for the period ending March 31st for the May 16th County Council meeting. Below is a chart of the first quarter CPO activities compared to the previous year for information:



Finance & Administration

The Finance & Administration Department has spent the majority of the first quarter working on the preparation of the Annual Financial Statements for the County, Waste and Water Commissions. The Audit took place in March with the financial statements being presented and approved in April.

In addition to year end preparation, the department has also been working on the following activities:

- Interviewing and planning for a Finance Manager
- Configuration and training of various modules within the new software program is ongoing. This is a time-consuming detailed process that requires the coordinated effort of many staff members. All modules have not been converted to the new system. With that some final training and report configuration will take place over the next few months.

-
- A new Administrative Support position has been hired and with the resignation of the Customer Service Representative, training of the replacement is taking place.
 - 15% Tax Penalty was levied on all outstanding balances on February 1st in the amount of \$231,612. Historically this balance was much larger due to outstanding balances related to oil and gas companies. taxes. Many of these have now been deemed uncollectible and the penalty is no longer being applied. Efforts continue to be made the County to attempt to collect but has proven difficult.
 - Utility bills have been levied for January – March. The total revenues for water, wastewater and garbage sales to date is \$799,667.
 - The Business Tax Rate Bylaw was passed, with notices to be issued by June 1.
 - Updated assessments have been imported, with the tax rate bylaw to be presented to Council in May and notices issued prior to the end of May.

Information Technology (IT)

The IT Department manages and maintains all of the County's phones and computer related hardware and software as well as all Audio-Visual equipment. Throughout the year the department is busy assisting staff with IT support, equipment repairs, software upgrades and purchasing and installing scheduled equipment replacements.

The department has also been working on the following projects:

- Cyber security is the number one priority for the Information Technology Department, this is ongoing and highly guarded. Things like identity theft, malware (malicious software), and fraud emails are on the rise. The County is vigilant in its efforts.
- Employee Corporate Mobility Plan:
 - The existing contract expired, and the decision was made to move with a new vendor.
 - Coordinated all employees and Council to be switched from the existing vendor to the new vendor.
- Records Management:
 - Land files transferred to WCD Connect in Calgary for scanning.
 - This is a major undertaking and will span across several months.
 - Training is ongoing.
- Financial Software Conversion:
 - The conversion is still in progress.
 - Staff is continually being trained.
- New Network Copiers and Printers installed at both the Lethbridge Office and Picture Butte Shops.
- Ongoing Technology Support, Network Maintenance, Security Testing.

Provincial Updates

On behalf of the County, administrative staff are continually researching and looking for grant funding opportunities that will assist the County with capital and operating projects.

Local Government Fiscal Framework (LGFF) Grant

- ***Formally known as the Municipal Sustainability Initiative (MSI) Grant***

As per the Province of Alberta's website the 2024 LGFF funding to be issued to local municipalities will be \$724.2 million. Of the \$724.2 million in funding, \$382 million will be provided to the cities of Calgary and Edmonton, and \$342.2 million will be provided to the remaining municipalities throughout the province. This includes a one-time \$2.2 million funding top-up to ensure no local government experiences a year-over-year decrease from capital funding allocated under the Municipal Sustainability Initiative in 2023.

Lethbridge County will receive the following funding for 2024 through the LGFF Grant.

Capital Grant Funds	\$2,337,409 (increased by \$1 Million over 2023)
Operating Grant Funds	\$210,780 (same as 2023 funding)

Canada Community Building Fund (CCBF)

- ***Formerly known as the Federal Gas Tax Fund (FGTF)***

Below is information on the CCBF grant from the Province of Alberta website:

The federal government provides the CCBF to provinces and territories. In turn, provinces flow this funding to municipalities. Municipalities can pool and bank this funding, which provides significant financial flexibility. Unspent capital funds may be carried forward a total of 5 years.

The annual program budget for the CCBF is subject to the federal government advising Alberta of the yearly provincial funding. Municipalities will be advised of their annual CCBF funding allocations after Alberta's funding has been confirmed by the federal government and the department has authorized specific funding allocations.

CCBF funding allocations for municipalities are calculated on a per capita basis, according to the most recent Municipal Affairs Population List.

