



# AGENDA

## County Council Meeting

9:00 AM - Thursday, May 21, 2020  
Council Chambers

Page

### A. CALL TO ORDER - OPENING REMARKS

### B. POSSIBLE AMENDMENTS - CONFIRMATION OF AGENDA

### C. CONFIRMATION OF MINUTES

3 - 9

1. [May 7, 2020 County Council Meeting Minutes](#)  
[County Council - 07 May 2020 - Minutes - Pdf](#)

### D. NOTICES OF MOTION

### E. SUBDIVISION APPLICATIONS

10 - 18

1. [Subdivision Application #2020-0-057 Baczuk - SE¼ 14-10-21-W4M](#)  
[Subdivision Application #2020-0-057 Baczuk - SE¼ 14-10-21-W4M - Pdf](#)

19 - 28

2. [Subdivision Application #2020-0-049 Lohues Farms Ltd. - NW¼ 13-10-19-W4M](#)  
[Subdivision Application #2020-0-049 Lohues Farms Ltd. - NW¼ 13-10-19-W4M - Pdf](#)

### F. REPORTS

29 - 46

1. [Quarterly Financial Report - January - April 2020](#)  
[Financial Report January - April 2020 - Pdf](#)

### G. APPOINTMENTS

1. **9:30 a.m. - PUBLIC HEARINGS**
  - a) Bylaw 20-002 - Dirk Muilwijk - LUB Amendment
  - b) Bylaw 20-004 - Barons IDP
  - c) Bylaw 20-008 - Pater - ASP Amendment

47 - 70

**a) Bylaw 20-002- Dirk Muilwijk - Amendment to the Land Use Bylaw From: Rural Agriculture (RA) To: Business Light Industrial (BLI) -**

**Portion of Plan 0411743 Block 2 Lot 1 NE 34-10-23-W4- Public Hearing**

[Bylaw 20-002 - Land Use Bylaw Amendment RA to BLI - Public Hearing - Pdf](#)

71 - 127

**b) Bylaw 20-004 - Lethbridge County / Village of Barons Intermunicipal Development Plan - Public Hearing**

[Bylaw 20-004 - Lethbridge County/Village of Barons Intermunicipal Development Plan - Public Hearing - Pdf](#)

128 - 163

**c) Bylaw 20-008 - Amendment to Bylaw 1241 (Pater Area Structure Plan) - Public Hearing**

[Bylaw 20-008 Amendment to Bylaw 1241 \(Pater Area Structure Plan\)- Public Hearing - Pdf](#)

**H. BYLAWS**

(excluding public hearings)

164 - 202

1. **Bylaw 20-013 - Grisnich - Land Use Bylaw Amendment Rural Agriculture to Grouped Country Residential for Plan 1412687 Block 1 Lots 2 and 2 in the NW 8-10-21-W4 - First Reading**  
[Bylaw 20-013 Land Use Bylaw Amendment - First Reading - Pdf](#)

**I. MUNICIPAL SERVICES**

**J. COMMUNITY SERVICES**

**K. CORPORATE SERVICES**

**L. ADMINISTRATION**

**M. INVITATIONS**

**N. COUNTY COUNCIL UPDATES**

**O. CLOSED SESSION**

**P. ADJOURN**



# MINUTES

## County Council Meeting

9:00 AM - Thursday, May 7, 2020  
Council Chambers

The County Council of Lethbridge County was called to order on Thursday, May 7, 2020, at 9:05 AM, in the Council Chambers, with the following members present:

**PRESENT:**

- Reeve Lorne Hickey
- Deputy Reeve Robert Horvath
- Councillor Tory Campbell
- Councillor Ken Benson
- Councillor Steve Campbell
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra (Present at 9:10 a.m.)
- Chief Administrative Officer Ann Mitchell
- Director of Community Services Larry Randle (Via Teams)
- Infrastructure Manager Devon Thiele
- Manager of Finance & Administration Jennifer Place
- Director of Public Operations Jeremy Wickson
- Agricultural Services Supervisor Gary Secrist
- Supervisor of Planning & Development Hilary Janzen
- Executive Administrative Assistant Donna Irwin

**A. CALL TO ORDER - OPENING REMARKS**

Reeve Hickey called the meeting to order at 9:05 a.m.

**B. POSSIBLE AMENDMENTS - CONFIRMATION OF AGENDA**

There was no amendment to the May 7, 2020 County Council meeting agenda.

110-2020 Councillor MOVED that County Council approve the May 7, 2020 Agenda as  
VanderVeen presented.

CARRIED

**C. CONFIRMATION OF MINUTES**

**C.1. April 16, 2020 County Council Meeting Minutes**

111-2020 Councillor MOVED that the April 16, 2020 Council Minutes be approved as  
S.Campbell presented.

CARRIED

**D. NOTICES OF MOTION**

Note: Councillor M. Zeinstra present at 9:10 a.m.

**E. SUBDIVISION APPLICATIONS**

**E.1. Subdivision Application #2020-0-024 Winkelaar - NE¼ 12-07-21-W4M**

112-2020 Councillor MOVED that S.D. Application #2020-0-024 be approved subject to the  
Benson conditions as outlined in the draft resolution. CARRIED

**E.2. Subdivision Application #2020-0-030 LNID - Lots 1 & 2, Block 1, Plan 0811147 & Canal ROW, Plan 0716429 (W1/2 8-10-23-W4M)**

113-2020 Councillor S.Campbell MOVED that S.D. Application #2020-0-030 be approved subject to the conditions as outlined in the draft resolution. CARRIED

**F. REPORTS**

**F.1. Supervisor of Agriculture Services Report**

114-2020 Councillor Zeinstra MOVED that County Council receives the report from the Supervisor of Agriculture Services as information. CARRIED

**F.2. Planning and Development Department - 1st Quarter Report 2020**

115-2020 Deputy Reeve Horvath MOVED that County Council receives the Planning and Development Department 1st Quarter Report for information. CARRIED

Reeve Hickey recessed the meeting at 10:38 a.m.

The meeting reconvened at 10:52 a.m.

**G. APPOINTMENTS**

**G.1. 1:30 p.m. - Dr. Jim Byrne, University of Lethbridge - presentation**

Reeve Hickey welcomed Dr. Jim Byrne, President, University of Lethbridge to the meeting at 1:30 p.m. remotely via Teams. Council introduced themselves to Dr. Byrne.

Dr. Byrne provided Council with a PowerPoint presentation regarding the potential impacts of changing climate on regional agriculture, and also the opportunity that exists for southern Alberta, including Lethbridge County, to become an agriculture and renewable energy centre of excellence in North America. Dr. Byrne stated that the opportunity exists to integrate renewable energy generation with increased agricultural production and productivity, creating not only a sustainable food corridor but also a sustainable renewable energy corridor; both would be economic drivers and mutually supporting.

Reeve Hickey thanked Dr. Byrne for his presentation. Dr. Byrne retired at 2:15 p.m.

**H. BYLAWS**

(excluding public hearings)

**H.1. Bylaw 20-010- 1673604 Alberta Ltd (More than Just Feed) - Amendment to the Land Use Bylaw From: Rural Urban Fringe (RUF) To: Rural General Industrial (RGI) - Plan 0214060 Block 1 Lot 1 in a portion of 7-10-23 -W4- First Reading**

116-2020 Councillor Zeinstra MOVED that Bylaw 20-010 be read a first time. CARRIED

**I. MUNICIPAL SERVICES**

**I.1. Airport West Residential Waterline – Capital Project Cancellation**

117-2020 Councillor Zeinstra MOVED that County Council approve the cancellation of 2019 Utility Capital Project UT-19-02 Airport West Residential Waterline. CARRIED



**I.2. Reallocation of Road Construction**

118-2020      Councillor      MOVED that \$500,000 from the Public Works 2020 Operating Budget  
S.Campbell      for Road Reconstruction be reallocated to alternate road infrastructure  
projects in the 2020 calendar year for 2020 projects.      CARRIED

**I.3. Hard Surface Roadway Upgrades - Rudelich and Iron Springs Road**

119-2020      Councillor      MOVED that County Council approve Scenario 1 that the treatment  
VanderVeen      of the Rudelich Road, RR 21-2A south of Highway 519 with a soil  
cement and chip seal treatment at an approximate cost of \$208,500  
with funding derived from a reallocation of the 2020 construction  
budget of \$500,000.      CARRIED

120-2020      Councillor      MOVED that that County Council approve the treatment of the Iron  
VanderVeen      Springs Road, RR 20-4 from Highway 519 to TWPR 11-2 with  
Scenario 2 maintaining the current surface and a base stabilization  
and a final surfacing of chip seal at an approximate cost of \$638,000  
with funding derived from a reallocation of the 2020 construction  
budget of \$500,000. The overage for the two projects Rudelich Road  
and Iron Springs Road of \$347,300 to be funded from the Public  
Works Reserve.      CARRIED

**J. COMMUNITY SERVICES**

**J.1. Coalhurst Fire Engine 108 Replacement - Supplementary Information**

121-2020      Councillor      MOVED that up to \$55,000 be drawn from the Emergency Services  
T.Campbell      Contingency Reserve to cover the higher than expected cost of the  
County's half for the scheduled fire engine replacement with the Town  
of Coalhurst, and further that half of the proceeds from the sale of  
existing 108 if and when it is sold, be directed back into the reserve.  
CARRIED

**K. CORPORATE SERVICES**

**K.1. Bylaw 20-011 Tax Mill Rate**

Note: Reeve Hickey recessed the meeting at 12:05 p.m.

The meeting reconvened at 12:45 p.m.

122-2020      Councillor      MOVED that Bylaw 20-011 Tax Mill Rate 2020 be read a first time.  
T.Campbell      CARRIED

123-2020      Deputy      MOVED that Bylaw 20-011 2020 Tax Mill Rate be read a second time.  
Reeve      CARRIED  
Horvath

124-2020      Councillor      MOVED that Council consider third reading of Bylaw 20-011 2020 Tax  
Zeinstra      Mill Rate.      **CARRIED UNANIMOUSLY**

125-2020      Councillor      MOVED that Bylaw 20-011 2020 Tax Mill Rate be read a third and  
Benson      final time.      CARRIED

**K.2. Bylaw 20-012 2020 Tax Penalty Amendment**

126-2020      Councillor      MOVED that Bylaw 20-012 2020 Tax Penalty Amendment be read a  
S.Campbell      first time.      CARRIED

127-2020	Deputy Reeve Horvath	MOVED that Bylaw 20-012 2020 Tax Penalty Amendment be read a second time. <b>CARRIED</b>
128-2020	Councillor Benson	MOVED that Council consider third reading of Bylaw 20-012 2020 Tax Penalty Amendment. <b>CARRIED UNANIMOUSLY</b>
129-2020	Councillor Zeinstra	MOVED that Bylaw 20-012 2020 Tax Penalty Amendment be read a third and final time. <b>CARRIED</b>

**L. ADMINISTRATION**

**L.1. Southern Alberta Energy from Waste Association (SAEWA) - Briefing Update April 2020**

130-2020	Councillor VanderVeen	MOVED that County Council receive the Southern Alberta Energy from Waste Association (SAEWA) - Briefing Update April 2020 for information. <b>CARRIED</b>
----------	--------------------------	--

**M. INVITATIONS**

**N. COUNTY COUNCIL UPDATES**

**N.1. Activities attended for February, March and April, 2020:**

**Reeve Lorne Hickey – Division 1**

- January 28th – Mexican Consul General
- February 3-5 – Alberta Irrigation District Association Conference
- February 6th – Brownlee LLP – Emerging Trends in Municipal Law
- February 7th – County Council / Mayors & Reeves meeting
- February 8th – Minister of Agriculture meeting
- February 10th – Lethbridge County / LNID / SMRID meeting – Intermunicipal Collaboration Framework Agreement
- February 11th – Reeve and CAO meeting
- February 14th – Meeting with Nathan Neudorf, MLA
- February 15th – Royal Canadian Legion Flag Raising
- February 19th – Reeve & CAO meeting
- February 20th – County Council meeting
- February 21st – Meeting with Grant Hunter, MLA / Associate Minister of Red Tape Reduction
- February 24th – Union Collective Agreement meeting
- February 25th – Coaldale IDP meeting
- February 26th – Coffee with Council / Reeve & CAO meeting
- February 27th – Meeting with Assistant Deputy Minister of Western Economic Diversification
- March 2nd & 3rd – Corporate Retreat
- March 5th – County Council meeting
- March 6th – Mayors & Reeves meeting
- March 11th – Reeve & CAO meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting
- Tuesdays and some Sundays in late March and April meeting remotely with Minister of Municipal Affairs

**Councillor Tory Campbell – Division 2 (Deputy Reeve February 18-April 17, 2020)**

- January 31st – Southern Regional Drainage meeting
- February 4th & 5th – Alberta Irrigation Districts Association Conference
- February 6th – Brownlee LLP – Emerging Trends in Municipal Law

- February 7th – County Council meeting
- February 10th – Lethbridge County / SMRID / LNID meeting – Intermunicipal Collaboration Agreement
- February 20th – County Council meeting
- February 21st – Meeting with Grant Hunter, MLA / Associate Minister of Red Tape Reduction
- February 25th – Town of Coaldale Intermunicipal Development Plan meeting
- February 25th – Link Pathway meeting
- February 26th – Coffee with Council – Picture Butte
- February 27th – Exhibition Park / Rotary Club Ag Scholarship Dinner
- February 29th – Link Pathway Open House
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting
- Online meetings for Chinook Arch Library and Lethbridge Regional Waste meetings

**Councillor Robert Horvath – Division 3 (Deputy Reeve April 18-June 17, 2020)**

- February 4th & 5th – Alberta Irrigation Districts Conference
- February 6th – Brownlee LLP – Emerging Trends in Municipal Law
- February 7th – County Council meeting
- February 10th – Lethbridge County / LNID / SMRID meeting
- February 12th – Coaldale Chamber of Commerce meeting
- February 20th – County Council meeting
- February 21st – Meeting with Grant Hunter, MLA/Associate Minister of Red Tape Reduction
- February 24th – Union Collective Agreement meeting
- February 25th – Coaldale IDP meeting
- February 26th – Coffee with Council
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting

**Councillor Ken Benson – Division 4**

- February 4th & 5th – Alberta Irrigation Districts Association Conference
- February 6th – County Council meeting
- February 10th – Lethbridge County / SMRID / LNID meeting – Intermunicipal Collaboration Framework Agreement
- February 10th – Intermunicipal Development Plan Committee meeting with Town of Coalhurst
- February 20th – County Council meeting
- February 21st – Meeting with Grant Hunter, MLA / Associate Minister of Red Tape Reduction
- February 24th – Town of Coalhurst Intermunicipal Development Plan meeting
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting

**Councillor Steve Campbell – Division 5**

- February 5th – Exhibition Park Board meeting
- February 7th – County Council meeting

- February 10th – Lethbridge County / SMRID / LNID meeting – Intermunicipal Collaboration Agreement
- February 10th – Town of Coalhurst Intermunicipal Development Plan meeting
- February 13th – Exhibition Park Board Training
- February 14th – Meeting with Nathan Neudorf, MLA
- February 20th – County Council meeting
- February 24th – Town of Coalhurst Intermunicipal Development Plan meeting
- February 26th – Community Futures Board meeting & training
- February 27th – Exhibition Park / Rotary Club Ag Scholarship Dinner
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 19th – Emergency Exhibition Park meeting
- March 25th – Community Futures Region meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting

#### **Councillor Klaas VanderVeen – Division 6**

- February 3rd to 5th – Alberta Irrigation Districts Association Conference
- February 7th – County Council meeting
- February 10th – Town of Coalhurst Intermunicipal Development Plan meeting
- February 19th – Southern Alberta Energy from Waste Association meeting
- February 20th – County Council meeting
- February 21st – Meeting with Grant Hunter, MLA / Associate Minister of Red Tape Reduction
- February 24th – Town of Coalhurst Intermunicipal Development Plan meeting
- February 26th – Coffee with Council – Picture Butte
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 27th – Southern Alberta Energy from Waste Association Conference Call meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting

#### **Councillor Morris Zeinstra – Division 7**

- February 3rd to 5th – Alberta Irrigation Districts Association Conference
- February 6th – Brownlee LLP – Emerging Trends in Municipal Law
- February 7th – County Council meeting
- February 10th – Lethbridge County / SMRID / LNID meeting – Intermunicipal Collaboration Agreement
- February 12th – Picture Butte Chamber of Commerce
- February 20th – County Council
- February 21st – Meeting with Grant Hunter, MLA / Associate Minister of Red Tape Reduction
- February 24th – Union Collective Agreement - meeting
- February 26th – Coffee with Council – Picture Butte
- March 2nd – Corporate Retreat
- March 3rd – Corporate Retreat
- March 5th – Council meeting
- March 9th – North County Potable Water Co-op meeting
- March 12th – County of Lethbridge Seed Cleaning Plant meeting
- March 30th – Council Conference Call meeting
- April 16th – County Council meeting

O. CLOSED SESSION

P. ADJOURN

131-2020	Councillor Zeinstra	MOVED that the meeting adjourn at 2:53 p.m.	CARRIED
----------	------------------------	---	---------

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2020-0-057 Baczuk  
- SE¼ 14-10-21-W4M  
**Meeting:** County Council - 21 May 2020  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

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

Approved - 06 May 2020  
Approved - 07 May 2020  
Approved - 13 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

The application is to subdivide a 3.00 acre bareland (vacant) first subdivision from a title of 160.0 acres for country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2020-0-057 be approved subject to the conditions as outlined in the draft resolution.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The proposal is eligible for subdivision consideration as a bareland (vacant) first subdivision as per the policies of Land Use Bylaw No. 1404.
- The application complies with the subdivision criteria of Land Use Bylaw No. 1404, and the proposed 3.0 acre parcel size conforms to the bylaw's minimum 2.0 acre to maximum 3.0 acre vacant parcel size.
- Site servicing is met: Sewage is proposed to be treated by an individual on-site septic field system and potable water is planned to be hauled to a private cistern. Access may be provided by either the south or east municipal road allowances.
- There are no abandoned wells or confined feeding operations (CFOs) located in proximity to this proposal.

## BACKGROUND INFORMATION:

Located approximately 4-miles northeast of the City of Lethbridge and 1-mile southeast of the Oldman River. The application is to subdivide a vacant (bareland) new proposed yard area out of the ¼-section as the first subdivision.

The proposal is to subdivide a dry southeast corner portion of the ¼-section to enable the establishment of a future yard area. There are no buildings or improvements on-site and it is an irrigated ¼-section of cultivated land. As a vacant parcel subdivision, a soils analysis will be required as a condition of approval to confirm suitability of soils for septic treatment. Overall, the proposal meets the criteria of the County's Land Use Bylaw No. 1404 for a vacant first parcel out subdivision. (see full ORRSC Planner's comments attached)

The application was circulated to the required external agencies and no concerns or objections were expressed, and no easements are requested (at time of agenda preparation). The ¼-section is adjacent to an area identified as potentially containing a provincial Historical Resource (5 value). As the first subdivision from the ¼-section, the application may be considered with no special requirements at this stage unless otherwise directed by the provincial Historical Resource Administrator.

**ALTERNATIVES:**

Not applicable - the application fully complies with the bylaw.

**FINANCIAL IMPACT:**

None.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw.

**ATTACHMENTS:**

[5A Lethbridge County 2020-0-057 Approval Subdivision Referral 2020-0-057 - County Version](#)

## RESOLUTION

2020-0-057

**Lethbridge County**

**Country Residential** subdivision of SE1/4 14-10-21-W4M

THAT the Country Residential subdivision of SE1/4 14-10-21-W4M (Certificate of Title No. 111 109 362), to subdivide a 3.00 acre (1.21 ha) bareland (vacant) first subdivision from a title of 160.0 acres (64.75 ha) for country residential use; BE APPROVED subject to the following:

### CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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 has a professional soils analysis done at their expense by an accredited agency or engineer to ensure that the soil characteristics are capable of supporting a septic field. Analyses of the test must be performed and approved by an approved agency under Alberta Labour, with a copy of the report submitted and deemed acceptable to the Subdivision Authority.
4. That the applicant is responsible for submitting an application to Alberta Culture and Tourism for Historical Resources Act clearance approval if required by the provincial director.

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed parcel is the first subdivision from the quarter section and is determined to conform to the bareland (vacant) parcel criteria of the land use bylaw.

### INFORMATIVE:

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

2020-0-057  
Page 1 of 2



(e) SMRID – Linda Park, Land Administrator:

“Further to your April 20th, 2020 subdivision application, this is to advise that the District has a few comments in respect to the above-noted:

- The proposed subdivision will be classified as “dry”.
- If they wish use non potable water from the District in the future for their yard, etc. a Household Purposes Agreement (HPA) must be signed with the District prior to any water use.
- If the turnout is located on the irrigated piece, the landowner must enter into a Remote Delivery Agreement with the District and have an easement registered on title in order to guarantee supply of water to the subdivided parcel if they enter into an HPA. All works involved to provide water to the subdivided parcel will be at the landowner’s cost.
- A Service Fee of \$100.00 plus GST will apply.

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

\_\_\_\_\_  
MOVER

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
DATE



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
E-mail: [subdivision@orrrsc.com](mailto:subdivision@orrrsc.com)  
Website: [www.orrrsc.com](http://www.orrrsc.com)

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** April 20, 2020

**Date of Receipt:**

April 2, 2020

**Date of Completeness:**

April 9, 2020

**TO: Landowner:** Margaret Ann Baczuk c/o Jordan Baczuk

**Agent or Surveyor:** Michael A. Thompson, A.L.S.

**Referral Agencies:** Lethbridge County, Morris Zeinstra, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Lethbridge, St Mary River Irrigation District (SMRID), AB Environment & Parks - J. Wu, Historical Resources Administrator, AER, County of Lethbridge Rural Water Association (COLRWA), Canada Post, Alphabow Energy Ltd., Tamarach Acquisition Corp., 1488345 Ontario Ltd.

**Adjacent Landowners:** Notified Via Ad in Sunny South News

**Planning Advisor:** Steve Harty *S.H.*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Lethbridge County. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **May 21, 2020**. (Please quote our File No. **2020-0-057** in any correspondence with this office).

**File No:** 2020-0-057

**Legal Description:** SE1/4 14-10-21-W4M

**Municipality:** Lethbridge County

**Land Designation:** Rural Agriculture – RA  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 111 109 362

**Proposal:** To subdivide a 3.00 acre (1.21 ha) bareland (vacant) first subdivision from a title of 160.0 acres (64.75 ha) for country residential use.

**Planner's Preliminary Comments:**

The purpose of this application is to subdivide a 3.00 acre (1.21 ha) bareland (vacant) first subdivision from a title of 160.0 acres (64.75 ha) for country residential use. The parcel is located approximately 4-miles northeast of the City of Lethbridge and 1-mile southeast of the Oldman River.

The application is to enable the subdivision of a dry corner of an agricultural parcel to establish a future yard area. The proposed subdivision is located in the very southeast corner of the quarter-section and is vacant land with no improvements present. Sewage is proposed to be treated by an individual on-site septic field system and potable water is planned to be hauled to a private cistern. Statutory municipal road allowances are situated on both the adjacent east and south sides of the proposed corner parcel where access may be provided from. The 3.0-acre parcel size will allow a suitable yard area to be established with setbacks to both adjacent roadways for future improvements being able to be met. The quarter-section touches upon an area identified as potentially containing a provincial Historical Resource of a 5 value. As the first subdivision from the quarter-section, the application may be considered with no special requirements at this stage unless otherwise directed by the provincial Historical Resource Administrator.

There are no abandoned gas wells or confined feeding operations located in proximity to this proposal where the applicable MDS would be infringed upon.

The proposed 3.00 acre parcel size conforms to the land use bylaw's minimum 2.0-acre and maximum 3.0-acre parcel size. Overall, the subdivision application conforms to the County's bareland (vacant) subdivision criteria and will be the first subdivision out of the quarter-section. The Subdivision Authority is hereby requested to take the following conditions into consideration for an approval:

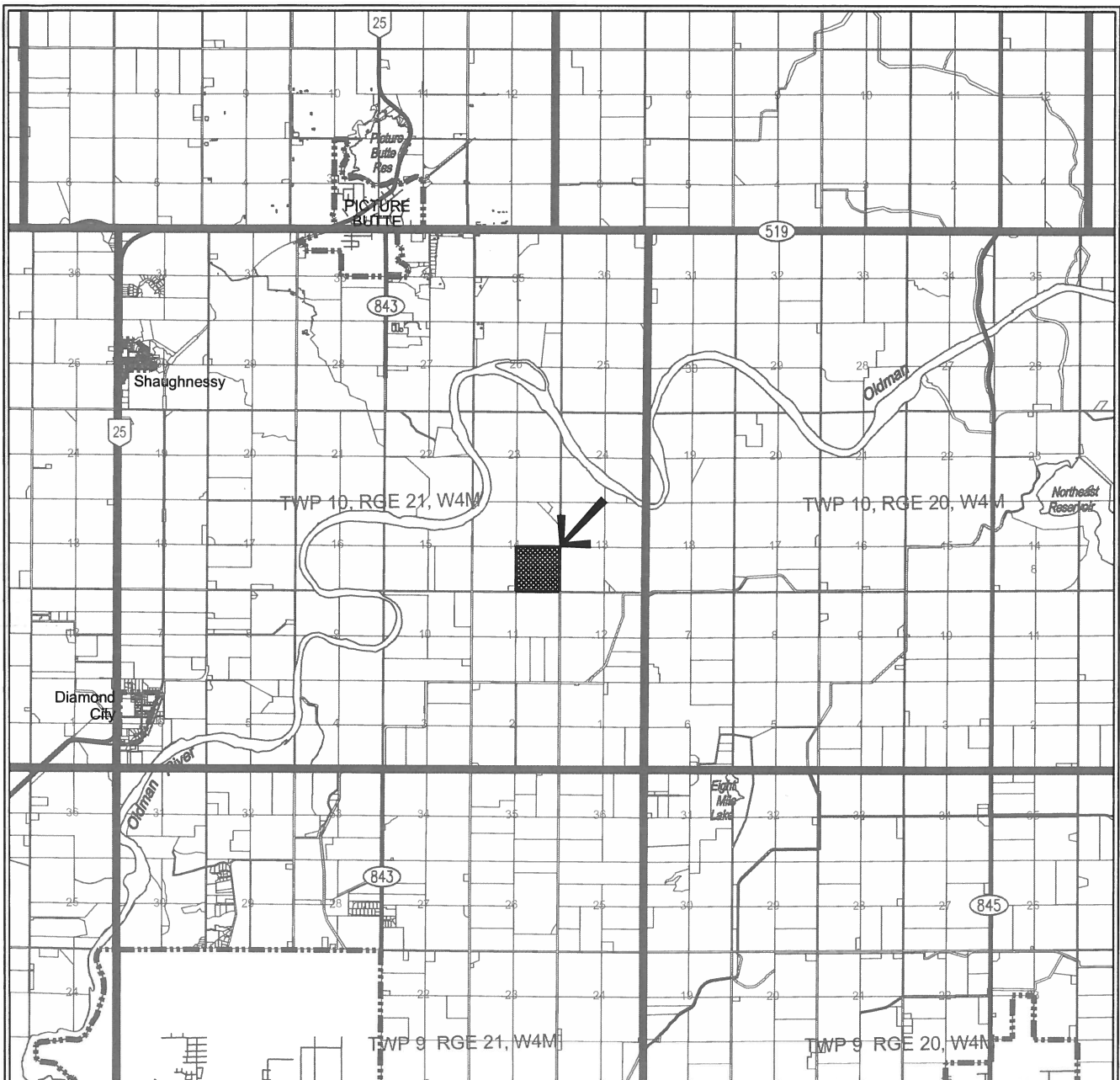
- Any outstanding property taxes shall be paid to Lethbridge County.
- The applicant or owner or both enter into a Development Agreement with Lethbridge County.
- That the applicant has a professional soils analysis completed for the new 3.00 acre parcel to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
- That the applicant is responsible for meeting any conditions of the Director of Historical Resources Administrator, including the preparation of a Historic Resources Impact Assessment, at their expense, or applying for historical clearance if required.
- That any easement(s) as required by utility companies or the municipality shall be established.
- Consideration of referral agencies comments and any requirements.

**RESERVE:** The payment of Municipal Reserve is not applicable on the parcel pursuant to Section 663(a) of the MGA.

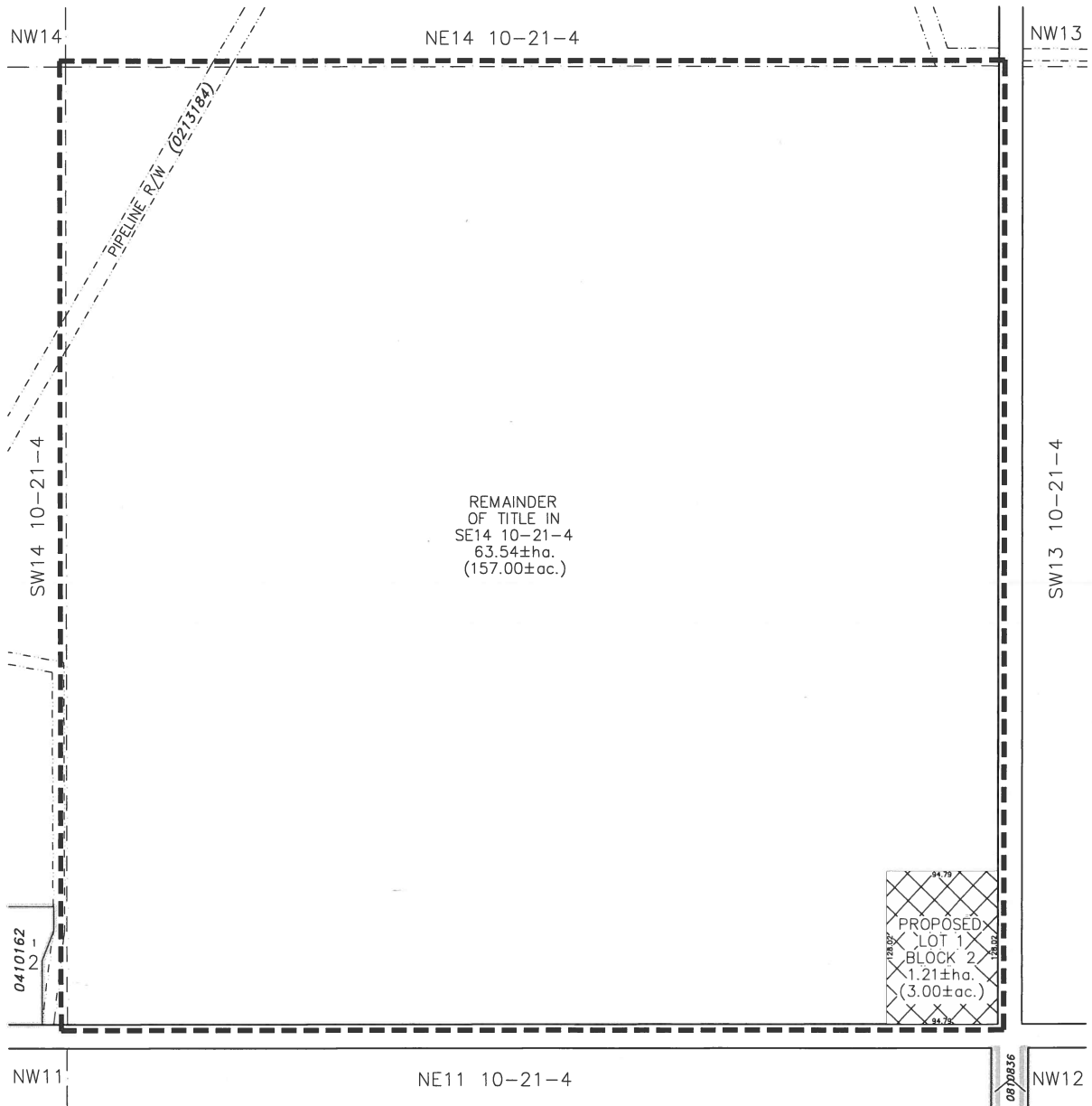
No further comment pending a site inspection.

**If you wish to make a presentation at the subdivision authority meeting, please notify the Lethbridge County Municipal Administrator as soon as possible.**

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.**

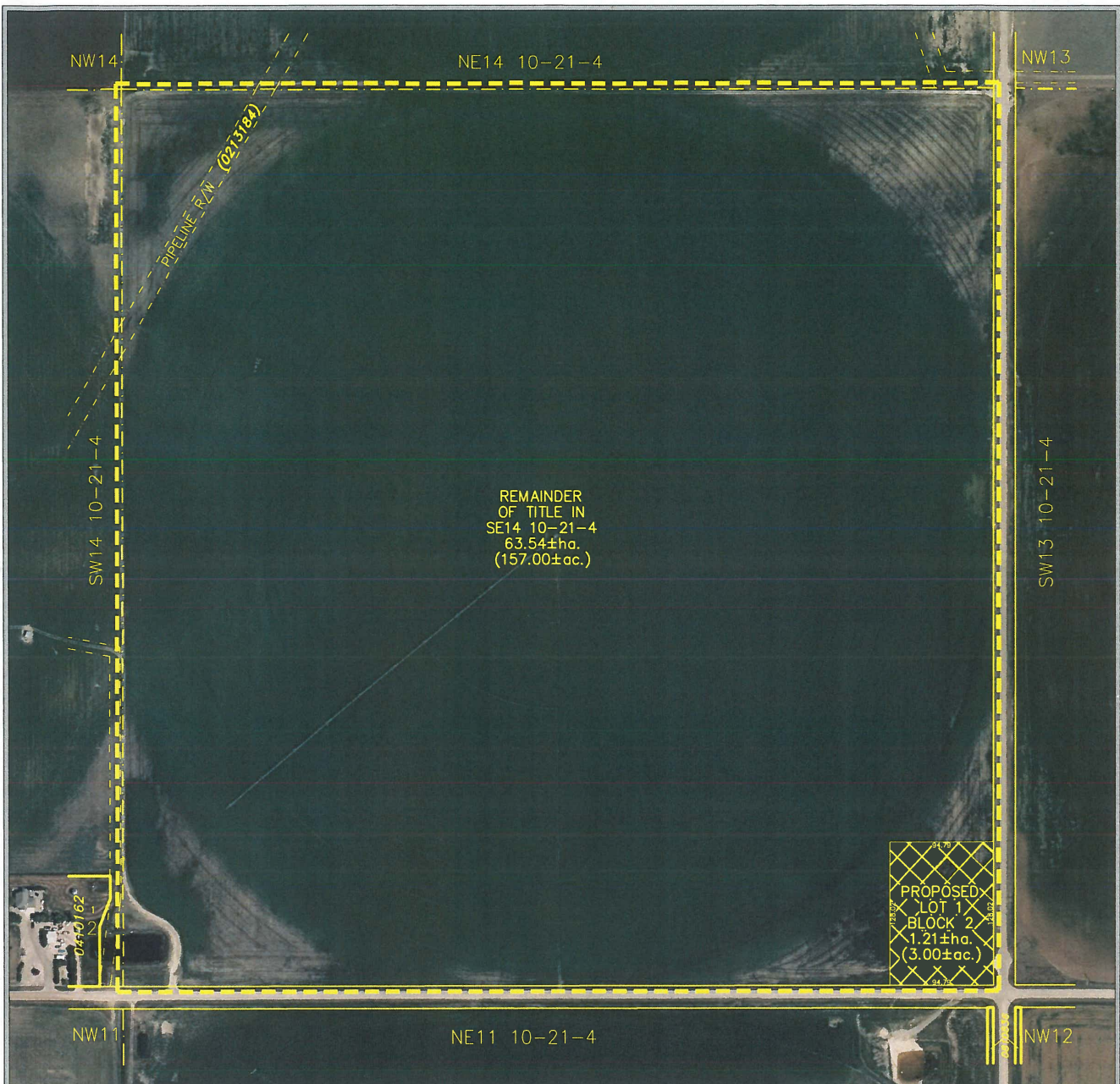


SUBDIVISION LOCATION SKETCH  
 WITHIN SE 1/4 SEC 14, TWP 10, RGE 21, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: APRIL 9, 2020  
 FILE No: 2020-0-057



**SUBDIVISION SKETCH**  
**WITHIN SE 1/4 SEC 14, TWP 10, RGE 21, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: APRIL 9, 2020**  
**FILE No: 2020-0-057**





**SUBDIVISION SKETCH**  
**WITHIN SE 1/4 SEC 14, TWP 10, RGE 21, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: APRIL 9, 2020**  
**FILE No: 2020-0-057**



April 09, 2020 N:\Subdivisions\2020\2020-0-057.dwg

**AERIAL PHOTO DATE: 2015**

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2020-0-049 Lohues Farms Ltd.  
- NW¼ 13-10-19-W4M  
**Meeting:** County Council - 21 May 2020  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

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

Approved - 06 May 2020  
Approved - 07 May 2020  
Approved - 13 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

The application is to subdivide a 3.00 acre first parcel out subdivision from a title of 160.0 acres for country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2020-0-049 be approved subject to the conditions as outlined in the draft resolution.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The proposal is eligible for subdivision consideration as a first parcel out yard subdivision as per the policies of Land Use Bylaw No. 1404.
- The proposal complies with the subdivision criteria of Land Use Bylaw No. 1404, and the proposed parcel size conforms to the bylaw's required minimum 2.0 acres.
- Site servicing is met: Potable water is hauled to a private cistern system and sewage is treated by an individual on-site septic field system, while access is provided by the west municipal road allowance.

## BACKGROUND INFORMATION:

Located approximately 4-miles north of Chin and ½-mile east of the MD of Taber boundary. The application is to subdivide in the very northwest corner of the quarter-section a recently established yard area.



The proposal is to create separate title for a yard that contains a newer residential dwelling. The property line is angled on the southeast corner to account for the irrigation pivot system located on the adjacent agricultural portion of the quarter-section. Access is provided from an existing approach to the adjacent west municipal road allowance. Overall, the proposal meets the criteria of the County's Land Use Bylaw No. 1404 for a first parcel out subdivision. (see full ORRSC Planner's comments attached)

The application was circulated to the required external agencies and no concerns or objections were expressed regarding the application. ATCO Gas has requested an easement.

**ALTERNATIVES:**

None - the application fully complies with the bylaw and subdivision criteria.

**FINANCIAL IMPACT:**

None.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw.

**ATTACHMENTS:**

[5A Lethbridge County 2020-0-049 Approval](#)  
[Subdivision Referral 2020-0-049 - County Version](#)



## RESOLUTION

2020-0-049

**Lethbridge County**

**Country Residential** subdivision of NW1/4 13-10-19-W4M

THAT the Country Residential subdivision of NW1/4 13-10-19-W4M (Certificate of Title No. 931 039 804), to to subdivide a 3.00 acre (1.21 ha) first parcel out subdivision from a title of 160.0 acres (64.75 ha) for country residential use; BE APPROVED subject to the following:

### CONDITIONS:

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

### REASONS:

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

### INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) MD of Taber – Kirk Hughes, Director of Planning and Economic Development:  
“Further to your correspondence of April 8, 2020 regarding Subdivision Application No. 2020-0- 049, the Municipal District of Taber has no concerns regarding this application.  
Thank you for the opportunity to comment.”
- (e) TELUS Communications Inc. has no objections to the above noted circulation.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

2020-0-049  
Page 1 of 2

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

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

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

Land Agent: Ellen Struthers

Phone No.: (587) 581-6567

- (h) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).
- (i) SMRID – Linda Park, Land Administrator:

"Further to your request of April 8th, 2020 in respect to the above-noted, we have the following comments:

- The proposed subdivision will be classified as "dry". If water is required from the District for domestic purposes on the subdivided parcel, all works required will be at the landowner's expense and Household Purposes Agreement must be signed prior to any water use.
- If the turnout is located on the irrigated piece, the landowner must enter into a Remote Delivery Agreement with the District and have an easement registered on title in order to guarantee supply of water to the subdivided parcel. All works involved to provide water to the subdivided parcel will be at the landowner's cost.
- A Service Fee of \$100.00 plus GST will apply."

- (k) Canada Post has no comment.

\_\_\_\_\_  
MOVER

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
DATE



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
E-mail: [subdivision@orrsc.com](mailto:subdivision@orrsc.com)  
Website: [www.orrsc.com](http://www.orrsc.com)

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** April 8, 2020

**Date of Receipt:**

March 18, 2020

**Date of Completeness:**

March 23, 2020

**TO: Landowner:** Lohues Farms Ltd.

**Agent or Surveyor:** Bruce A. Barnett, A.L.S.

**Referral Agencies:** Lethbridge County, Morris Zeinstra, MD of Taber, Bonnie Brunner - ORRSC, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Lethbridge, St Mary River Irrigation District (SMRID), AB Environment & Parks - J. Wu, AER, Canada Post, Baytex Energy

**Adjacent Landowners:** Notified Via Ad in Sunny South News

**Planning Advisor:** Steve Harty *SH*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Lethbridge County. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **April 27, 2020**. (Please quote our File No. 2020-0-049 in any correspondence with this office).

**File No:** 2020-0-049

**Legal Description:** NW1/4 13-10-19-W4M

**Municipality:** Lethbridge County

**Land Designation:** Rural Agricultural - RA  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 931 039 804

**Proposal:** To to subdivide a 3.00 acre (1.21 ha) first parcel out subdivision from a title of 160.0 acres (64.75 ha) for country residential use.

**Planner's Preliminary Comments:**

The purpose of this application is to subdivide a 3.00 acre (1.21 ha) first parcel out subdivision from a title of 160.0 acres (64.75 ha) for country residential use. The parcel is located approximately 4-miles north of Chin and ½-mile east of the MD of Taber boundary.

The application is to accommodate the subdivision of a recently established yard area that contains a residential dwelling. The proposed subdivision is located in the very northwest corner of the quarter-section in the dry corner. Sewage is treated by an individual on-site septic system installed last year, which is situated between the dwelling and the proposed southeast property line. It is noted that the property line is angled on the southeast corner to account for the irrigation pivot system located on the adjacent agricultural portion of the quarter-section. Potable water is hauled to a private cistern system. Access is provided from an existing approach to the adjacent west municipal road allowance. There is a registered pipeline R/W that traverses over the north perimeter adjacent to the quarter-section line but it will not impede the further development of the yard that would occur largely to the south.

There are no abandoned gas wells or confined feeding operations located in proximity to this proposal.

The proposed 3.00 acre parcel size exceeds the bylaw's 2.00 acre minimum and as a first parcel out subdivision, this application conforms to the County's subdivision criteria. The Subdivision Authority is hereby requested to take the following conditions into consideration for an approval:

- Any outstanding property taxes shall be paid to Lethbridge County.
- The applicant or owner or both enter into a Development Agreement with Lethbridge County.
- That any easement(s) as required by utility companies or the municipality shall be established.
- Consideration of referral agencies comments and any requirements

**RESERVE:**

The payment of Municipal Reserve is not applicable on the parcel pursuant to Section 663(a) of the MGA.

No further comment pending a site inspection.

**If you wish to make a presentation at the subdivision authority meeting, please notify the Lethbridge County Municipal Administrator as soon as possible.**

<p><b>Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.</b></p>
---

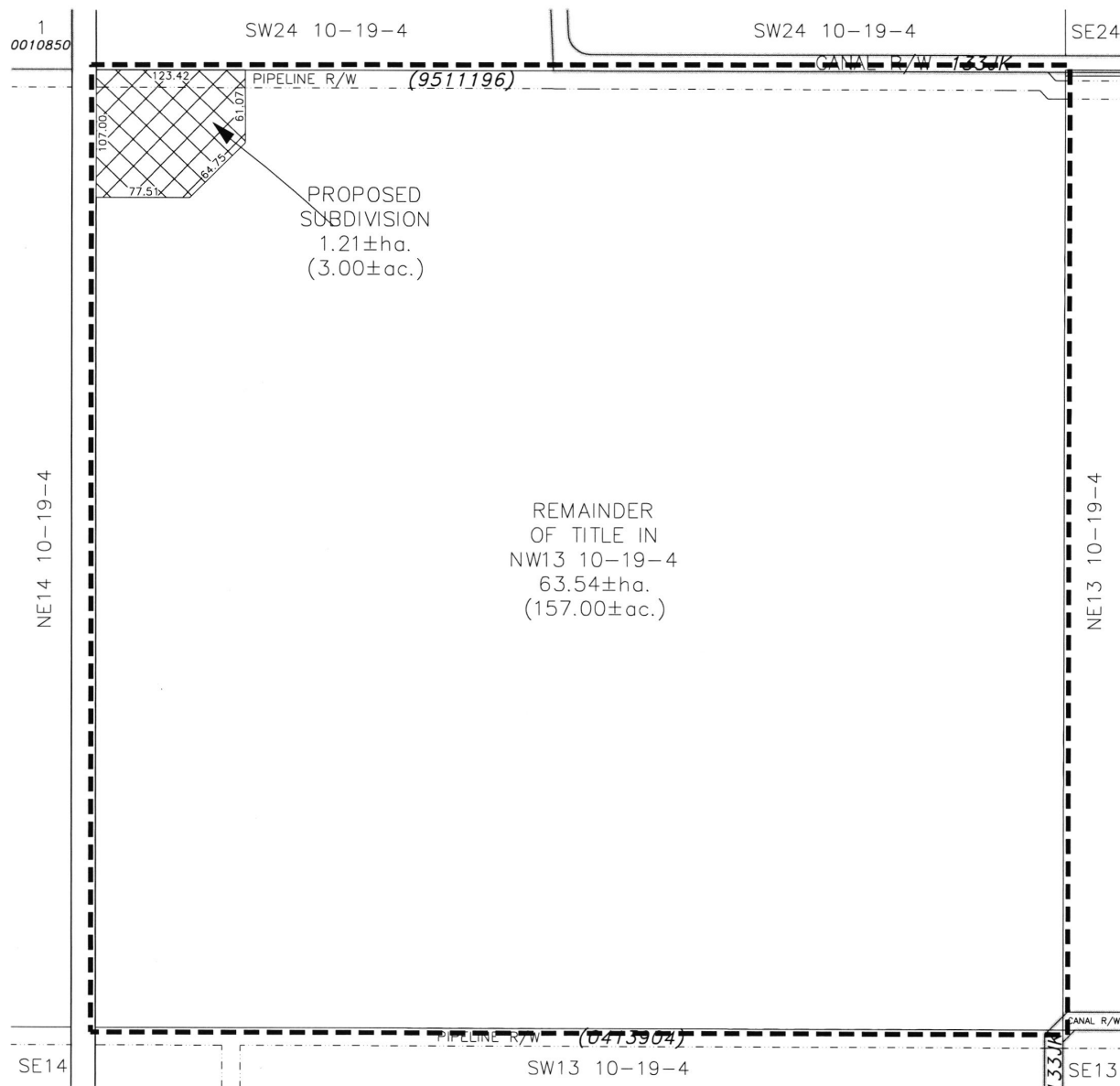


**SUBDIVISION LOCATION SKETCH**  
**WITHIN NW 1/4 SEC 13, TWP 10, RGE 19, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: MARCH 24, 2020**  
**FILE No: 2020-0-049**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 2020 NW 1/4 SEC 13, TWP 10, RGE 19, W 4 M  
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

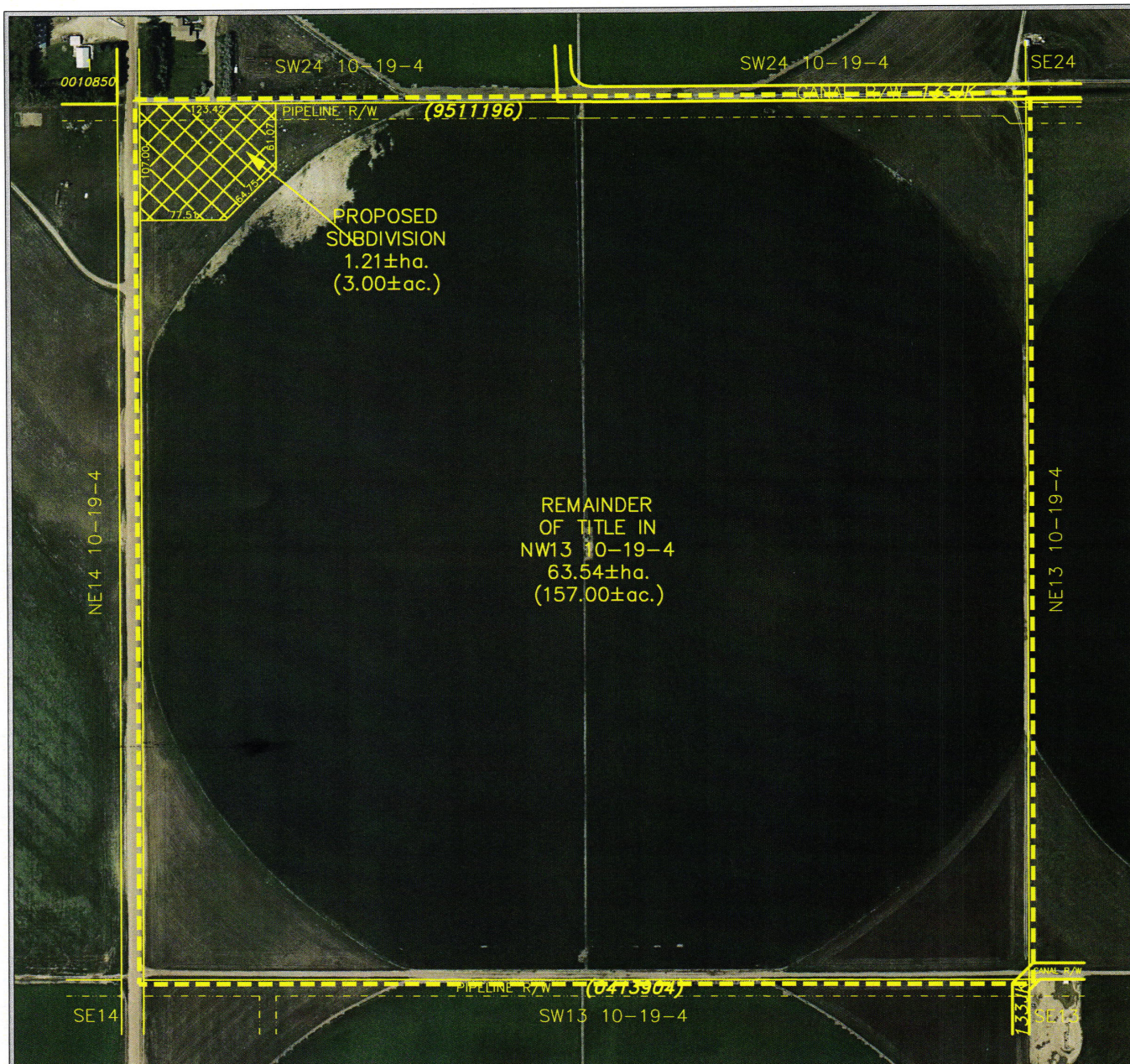


March 24, 2020 N:\S\2020\2020-0-049.dwg



**SUBDIVISION SKETCH**  
**WITHIN NW 1/4 SEC 13, TWP 10, RGE 19, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: MARCH 24, 2020**  
**FILE No: 2020-0-049**





SUBDIVISION SKETCH  
 WITHIN NW 1/4 SEC 13, TWP 10, RGE 19, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: MARCH 24, 2020  
 FILE No: 2020-0-049



March 24, 2020 N:\Subs\2020\2020-0-049.dwg



AERIAL PHOTO DATE: 2015

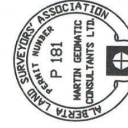


# PLAN

## SHOWING SURVEY OF PROPOSED SUBDIVISION OF A PORTION OF N.W. 1/4 SEC. 13, Twp. 10, Rge. 19, W4M Lethbridge County

LEGEND  
 -Bearings shown are 3TM grid derived from GNSS Observations.  
 -Legal survey monuments are shown thus:  
 Round ..... • Fd. 1  
 Buildings and eaves are shown thus .....  
 -Proposed area is outlined thus ..... and contains 1.214ha  
 -Distances are in metres and decimals thereof.