The 2024 funding allocation has not yet been announced; however, it is anticipated that the County will receive at minimum the same funding as in 2023 being \$648,115. Administration will update Council as information is provided.

GRANTS SUMMARY

as at April 30, 2024

	Budget- As approved	Approved	Received	Comments
ADMINISTRATION & FINANCE				
MSI Operating - Wage Compensation Review	28,000		-	Project needs to be done by Dec. 31, 2024.
INFRASTRUCTURE				
Asset Management-Maintenance Manager Dev.	75,000		-	Project needs to be done by Dec. 31, 2024.
INFRASTRUCTURE				
CCBF - Shaughnessy Infrastructure Upgrades	730,000	N	-	Submitted in 2 applications. In review.
MSI - Broxburn Wastewater Septic Field Replacement	600,000	Y	600,000	
MSI-BMTG Road Rehabilitation	248,950	Y	248,950	
TOTAL	\$ 1,681,950		\$ 848,950	

	Balance C/F to 2024	Approved	Received	Comments
ACP - Regional Water Supply Review & Prelim Study	28,989.27	Y	150,000.00	To complete by Dec. 31/25. 75% funds rcvd.
ACP - Municipal Internship - Land-Use Planner	60,000	Y		Approved project
CCBF - Rave Industrial Park Upgrades-Ph2-CCBF2111	570,899.87	y	570,899.87	C/F to 2024
MSI CAP - Shaughnessy Ph4&5 - Eng & Land Purchase - CAP 12296	7,310.00	y	135,000.00	C/F to 2024
MSI CAP- Malloy Phase 2B-CAP 13395	340,000.00	Y	340,000.00	C/F to 2024
MSI CAP- Lafarge Road Re-Alignment	594,363.50	Y	600,000.00	C/F to 2024
MSI OP - Hamlet Water & Wastewater Studies	25,678.00	Y	25,678.00	Project needs to be done by Dec. 31, 2024.
MSI OP - Research & Dev. Study-UofL	9,126.00	Y	9,126.00	Project needs to be done by Dec. 31, 2024.
Fire Services Training Grant	4,513	Y	4,513.00	To complete by May 31, 2024
TEC - McCain Waterline	14,715,635	Y	5,040,000.00	TEC Grant: \$6.3M, McCains:\$1,629,000

	Project Not in Budget	Approved	Received	Comments
ACP - IC- Regional Solid Waste Management Study	175,000	D		Project application-declined.
AMWWP - Hamlet of Shaughnessy Wastewater Lagoon Upg.	1,290,000	N		Project in review
LGFF OP-Building Repairs/Safety Program/Hamlet Studies	107,780	Y		Project needs to be done by Dec. 31, 2024.
Summer Jobs Grant		Y		Approved project
STIP-LMI - Westview Rd Rehab	1,443,195	N		Project in review
STIP-LRB - BF70758	400,000	N		Project in review
STIP-LRB - BF79601	400,000	N		Project in review

Y - Yes, project is approved.
N - No, awaiting for approval.
D - Declined.
P - Pending.
C - Cancelled.

Investment Summary

As of April 30, 2024

DATE INVESTED	DATE MATURITY	PURCHASE PRICE	MATURITY VALUE	Monthly Interest	Total Interest	Interest Rate	Type
April 15, 2024	July 15, 2024	2,838,828.58	2,876,088.21	12,419.88	37,259.63	5.250%	Canaccord
February 27, 2023	February 27, 2024	1,031,150.00	1,080,645.20	4,203.70	49,495.20	4.800%	Canaccord
October 19, 2023	October 19, 2024	2,000,000.00	2,105,000.00	8,917.81	105,000.00	5.250%	Servus Credit
December 31, 2022	December 31, 2023	224,272.91	230,911.39	62.51	736.00	2.960%	CIBC WoodGundy
December 31, 2022	December 31, 2023	6,437,327.20	6,575,086.00	10,344.93	124,139.21	2.140%	CIBC WoodGundy
December 31, 2022	December 31, 2023	3,348,700.00	3,420,362.18	5,812.44	69,749.31	2.140%	CIBC WoodGundy
September 30, 2023	September 30, 2024	5,000,000.00	5,107,000.00	8,916.67	107,000.00	2.140%	Raymond James
January 11, 2023	January 11, 2024	2,025,545.21	2,141,001.29	9,621.34	115,456.07	5.700%	Raymond James
September 30, 2022	September 30, 2024	3,000,000.00	3,153,000.00	12,750.00	153,000.00	5.100%	Raymond James
		25,905,823.90					
RBC Savings Account		9,466,881.87	9,506,279.66	39,397.79	463,877.21	4.90%	RBC Prime - 1.80%
	TOTALS	35,372,705.77	36,195,373.92	112,447.07	1,225,712.63		
<i>Municipal Reserve Funds</i>							
May 7, 2023	May 7, 2024	262,168.84	274,097.52	1,013.12	11,928.68	4.550%	CWB GIC