E ..... EAST  
 ER ..... ENVIRONMENTAL RESERVE  
 GNSS ..... GLOBAL NAVIGATION SATELLITE SYSTEM  
 ha ..... HECTARE  
 N ..... NORTH  
 No. .... NUMBER  
 PUL ..... PUBLIC UTILITY LOT  
 Reg. .... REGISTRATION  
 RGE. .... RANGE  
 S. .... SOUTH  
 SEC. .... SECTION  
 TWP. .... TOWNSHIP  
 W. .... WEST



ALBERTA LAND SURVEYOR  
 BRUCE A. BARNETT, A.L.S. Reg. No. 615

REGISTERED OWNER  
**Lohues Farms Ltd.**

SCALE: 1:1000  
**MARTIN GEOMATIC CONSULTANTS LTD.**  
 ALBERTA LAND SURVEYORS  
 255 - 31st Street North  
 Lethbridge, Alberta T1H 3Z4  
 Phone: 329-0050 Fax: 329-6594  
 E-mail: geomart@mgl.ca @2020  
 Drawn by:  
 Jason West, CET



2/26/2020 10:35 AM Z:\Active Projects\208439L SUB James Lohues\CADD\208439L\_PRO-SUBD\_FEB-26-2020.dwg



# AGENDA ITEM REPORT



**Title:** Quarterly Financial Report - January - April 2020  
**Meeting:** County Council - 21 May 2020  
**Department:** Corporate Services  
**Report Author:** Jennifer Place

## APPROVAL(S):

Ann Mitchell, Chief Administrative Officer

Approved - 14 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

This is the financial report for the period of January to April 2020 for Lethbridge County.

## RECOMMENDATION:

No resolution is required.

## PREVIOUS COUNCIL DIRECTION / POLICY:

Financial reports are presented to Council throughout the year.

## 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:

N/A

## FINANCIAL IMPACT:

N/A

**REASON(S) FOR RECOMMENDATION(S):**

This report is for County Council information regarding the County's financial position as of April 30, 2020.

**ATTACHMENTS:**

[Financial Summary verbiage -April 30-20](#)

[Financial Summary - April 20-20](#)

[2020 Capital Budget Funding Summary- April 2020](#)

# Lethbridge County

## Financial Summary

### January - April 2020

#### **Financial Summary**

Based on the information provided below, for each department, as of April 30<sup>th</sup>, we have not projected a surplus or deficit at this time. Although the County will see some surplus in the areas related to investment interest, due to previous years rates and additional revenues in Planning & Development as well as some cost savings in training, travel, and subsistence. It is anticipated that due to the current situation related to the COVID-19 Pandemic, the County will experience some loss of penalty revenues and the receipt of payments for utilities and taxes may be delayed due to the penalty deferrals put in place. As this is the first quarterly report of the year and the Municipal Services Department is just beginning to get into it's busiest season with minimal changes to its service delivery methods at this time the projections were left as budgeted, until we can see a more detailed impact. Currently for the first 4 months, the actuals to date are in line with historical trends, as the pandemic did not hit until March 2020.

As we have moved into the next couple of quarters the projections will be reassessed and based upon true costs for summer/fall work such as roadwork/repairs, ASB activities, water use etc. as those seasons tend to be the busier more active times of year for those departments. Additionally, the revenue inflows, general expenses, and additional impacts from the 2019 restructuring and pandemic impact will be further identified resulting in more detailed projections and bottom lines.

At this time there is some uncertainty as to whether or not factors related to COVID-19 will present significant changes over cash flows, assets or liabilities and the upcoming operations. The estimated impact on the overall financial effect or indication if one is not practicable at this time.

As always, department supervisors continue to be conscientious of their budgets and are adhering to the Alberta Health Regulations for all operational departments. A detail of each department's activities to date is included below.

**Council – Budgeted Tax Support - \$649,525 (Projected surplus/deficit - \$0)**

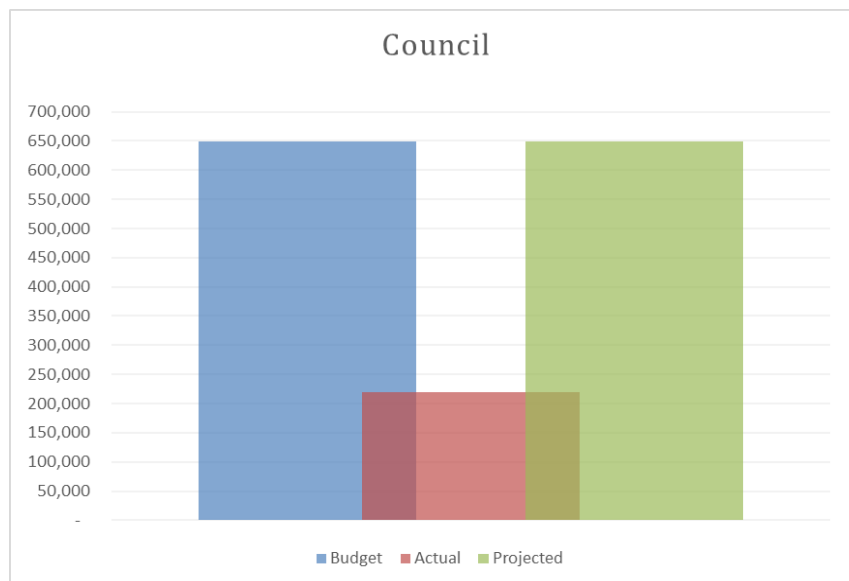
In addition to the regular Council Meetings held on the first and third Thursday of each month, Council has had a busy first quarter attending various meetings and additional sessions and public inquiry due to COVID-19. Many of the conferences attended by Council annual have been cancelled to date and therefore travel costs have been minimal. Council did host a “Coffee with Council” session, early in the year for rate payers to discuss the 2020 Budget and answer questions.

To date County Council has issued donations &/or sponsorships in the amount of \$87,551 to the following recipients:

- SouthGrow Regional Initiative - \$5,176
- Alberta Conservation Assoc. – Trout Stocking - \$1,000
- Lethbridge & District AG Scholarship Dinner - \$375
- University of Lethbridge Grow the Future Gala - \$500
- Sarah Sansom -In memory of Jacob Sansom - \$500

2019 Community Grant Funding (\$10,000 to each of the following):

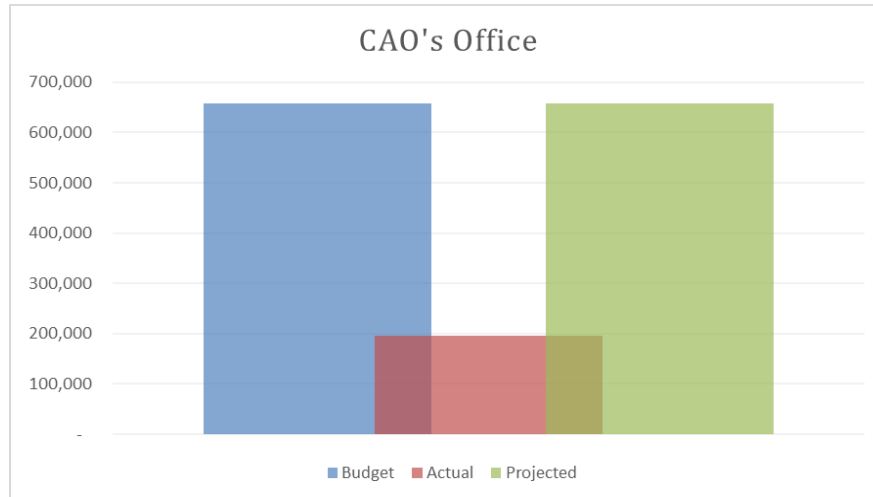
- Shaughnessy Community Association
- Monarch Community Association
- Turin Community Club
- Diamond City Citizens Association
- McNally Community Association
- Sundial Community Association
- Readymade Community Association
- Prairie Tractor & Engine Museum



***\* The projected overall deficits/surpluses are based on estimates as at the time of this report. All projections are subject to change.***

**CAO's Office – Budgeted Tax Support - \$657, 840 (Projected surplus/deficit - \$0)**

The CAO's office is which now includes the Human Resources Department has been busy with many items related to the COVID-19 pandemic. There have been several operational changes put in place as required for the health and safety of staff and Council, as well as continuing to ensure that County operations have little disruption during this time.



*\* The projected overall deficits/surpluses are based on estimates as at the time of this report. All projections are subject to change.*

## **MUNICIPAL SERVICES**

**Agricultural Services (ASB) – Budgeted Tax Support Required - \$996,860 (Projected surplus/deficit - \$0)**

### **ASB Core Activities (Grant Qualifications)**

- Strychnine sales are easing up for the year. Staff are now getting equipment ready for the Spray season.
- Roadside mowing activity has yet to begin. Staff are readying equipment which includes two new mowers that will be assembled to swing arms.

### **Water & Soil Quality Management Activities**

- The spring newsletter has been sent out and the summer newsletter is being prepared for mid-June. Consultations for Environmental Farm Plans and CAP funding are ongoing.

### **Farm Shelter Belts & Contracting Services**

- The annual \$5000 donation to the Farm Safety Center has ben made.
- Staff are busy with equipment rentals including Brillion Drills, Bag Roller, and Plastic mulcher.

### **Parks Operation & Maintenance**

- Parks mowing is begun with initial clean-up and first mow of the season. In the next couple weeks upgrades will take place in Sunset Acres with additional equipment being placed in the park and paving of the pathway. Trees will also be added to some of the County owned playgrounds.

The ASB Department main activities are just beginning to get underway as the spring and summer months approach. At this time, the department has utilized 23.5% of its budget.

**Fleet Services – Budgeted Tax Support Required - \$0 (Projected Surplus/Deficit - \$0)**

The fleet department continues to be busy with equipment maintenance and repairs, minimizing down time of equipment in all areas. The fleet departments expenses to date (excluding capital and reserve transfers) is \$613,228 of the \$2,211,315 in operational expenditures.

Pricing of vehicle/equipment purchases as approved within the capital budget have been received and/or tendered within this first quarter. Details are included on the attached Capital Summary sheet.

As the fleet department is a self-sufficient department funded internally through equipment rental rates, any projected surplus or deficit will be transferred to/from the Fleet Equipment Reserve, leaving the end balance at zero as budgeted.

**Public Works - Budgeted Tax Support Required - \$8,049,710 (Projected surplus/deficit - \$0)**

**Gravelled Roads**

- GRADING - Budget: \$1,500,000
  - Grading began sporadically in January and fully beginning the week of March 1 and as weather has permitted. To date approximately 1820 miles has been completed at a cost of \$435,133 This averages out to \$ 239/mile
  - Projected: \$1,500,000 - Assuming weather conditions allow for grading to continue to the end of October, it is anticipated the full budget will be utilized.
- GRAVELLING - Budget: \$1,100,000
  - The gravelling program began in mid April. To date, 43 miles have been gravelled averaging \$3,358 / mile
  - Projected: \$1,100,000 - Cost per mile will rise as we haul further from the pit. Based on the cost per mile as of today's date, we are confident of utilizing the full budget to complete the 250 miles for this year.
- HAUL ROUTE STABILIZATION MAINTENANCE – Budget: \$70,000 – 70 miles
  - Actual: \$60,466 - Maintenance began in mid-April and 10 miles have been completed averaging \$ 6,046 / mile
  - Projected: \$700,000 - PW has projected that by using new and improved maintenance methods, we can utilize the full budget while completing up to 116 miles rather than the budgeted 70 miles.
- SPOT ROAD REPAIR - Budget: \$200,000
  - Actual: \$22,304 - Projected: \$200,000 – Numerous frost boils have begun to appear, and we anticipate using the full budget
- SNOW PLOWING – Budget: \$375,000
  - Actual: \$130,920 - Snowplowing should be done for this Spring.
  - Projected: \$375,000 - We anticipate the remainder of this budget will be used up in the Fall/Winter of this year with a possible surplus.
- ROAD RECONDITIONING – Road reconditioning program has been postponed until further notice.
- DUST CONTROL – Budget: Residential - \$450,000 & General County Roads \$80,000
  - Actual: Total Dust Control - \$9,439
  - Projected: \$530,000 – A total of 212 residential sites have applied this year. This is down slightly from last year however we are doing some intersection and hill treatment this year, so we anticipate using the full budget

**ACP & Cold Mix Roads -**

- PATHING & SPOT OILING - With the addition of the Spray Patch Truck we anticipate using the full budget. Line painting will be contracted out fully utilizing the budget.
- CRACK FILLING – Crack filling will be contracted out to be completed within budget.

- SANDING (snow plowing) – As mentioned in the Snow Plowing activity We anticipate the remainder of this budget to be utilized in the Fall/Winter with a possible surplus depending upon weather.

#### **Roadside Drainage**

- To date three large centerline culverts have been installed on the Battersea drain as well as two approach culverts and repaired a number of culverts ends to date. Public works plans to spend the full budget.

#### **Signs/Bridges/ROW Cleanup**

- Garbage cleanup in our right of ways remains a priority and will continue throughout the year. Sign maintenance and replacement is ongoing.

#### **General Work**

- The bulk of expenses for work completed in this area are related to work completed on the roads and intersection treatments such as fencing and tree work. Most of these activities are charged back to them to recover expenses.

As most of the activities within the Public Works Department are projected to be on budget at this time, no surplus or deficit has been identified. The department will continue to be monitored and projections will be updated as we move into the departments busy season and are able to identify if or how any of the restructuring and efficiencies realized last year have an effect on this year. Weather is also a consideration when projecting costs, as it is unpredictable and can have an effect on activities and budgets.

**Utilities - Tax Support Required - \$327,925 (Projected surplus/deficit - \$0)**

The Utility Department is budgeted to have full operational cost recovery, as adopted by Council through the budget process over the last few years. The Utilities Department has become self-sufficient by collecting enough revenues to fund the departments operating expenses including an annual transfer to reserves for future capital. There is an amount of \$327,925 that is collected through taxation to fund a debenture. Similar to both the Fleet and Information Technology Departments, any surplus or deficit realized at the end of the year will be transferred to or from the Utility Reserve, leaving the tax support balance at \$327,925 as budgeted. All final amounts are reported to Council as part of year end for approval.

#### **Water Treatment**

- To date there have been no maintenance issues. Regular legislated testing continues to take place at all water treatment sites. The water treatment expenses are in line with the budget for this first quarter.

#### **Water Distribution**

- Annual legislated testing is completed daily and is ongoing. Routine maintenance of the systems continues with minimal issues. Costs are anticipated to be on target for the year. A MOU with the Lethbridge North County Potable Water Coop was entered into on May 1, 2020, this will have some impact to both revenues and expenses which will offset one another. The department has not experienced any major breaks or failures to date.

#### **Wastewater Treatment**

- Chemical continues to be added to all wastewater sites to remove fat, oil, and grease within the collection and force main systems. Upcoming activities will include discharges of the sewer lagoons throughout the County. Rubber and latex gloves and sanitary wipes are causing operational issues and additional work/expenses due to blockages. A PSA has been issued to notify utility users of materials that can not be

#### **Truckfill Stations**

- Truckfill stations are operating well, some pressure relief and truckfill valves have been replaced as part of the general maintenance.

**Garbage, Fire Ponds & Raw Water**

- Chemicals are being added to the raw water at Broxburn Business Park to assist with the organics in the water. Garbage receptacle replacement has been minimal. Lethbridge Regional Waste Commission has been operating well requiring little assistance from the County and requisitions quarterly as budgeted.

**Custom / General Work**

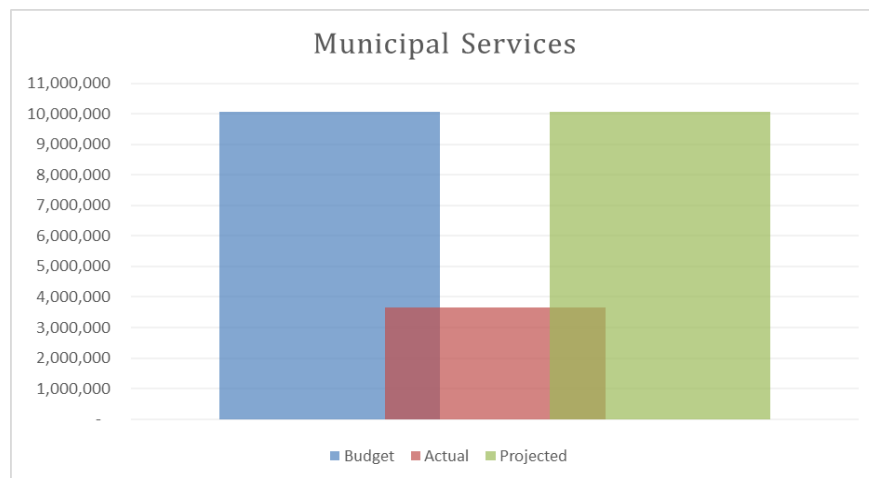
- Custom work for Lethbridge Regional Waste continues to be minimal as the current contractor does a wonderful job managing issues. Custom work is consistent but not demanding of resources.

**Infrastructure Department – Budgeted Tax Support Required - \$681,435 (Projected surplus/deficit - \$0)**

The Infrastructure Department has been busy within the first quarter managing capital projects, issuing Requests for Proposals, working with engineering firms and contractors, and assisting with operating projects as required. Two Bridges were replaced in the spring of 2020, one of which will help alleviate flooding issues at the old Tiffin Dairy just east of the airport. Construction in Stewart Siding is underway and as well the Sunset Acres paving, and pathway project will be wrapping up within the next month. Other projects such as the Kipp road and Agropur road paving projects are scheduled for completion in 2020.

The third and final phase of Asset Management is ongoing and continues to be a priority program, currently we are working with the consultant to complete the financial strategies and finalizing the Asset Management Plan. Our new web-based interactive GIS mapping was added to the County website which provides easy to access information for the public to use.

In 2019 a facility condition assessment was completed on all County owned buildings, this assessment noted deficiencies in the Coaldale and Picture Butte buildings that need to be addressed. The Infrastructure Department will be working with Public Operations to begin the process of determining what facilities are required in Coaldale and Picture Butte and working towards replacing or renovating those ageing facilities.



**\* The projected overall deficits/surpluses are based on estimates as at the time of this report. All projections are subject to change.**

At this time, no surpluses or deficits have been identified within the Municipal Services area. As mentioned, all departments will be monitored over the next couple of quarters and the projections will be updated as the departments move through their busy season.



## **CORPORATE SERVICES**

### **Assessment & Taxation – Budgeted Tax Support Required - \$185,355 (Projected surplus/deficit - \$0)**

The 2020 Tax Mill Rate Bylaw was passed by Council at the May 7, 2020 Council Meeting, as well as an amended Tax Penalty Bylaw for 2020. The Property Assessment and Tax Notices will be prepared and mailed by the end of May. To date both Alberta School Foundation Fund (ASFF) & Holy Spirit have both received their first quarterly payment for the year (ASFF - \$1,212,941 & Holy Spirit - \$90,528), these funds are collected through taxes as per the requisitions received. The second and third quarter requisitions will not include any amounts for the Non-Residential portion as the Provincial Government differed these until the December 2020 and March 2021 payments.

### **Finance & Administration– Budgeted Tax Support Required - \$1,01,870 (Projected surplus/deficit - \$0)**

The Finance and Administrative Department has been busy in the first quarter preparing the Year End Financial Statements, Year End Grant Reporting, and completing the Year End Financials for both the Water and Waste Commissions. Additionally, the department is also busy with its daily activities such as Accounts Receivable, Payable, Utility billings, Collections, Grant applications and reporting and Payroll activities.

Although a surplus or deficit has not been projected at this time, investment interest remains strong and may be higher than budgeted. . This interest is applied to the capital reserves at year end. It is anticipated also that revenues earned through the tax and utility account penalty levies will be down due to the penalty deferrals, assuming payments are up to date following the deferral periods.

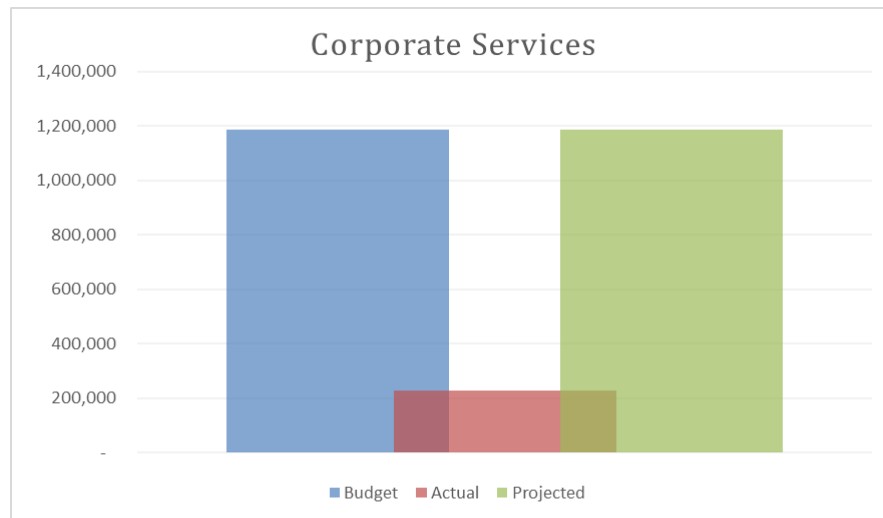
### **Information Technology (IT) - Tax Support Required - \$0 (Projected Surplus/Deficit- \$0)**

The IT Department maintains all of the required annual software renewals and updates, annual scheduled hardware equipment replacements as required and regular maintenance, IT support and project assistance. Some other department project highlights include:

- Broadband:
  - Working with Intermountain Infrastructure Group (IIG) to establish a Pilot project with Broadband in Lethbridge County
  - Coordinating with 6 other Municipalities and Legal Guidance to build a Municipal Governed Broadband Model and are working on a RFEOI (Request for Expression of Interest)
- Records Management:
  - Started organizing digital files on the Server
  - Scanning Bylaws, Agendas, and other hard copy documentation
  - Attending webinars on Records Management
- Council Chambers Audio/Visual upgrade

Additionally, since the pandemic started the IT department has been extremely busy managing County requirements for working remotely and electronic meetings. This process has involved securely configuring and deploying IT assets and services to Home Users during the pandemic with no warning or planning beforehand, ongoing computer and mobility upgrades and maintenance. As well as working with the EOC Team, assisting with coordinating activities during the pandemic. Due to these requirements some IT projects have been delayed for the time being.

Like the fleet department, IT is a self-sufficient department funded internally through equipment rental rates.



***\* The projected overall deficits/surpluses are based on estimates as at the time of this report. All projections are subject to change.***

As with all of the departments a final analysis will take place through the next few quarters.

## **COMMUNITY SERVICES**

**Community Services Administration – Budgeted Tax Support Required - \$834,705**  
(Projected surplus/deficit - \$0)

The Community Services Department has worked diligently on the Inter-municipal Collaboration Frameworks (ICFs) with its municipal neighbours and was able to have 3 municipalities agree to and sign the ICF's. The departments have continued to focus efforts on excellence by offering viable services, resources, and safer communities by building relationships between Lethbridge County and its stakeholders.

The Economic Development Officer continues to work on business development initiatives within the county and has been working with the CAO and IT Manager to advance the broadband internet project to improve service to County residents and businesses.

Communications continues to prepare and distribute all PSAs and County communications, including the County Connection which is issued quarterly and the new monthly newsletter which is distributed monthly. The Communications department has been working closely with the CAO and all departments as additional PSA's and public information regarding COVID-19 and operations has been required.

Other activities within the Community Services Department includes:

- Co-presented overview of County's business tax program to a workshop in Red Deer
- Working with CAO, completed three urban ICF agreements and two recreation agreements
- Consolidated information from multiple files to aid legal counsel a claim
- Worked with Finance department to revamp the Community Grant Program
- Helped initiate and facilitate the possibility of securing a water line to the County from the Town of Raymond
- Produced and distributed the monthly County Crier newsletter
- Produced and distributed the County Connection
- Hosted a Coffee with Council session
- Helped manage the County's response to the pandemic

**Planning & Development - Tax Support Required - \$311,785 (Projected surplus/deficit - \$0)**

Within the first quarter of the year 39 development permit applications have been received, this is a decrease from this time last year. AS of the first quarter 35 development permits were issued and 10 applications were under review, this includes development permit applications made at the end of 2019. Of the permits that were issued, 12 were residential, 5 accessory buildings (i.e. shops, sheds, garages), 9 commercial/industrial, 4 agricultural, 2 signage, 1 home occupation, and 2 miscellaneous.

Building permit applications submitted consist of those 26 for building permits, 74 electrical permits, 37 gas, 24 plumbing, and 7 for private sewage.

The following project have begun within the first quarter:

- Draft submission of the Hamlet of Chin and Kipp Growth Study
- Hamlet Growth Studies for Shaughnessy and Diamond City started
- Submission of the Draft Grouped Country Residential Land Use Strategy

The Planning department also assisted in the preparation of the revised the procedures for Public Hearings due to the COVID-19 pandemic.

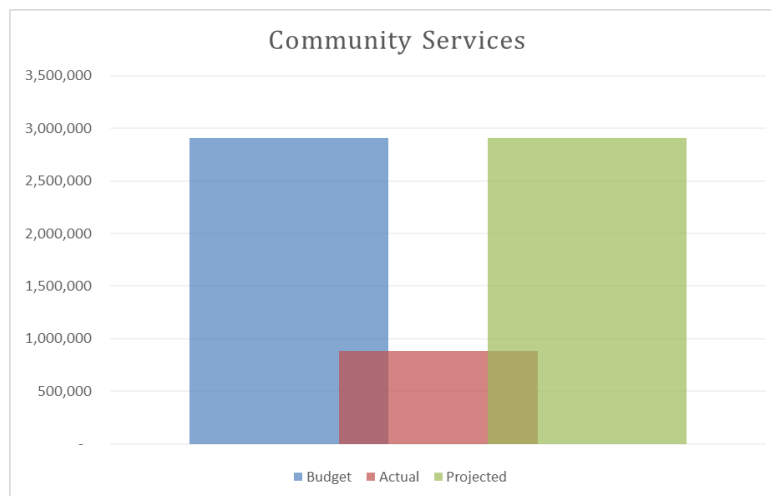
**Emergency Services – Budgeted Tax Support Required - \$1,761,345 (Projected surplus/deficit - \$0)**

Fine revenues collected to date are \$37,706 of the \$140,000 budgeted revenue and the Emergency Call revenues received are \$58,080 of the \$275,000 budget. As in the past, the majority of these revenues are responses to Motor Vehicle Incidents although there have been a several fire related calls already this year as well. Based upon the current numbers, a surplus in revenues has not yet been identified.

Bylaw Enforcement continues throughout the County with a focus on the roads and compliance of road bans and traffic laws.

Emergency services has also been involved in the following activities:

- Observed City of Lethbridge full scale emergency response exercise
- Renewed the Director of Emergency Management agreement for two more years
- Renewed the mutual aid fire agreement with the Ministry of Agriculture and Forestry
- Completed Peace Office Program audit requirements



***\* The projected overall deficits/surpluses are based on estimates as at the time of this report. All projections are subject to change.***

As with all of the departments further analysis and review will take place and will be updated accordingly.

# Lethbridge County

## Tax Support by Department

April 30, 2020

Department	Budget	Actual YTD	Projected	Surplus (Deficit)	%
Council	(649,525)	(220,004)	(649,525)	-	100.00%
CAO's Office	(657,840)	(195,059)	(657,840)	-	100.00%
Agricultural Services	(996,860)	(234,680)	(996,860)	-	100.00%
Fleet Services	-	(800,698)	-	-	N/A
Public Works	(8,049,710)	(2,371,263)	(8,049,710)	-	100.00%
Infrastructure Department	(681,435)	(184,392)	(681,435)	-	100.00%
Utilities	(327,925)	(75,811)	(327,925)	-	100.00%
Assessment & Taxation	(185,355)	(71,486)	(185,355)	-	100.00%
Finance & Administration	(1,001,870)	(49,550)	(1,001,870)	-	100.00%
IT	-	(105,635)	-	-	N/A
Community Services	(834,705)	(426,451)	(834,705)	-	100.00%
Planning & Development	(311,785)	(51,754)	(311,785)	-	100.00%
Emergency Services	(1,761,345)	(406,179)	(1,761,345)	-	100.00%
<b>Tax Support</b>	<b>(15,458,355)</b>	<b>(5,192,962)</b>	<b>(15,458,355)</b>	<b>-</b>	<b>100.00%</b>

## Consolidated Financial Summary

April 30, 2020

Revenues	Budget	Actual YTD	Projected	Variance	%
Grants (Operating)	4,031,980	-	4,031,980	-	100.00%
Sales & User Charges	4,776,890	1,307,460	4,776,890	-	100.00%
Fines	140,000	26,011	140,000	-	100.00%
Penalties	204,000	75,050	204,000	-	100.00%
Rentals	185,690	45,223	185,690	-	100.00%
Return on Investments	325,000	213,936	325,000	-	100.00%
Other Revenue	5,046,720	975,851	5,046,720	-	100.00%
From Reserves	6,459,775	73,905	6,527,293	67,518	101.05%
<b>Total Revenue</b>	<b>21,170,055</b>	<b>2,717,436</b>	<b>21,237,573</b>	<b>67,518</b>	<b>100.32%</b>
Expenditures					
Operating / Projects	(33,014,254)	(7,910,398)	(33,081,772)	(67,518)	100.20%
To Reserves	(3,614,156)	-	(3,614,156)	-	100.00%
<b>Total Expenditures</b>	<b>(36,628,410)</b>	<b>(7,910,398)</b>	<b>(36,695,928)</b>	<b>(67,518)</b>	<b>100.18%</b>
<b>Tax Support</b>	<b>(15,458,355)</b>	<b>(5,192,962)</b>	<b>(15,458,355)</b>	<b>-</b>	<b>100.00%</b>

# Lethbridge County

## Tax Support by Department YTD Comparison

April 30, 2020

Department	2020 Actual YTD		2019 Actual YTD	
Council	220,004	33.87%	71,372	26.66%
CAO's Office	195,059	29.65%	127,020	30.35%
Agricultural Services	234,680	23.54%	179,402	18.33%
Fleet Services	800,698	0.00%	402,304	0.00%
Public Works	2,371,263	29.46%	998,464	13.70%
Infrastructure Department	184,392	27.06%	188,567	27.51%
Utilities	75,811	23.12%	73,677	22.47%
Assessment & Taxation	71,486	38.57%	95,497	31.53%
Finance & Administration	49,550	4.95%	217,723	15.96%
IT	105,635	0.00%	441,030	0.00%
Community Services	426,451	51.09%	301,023	31.50%
Planning & Development	51,754	16.60%	65,834	21.16%
Emergency Services	406,179	23.06%	504,055	27.85%
<b>Tax Support</b>	<b>5,192,962</b>	<b>33.59%</b>	<b>3,765,968</b>	<b>24.97%</b>

## Consolidated Financial Summary

April 30, 2020

Revenues	2020 Actual YTD		2019 Actual YTD	
Grants (Operating)	0	0.00%	0	0.00%
Sales & User Charges	1,307,460	27.37%	1,159,180	24.04%
Fines	26,011	18.58%	48,781	24.39%
Penalties	75,050	36.79%	112,391	80.86%
Rentals	45,223	24.35%	45,222	24.35%
Return on Investments	213,936	65.83%	259,531	86.51%
Other Revenue	975,851	19.34%	810,321	18.86%
From Reserves	73,905	1.14%	25,740	2.11%
<b>Total Revenue</b>	<b>2,717,436</b>	<b>12.84%</b>	<b>2,461,166</b>	<b>18.99%</b>
Expenditures				
Operating / Projects	7,910,398	23.96%	6,227,134	25.77%
To Reserves	0	0.00%	0	0.00%
<b>Total Expenditures</b>	<b>7,910,398</b>	<b>21.60%</b>	<b>6,227,134</b>	<b>22.21%</b>
<b>Tax Support</b>	<b>5,192,962</b>	<b>33.59%</b>	<b>3,765,968</b>	<b>24.97%</b>

# LETHBRIDGE COUNTY

## Statement of Operations

as of April 30, 2020

	2019 Budget	2019 Actual	Projected	Budget/Projection Variance
<b>Revenue:</b>				
Tax Support (per budget)	\$ 15,458,355	\$ -	\$ 15,458,355	●
Sales and user charges	4,776,890	1,307,460	4,776,890	●
Grants	4,031,980	-	4,031,980	●
Fines	140,000	26,011	140,000	●
Penalties and costs on taxes	204,000	75,050	204,000	●
Rentals	185,690	45,223	185,690	●
Return on Investments	325,000	213,936	325,000	●
Other revenues	5,046,720	975,851	5,046,720	●
From Reserves	6,459,775	73,905	6,527,293	▲
<b>Total revenue</b>	<b>36,628,410</b>	<b>2,717,436</b>	<b>36,695,928</b>	▲
<b>Expenses:</b>				
Council and other legislative	694,525	226,392	649,525	●
General administration	4,976,660	1,587,885	4,976,660	●
Protective services	2,987,345	486,695	2,987,345	●
PW - Roads, streets, walks and lighting, infrastructure	16,804,015	2,940,930	16,916,533	▲
Fleet services	5,326,630	1,385,545	5,326,630	●
(UT) Water, wastewater and waste management	4,325,750	950,519	4,325,750	●
Family and community support	78,765	75,350	78,765	●
Agricultural development	1,330,120	246,062	1,330,120	●
Parks and recreation	104,600	11,020	104,600	●
<b>Total expenses</b>	<b>36,628,410</b>	<b>7,910,398</b>	<b>36,695,928</b>	▲
<b>Excess (deficiency) of revenue over expenses</b>	<b>-</b>	<b>(5,192,962)</b>	<b>-</b>	●

# Lethbridge County INVESTMENTS April 2020

DATE INVESTED	DATE MATURITY	PURCHASE PRICE	MATURITY VALUE	Monthly Interest	Total Interest	Interest Rate	Type
March 13, 2020	March 13, 2021	556,554.04	565,959.80	798.85	9,405.76	1.690%	CWB GIC
April 15, 2020	April 15, 2021	2,709,425.27	2,756,840.20	4,027.02	47,414.93	1.750%	Canaccord
February 27, 2020	February 27, 2021	1,031,150.40	1,049,195.53	1,532.60	18,045.13	1.750%	Canaccord
October 19, 2018	October 19, 2019	2,036,200.00	2,077,942.10	3,545.22	41,742.10	2.050%	Servus Credit
December 11, 2018	June 1, 2022	1,000,190.90	1,092,729.00	2,152.05	92,538.10	2.570%	CIBC WoodGundy
December 11, 2018	September 30, 2020	999,499.88	1,059,110.00	2,709.55	59,610.12	2.980%	CIBC WoodGundy
December 11, 2018	January 20, 2021	999,345.20	1,068,810.00	2,671.72	69,464.80	3.310%	CIBC WoodGundy
December 11, 2018	September 29, 2021	999,694.59	1,099,714.00	2,941.75	100,019.41	3.450%	CIBC WoodGundy
December 11, 2018	March 30, 2022	1,000,855.30	1,086,068.00	2,130.32	85,212.70	2.570%	CIBC WoodGundy
December 11, 2018	January 26, 2021	999,754.57	1,105,749.00	4,076.71	105,994.43	3.420%	CIBC WoodGundy
December 11, 2018	September 14, 2023	999,801.64	1,175,628.00	3,084.67	175,826.36	3.590%	CIBC WoodGundy
December 11, 2018	April 4, 2023	1,000,402.10	1,178,663.00	3,428.09	178,260.90	3.670%	CIBC WoodGundy
December 13, 2018	December 10, 2020	1,000,000.00	1,067,400.00	1,404.17	67,400.00	3.370%	CIBC WoodGundy
December 13, 2018	December 10, 2021	1,000,455.82	1,090,497.00	2,501.14	90,041.18	4.500%	CIBC WoodGundy
		<b>16,333,329.71</b>					
RBC Investment Account		10,396,010.54	10,414,552.47	18,541.93	218,316.22	2.100%	RBC
<b>TOTALS</b>		<b>26,729,340.25</b>	<b>27,888,858.10</b>	<b>55,545.79</b>	<b>1,359,292.14</b>		
May 7, 2019	May 7, 2020	250,000.00	255,975.00	507.47	5,975.00	2.390%	CWB GIC





## Lethbridge County GRANTS SUMMARY as at April 30, 2020

	Budget As approved	Grant Approved	Received	Comments
<b>ADMINISTRATION &amp; FINANCE</b>				
<b>INFORMATION TECHNOLOGY</b>				
<b>PROTECTIVE SERVICES</b>				
MSI Operating - DEM contract	41,000	-	-	Submission of Spending Plan no longer required.
<b>INFRASTRUCTURE DEPARTMENT</b>				
MSI - Operating Grant - Asset Management Phase 3	85,000	-	-	Submission of Spending Plan no longer required.
<b>AGRICULTURAL SERVICES</b>				
New ASB (Combined ASB & AESA)	259,360	N	-	
<b>PUBLIC WORKS</b>				
FGTF - Kipp Overlay-Hwy 3 to Hwy 25	730,000	N	-	Project under review.
FGTF - McCains Access Road	255,000	N	-	Project under review.
MSI - Capital Grant - Shaughnessy Ph4-5 Eng & Land Pur.	90,000	Y	135,000	Submitted and approved for \$135,000.
MSI - Capital Grant - Range Road 21-1 Paving	435,000	Y	435,000	Approved project.
MSI - Capital Grant - Sunset Acres Eng & Land Purchase	90,000	Y	135,000	Submitted and approved for \$135,000.
MSI - Capital Grant - McCains Access Road	-	N	-	Submitted total project cost under FGTF.
MSI - Capital Grant - TWP Rd 10-1 (Agropur) Base & Pave	1,500,000	Y	1,500,000	Approved project.
MSI/BMTG - Road Rehabilitation	547,420	N	-	Project under review.
<b>UTILITIES</b>				
<b>TOTAL</b>	<b>\$ 4,032,780</b>		<b>\$ 2,205,000</b>	

	Projects C/F to 2020	Approved	Received	
ACRP - Malloy Phase 2A (C/F includes interest income)	364,372	Y	4,380,000.00	Completion date extended to June 30/20.
CGCB - Stewart Siding Solar Farm Project	126,563	Y	191,500.00	To complete by March 31, 2020
FGTF - Capital-Stewart Siding Industrial Park	318,938	Y	401,000.00	C/F to 2020.
MSI - Monarch Water Drainage & Dist. System (Utilities)	18,978	Y	974,000.00	In warranty-to use remaining MSI funds.
MSI - Shaughnessy Infrastructure-Phase 2	259,937	Y	490,000.00	C/F to 2020.
MSI - 8 Mile Lake Basin & Battersea Drain	195,191	Y	235,000.00	C/F to 2020.
MSI - Rave Infrastructure Upgrades - Engineering	122,165	Y	160,000.00	C-F to 2020. Project tied with Hwy 3 Corridor.
MSI - Malloy Phase 2A	124,565	Y	440,572.00	Completion date extended to March 31/20.
MSI - sunset Acres Mill & Inlay (Avail. other Revenue-\$83,000)	4,964	Y	747,000.00	C/F to 2020.
MSI -Stewart Siding Industrial Park	560,000	Y	560,000.00	C/F to 2020.
MSI - Broxburn Business Park Overlay	78,231	Y	454,000.00	C/F to 2020.
MSI - Range Rd 21-4 Mill & Inlay	103,022	Y	250,000.00	C/F to 2020.
MSI - Range Rd 23-5 (Nobleford) Base & Pave	78,399	Y	250,000.00	C/F to 2020.
MSI - Shaughnessy Infrastructure-Phase 3	603,832	Y	623,900.00	C/F to 2020.

Y - Yes, project is approved.  
N - No, awaiting for approval.  
D - Declined.  
P - Pending.  
D - Declined.  
P - Pending.

## 2020 Capital Projects Update

Page 18 of 18

PROJECT NAME & FUNDING SOURCE	Budget Request	Actual to Date	Quotes/Tenders & Engineering Pricing	PROJECT STATUS UPDATE
Sunset Acres Playground Upgrade	95,000	-	95,000	
Sunset Acres Pathway Upgrade	50,000	-	50,000	
Addition- Constrction Grader	500,000	500,000	500,000	Purchased.
Addition- Spray Patching Truck	325,000	75,000	75,000	Used truck purchased.
Addition- Compaction Equipment	25,000	14,439	25,000	Items have been purchased, may require further equipment (within budget).
Snow Wing for Plow Truck	30,000	-	-	To be purchased.
Replacement- Grader	600,000	-	519,931	Grader purchased and ordered.
Replacement- Peace Officer Vehicle	103,000	47,779	103,000	Truck purchased. CPO equipment to be installed.
Replacement- 2 15' Schulte XH500 Mowers	85,000	56,995	56,995	Purchased.
Replacement- 3/4 Ton Truck	50,000	49,876	49,876	Purchased.
Replacement- 1/2 Ton Truck	45,000	-	-	To be purchased.
Replacement- Riding Mower	35,000	22,017	22,017	Purchased.
Replacement- Skid Steer (on trade in)	67,000	59,805	66,000	Purchased (trade In of old skid steer).
Shaughnessy Phase 4 & 5 Engineering & Land Purchases	90,000	-	-	RFP to be issued in May
Kipp Road Overlay- Highway 3 to Highway 25	1,730,000	6,101	-	Out for Tender
Range Road 21-1 Paving	435,000	-	-	RFP to be issued in May
Sunset Acres Engineering & Land Purchase	90,000	-	-	RFP to be issued in May
McCain's Access Road	255,000	-	-	RFP issued, waiting for proposals
Township Road 10-1 (Agropur Road) Base and Pave	1,500,000	-	-	In Design Phase
Bridge File Replacement #1692	300,000	-	-	In Design Phase
Bridge File Replacement #81684	650,000	-	-	In Design Phase
Rudelich Road (RR21-2A South of HWY 519)	208,500	-	-	Not Started.
Iron Springs Road (RR20-4 HWY 519 TO TWR 11-2)	638,800	-	-	Not Started.
Transfer to Hard Top Reserve (Future Projects)	495,000	-	495,000	Year end transfer.
Transfer to Fund Calcium Base Stabilization Debt	705,000	-	705,000	Debenture payments are made twice per year.
Monarch Water Tower Demolition	100,000	-	-	RFP to be issued in May
Geographic Information System Plotter Replacement	15,000	-	15,000	Ordered, not yet delivered.
Records Management Program	40,000	-	40,000	Program is underway, consultant delayed due to COVID-19 pandemic.
Information Technology Security Assessment	12,000	-	12,000	Project is delayed due to COVID-19 pandemic.
<b>TOTAL CAPITAL PROJECT REQUEST</b>	<b>\$ 9,274,300</b>	<b>\$ 832,012</b>	<b>\$ 2,829,819</b>	

# AGENDA ITEM REPORT



**Title:** Bylaw 20-002- Dirk Muilwijk - Amendment to the Land Use Bylaw From: Rural Agriculture (RA) To: Business Light Industrial (BLI) - Portion of Plan 0411743 Block 2 Lot 1 NE 34-10-23-W4- Public Hearing

**Meeting:** County Council - 21 May 2020

**Department:** Community Services

**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 06 May 2020  
Approved - 07 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

An application has been submitted to amend the Land Use Bylaw from Rural Agriculture to Business Light Industrial for a portion of Plan 0411743 Block 2 Lot 1 in the NE 34-10-23-W4 to allow for the expansion of an existing industrial use.

## RECOMMENDATION:

That Bylaw 20-002 be read a second time.  
That Bylaw 20-002 be read a third time.

## PREVIOUS COUNCIL DIRECTION / POLICY:

The Municipal Development Plan Section 6.1.3 (p) allows the development authority to request that the applicant apply for a re-designation if the proposal does not meet the standards of the Land Use Bylaw and if there would be a benefit to having a formal public hearing.

The Lethbridge County/Nobleford Intermunicipal Development Plan was amended on April 4, 2019 allowing for commercial/light industrial uses on the subject parcel.

## BACKGROUND INFORMATION:

An application has been submitted to amend the Land Use Bylaw from Rural Agriculture to Business Light Industrial for a portion of Plan 0411743 Block 2 Lot 1 in the NE 34-10-23-W4 to allow for the expansion of an existing industrial use. The parcel is located south-east of the Town of Nobleford off of HWY 519.

The applicant/landowner wishes to add additional industrial uses to the parcel which is not allowed in the Rural Agricultural District. The Business Light Industrial District would allow for the addition of new light industrial uses on the property. The proposed amendment is consistent with the policies within the Lethbridge County-Town of Nobleford Intermunicipal Development Plan.

The application was circulated to all County Departments and external agencies for review. No concerns were expressed with regards to the proposed bylaw.

County administration reviewed the application and determined that it is consistent with both the Intermunicipal Development Plan with the Town of Nobleford and with the County's Municipal Development Plan.

The County's Municipal Development Plan (MDP) includes items that County Council needs to consider when reviewing a bylaw amendment (re-designation) application for an industrial or commercial use:

- impact on adjacent uses
- conformity to other Statutory Plans (Lethbridge County/Nobleford Intermunicipal Development Plan)
- access to a established transportation network (i.e. provincial roads, rail lines)
- Suitable storm drainage
- provision of services (i.e. water and sewer)
- agriculturally related use of land
- efficient use of the land

The proposed re-designation meets some of the criteria of the MDP including:

- No impact to the adjacent land users anticipated
- The area proposed is designated for commercial/ light industrial uses in the Lethbridge County/Nobleford Intermunicipal Development Plan (Policy 5.3.44)
- Any future expansion on the parcel would require a drainage plan
- The applicant has an on site septic system and access to potable water and utilities
- The parcel has access to the highway network (Highway 519)
- The lands are not considered high quality agricultural lands
- The existing and future uses would be an efficient use of the lands

The bylaw was advertised in the May 5 and 12 editions of the Sunny South News and sent to the affected landowners.

#### **ALTERNATIVES:**

County Council may refuse the proposed bylaw if it is determined that the lands are not suitable for further commercial/light industrial development. This would be contrary to the approved Lethbridge County/Nobleford Intermunicipal Development Plan.

#### **FINANCIAL IMPACT:**

Future industrial uses, if approved, would be taxed at an industrial rate.

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

The proposed Business Light Industrial District conforms to the Lethbridge County Municipal Development Plan and the Lethbridge County/Nobleford Intermunicipal Development Plan.

#### **ATTACHMENTS:**

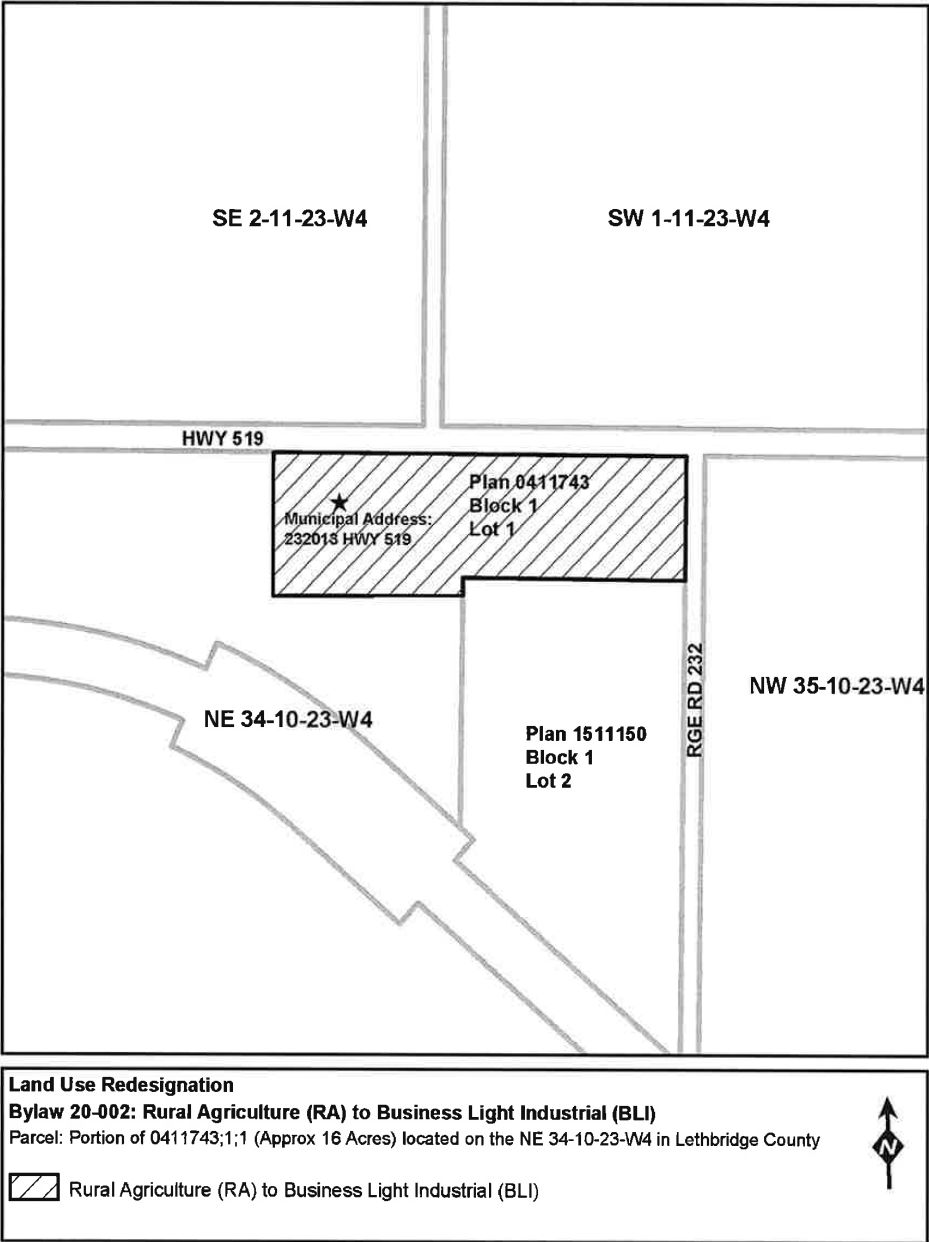
[Signed First Reading Bylaw 20-002](#)  
[Bylaw 20-002 Application](#)  
[20 002 RA BLI Ortho](#)  
[Alberta Health Services Comments](#)  
[AT Comments](#)  
[ATCO Comments](#)  
[Fortis comments](#)  
[LNID Comments](#)  
[Telus comments](#)  
[ORRSC Comments](#)

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 20-002**

Bylaw 20-002 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 20-002 is to re-designate a portion of Plan 0411743 Block 1 Lot 1 in the NE 34-10-23-W4 from Rural Agriculture (R.A.) to Business Light Industrial (B.L.I.) as shown on the sketch below:



AND WHEREAS the applicant is requesting a re-designation of the lands to allow for Business Light Industrial uses on the parcels;

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;

GIVEN first reading this 7<sup>th</sup> day of February 2020.

  
\_\_\_\_\_  
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 <sup>st</sup> Reading	February 7, 2020
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> Reading	



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

Form C

OFFICE USE		
Date of Application: <u>January 7, 2020</u>	Assigned Bylaw	No. <u>20-002</u>
Date Deemed Complete:	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 Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

**APPLICANT INFORMATION**

Name of Applicant: Dirk Muijlwijk  
Mailing Address: Box 817  
Nobleford, AB  
T0L 1S0  
Phone: 403-715-4281  
Phone (alternate): \_\_\_\_\_  
Email: dlbmuijlwijk@hotmail.com  
Postal Code: \_\_\_\_\_  
Is the applicant the owner of the property? ☐ Yes ☒ No

IF "NO" please complete box below

Name of Owner: <u>Jan + Juanita Overeem</u>	Phone: <u>403 634-2881</u>
Mailing Address: <u>Box 329</u> <u>Nobleford, AB</u> <u>T0L 1S0</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
Postal Code: _____	

**PROPERTY INFORMATION**

Municipal Address: 232013 HWY 519 (Blue sign)  
Legal Description: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR Quarter NE Section 34 Township 10 Range 23



## 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 Agriculture

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

Business light Industrial

### 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:

1. The existing and proposed future land use(s) (i.e. details of the proposed development);
2. If and how the proposed redesignation is consistent with applicable statutory plans;
3. The compatibility of the proposal with surrounding uses and zoning;
4. The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
5. Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
6. 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: Dec 19 '19

*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.