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - April 2024
Meeting: Council Meeting - 16 May 2024
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 09 May 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

No motion required.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

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

ALTERNATIVES / PROS / CONS:

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

FINANCIAL IMPACT:

None at this time.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2024 April Lethbridge County Council Attendance](#)

**Lethbridge County Council Attendance
April 2024**

Division 1

Councillor Lorne Hickey

April 2	Health Professional Recruitment & Retention Committee
April 3	FCSS Board Meeting
April 4	Lethbridge County Council Meeting
April 6	Vimy Ridge Dinner
April 11	Health Professional Recruitment & Retention Committee
April 16	Media Training Workshop
April 17	Green Acres Finance Meeting
April 18	Lethbridge County Council Meeting
April 24	Green Acres Board Meeting
April 24	Audit Committee Meeting (via Teams)

Division 2

Reeve Tory Campbell

April 4	Lethbridge County Council Meeting
April 4	Chinook Arch Board Meeting
April 5	Mayors and Reeves
April 16	Media Training Workshop
April 17	EDL Board Meeting
April 17	Malloy Drain Steering Committee Meeting
April 18	Lethbridge County Council Meeting
April 18	The Edge-Regionalism Discussion
April 25	Special County Council Meeting

Division 3

Councillor Mark Sayers

April 4	Lethbridge County Council Meeting
April 16	Media Training Workshop
April 17	Malloy Drain Steering Committee
April 18	Lethbridge County Council Meeting
April 18	Telephone Town Hall on Drought
April 20	Readymade Community Indigenous Celebration
April 22	Regional Water Commission Meeting
April 25	Special County Council Meeting
April 25	SouthGrow Quarterly Board Meeting

Division 4

Deputy Reeve John Kuerbis

April 2	Lethbridge County/Town of Nobleford IDP Meeting
April 2	Community Futures Weekly Meeting
April 4	Lethbridge County Council Meeting
April 9	Community Futures Weekly Meeting
April 16	Media Training Workshop

April 16	Community Futures Weekly Meeting
April 18	Lethbridge County Council Meeting
April 22	Agricultural Service Board Meeting
April 23	Community Futures HR Committee Meeting
April 24	Community Futures Monthly Meeting
April 24	Audit Committee Meeting
April 25	Special County Council Meeting
April 26	Meeting with Community Futures Executive Director
April 28-30	CPAA Conference

Division 5

Councillor Eric Van Essen

April 2	Lethbridge County/Town of Nobleford IDP Meeting
April 3	Chamber Executive Meeting
April 4	Lethbridge County Council Meeting
April 16	Media Training Workshop
April 18	Lethbridge County Council Meeting
April 22	Agricultural Service Board Meeting
April 24	Audit Committee Meeting
April 25	Special County Council Meeting

Division 6

Councillor Klaas VanderVeen

April 2	Meeting with KPMG for Waste Committee
April 4	Lethbridge County Council Meeting
April 16	Media Training Workshop
April 18	Lethbridge County Council Meeting
April 22	Agricultural Service Board Meeting
April 23	Regional Waste Committee Meeting
April 25	Special County Council Meeting
April 26	SAEWA Meeting
April 29&30	CPAA Conference

Division 7

Councillor Morris Zeinstra

April 4	Lethbridge County Council Meeting
April 16	Media Training Workshop
April 18	Lethbridge County Council Meeting
April 25	Special County Council Meeting
April 28-30	CPAA Conference