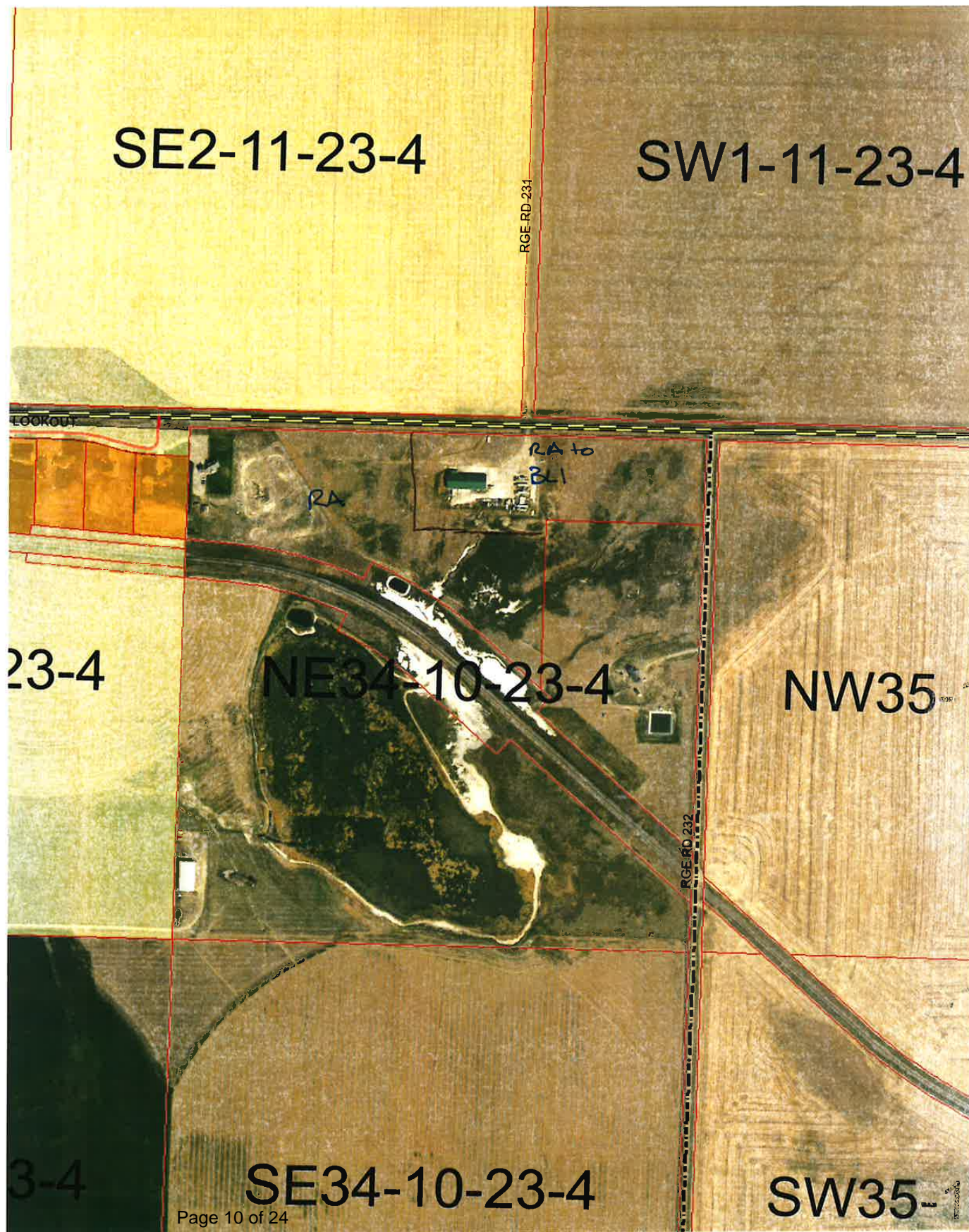
Note: Information provided or generated in this application may be considered at a public meeting.

Hi, here is some answers to the questions asked in the rezoning paperwork:

1. At the moment the shop has a carpentry business inside the one half and the other half is rent out to semi truck owner operators.  
My wife and I own two small businesses and would like to rezone this area to light industrial so we can do the following:
  - a. Sunshine Custom Farming is a custom baling business and would use this shop to fix our own machinery in the summer and to do maintenance on them during the winter.
  - b. SunShine Custom welding is a small welding company that focuses on repairing agriculture related equipment. It has an average of two fulltime employees year-round.
  - c. We would also like to rent out one half of the shop to truck drivers.
2. I believe the area that we are trying to rezone would work great for light industrial. It is a ways away from the residents of Nobleford, and also from the residents of outlook drive. And considering what we want to do with the shop nothing will really change from the outward appearance, and I don't believe the change will affect anyone. The land also isn't really suited for ag due to the lay of land and type of soil. The existing shop has all the drain in place to it to a safe place of operation long term.
3. The existing shop has a septic feed, co-op water, gas and electric utilities all onsite. The Nobleford fire department is minutes in case of fire or an accident. There is also a dugout about 500 meters south east of the shop where more water can be acquired in case of fire emergency.
4. At the moment this parcel has an approved approach coming of highway 519.

Please call Dirk at 403-715-4281 with anymore questions.









# **Land Use Redesignation**

**Bylaw 20-002: Rural Agriculture (RA) to Business Light Industrial (BLI)**

**Parcel: Portion of 0411743;1;1 (Approx 16 Acres) located on the NE 34-10-23-W4 in Lethbridge County, AB**



Rural Agriculture (RA) to Business Light Industrial (BLI)

January 22, 2020

Dear Hilary Janzen, RPP, MCIP  
Senior Planner/Development Officer  
Lethbridge County

**Re: County of Lethbridge Bylaw 20-002 Amendment Application**

In response to your referral, we have reviewed the information provided. We wish to provide the following comments:

We do not foresee a Public Health Nuisance being created as a result of the above noted redesignation provided that the applicant complies with all pertinent regulations, by-laws and standards.

Should you have questions, I can be reached at **403-388-6690 5**,  
**Gail.Williamson@albertahealthservices.ca**.

Sincerely,

**Gail Williamson**  
**Public Health Inspector**

Environmental Public Health  
Alberta Health Services





Our Reference: 2511-NE 34-10-23-W4M (519)  
Your Reference: Bylaw No. 20-002

January 28, 2020

Hilary Janzen  
Senior Planner  
[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)  
Lethbridge County  
#100, 905 – 4 Avenue, South  
Lethbridge, AB T1J 4E4

Dear Ms. Janzen:

**RE: PROPOSED LAND USE REDESIGNATION  
LOT 1, BLOCK 1, PLAN 0411743  
PORTION OF NE 34-10-23-W4M  
LETHBRIDGE COUNTY**

Reference to Bylaw Amendment 20-002 to facilitate redesignation of the caption noted lands from "Rural Agriculture - RA" to "Business Light Industrial – BLI" to accommodate the future expansion of light industrial uses.

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

To that end, we have reviewed the information that was forwarded to your office in support of the proposed Land Use Bylaw Amendment (reference to your Circulation Notice Land Use Bylaw Amendment dated January 15, 2020, Bylaw No. 20-002). Strictly from Alberta Transportation's point of view the proposal could be accommodated.

Given the information provided to date and as at this juncture this is merely a change in land use designation. Strictly from Alberta Transportation's point of view, we do not anticipate that the redesignation as proposed would have any appreciable impact on the highway. Therefore, we do not have any objections to the proposed land use redesignation and/or favorable consideration by the Lethbridge County land use authority.

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

The subject property is within the noted control lines and as such any development **would require the benefit of a permit from Alberta Transportation.** To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and invoked as condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. The applicant could contact Alberta Transportation through the undersigned, at Lethbridge 403/381-5426, in this regard.

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

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

Yours truly,

Leah Olsen  
Development/Planning Technologist

LO/

cc: Oldman River Regional Services Commission – [steveharty@orrsc.com](mailto:steveharty@orrsc.com)

**From:** Lahnert, Jessica  
**To:** [Hilary Janzen](#)  
**Subject:** RE: Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002  
**Date:** January 20, 2020 10:52:58 AM  
**Attachments:** [image001.jpg](#)

---

Hi Hilary,

ATCO Gas has no objection to the proposed Land Use Amendment.

Thanks!

**Jessica Lahnert**

Administrative Coordinator  
Natural Gas

P. 403 245 7443

---

**From:** Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)>  
**Sent:** Wednesday, January 15, 2020 10:43 AM  
**To:** Nobleford Admin <[admin@nobleford.ca](mailto:admin@nobleford.ca)>; South District Engineering <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; South Land Administration <[SouthLandAdministration@atco.cul.ca](mailto:SouthLandAdministration@atco.cul.ca)>; Telus Referrals (All) ([circulations@telus.com](mailto:circulations@telus.com)) <[circulations@telus.com](mailto:circulations@telus.com)>; Lethbridge Northern Irrigation District <[lnid@telus.net](mailto:lnid@telus.net)>; FortisAlberta Inc. - Referrals ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <[SouthZone.EnvironmentalHealth@ahs.ca](mailto:SouthZone.EnvironmentalHealth@ahs.ca)>; Alberta Transportation ([transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)) <[transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)>; Leah Olsen ([leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)) <[leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)>; [jeffrey.wu@gov.ab.ca](mailto:jeffrey.wu@gov.ab.ca)  
**Subject:** Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

Please see the attached referral from Lethbridge County.

Regards,

**Hilary Janzen, RPP, MCIP**  
Supervisor of Planning and Development  
Lethbridge County  
905 4<sup>th</sup> Ave S  
Lethbridge, AB T1J 4E4

403.328.5525 office  
403.328.5602 fax  
[www.lethcounty.ca](http://www.lethcounty.ca)



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.

**From:** Pounall, Diana  
**To:** [Hilary Janzen](#)  
**Subject:** FW: ? EXTERNAL Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002  
**Date:** January 16, 2020 9:10:14 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[External Circulation - Bylaw 20-002.docx](#)  
[Bylaw 20-002 Application.pdf](#)  
[20\\_002\\_RA\\_BLI\\_Ortho.pdf](#)

---

Good day,

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

Warm Regards,

**Diana Pounall | Land Coordinator**

---

FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6264

[Project Status Portal](#) | Check the status of your New Service Connection or Project.

[Get Connected](#) | Getting connected with us is a five-phase process. Learn more here.



For more information please visit [fortisalberta.com](https://www.fortisalberta.com)

---

**From:** Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)>  
**Sent:** Wednesday, January 15, 2020 10:43 AM  
**To:** Nobleford Admin <[admin@nobleford.ca](mailto:admin@nobleford.ca)>; ATCO Pipelines  
([SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)) <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; ATCO Gas -  
Referrals Lethbridge ([southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com)) <[southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com)>; Telus  
Referrals (All) ([circulations@telus.com](mailto:circulations@telus.com)) <[circulations@telus.com](mailto:circulations@telus.com)>; Lethbridge Northern Irrigation  
District <[lnid@telus.net](mailto:lnid@telus.net)>; Land Service <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; Alberta Health Services  
([SouthZone.EnvironmentalHealth@ahs.ca](mailto:SouthZone.EnvironmentalHealth@ahs.ca)) <[SouthZone.EnvironmentalHealth@ahs.ca](mailto:SouthZone.EnvironmentalHealth@ahs.ca)>; Alberta  
Transportation ([transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca))  
<[transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)>; Leah Olsen ([leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca))  
<[leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)>; [jeffrey.wu@gov.ab.ca](mailto:jeffrey.wu@gov.ab.ca)  
**Subject:** ? EXTERNAL Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002

Please see the attached referral from Lethbridge County.

Regards,

**Hilary Janzen, RPP, MCIP**  
Supervisor of Planning and Development  
Lethbridge County  
905 4<sup>th</sup> Ave S  
Lethbridge, AB T1J 4E4

403.328.5525 office  
403.328.5602 fax

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



**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

January 17, 2020

Hilary Janzen, RPP, MCIP  
Senior Planner  
County of Lethbridge  
#100, 905 - 4th Avenue South  
LETHBRIDGE, AB T1J 4E4

Dear Madam:

**RE: LAND USE BY-LAW AMENDMENT APPLICATION NO. 20 - 002**  
**Lot 1, Block 1, Desc. Plan 041 1743 within a Pt. NE 34-10-23-4**

---

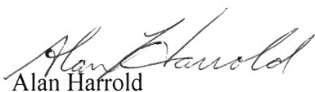
In response to your proposed *Land Use Bylaw Amendment* received January 15, 2020, in regards to the above-noted parcel of land, the Lethbridge Northern Irrigation District (LNID) would like the following information noted:

1. The proposed Application currently has a *Domestic Water Agreement – Pond* for three (3) acre-feet of water, with the LNID; however, if any additional irrigation water is required for the proposed *Business Light Industrial* parcel, a different LNID Irrigation Agreement may be applicable.
2. If any infrastructure, alterations to District works or easements are required for the proposed *Business Light Industrial* parcel(s) for access to water from District works, it is at the sole cost of the applicant.

Please note that the above conditions are not inclusive and conditions may be added, deleted or adjusted at the time of subdivision application review.

Thank you for the opportunity to comment on this proposed development.

Yours truly,

  
Alan Harrold

General Manager

AH/jcp

By Email: hjanzen@lethcounty.ca

c: Jan & Juanita Overeem

Dirk Muilwijk

Anita Wickersham, Manager – Finance & Administration

Maritza Suarez, Accountant

Janet Beck, Land Agent

Garth Fischer, Water Master West – Nobleford



**From:** Chris Rvachew  
**To:** [Hilary Janzen](#)  
**Subject:** RE: Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002  
**Date:** January 17, 2020 7:48:40 AM  
**Attachments:** [image001.jpg](#)

---

TELUS Communications Inc. has no objections to the above mentioned circulation.

Thanks,

**Chris Rvachew | Real Estate Specialist**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com).

*TELUS Restricted – Privileged & Confidential*  
*Not to be forwarded or copied without express consent of the originator.*

---

**From:** Hilary Janzen [<mailto:hjanzen@lethcounty.ca>]  
**Sent:** January 15, 2020 10:43 AM  
**To:** Nobleford Admin <[admin@nobleford.ca](mailto:admin@nobleford.ca)>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; ATCO Gas - Referrals Lethbridge ([southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com)) <[southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com)>; [circulations@telus.com](mailto:circulations@telus.com); Lethbridge Northern Irrigation District <[lnid@telus.net](mailto:lnid@telus.net)>; FortisAlberta Inc. - Referrals ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <[SouthZone.EnvironmentalHealth@ahs.ca](mailto:SouthZone.EnvironmentalHealth@ahs.ca)>; Alberta Transportation ([transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)) <[transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)>; Leah Olsen ([leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)) <[leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)>; [jeffrey.wu@gov.ab.ca](mailto:jeffrey.wu@gov.ab.ca)  
**Subject:** Lethbridge County Land Use Bylaw Amendment - Bylaw 20-002

Please see the attached referral from Lethbridge County.

Regards,

**Hilary Janzen, RPP, MCIP**  
Supervisor of Planning and Development  
Lethbridge County  
905 4<sup>th</sup> Ave S  
Lethbridge, AB T1J 4E4  
  
403.328.5525 office

403.328.5602 fax

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



---

# Memo



**To:** Lethbridge County Reeve and Council

**From:** Steve Harty – ORRSC Senior Planner

**Date:** March 4, 2020

**Re:** Bylaw No. 20-002 - Re-designation: Rural Agriculture (RA) to Business Light Industrial (BLI)  
Portion of Lot 1, Block 1, Plan 0411743 in the NE 34-10-23-W4 (Approx. 16 Acres)

---

**PROPOSAL:** An application to redesignate to BLI a portion of a parcel containing an existing cabinetry business to allow for the potential business expansion of other commercial, light industrial uses such as trucking and a welding shop.

## REVIEW / COMMENTS

### SSRP Compliance

Although the SSRP is a very broad policy document, this proposal may be considered as conforming to the SSRP regarding supporting the economic expansion of the rural sector and directing development to existing areas and fragmented parcels. There is already a business on site and the parcel is poor quality land. Since the redesignation involves business expansion opportunity on an existing parcel used for a rural light industrial use, it is not removing high quality agricultural land from production.

### MDP Compliance

The MDP criteria allows for consideration of rural commercial/industrial uses at the discretion of Council through the redesignation process. The MDP allows such business activities to be considered that are determined to be compatible with existing land uses, serve the agricultural community, do not emit offensive or noxious odours and are in proximity to highways. This situation would fall under those parameters, and in particular, satisfies the criteria of being related to the component of rural agriculture.

### IDP Compliance

As the lands are within the Lethbridge County and the Town of Nobleford IDP boundary, the proposal aligns and conforms to the policies and growth concepts of the IDP (Planning Area 4, policy 5.3.44 applicable). The County and Town updated and amended the IDP last year, and the potential to consider commercial/light industrial use for this area was discussed and agreed to.

Policy 5.3.44 was added to the IDP which basically states that, *"The Core Area Concept plan has been amended so to provide for the potential to develop a rural commercial use within the NE 34-10-23-W4M situated on the east side of the country residential cluster south of Highway 519 This area has been identified as a pre-existing business/industrial area and suitable for additional light industrial activity to occur."*

This application is seen as being in conformity with that policy direction.

---

Oldman River Regional Services Commission  
Ph: 329-1344 Email: [admin@orrsc.com](mailto:admin@orrsc.com)

#### **Development Site Specific and Servicing**

- The application captures both an existing cabinetry and small semi-trailer business on the parcel, along with enabling some additional light industrial uses to establish. There does not appear to have been any past issues with the existing business and the proposed additional uses are similar in scope and nature. The Town of Nobleford is to the west and north of this land, and the Town should not be affected from the proposed new businesses. Nothing will really substantially change for the land or area with allowing the redesignation to occur.
- The site is also downwind, approximately 500 m to the east of the Outlook Acres grouped country residential subdivision. Provided outdoor storage is adequately addressed at the development permit stage so the land does not become unsightly, the businesses themselves are considered small-scale and should have no discernible off-site impacts (offensive odours, noise, etc.)
- The existing businesses and additional uses proposed are considered low impact service uses, as they are not large water volume users or large waste water producers. From what is proposed, additional servicing or drainage impacts should not be created.
- The size and operations of the existing and proposed light industrial uses are small enough that there should be no significant increase in traffic to warrant concerns. It is noted that Alberta Transportation does not anticipate that the redesignation as proposed would have any appreciable impact on the adjacent Highway 519 and they do not have any objections.
- In review of the proposal and the fact the land is poor quality, has an existing business, and aligns with the IDP policy, it is not anticipated that there should be any major concerns or issues with allowing the redesignation. In respect of the location and IDP provisions, there should also not be concerns with other potential light industrial businesses establishing in the future once the BLI designation is in place for the same reasons as outlined.

The proposal overall appears to meet the County's land use standards and intent of the industrial growth strategies and IDP with Nobleford. Any public concerns or comments submitted will need to be considered on their own merit by Council at the public hearing.

County Council at its prerogative may proceed to approve the redesignation application request.

# AGENDA ITEM REPORT



**Title:** Bylaw 20-004 - Lethbridge County / Village of Barons Intermunicipal Development Plan - Public Hearing  
**Meeting:** County Council - 21 May 2020  
**Department:** Community Services  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 07 May 2020  
Approved - 13 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

A draft of the Lethbridge County and Village of Barons Intermunicipal Development Plan (IDP) has been completed and the affected landowners were provided with the opportunity to comment on the draft plan. The IDP provides a framework for working with the Village of Barons on development that will be of mutual interest.

## RECOMMENDATION:

That Bylaw 20-004 be read a second time.  
That Bylaw 20-004 be read a third time.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council directed Administration to complete the Intermunicipal Development Plan with the Village of Barons on August 15, 2019 (resolution 383-2019).
- County Council approved moving forward with the draft IDP and public consultation on February 20, 2020 (resolution 46-2020).
- County Council proceeded with First Reading of Bylaw 20-004 on April 16, 2020.

## BACKGROUND INFORMATION:

Section 631 of the Municipal Government Act (Approved April 1, 2018), requires that two or more councils of municipalities that have common boundaries that are not members of a growth region must, by each passing a bylaw, adopt an Intermunicipal Development Plan (including rural to rural municipalities).

The Lethbridge County/Village of Barons Intermunicipal Development Plan officially commenced between the two municipalities in August 2019. Lethbridge County and Village of Barons administration agreed that the Oldman River Regional Services Commission would draft the plan. Both municipalities also agreed that prior to the public consultation both administrations will present the draft IDP to each respective Council.

The draft plan provides a framework for addressing land use in the fringe area between the municipalities and includes policies on:

- referral and dispute resolution processes
- land use (i.e. agriculture, resource extraction, industry, and energy developments)
- transportation and road networks

A notice of the draft Intermunicipal Development Plan has been sent to all the affected landowners within the defined Plan Area and to external government and affected agencies. One phone call was made by a County resident inquiring about the proposed Intermunicipal Development Plan, but they had no concerns. No concerns were expressed by any external government or affected agency.

The public hearing for Bylaw 20-004 was advertised in the May 5 and 12 editions of the Sunny South News.

#### **ALTERNATIVES:**

County Council may refuse Bylaw 20-004. As Intermunicipal Development Plans are required under the Municipal Government Act, if County Council were to refuse the draft IDP the County and Village would have to meet to discuss any concerns and if those concerns could not be addressed they would have to go through mediation and/or arbitration.

#### **FINANCIAL IMPACT:**

The draft IDP was completed by the Oldman River Regional Services Commission, the cost of the IDP was shared between the two municipalities with the County contributing \$10,000 towards the creation of the IDP.

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

The proposed Intermunicipal Development Plan meets the requirements of the Municipal Government Act.

#### **ATTACHMENTS:**

[Lethbridge County - Barons IDP - Draft February 2020](#)  
[Signed First Reading](#)  
[AT comments](#)



***DRAFT***

Lethbridge County  
& Village of Barons  
INTERMUNICIPAL  
DEVELOPMENT  
PLAN

FEBRUARY 2020

Bylaw No. \_\_\_\_\_ & Bylaw No. \_\_\_\_\_



**© 2020 Oldman River Regional Services Commission**  
**Prepared for Lethbridge County and Village of Barons**

This document is protected by Copyright and Trademark and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Municipalities addressed and the Oldman River Regional Services Commission. This disclaimer is attached to and forms part of the document.



## TABLE OF CONTENTS

<b>PART 1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Introduction .....	1
1.2	Legislative Requirements .....	1
1.3	Plan Goals .....	5
<b>PART 2</b>	<b>PLAN IMPLEMENTATION .....</b>	<b>6</b>
2.1	Plan Validity and Amendment .....	6
2.2	Plan Implementation .....	7
2.3	Mutual Benefit & Cooperation .....	8
2.4	Intermunicipal Referrals .....	10
2.5	Dispute Resolution .....	13
<b>PART 3</b>	<b>COORDINATED GROWTH MANAGEMENT STRATEGY .....</b>	<b>16</b>
3.1	Plan Area .....	16
3.2	Background .....	16
3.3	Municipal Perspectives .....	18
3.4	General Plan Policies .....	19
3.5	Agricultural Practices .....	20
3.6	Environmental & Historical Matters .....	21
3.7	Urban Growth & Annexation .....	22
3.8	Future Land Use .....	24
3.9	Utilities & Servicing .....	27
3.10	Transportation .....	28
<b>PART 4</b>	<b>DEFINITIONS .....</b>	<b>31</b>

**PART 5    MAPS**

- Map 1    Location
- Map 2    Intermunicipal Development Plan Area
- Map 3    Land Use Concept / Future Growth Areas
- Map 4    CFO Exclusion Area
- Map 5    Growth Restrictions
- Map 6    Existing Land Use
- Map 7    Land Use Zoning
- Map 8    Soil Capability

**FIGURES**

Figure 1	Planning Hierarchy Flowchart .....	3
Figure 2	Plan Strategy .....	4
Figure 3	Intermunicipal Development Plan Referral Flowchart .....	12
Figure 4	Dispute Resolution Flowchart .....	15
Figure 5	Gateway Corridors .....	30



# INTRODUCTION

## PART 1

# PART 1

## INTRODUCTION

---

### 1.1 Introduction

Lethbridge County (County) and the Village of Barons (Village) recognize that the land surrounding the Village is of mutual interest warranting a collaborative approach to planning. The Intermunicipal Development Plan (IDP or Plan) is based on creating a shared vision for future growth, by establishing and agreeing to a long-term strategy for planning and development which attempts to balance the interests of each municipality. The Plan is intended to foster ongoing collaboration and cooperation between the County and Village by providing a forum to discuss planning matters in the context of each municipality's land use philosophy. Therefore, both municipalities wish to be proactive and establish a framework to direct and manage development in a manner which is mutually beneficial. The key policy areas of the Plan include:

- Land Use,
- Transportation,
- Utilities, Servicing and Drainage,
- Consultation and Referrals, and
- Dispute Resolution.

The Plan is intended to provide guidance to decision-makers and establishes planning policy that applies to lands in the fringe and within the Village; however, each municipality is ultimately responsible for making decisions within their jurisdiction using the policies and procedures as agreed upon in this Plan.

### 1.2 Legislative Requirements

In order to foster cooperation and mitigate conflict between municipalities, the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 with amendments (MGA)* has included two mechanisms within the planning legislation which allows a municipality to:

1. include policies regarding coordination of land use, future growth patterns and other infrastructure with adjacent municipalities in their municipal development plans [section 632(3)(iii)] if no intermunicipal development plan exists with respect to those matters; and
2. complete and adopt an intermunicipal development plan with adjacent municipalities to address the above matters.

Specifically, the MGA states:

**631(1)** *Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in Section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with Sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*

**631(8)** *An intermunicipal development plan*

*(a) must address*

- (i) the future land use within the area,*
- (ii) the manner of and the proposals for future development in the area,*
- (iii) the provision of transportation systems for the area, either generally or specifically,*
- (iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (v) environmental matters within the area, either generally or specifically, and*
- (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,*

*and*

*(b) must include*

- (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*
- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
- (iii) provisions relating to the administration of the plan.*

*It is noted that the paramountcy of the IDP is established within the “Plans Consistent” (Section 638) portion of the MGA:*

**638(1)** *In the event of a conflict or inconsistency between*

*(a) an intermunicipal development plan, and*

*(b) a municipal development plan, an area structure plan or an area redevelopment plan*

*In respect of the development of the land to which the intermunicipal development plan and the municipal development plan, the area structure plan or the area redevelopment plan, as the case may be, apply, the intermunicipal development plan prevails to the extent of the conflict or inconsistency.*

In addition to MGA requirements, the *South Saskatchewan Regional Plan (SSRP)* became effective September 1, 2014 which introduced additional requirements when addressing land use matters. The SSRP uses a cumulative effects management approach to set policy direction for municipalities for the purpose of achieving environmental, economic and social goals within the South Saskatchewan Region until 2024.

Pursuant to section 13 of the *Alberta Land Stewardship Act (ALSA)*, regional plans are legislative instruments. The SSRP has four key parts including the Introduction, Strategic Plan, Implementation Plan and Regulatory Details Plan. Pursuant to section 15(1) of ALSA, the Regulatory Details of the SSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

**Figure 1: Planning Hierarchy Flowchart**



The Regional Plan is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the SSRP, while the Implementation Plan establishes the objectives and the strategies that will be implemented to achieve the regional vision. As part of the Implementation Plan, Section 8: Community Development includes guidance regarding Planning Cooperation and Integration between municipalities with the intention to foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments, boards and agencies. Section 8 contains the following broad objectives and strategies:

**Objectives:**

- Cooperation and coordination are fostered among all land use planners and decision-makers involved in preparing and implementing land plans and strategies.
- Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.

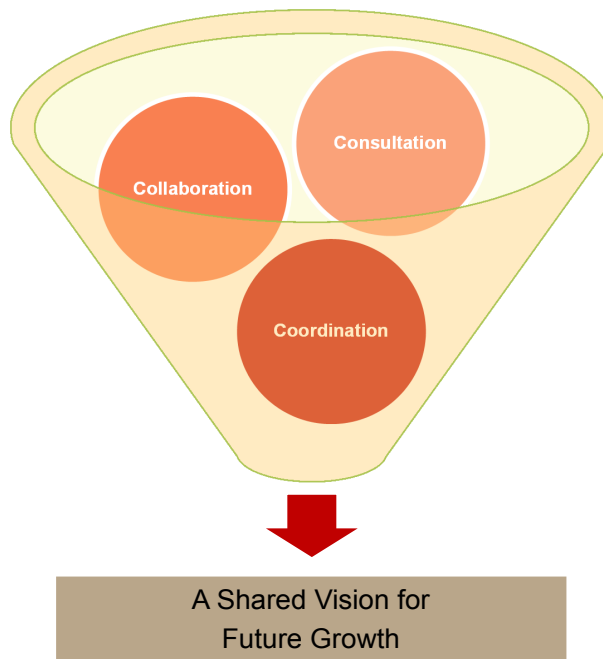
**Strategies:**

- 8.1 *Work together to achieve the shared environmental, economic, and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.*
- 8.2 *Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.*

- 8.3 *Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.*
- 8.4 *Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.*
- 8.5 *Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.*
- 8.6 *Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specially to intermunicipal land use planning.*
- 8.7 *Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.*
- 8.8 *Coordinate land use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.*

The above strategies are to be considered by both municipalities when developing policy within this IDP and when rendering land use decisions pertaining to development within the Plan area. Other strategies contained in the SSRP should be considered in the context of each municipality's Municipal Development Plan, Land Use Bylaw, other statutory plans and through policies found within this Plan.

**Figure 2: Plan Strategy**



### 1.3 Plan Goals

The intended goals of the Intermunicipal Development Plan are:

1. To provide for a continuous planning process that facilitates ongoing consultation, collaboration, and coordination between the two municipalities.
2. To establish a planning approach defined in a land use and transportation concept that will facilitate orderly, efficient development as well as promote compatible and complementary land uses.
3. To recognize the importance of the existing agricultural pursuits located within the fringe area and the need to minimize fragmentation of these lands.
4. To provide a clear policy framework that serves to guide future planning decisions for lands located within the Plan Area, affording more certainty for and better coordination of development within the Plan Area.
5. To encourage and support cooperation and enable mutually beneficial economic opportunities to occur between the two municipalities.





# PLAN IMPLEMENTATION

## PART 2

# PART 2

## PLAN IMPLEMENTATION

---

### 2.1 Plan Validity and Amendment

#### *Intent*

The intent is to keep the Plan current and in conformity with any provincial regulations or initiatives. As result, this Plan may require amendments when necessary.

#### *Policies*

- 2.1.1 This Plan comes into effect on the date it is adopted by both the County and Village. It remains in effect until by mutual agreement of both municipalities it is replaced. In respect of this:
- (a) either municipality may request that the Plan be repealed and replaced with a new IDP upon serving written notice to the other municipality; and
  - (b) the dispute resolution process stipulated in Section 2.5 will be undertaken should the municipalities be unable to reach an agreement.
- 2.1.2 Amendments to this Plan may be necessary from time to time to accommodate agreed to updates or changes and/or unforeseen situations not specifically addressed in the Plan; any amendments must be adopted by both Councils using the procedures established in the *Municipal Government Act*. No amendment shall come into force until such time as both municipalities adopt the amending bylaw.
- 2.1.3 Requests for amendments to this Plan, by parties other than the County or Village, may be made to the municipality in which the request originated and be accompanied by the applicable fee to each municipality for processing amendments to a statutory plan.
- 2.1.4 If agreed to by both municipalities, a joint public hearing may be held in accordance with the *Municipal Government Act* for any amendments to this Plan.
- 2.1.5 Municipal staff are encouraged to meet annually to review the policies of the Plan and discuss land use planning matters, issues and concerns on an ongoing basis. Municipal staff may make recommendations to be considered by their respective Councils to amend the Plan to ensure the policies remain relevant and continue to meet the needs and protect the interests of both municipalities.
- 2.1.6 The Plan should be informally reviewed by each respective Council within the year after a municipal election so that the elected officials familiarize themselves with the joint intermunicipal planning document and are aware of the general policies.

- 2.1.7 A formal review of the Plan will occur within 10 years from the date the IDP is adopted by both municipalities.

## 2.2 Plan Implementation

### **Intent**

The County and Village agree that a collaborative approach to planning is necessary within the Plan Area. The policies in the Plan serve as the framework for decision making on subdivision and development proposals. As such, each municipality will need to review and amend their respective Municipal Development Plan and Land Use Bylaw, to achieve consistency with and to implement policies in the Plan. The *Municipal Government Act* also stipulates that all statutory plans adopted by a municipality must be consistent with each other. To address this, the following process and policies will need to be implemented by each municipality.

### **Policies**

- 2.2.1 The County and Village prepared the Plan in accordance with the requirements of the *Municipal Government Act*, including advertising and conducting a public consultation process, prior to passing the respective adopting bylaws.
- 2.2.2 This Plan comes into effect on the date it was adopted by both the County and Village, after receiving three readings of the bylaw(s).
- 2.2.3 The County and Village agree that they will ensure that the policies of this Plan are properly, fairly and reasonably implemented.
- 2.2.4 The County and Village's Land Use Bylaws and statutory plans MAY need to be amended to conform with and reflect specific policies of this Plan. It is noted that in the event of an inconsistency between this Plan and a lower order plan, this Plan prevails to the extent of the conflict or inconsistency in accordance with section 638 of the *Municipal Government Act*.
- 2.2.5 To achieve continued success in implementing the Plan and help ensure that the goals and coordinated land use planning approach emphasized is successful, the County and Village agree to:
- (a) require that all area structure plans or conceptual design scheme proposals submitted by a developer/landowner within the Plan Area conform to the principles and policies of the Plan; and
  - (b) consult on an ongoing basis, and will refer to each other, major land use or planning matters that have the potential to impact the other jurisdiction, even if it involves land that may not be located within the Plan Area.
- 2.2.6 The County and Village will monitor and review the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.
- 2.2.7 The *Alberta Land Stewardship Act* (June 2009) and the subsequent South Saskatchewan Regional Plan (September 2014) were approved and govern planning in the southern portion of the province. The

County and Village will consider and respect the mandate of this legislation and will cooperate to comply with the adopted regional plan policies.

#### **Intermunicipal Committee**

- 2.2.8 An Intermunicipal Committee (or Committee) shall be established between the County and Village for the purposes of ensuring continued communication between the municipalities and to provide a forum to review and comment on matters that may have an impact on either municipality.
- 2.2.9 The Committee shall be an advisory body and shall attempt to achieve resolution to intermunicipal matters through consensus, and may make comments or recommendations to the County and Village. In its advisory capacity, the Committee does not have decision making authority or powers with respect to planning matters in the County or Village.
- 2.2.10 The Committee shall be comprised of two elected officials, one from the County and one from the Village, and the Committee may also include whatever number of municipal resource personnel deemed appropriate in a non-decision making capacity. Resource personnel may serve as secretary to the Committee and is responsible for recording the minutes of all Committee meetings and preparing the recommendations of the Committee.
- 2.2.11 Meetings of the Committee shall be held as required. At least five days' notice shall be provided for the scheduling of Committee meetings and including agenda package and background information, unless otherwise agreed to by both municipalities.
- 2.2.12 Where a matter involving the two municipalities cannot be resolved to the satisfaction of the Committee, the Committee shall provide a report summarizing their discussions to each respective Council. At the discretion of either Council, the dispute resolution process outlined in this Plan may be initiated.

### **2.3 Mutual Benefit & Cooperation**

#### ***Intent***

Consultation and cooperation on joint policy areas that may affect or benefit both parties should be encouraged and reviewed by both municipalities, as there are regional issues or opportunities that may impact both.

#### ***Policies***

- 2.3.1 The County and Village agree to work together to try and enhance and improve the region for the benefit of both municipalities.
- 2.3.2 The County and Village agree that they will continue to consult and cooperate together in discussing and planning in a positive, collaborative manner, land use and development strategies for the area with a "regional" perspective.

- 2.3.3 Both municipalities recognize that some development or economic proposals may be regionally significant and/or mutually beneficial to both parties and the two agree to meet to discuss such proposals when they come forward to find methods to accommodate such proposals for the benefit of the shared region. Joint Council meetings may be used as forum to discuss and negotiate particular proposals.
- 2.3.4 The County and Village shall continue to cooperate in pursuing mutually acceptable and beneficial growth and development policies in the urban fringe.
- 2.3.5 The County will continue to inform the Village of any proposed changes to the regulations, standards or procedures established in the Lethbridge County Land Use Bylaw regarding development in the Barons fringe area.
- 2.3.6 The County and Village both support ongoing public engagement and encourage residents of both municipalities to provide input on matters of specific and general planning or community interest wherever possible.
- 2.3.7 Both municipalities are committed to providing transparent communication regarding land use matters in the Plan Area and will continue to make information regarding the planning, subdivision and development processes available to each other, the public and applicants.
- 2.3.8 Both municipalities agree to discuss and find ways to cooperate with other government departments, agencies and utility service providers to help facilitate the efficient delivery of infrastructure and services that may transcend municipal boundaries or are of a mutual benefit.
- 2.3.9 In consideration of providing certain municipal services to areas or proposals agreed to between the two municipalities, the County and Village may discuss the need to create and apply off-site levies, development charges, and/or servicing fees to any and all development areas as part of the agreement.
- 2.3.10 Where feasible, the County and Village should jointly develop and implement storm water management planning, and infrastructure to make use of the potential cost and land use efficiencies gained through the sharing of this important and required infrastructure.
- 2.3.11 As a municipal cost saving initiative endeavour, the County and Village may discuss and plan for the sharing of various municipal equipment, machinery, and services where feasible, practical and workable, which may be managed through separate agreements.
- 2.3.12 The two municipal parties will proactively work together on preparing an Intermunicipal Collaborative Framework, as required by the *Municipal Government Act*, in a cooperative spirit in an attempt to give due consideration to regional perspectives on municipal governance and community services.
- 2.3.13 The County and Village may collaborate and investigate methods of giving various support to a variety of community cultural, recreational, environmental (wetlands, parkland, etc.) or heritage projects that may mutually benefit or enhance the quality of life of ratepayers of both municipalities within the region. This could be in the form of: time (municipal staff), gifts in kind, materials, municipal letters of

support, unified government lobbying, application for grants, or other more permanent arrangements if both municipalities agree and enter into discussions and make specific agreements for the type and method of delivery of such municipal support.

## **2.4 Intermunicipal Referrals**

### ***Intent***

To establish a clearly defined process for consistent and transparent sharing of information necessary to make decisions in accordance with the intent of the Plan.

### ***Policies***

#### **Referral Process**

2.4.1 Any of the following that affect lands in the Plan Area or land within the Village of Barons adjacent to the corporate boundary will be forwarded to the other municipality for comment prior to a decision being made on the application or document:

- Municipal Development Plans
- Area Structure Plans
- Area Redevelopment Plans
- Conceptual Design Schemes
- Overlay Plans
- Land Use Bylaws (new or any amendments that affect/apply to the Plan area)
- Subdivision Applications
- Discretionary Use Development Applications

The receiving municipality may request the above-mentioned document(s) or application(s) be referred to the Intermunicipal Development Plan Committee for comment prior to a decision being rendered.

2.4.2 Any changes to the documents or applications referred to in Section 2.4.1 that may have an impact on the Plan or municipal expansion will be recirculated to the other municipality and if deemed necessary by either municipality, the Intermunicipal Development Plan Committee, prior to second reading or approval of the document. Based on the significance of the changes, the municipality processing the proposal will consider convening a new public hearing or meeting.

2.4.3 The municipalities are encouraged to refer to each other for comment major land use or planning matters that have the potential to impact the other jurisdiction, even if it involves lands that may not be located within the Plan Area.

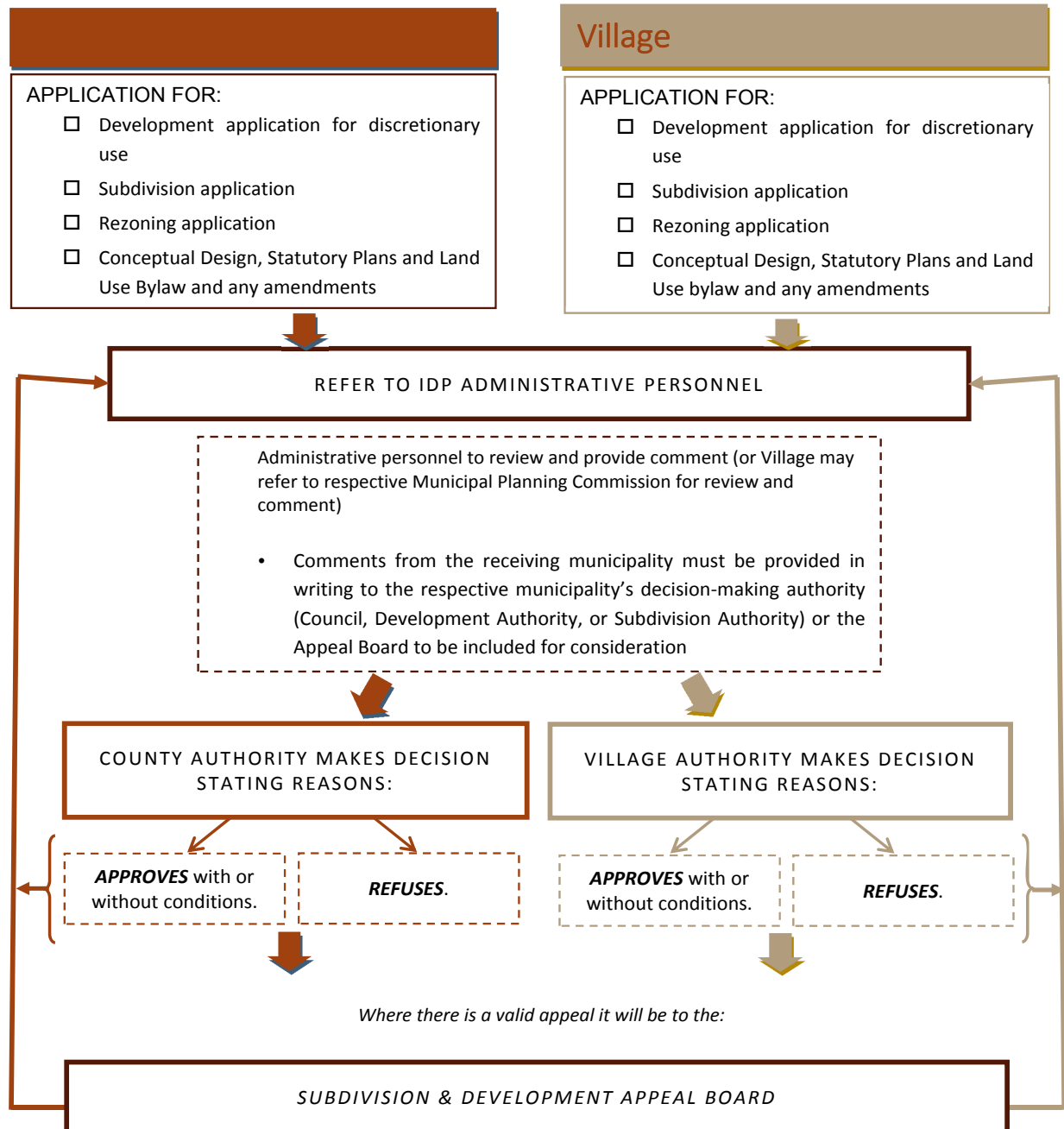
- 2.4.4 Where an intermunicipal referral is required by the *Municipal Government Act* or the policies contained in this Plan, both municipalities agree to share mailing address and property ownership information for circulation purposes with the adjacent municipality, and where applicable, the municipality's processing agency or designate.

#### **Response Timelines and Consideration of Referral Responses**

- 2.4.5 The receiving municipality will, from the date of mailing, have the following timelines to review and provide comment on intermunicipal referrals:
- (a) 15 days for development applications,
  - (b) 19 days for subdivision applications, and
  - (c) 30 days for all other intermunicipal referrals.
- 2.4.6 In the event that an intermunicipal referral is forwarded to the Intermunicipal Development Plan Committee for review and comment, an IDP Committee meeting will be scheduled as soon as possible and a written Committee response shall be provided within 10 days of the Committee meeting date.
- 2.4.7 In the event that either municipality and/or the Committee does not reply within, or request an extension to, the response time for intermunicipal referrals stipulated in Section 2.4.5(a), (b) and (c), it will be assumed that the responding municipality and/or Committee has no comment or objection to the referred planning document or application.
- 2.4.8 Either municipality may request in writing an extension to the time periods prescribed in Section 2.4.5(a), (b) and (c), to accommodate unique circumstances or Council and/or Committee meeting dates that make the referral time periods unable to be respected. In such circumstances, the additional time period requested shall be clearly stated in the extension, and it should not typically exceed an additional 30 days.
- 2.4.9 Written comments from the receiving municipality and the Intermunicipal Development Plan Committee that are provided prior to or at the public hearing or meeting will be considered by the municipality in which the plan, scheme, land use bylaw, subdivision application, development application or amendment is being proposed.



**Figure 3: Intermunicipal Development Plan Referral Flowchart**



## 2.5 Dispute Resolution

### *Intent*

The intent of the dispute resolution process is to maximize opportunities for discussion and review in order to resolve areas of disagreement early in the process. Despite the best efforts of both municipalities, it is understood that disputes may arise from time to time affecting land use within the Plan boundary. The following process is intended to settle disputes through consensus and minimize the need for formal mediation.

### *Policies*

#### **General Agreement**

- 2.5.1 The County and Village agree that it is important to avoid dispute by ensuring that the Plan is adhered to as adopted, including full circulation of any permit or application that may affect the municipality or as required in the Plan and prompt enforcement of the Plan policies.
- 2.5.2 Prior to the meeting of the Committee, each municipality through its administration, will ensure the facts of the issue have been investigated and clarified, and information is made available to both parties. Staff meetings are encouraged to discuss possible solutions.
- 2.5.3 The Committee should discuss the issue or dispute with the intent to seek a recommended solution by consensus.

#### **Dispute Resolution (see Figure 3)**

In the case of a dispute, the following process will be followed to arrive at a solution.

- 2.5.4 When a potential intermunicipal issue comes to the attention of either municipality regarding the policies or implementation of this Plan, either municipality's Land Use Bylaw, development applications, or any other plan affecting lands in the Plan Area, it will be directed to the administrators of each municipality. The administrators will review the matter and if both administrators are in agreement, take action to rectify the matter.
- 2.5.5 In respect of Policy 2.5.4, the administrations shall discuss or meet within 15 calendar days of the matter being brought to each party's attention. The prescribed time period may be extended if both parties are in agreement to do so.
- 2.5.6 In the event a matter or issue cannot be resolved by the administration representatives or within the timeframe prescribed, the administration of each municipality will schedule a joint meeting of the two Councils to discuss possible solutions and attempt to reach consensus on the issue. Each municipality, acting in good faith, agrees that they will attempt to schedule a joint Council meeting within a reasonable timeframe.

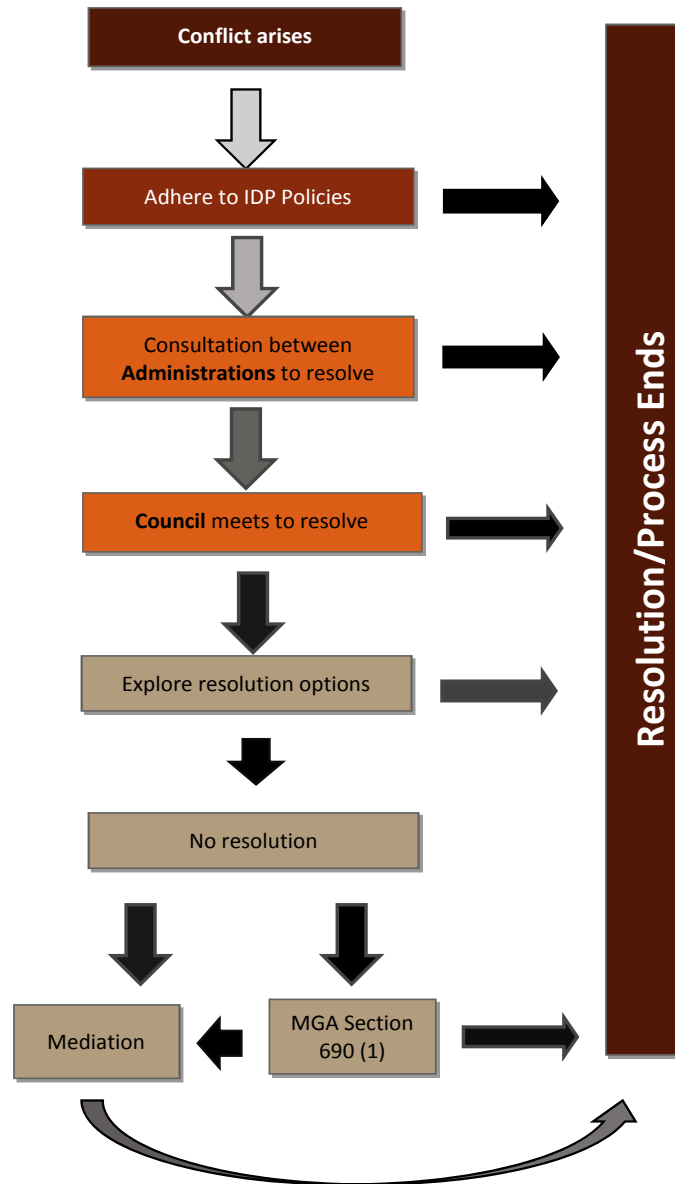
- 2.5.7 Should the Councils be unable to resolve the matter, either municipality may initiate a formal mediation process to facilitate resolution of the issue.

**Filing an Intermunicipal Dispute under the *Municipal Government Act***

- 2.5.9 In the case of a dispute involving the adoption of a statutory plan, Land Use Bylaw or amendment to such, within 30 days of adoption, the municipality initiating the dispute may, without prejudice, file an appeal to the Municipal Government Board under section 690(1) of the *Municipal Government Act* so that the provincial statutory right and timeframe to file an appeal is not lost.
- 2.5.10 The appeal may then be withdrawn, without prejudice, if a solution or agreement is reached between the two municipalities prior to the Municipal Government Board meeting. This is to acknowledge and respect that the time required to seek resolution or mediation may not be able to occur within the 30 day appeal filing process as outlined in the *Municipal Government Act*.

*Note: Using section 690(1) of the MGA is the final stage of dispute settlement, where the municipalities request the Municipal Government Board to intercede and resolve the issue.*

**Figure 4: Dispute Resolution Flow Chart**





# COORDINATED GROWTH MANAGEMENT STRATEGY

PART 3

# PART 3

## COORDINATED GROWTH MANAGEMENT STRATEGY

---

### 3.1 Plan Area

The Intermunicipal Development Plan Area (also referred to as the IDP Area or Plan Area) consists of an approximate 1-mile boundary around Barons, comprised of 3,032 acres (1,227 hectares) of land, and is illustrated on Map 2. The Village of Barons encompasses approximately 0.25 square miles (0.64 km<sup>2</sup>) or 158 acres of land and the IDP area also includes lands within the Village that are adjacent to the boundary with Lethbridge County. Land Use Concepts have been developed for the Plan Area to efficiently manage growth and assist decision makers in the review of subdivision and development proposals by identifying general locations for future land uses and major transportation routes and road linkages.

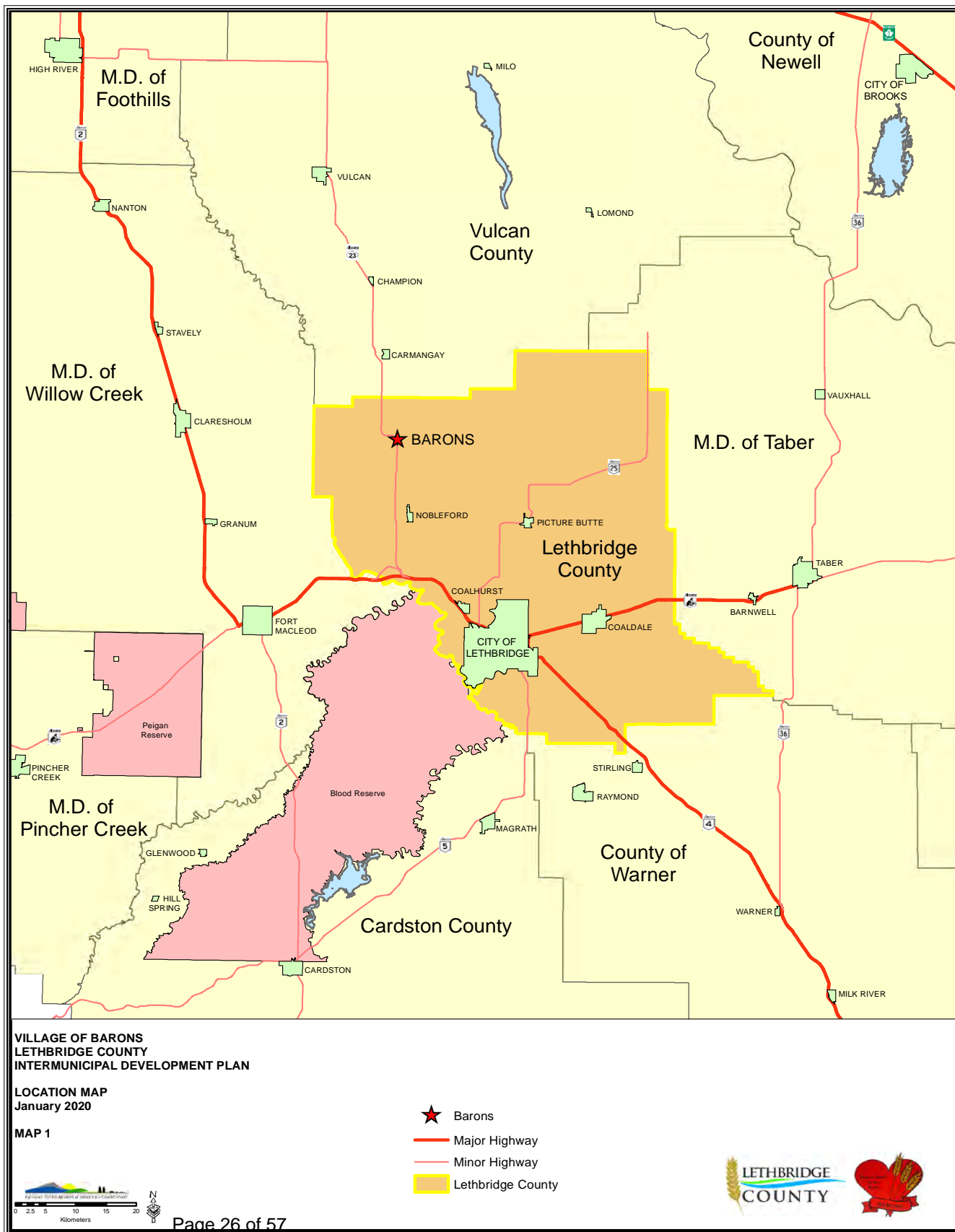
Historically, development pressures within the Plan Area have been limited as the land is almost entirely under agricultural use. Nevertheless, both municipalities share economic and social links which necessitate the need to coordinate intermunicipal issues through an intermunicipal development plan. The Village of Barons and Lethbridge County, upon consideration of existing uses in the fringe, limited development pressures, and municipal servicing potential, find the approximate 1-mile Plan Area adequate to serve intermunicipal considerations well into the future.

### 3.2 Background

The Plan Area is located in the northern portion of Lethbridge County along Highway 23 and approximately 45 kilometres north of the City of Lethbridge. Highway 23 is situated to the west of the Village and connects to Highway 520 to the south of Barons, forming a major intersection within the Plan Area (Map 1). The CPR rail line runs parallel to Highway 23, on the west side of the Village. The County and Village have many economic and social links which necessitates the need for the municipalities to coordinate land use planning and infrastructure.

As part of the IDP planning process, a background study was undertaken to help identify major development considerations and limitations requiring intermunicipal consideration within the Plan Area. The study examined land use, transportation systems, natural features, soils, topography, historical and environmental aspects, abandoned gas wells, and subdivision and title configurations, amongst other matters.

Agriculture is the primary land use in the IDP Plan Area including a variety of crop production on lands classified by Canada Land Inventory (CLI) as Class 2 and 3 soils (Map 8). Currently there are no Confined Feeding Operations within the Plan Area. The Rural Urban Fringe land use district comprises a portion of the Plan Area, occupying land approximately ¼ to ½ mile around the Village of Barons boundary (Map 7).



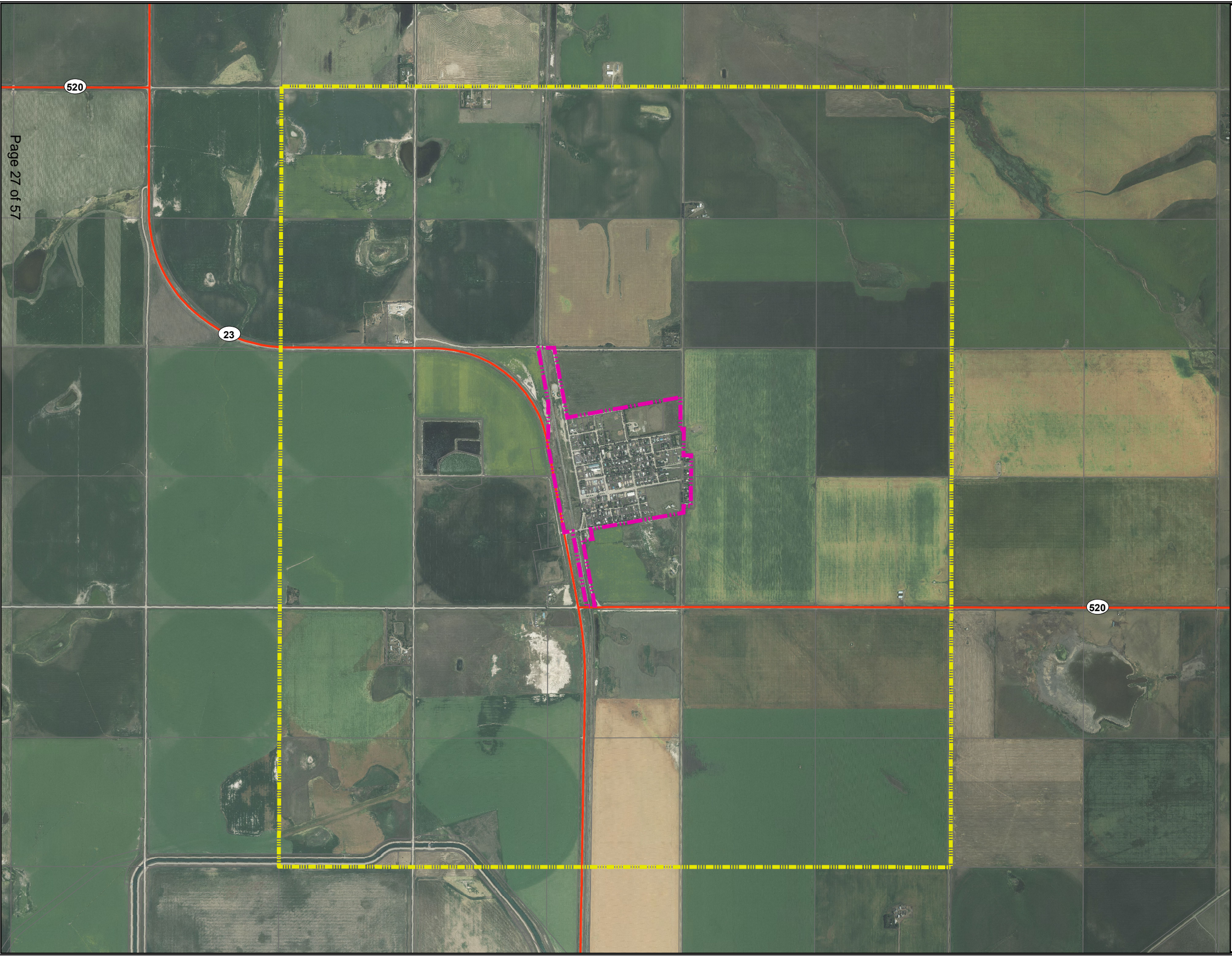
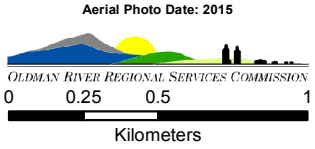


VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW #\_\_\_\_ AND BYLAW#\_\_\_\_ 2020

IDP PLAN AREA  
JANUARY 2020

MAP 2

- IDP Boundary
- Village of Barons Boundary
- Highways





Subdivision and fragmentation of land within the Plan Area has been minimal by comparison to many other urban centres and their urban fringe area. There has been a total of 14 County subdivisions registered over time within the Plan Area. A few subdivisions were for country residential development, namely farmstead separation, but the majority were for municipal/government use (e.g. utilities, highway land). Several restrictions to potential growth and development identified in the Plan Area include oil and gas wells (100 metre buffer required), a sewage lagoon (300 metre buffer required) and former landfill site (300 metre buffer required), which restrict the development of residences, schools, hospitals, and food establishments (Map 5). Historically, the Village has had three annexations since its incorporation and one annexation from the Village to Lethbridge County. The Village has expanded by approximately 31.63 acres (12.8 ha) since its incorporation in 1911 until the most recent annexation in 1969.

It is noted there are no major environmentally significant areas within the Plan Area, however, the provincial data identifies potential wetlands in low lying areas, primarily to the southwest of Barons, west of Highway 23. The provincial data also identifies some areas with potential for historical resources within the Plan Area and the Village of Barons, primarily south and southwest of the Village. These lands have a HRV value of 2h which designates a registered historical resource (historic period). Maps 5 through 8 illustrate some of the physical features and considerations within the Plan Area.

### **Main Characteristics of Plan Area**

The Lethbridge County and Village of Barons Intermunicipal Development Plan Area (Map 2) encompasses approximately 3,032 acres (1,227 hectares) within Lethbridge County. Key characteristics of the Plan Area include the following:

- **Agriculture**
  - The majority of the land in the Plan Area is zoned for agricultural use as Rural Agriculture (RA), with the exception of the fringe area of the Village designated as Rural Urban Fringe (RUF).
  - Agricultural operations are primarily irrigated and dry land farming for various cereal crops and canola.
  - There are currently no confined feeding operations (CFOs) located within the Plan Area; however, there could be potential for CFOs to establish in the future in this area.
- **Limited Residential Development**
  - Country residential development within the Plan Area is fairly sparse. There is no Grouped Country Residential zoned land within Lethbridge County for the Plan Area, only farmsteads or isolated country residential subdivisions.
  - Almost all of the land within the Plan Area is privately held, with the exception of Alberta Transportation associated highway parcel land which is under crown ownership, holdings of the Lethbridge Northern Irrigation District, and titled land the Village owns.
- **Transportation Infrastructure**
  - Highways 23 and 520 are the main transportation routes linking the two municipalities.

- County Township Road 12-3 is situated to the north side of the Village and Range Road 23-3 is on the east side. It is noted that a portion of this road allowance is located within the Village corporate boundary and forms Blayney Ave within the Village.
- The CPR rail-line is located to the immediate west side of the Village, on the as side of Highway 23 resulting in a rail crossing being required for Village access.
- **Natural Resource Development**
  - Oil and gas activity is abundant within the eastern portion of the Plan Area. There are six gas wells within ½ mile of the Village boundary.
  - There is an active gas well immediately to the east of the Village (NW 15-12-23-W4), requiring a 100 metre buffer from development.
- **Natural Environment**
  - There are a number of provincially identified potential wetlands in low lying areas, primarily to the southwest of Barons, west of Highway 23, and to the east.
  - The province has identified some small areas of potential Historic resources (HRV Category 2 historical) to be located south and west of the Village in the Plan Area (refer to Map 5).
  - The presence of potential Environmentally Significant Areas is categorized at the lower end of the provincial scale.
- **Man-Made Constraints**
  - The Village sewage lagoons are located within the County west of Highway 23 (NW 16-12-23-W4M) and there is a required 300 metre buffer for certain types of development (e.g. residential).
  - A former landfill site is located to the immediate northeast of the Village boundary (NW 15-12-23-W4), requiring a 300 metre buffer from residential development.

### 3.3 Municipal Perspectives

As part of the preliminary Plan discussions and background study, an attempt was made to generally identify issues and highlight important areas (i.e. interests) of each municipality to help eventually formulate plan policy. The intent was to ultimately find and present outcomes that meet the interests and needs of both the County and Village that are reflected in the policy directions of the IDP. The following is a brief description of each municipality's acknowledged goals or perspectives in preparing a successful IDP:

#### Village of Barons

- To protect the quality of life from intensive agricultural operations;
- To assure that land required for future long-term urban expansion is protected from fragmentation of ownership and the approval of incompatible or inappropriate uses;
- To assure opportunities to comment or participate in fringe area decisions;
- To establish process to identify potential for joint activities;

- To protect and expand the local commercial and industrial economic base;
- To continue to consult, cooperate and collaborate with the County.

#### **Lethbridge County**

- To clarify the legitimate interests in land use and decision making in the fringe area;
- To achieve a balance of land uses compatible with agriculture interests in the County;
- To allow ratepayers to have a range of opportunities for the use of their land where suitable;
- To protect the productivity of the good quality agricultural land as long as possible, from both urban and rural competing interests;
- To establish a clear and agreeable area of where CFOs may be prohibited in the area;
- To have a clear process or guide for dealing with expansion and future annexation issues;
- To continue to have a positive and collaborate relationship with the Village.

### **3.4 General Plan Policies**

#### ***Intent***

These general policies are applicable to all lands within the Plan Area and are intended to enable the implementation of an effective coordinated growth management strategy.

#### ***Policies***

- 3.4.1 Existing land uses with valid development permits issued on or before the date of adoption of this Plan may continue to operate in accordance with the provisions of the Lethbridge County Land Use Bylaw, Village of Barons Land Use Bylaw and the *Municipal Government Act*, as applicable. New applications for subdivision and development on these lands are subject to this Plan's policies.
- 3.4.2 Both the County and Village shall review, update and amend their Land Use Bylaws and Municipal Development Plans as required to ensure conformity with the Intermunicipal Development Plan as adopted.
- 3.4.3 Applications for land use redesignation, subdivision or development must be made to the applicable municipality in which the land is jurisdictionally located.
- 3.4.4 Any application submitted for redesignation of land under the County's jurisdiction may be required to be accompanied by a professionally prepared Area Structure Plan containing the information requirements as prescribed in the Lethbridge County Land Use Bylaw and Municipal Development Plan.
- 3.4.5 The County and Village shall consider further intermunicipal cooperation and integration of land use planning with engineering, servicing, and utility studies in order to help both municipalities achieve greater efficiencies and provide better services to residents and businesses.

- 3.4.6 Applications or proposals may come forward from landowners or developers that may not be specifically addressed through the policies of this IDP. In such circumstances, the two municipalities should consult and determine if the proposal should be discouraged, supported, or if amendments may be needed to be made to the IDP in order to enable the proposal to proceed if there is general agreement between the County and Village that the proposal is acceptable.
- 3.4.7 The required plans, design schemes or other reports in support of major subdivisions/developments must be professionally prepared and engineered.
- 3.4.8 The County and Village agree to encourage, through various initiatives including working with private landowners and community groups, and regulate, through their respective Land Use Bylaws, a high aesthetic standard and focus on design and appearance for the lands including the built form and the landscape, adjacent to the principal roadway corridors entering and leaving the Village (see Map 2). For clarity, this policy is intended to help create a physical environment that will leave visitors to the Village and surrounding region with a positive impression of the community.
- 3.4.9 The County agrees upon the adoption of this IDP to amend its Land Use Bylaw for consistency and expand the current Rural Urban Fringe land use designation around the Village and have the designated RUF conform to the IDP boundary of this Plan.

### **3.5 Agricultural Practices**

#### ***Intent***

Agricultural activities are supported and are to continue to operate under acceptable farming practices within the Intermunicipal Development Plan boundary.

#### ***Policies***

- 3.5.1 Priority is placed on the preservation of arable lands for agriculture production and promoting diversification of the agricultural sector by supporting many types of agricultural operations. Premature development of existing agriculture lands within the Plan Area should be avoided and such lands should continue to be used for agricultural purposes until it is necessary to change to another use.
- 3.5.2 Both municipalities recognize the importance of existing extensive agricultural (cultivation and grazing) uses of land within the Plan Area of the County's portion of the Intermunicipal Development Plan Area. These agricultural activities can continue to operate under acceptable farming practices and may be protected provided they are operating in accordance with the *Agricultural Operation Practices Act*.
- 3.5.3 Both municipalities will work cooperatively in encouraging and supporting 'considerate' good neighbour farming practices, such as for dust, weed, and insect control adjacent to developed areas, through best management practices and Alberta Agriculture guidelines.

- 3.5.4 If disputes or complaints in either municipality should arise between citizens and agricultural operators, the municipality receiving the complaint will attempt to direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever possible.
- 3.5.5 New confined feeding operations (CFOs) and expansions are not permitted to be established within the Intermunicipal Development Plan Confined Feeding Exclusion Area (Map 4).
- 3.5.6 In regard to manure application on lands in the CFO Exclusion Area, the standards and procedures as outlined in the *Agricultural Operation Practices Act, Standards and Administration Regulation* shall be applied.
- 3.5.7 Lethbridge County will amend its Municipal Development Plan to extend the CFO Exclusion Area surrounding the Village of Barons to the extent illustrated in Map 4 in order to ensure the IDP and the County MDP are consistent with one another.

## 3.6 Environmental & Historical Matters

### ***Intent***

Policies in this section address the shared concerns of both municipalities regarding the natural environment and historical resources in the area. The policies are a framework and process mechanism to address the concerns where applicable.

### ***Policies***

- 3.6.1 There are potential wetlands prevalent in the Plan Area and both municipalities recognize the importance of wetlands to the environment, society and the economy, and endeavor to protect sensitive areas by adhering to the *Water Act* and *Alberta Wetlands Policy* for mitigation hierarchy of avoidance, minimization and replacement. Where lands are likely to contain wetlands, a wetland assessment shall be required prior to a decision being made on a development application.
- 3.6.2 The County and Village recognize the importance of riparian areas and their preservation as part of the planning and development approval process. Each municipality shall consider if an environmental impact assessment is needed to make a decision on a development application and shall consider the recommendations in the *Stepping Back From the Water: A Beneficial Practice Guide to New Development Near Water Bodies in Alberta's Settled Region (2012)* document.
- 3.6.3 Both municipalities endorse the dedication of environmental reserve or an environmental reserve easement for watercourses, natural drainage courses, wetland areas and other areas within the Plan Area and recognize that the *Municipal Government Act* authorizes:
- (a) the dedication of a minimum 6 metre strip abutting a water course; and

- (b) the dedication of lands consisting of a swamp, gully ravine, coulee or natural drainage course; and
  - (c) the dedication of land that is subject to flooding or is unstable.
- 3.6.4 Both municipalities agree to encourage low impact development practices and sustainable design measures, including initiatives like green roofs, bio-retention areas, porous pavement, water re-use, bio-swales, naturalized storm ponds and other initiatives in order to reduce storm water quantity and achieve positive environmental outcomes.
- 3.6.5 Developers undertaking subdivision or development in either municipal jurisdiction are required to address storm water drainage management as part of their proposal, and are responsible for obtaining any necessary approvals from Alberta Environment and Parks that may be required with respect to the provincial *Water Act*.
- 3.6.6 There are some lands identified as containing potential for historical resources as identified by the province within the Plan Area (Map 5). Each municipality is responsible for referring subdivision and development applications to the Alberta Director of Culture and Tourism for the province as required under applicable provincial legislation.
- 3.6.7 On any lands identified as a site of a potential historical resource, the developer shall be responsible at their expense of undertaking any required archeological study or complying with an order of Alberta Culture and Tourism and obtaining any necessary clearances and approvals as it relates to their proposal and compliance with the *Historical Resources Act* (HRA).

### 3.7 Urban Growth & Annexation

#### **Intent**

In order to allow for the planning, financing, and installation of costly infrastructure, the County and Village have identified potential growth areas for future growth and development (Map 2). Future annexation of any of these lands will occur in the framework and context of long-range planning documents and in consultation with the County.

#### **Policies**

- 3.7.1 The general growth directions and preferred land use of the Village are indicated on Map 3 and the County and Village through policy will attempt to protect these lands from conflicting, incompatible or pre-mature land uses and fragmentation.
- 3.7.2 Based on the existing highway, topography, availability of services, and the location of Highway 23 and the CPR railway to the west, it is anticipated the Village will logically expand for future growth south and north (and possibly eastward long-term) as shown on Map 3. Future land uses will need to be more fully defined and planned through additional planning and engineering studies for the area when required.



- 3.7.3 The Village of Barons has prepared a Municipal Development Plan (MDP) as required by the province, and the Village will attempt to implement the growth and development strategies as outlined in the MDP as best it can prior to commencing an annexation process unless unique circumstances present themselves in which earlier annexation is viewed as necessary.
- 3.7.4 The Village, in consideration of the policies and strategies within its MDP, will attempt to develop internal vacant land within the Village boundaries as a first growth priority.
- 3.7.5 The Village will promote compatibility between the urban land uses within Barons and the agricultural operations in Lethbridge County within the vicinity of the municipal boundaries. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, referral responses on development applications, and general communication with Lethbridge County.
- 3.7.5 Any application submitted by developers or landowners for the redesignation of land will be required to be consistent with the intent of the Land Use Concept indicated on Map 3.
- 3.7.6 Subdivision applications will be required to demonstrate consistency with the intent of the Land Use Concepts illustrated on Map 3. Proposals for subdivision that are not consistent with the Land Use Concept may be considered on a case-by-case basis upon consultation with the Village of Barons or the IDP Committee.
- 3.7.7 Development applications for Permitted and Discretionary uses listed in the Urban Fringe District of the Lethbridge County Land Use Bylaw will have regard to the local road network system to ensure the development does not compromise the integrity of the potential road network.
- 3.7.8 Proposals for development that are not consistent with the Land Use Concept may be considered on a case-by-case basis upon consultation with the Village of Barons or the IDP Committee.
- 3.7.9 For any subdivision proposal within the IDP Area, a professionally prepared overlay plan identifying road networks may be required to be provided by developers/landowners and must be submitted in conjunction with the subdivision application unless otherwise agreed to by both municipalities.
- 3.7.10 In respect of the Village's MDP identified growth strategy, it is not foreseen that annexation will be needed in the foreseeable future. However, when the Village determines that annexation of land is necessary to accommodate growth, it will prepare and share with the County a growth strategy/study which indicates the necessity of the land, describes how land has been utilized to its fullest potential within the Village, outlines proposed uses of the land, servicing implications, and any identified financial impacts to both municipalities, while addressing the Municipal Government Board's "Annexation Principles" and demonstrating consistency with the relevant portions of the *South Saskatchewan Regional Plan*.
- 3.7.11 Annexation involves a number of stakeholders and the County and Village will both ensure the following parties are included and involved in the process:
- (a) land owners directly affected by the application must be part of the negotiation process;

- (b) Village of Barons, who must make the detailed case for annexation and be a major participant in any negotiations;
  - (c) Lethbridge County, who must evaluate the annexation application and supporting documentation for the impact on its financial status and land base as well as ratepayer issues. The County will, as part of the negotiation with ratepayers, wish to see arrangements regarding, but not limited to:
    - property taxes of ratepayers,
    - use of land continuing as agriculture until needed for development,
    - ability to keep certain animals on site;
  - (d) authorities such as Alberta Transportation and Alberta Environment and Parks; and
  - (e) the Municipal Government Board, who will evaluate the application and responses from the stakeholders.
- 3.7.12 Annexation boundaries shall follow legal boundaries and natural features to avoid creating fragmented patterns of municipal jurisdiction.
- 3.7.13 Notwithstanding Policy 3.7.10 above, the County or Village may initiate an application for annexation without preparing a growth strategy/study if the proposal is for a minor boundary adjustment to accommodate existing title property line reconfigurations, roads, canals, or utility rights-of-way that may be split by municipal jurisdiction boundaries and the two municipalities agree the annexation proposed is minor and logical.
- 3.7.14 Within one year after a Municipal Government Board Order approving an annexation, the Intermunicipal Development Plan Committee shall review the IDP boundary to determine whether a need to amend the Plan boundary, or any other planning matter or boundary, is warranted.

## 3.8 Future Land Use

### *Intent*

To address the management and matter of future land use within the Plan Area, possible expansion areas have been identified and need to have special considerations.

### *Policies*

- 3.8.1 Future land use within the Plan Area will continue to be primarily for extensive agriculture, with the exception of the future growth areas shown on Map 3. This does not preclude the establishment of non-agricultural land uses within the Plan Area. Decisions on applications for non-agricultural land uses shall be made in the context of the policies of this Plan and other relevant planning documents.

- 3.8.2 Proposals for development within Lethbridge County that are not consistent with the Plan and the Land Use Concept / Future Growth Area Map 3 may be considered on a case-by-case basis upon consultation with the Village of Barons.
- 3.8.3 The Future Land Use Concept illustrated on Map 3 establishes, generally, the recommended future land uses for the primary/preferred Village growth zone within the Plan Area. The boundaries of the multiple future land uses shown on Map 3 are general approximations and are not intended to be exact boundaries.
- 3.8.4 Lands immediately to the north and south of the current Village boundary are recognized as the primary future growth directions of the Village, when required, due to the expected ease of providing municipal servicing.
- 3.8.5 The residential areas depicted on Map 3 are intended to support primarily urban scale residential use. Grouped country residential should be discouraged within the future expansion area unless mutually agreed to by both the Village and County, limited in nature, and appropriately planned.
- 3.8.6 Lands adjacent to the east side of Highway 23 and the CPR rail-line, within the SE of 16-12-23-W4, are identified as a suitable location for future light industrial and commercial (mainly highway commercial) business developments to be planned for and locate as the primary land use. The intersection of Highway 23 and Highway 520 within the Plan Area provides an opportunity area for the development of a highway commercial node.
- 3.8.7 The presence of a former landfill in the NW 15-12-23-W4 impacts the potential for residential development north of the Village, specifically lands west of Range Road 23-2 and south of Township Road 12-3. The lands identified for future non-residential development may be reduced or enlarged depending on more detailed information on the location and size of the former landfill.
- 3.8.8 Isolated commercial and industrial developments shall generally be directed to the appropriate growth areas illustrated on Map 3. Generally speaking, commercial and industrial developments that require municipal utilities may be viewed as more suitable within the Village, which may also help to retain the primarily agricultural nature of the majority of the Plan Area. However, land intensive uses and those that do not require major municipal services may be supported within the Plan Area.
- 3.8.9 Notwithstanding Policy 3.8.8, future isolated commercial and industrial developments may be considered outside of the Village that receive the benefit of Village services through the Village distribution network, if the proposal is deemed appropriate by the Village and the County to be located outside the Village boundary, and the two municipal parties enter into agreement(s) to address servicing, utility expenditures and revenue sharing with respect to Section 3.9 of the IDP.
- 3.8.10 The Village of Barons “gateway corridors” are considered the areas approximately 200 metres adjacent to Highway 23 and Highway 520 (illustrated on Figure 5), and any future development proposed adjacent to the identified Village entranceways (the gateway corridors) should consider potential visual impacts and plans should address the enhancement of visual appeal and attractiveness of the

development with special regard to landscaping, signage, building style, setbacks, screening, architectural guidelines and other features.

**Figure 5: Gateway Corridors**



- 3.8.11 All unsightly materials or objects being stored outdoors in the potential commercial or industrial areas or parcels should be located only in the side or rear yards, properly screened and enforced by an appropriate municipal bylaw.
- 3.8.12 Noxious, hazardous or heavy industrial uses should not be considered along the west side of Highway 23 along the boundary to the Village or on the south side of the Village within the Village future expansion area due to prevalent wind patterns and the proximity to residential uses within the Village.
- 3.8.13 Any discretionary land uses approved by the County should be compatible with the IDP Future Land Use concept and consideration for Village land uses either adjacent or in close proximity.
- 3.8.14 The County will attempt to promote compatibility between any non-agricultural operations proposed in Lethbridge County and the urban land uses within Barons and within the vicinity of the municipal boundaries. The County may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent non-agricultural operations, referral responses on development applications, and general communication with the Village of Barons.
- 3.8.15 The development of the future growth areas as identified on Map 3 will require at some future point an Area Structure Plan to outline the planning, land use, density, road network and servicing framework for the entire area. For smaller multi-lot subdivisions or major large-scale development proposals, the municipalities may also require the proponent/developer provide an Area Structure Plan that demonstrates good planning, appropriate servicing and appropriate access to service the development.
- 3.8.16 The Village sewer lagoons are situated within the NW 16-12-23-W4 in Lethbridge County and both municipalities shall consider the following required provincial setbacks to these facilities when making decisions on subdivision and development proposals in the area:
- (a) In accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a subdivision authority shall not approve an application for the subdivision for a school, hospital, food establishment or residential use if the application would result in a property line of a lot created by subdivision for any of those uses being located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.
  - (b) In accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a development authority shall not issues a development permit for a school, hospital, food establishment or residential use if the building site is located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.
- 3.8.17 The County and Village are both supportive of individual small-scale renewable energy developments (e.g., solar, wind, geothermal, etc.) that serve an individual landowner or business provided it is allowed for in the municipality's Land Use Bylaw and any municipal standards are met.
- 3.8.18 It is recognized that the County does not presently permit commercial-scale renewable energy developments (e.g., solar, wind, biofuel, etc.) in the Rural Urban Fringe district of the Land Use Bylaw

which encompasses some of the land in the Plan Area. If a bylaw amendment application was proposed to the County to contemplate allowing such a use, the County will consult with the Village on the bylaw request and will circulate any submitted bylaw amending application to the Village for comment in accordance with Section 2.4 of this Plan.

- 3.8.19 Both municipalities acknowledge that telecommunication, radio communication and broadcast antenna systems are regulated by Industry Canada. If either municipality receives an application proposing to locate a telecommunication, radio communication or broadcast antenna system within the Plan Area, which is not excluded from the consultation requirements established by Industry Canada, the municipality receiving the application shall consult and refer the proposal to the other municipal party prior to making a determination if the municipality will grant a letter of concurrence or non-concurrence.

### **3.9 Utilities & Servicing**

#### ***Intent***

Both municipalities desire quality development with consistent, efficient and acceptable servicing standards that account for and manage cumulative impacts and recognize financial impacts to municipalities.

#### ***Policies***

- 3.9.1 Both municipalities recognize the importance of efficient provision of utilities and services and agree to coordinate, wherever possible, to determine appropriate locations and alignments of any utility or servicing infrastructure required to serve a proposed subdivision or development within the Plan Area.
- 3.9.2 Proposed subdivision or development in the Plan Area may benefit from a sharing of municipal services from the Village. Where urban services are proposed by a developer, an agreement must be discussed with the Village prior to an application being deemed complete. It is acknowledged that, although these circumstances may arise and benefit all parties concerned:
- (a) the Village of Barons is not committed to providing any new services outside the Village boundaries, and
  - (b) Lethbridge County will not approve any application requiring urban services until a servicing agreement has been negotiated with the Village.
- 3.9.3 Both municipalities agree in principle that existing and future developments outside of the Village that receive the benefit of Village services through the Village distribution network should be required to pay toward the use of Village facilities. This payment could come in the form of a one-time lump sum, a rate surcharge, or any other acceptable form of remuneration.
- 3.9.4 Information for major servicing infrastructure proposed by one municipality shall be provided to the other municipality to allow for collaboration and coordinated planning.

- 3.9.5 Prior to any subdivision or development approval which proposes the use of municipal water or sewer under the adjacent municipality's control or management, the developer/landowner must obtain approval in writing from the applicable municipality regarding the use of such infrastructure to serve the development or subdivision.
- 3.9.6 When Village municipal water and wastewater services are proposed:
- (a) it is the responsibility of the developer/landowner to enter into an agreement with the Village for the provision of such services. Any costs associated with connecting to municipal water and wastewater, including extending waterlines and installing associated infrastructure will be defined in the agreement and will be at the expense of the developer/landowner;
  - (b) the location of the required infrastructure to provide those services may be approved by the County based on discussions and negotiations between the County, the Village and the developer/landowner;
  - (c) where municipal water or wastewater services have been extended into the County, the County may collect the agreed upon user fees, for remittance back to the Village.
- 3.9.7 When municipal water and wastewater services are available to service any proposed subdivision or development, the developer/landowner may be required to connect to such services.

## **3.10 Transportation**

### ***Intent***

Policies are intended to foster enhanced coordination in the provision of linked road networks to ensure that these roads are functional, compatible and logical in order to facilitate orderly and planned growth that does not compromise future development.

### ***Policies***

- 3.10.1 The proposed future roadway system in the growth areas should be a continuation of the Villages grid pattern system and will need to be defined in more detail at the Area Structure Plan and subdivision stage.
- 3.10.2 The County may require dedication of road right-of-way, in consideration of a transportation concept with linkages to the adjacent Village grid pattern system, on the final plan of subdivision for any proposal located 0.5 miles (0.8 km) or closer to the Village boundary.
- 3.10.3 If road dedication is a condition of subdivision approval, the landowner/developer will be required to enter into a development agreement for road construction and associated costs.
- 3.10.4 Road construction may be deferred to a later subdivision or development stage subject to a deferred servicing/development agreement with either the County or Village as applicable.



- 3.10.5 Each municipality must be notified of any development or subdivision proposal in the other municipality that will result in access being required from an adjoining road under its control or management.
- 3.10.6 Both municipalities recognize the importance of the railway system to the economy of the region and shall regulate compatible land uses adjacent to the rail lines referring to using the *Guidelines for New Development in Proximity to Railway Operations (2013)*.
- 3.10.7 Both municipalities recognize the need to coordinate provincial transportation plans and municipal land use plans to ensure proper planning of development adjacent to highways of provincial interest.
- 3.10.8 The County and Village will consult with Alberta Transportation regarding the implementation of this Plan. A developer/landowner may be required to conduct traffic studies with respect to impact and access onto Highways 23 and Highway 520 and any upgrading identified by traffic studies will be implemented at the sole cost of the developer/landowner and to the satisfaction of Alberta Transportation.
- 3.10.9 The County and Village will consult and work with and Alberta Transportation to coordinate the provision and development of efficient regional transportation networks and corridors. Both municipalities will employ required setbacks and appropriate mitigating measures relating to clear-sight visibility, noise, air pollution and safety on lands that may impact Highways 23 and 520.
- 3.10.10 With respect to future growth and development for the Plan area, it is recognized that no additional direct access to Highway 23 will be permitted by Alberta Transportation. Any additional proposed new road access linkage to Highway 520 shall also be determined in consultation with the provincial department with consideration for the need of preparing an Area Structure Plan. The future planning of growth lands to the south of the current Village boundary will require the incorporation and design of service roads to provide circulation and internal access to development.
- 3.10.11 Isolated industrial/commercial uses will be reviewed on a case-by-case basis in consultation with Alberta Transportation at the time of development to determine potential highway impacts, and any required intersection upgrades or improvements that may be required shall be provided at the sole cost by the developer/landowner.
- 3.10.12 The intersection of Highways 23 and 520 may be subject to future upgrades/improvements as determined by a Traffic Impact Assessment (TIA) when required. The findings and recommendations, as identified in a professionally engineered TIA, shall be considered with respect to Policies 3.8.6 and 3.10.8, or upon the direction or request of Alberta Transportation.
- 3.10.13 Both the County and Village will ensure that redesignation, subdivision and development applications located within the defined setback parameters of a provincial highway (300 metres for the boundary of a designated provincial highway or 800 metres from the intersection) are referred to Alberta Transportation.



# DEFINITIONS

## PART 4

# PART 4

## DEFINITIONS

---

**Adjacent Land** means land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act*.

**Agricultural Land, Higher Quality** means:

- (a) land having a Canada Land Inventory (CLI) classification of 1-4, comprising 64.8 ha (160 acre) parcels of dryland or 32.4 ha (80 acre) parcels of irrigated land;
- (b) land contained in an irrigable unit;
- (c) land having a CLI classification of 5-7 with permanent water rights, with the exception of:
  - (i) cut-off parcels of 4.0 ha (10 acres) or less. To be considered a cut-off, a parcel must be separated by:
    - a permanent irrigation canal as defined by the irrigation district,
    - a permanent watercourse normally containing water throughout the year,
    - a railway,
    - a graded public roadway or highway,
    - an embankment, or
    - some other physical feature,which makes it impractical to farm or graze either independently or as part of a larger operation, including nearby land;
  - (ii) land which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes. For the purpose of subdivision, fragmented land may be considered to be land containing 8.1 ha (20 acres) or less of farmable agricultural land in CLI classes 1-4.

**Agricultural Operation** means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including game-production animals within the meaning of the “Livestock Industry Diversification Act” and poultry;
- (c) the raising of fur-bearing animals, pheasants or fish;
- (d) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of eggs and milk;

- (g) the production of honey (apiaries);
- (h) the operation of agricultural machinery and equipment, including irrigation pumps on site;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use transfer and disposal of manure; and
- (k) the abandonment and reclamation of confined feeding operations and manure storage facilities.

**Area Redevelopment Plans (ARP)** means designating an area of land for the purpose of improving land or buildings, roads, public utilities or other services in the municipal area, typically for the purpose of assisting in the revitalization of older areas of the municipality.

**Area Structure Plan (ASP)** means a statutory plan in accordance with the *Municipal Government Act* and the Lethbridge County Municipal Development Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), storm water drainage, fire protection and other utilities across the entire plan area.

**Conceptual Design Scheme** means a general site layout plan which provides for the orderly development of a parcel or group of parcels, usually for less than five lots. It is a planning tool which is a type of “mini” area structure plan, usually less detailed, typically illustrating lot layouts and sizes, roads, topography and general servicing information. It is usually not adopted by bylaw, but may be if the municipality desires to do so.

**Confined Feeding Operation (CFO)** means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operation Practices Act (AOPA)*, as amended from time to time, but does not include seasonal feeding and bedding sites.

**Confined Feeding Operation (CFO)** means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operation Practices Act (AOPA)*, as amended from time to time, but does not include seasonal feeding and bedding sites.

**CFO Exclusion Area** means the area within the Intermunicipal Development Plan where new confined feeding operations (CFOs) are not permitted to be established or existing operations allowed to expand.

**Country Residential, Grouped** means existing or proposed residential uses on more than two adjacent parcels of less than the minimum extensive agricultural parcel size, and may consist of the yard site of a former farmstead.

**Country Residential, Isolated** means one or two existing or proposed country residential uses.

**Country Residential Use** means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area, whether the dwelling is occupied seasonally, for vacation purposes or otherwise, or permanently.

**County** means Lethbridge County.

**Dispute Settlement or Resolution** means a formal process that provides the means by which differences of view between the parties can be settled, in a diplomatic and cooperative manner. These differences may be over their opinions, interpretations, or actions of one party in regards to decision making in the IDP plan area or interpretation of the IDP policies.

**Fringe or Urban Fringe** means the approximate one-to-two mile land area around the municipal boundary of an urban municipality and as designated in a land use bylaw, and for the purpose of this plan includes the actual designated Rural Urban Fringe district of the Lethbridge County Land Use Bylaw in the vicinity of the Village of Barons.

**Gateway Corridors** means areas of land adjacent to the highways and located at the main entranceways into and adjacent to the Village and are considered the area of approximately 200 m adjacent to Highway 23 and Highway 520.

**Grandfathered Use or Land Uses** means a use in existence at the time of adopting a bylaw but once the bylaw takes effect, may no longer conform or comply to the policies, standards or requirements of the bylaw, but they are legally allowed to exist until a change or intensification of the use occurs, at which time the use then must conform to the bylaw.

**Growth or Expansion Areas** means the areas of land identified in this Plan as logical parcels, areas or directions in which future urban scale growth may be directed in the future, when and if required, if additional lands are needed to accommodate population and/or economic growth by a municipality.

**Growth Study** means a report or analysis to identify the land requirements to accommodate future population and urban growth and is a guide for municipal decision-making regarding future land use needs. This study is not a statutory plan but it is often used as the basis for a formal annexation application being submitted to the Province. Typically the report will examine historic demographic trends, growth influences, land consumption, land and servicing constraints and municipal transportation and utility capacities.

**Industrial Use** means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution use which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard, or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

**Intensive Agriculture** means any concentrated method used to raise crops, food production, or to rear or keep or confine livestock, animals, poultry or their products for market, including such operations as horse riding stables, poultry farms, pastures, rabbitries, fur farms, greenhouses, tree farms, sod farms, apiaries, dairies, nurseries and similar specialty uses conducted as the principal use of a building or site.

**Intermunicipal Development Plan (IDP) Boundary** means the agreed-to area the IDP will govern and is the referral area for the plan and all development applications and statutory bylaw amendments on lands within the identified plan area that will be referred to each municipality and/or the IDP Committee.

**Intermunicipal Development Plan (IDP) Committee or Committee** means the Intermunicipal Development Plan Committee or Intermunicipal Committee established in accordance with the policies in this Plan and whose members are assigned by each respective council for the purposes of administering and monitoring the Intermunicipal Development Plan.

**Isolated Industrial/Commercial** uses means individual industrial or commercial uses located or proposed to be located on parcels of land not adjacent to other proposed or existing industrial uses, or are not located in an identified business park, and that, in the opinion of the Development Authority, would not substantially change the agricultural characteristics of an area.

**Land Use Concepts** means the planning proposal or plan generally illustrating the likely future land uses for an identified area within or adjacent to an urban municipality.

**Major Servicing Infrastructure** means those hard infrastructure assets that relate to municipal road, water, wastewater and sewer systems that are necessary to serve a subdivision or development.

**May** means, within the context of a policy, that a discretionary action is permitted.

**Municipal Services** means those services and utilities generally provided to the public and both delivered and maintained by the municipality, such as public roads, municipal potable water, municipal waste treatment, and collective storm water management.

**Noxious or Hazardous Use** means industry which involves processing of an extractive or agricultural resource which is deemed to be hazardous, noxious, unsightly or offensive (smoke, dust, glare) and cannot therefore be compatibly located in proximity of a residential environment. Examples should include, but are not limited to: anhydrous ammonia storage, abattoirs, oil and gas plants, bulk fuel depots, livestock sales yards, gravel/sand pits or stone quarries, auto wreckers or other such uses determined by the Development Authority to be similar in nature.

**Overlay Plans** means a conceptual design drawing which indicates how parcels of land may be further subdivided and typically illustrates minimum sized urban lots, road alignments to adjacent road networks, servicing corridors and building pockets as to where dwellings should be located, so as not to fragment land or interfere with urban growth plans.

**Plan** means the Lethbridge County and Village of Barons Intermunicipal Development Plan.

**Renewable Energy Developments, commercial scale** means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fuelled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is sold and distributed off-site (commercially) to the marketplace.

**Renewable Energy Developments, individual small-scale** means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized on-site for the sole consumption of the landowner, resident or occupant.

**Shall or Must** means, within the context of a policy, that the action is mandatory.

**Should** means within the context of a policy that the action is strongly encouraged but it is not mandatory.

**Traffic Impact Assessment (TIA)** means Traffic Impact Assessment (TIA) or Transportation Impact Analysis means an evaluation or analysis completed by a licensed professional engineer (typically specializing in traffic) of the effect(s) of traffic generated by a development on the capacity, operations, and safety of a public road or highway and generally includes summary of any mitigation measures or roadway improvements required. The analysis should provide a basis for determining the developer's responsibility for specific off-site improvements.

**Transportation Concept** means a conceptual design or plan illustrating the layout and future dedication of road right-of-way, in consideration of linkages and connectivity to existing road networks, access points, and the adjacent Village road pattern system.

**Unightly Premises** means properties that do not meet the general condition and state of tidiness of the greater community at large and typically may be described as properties with excessive: garbage and litter, unused vehicles or vehicle parts, unused equipment, machinery, or appliances, scrap material, excessive outdoor storage not associated with an approved business, and lack of maintenance or repair of buildings and landscaping, and unduly long grass or weeds.

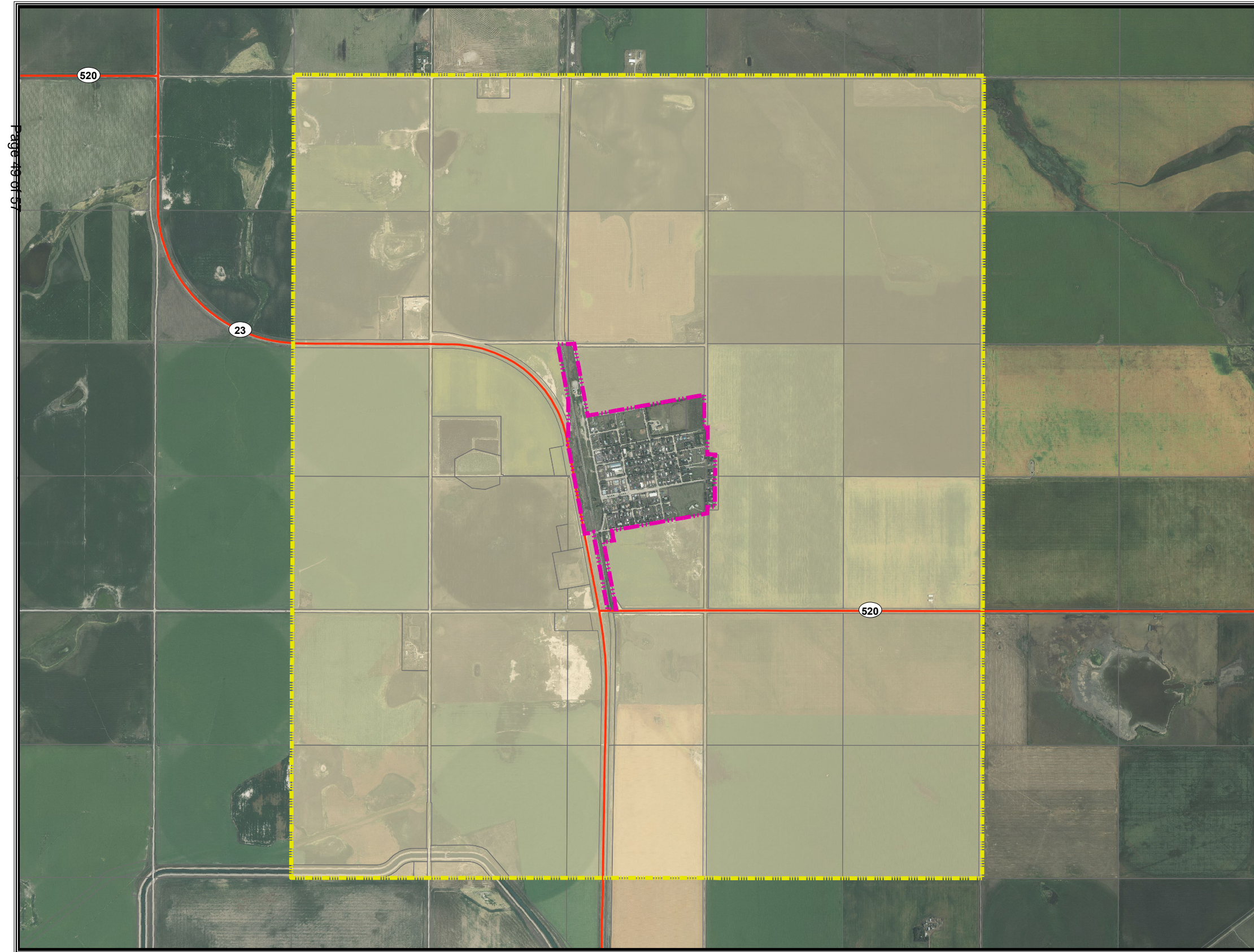
**Village** means Village of Barons.



MAPS

PART 5



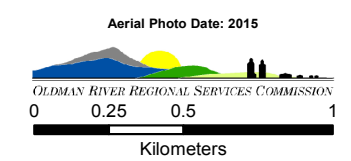


**VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW # \_\_\_\_ AND BYLAW# \_\_\_\_ 2020**

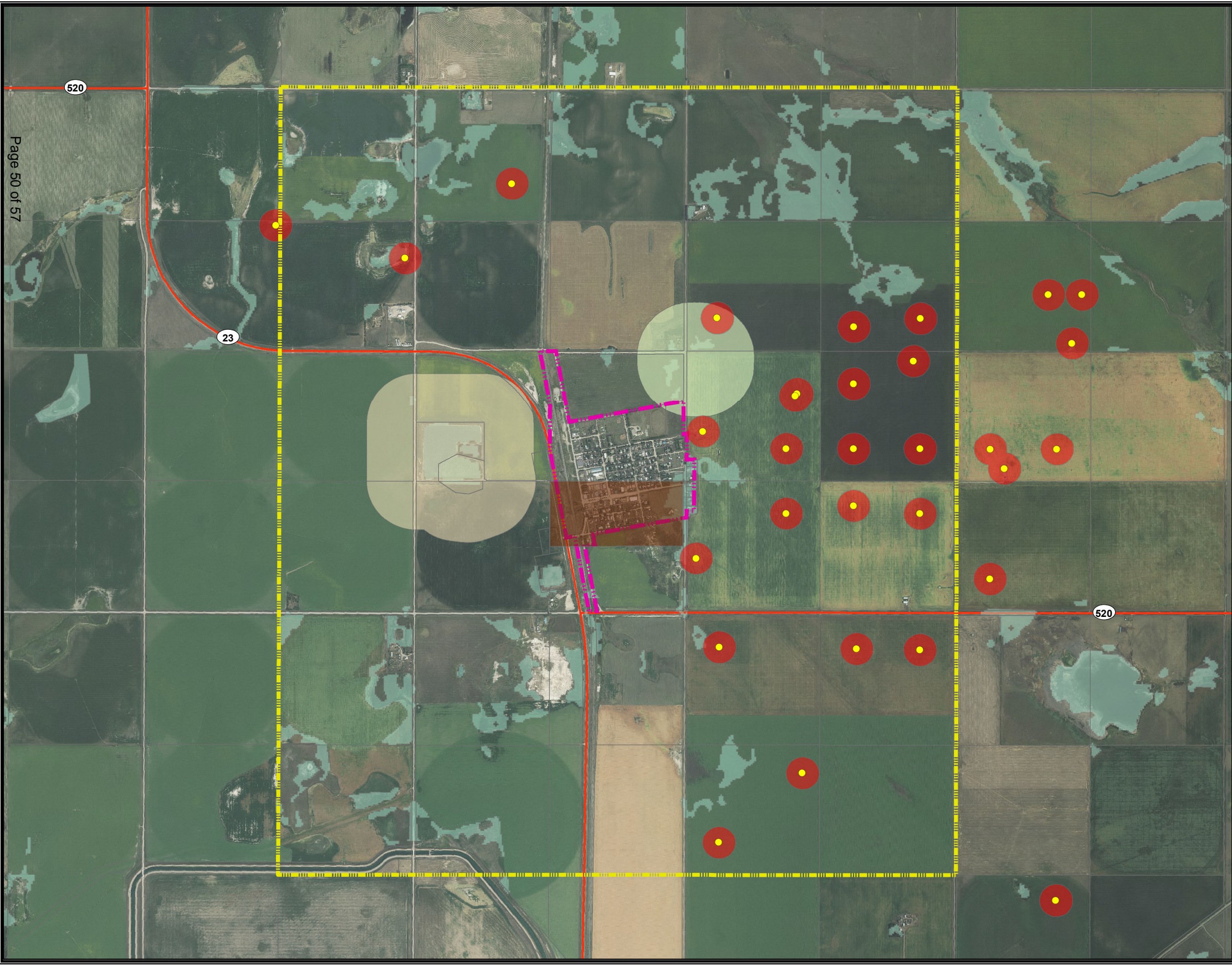
**CFO EXCLUSION AREA  
JANUARY 2020**

**MAP 4**

- IDP Boundary
- Highways
- Confined Feeding Operation Exclusion Area
- Village of Barons Boundary







Page 50 of 57

**VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW #\_\_\_\_ AND BYLAW#\_\_\_\_ 2020**

**GROWTH RESTRICTIONS  
JANUARY 2020**

**MAP 5**

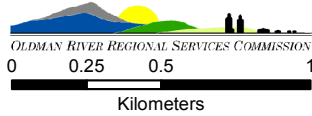
- IDP Boundary
- Village of Barons Boundary
- Highways
- Oil/Gas Well\*\*
- Oil/Gas Well Buffer - 100m
- Sewage Lagoon Buffer - 300m
- Old Landfill Buffer - 300m
- Wetland
- Historic Resource Values (HRV)\*\***
  - HRV 2: Designated Under the HRA as a Registered Historic Resource

Source:  
\* Alberta Culture and Tourism  
\* Refer to AB Culture and Tourism "Listing of Historic Resources Instructions For Use" for HRV description and categories..  
\*\* Alberta Energy Regulator, 2016

Government of Alberta, April 2017



Aerial Photo Date: 2015





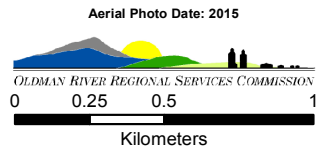


VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW #\_\_\_\_ AND BYLAW#\_\_\_\_ 2020

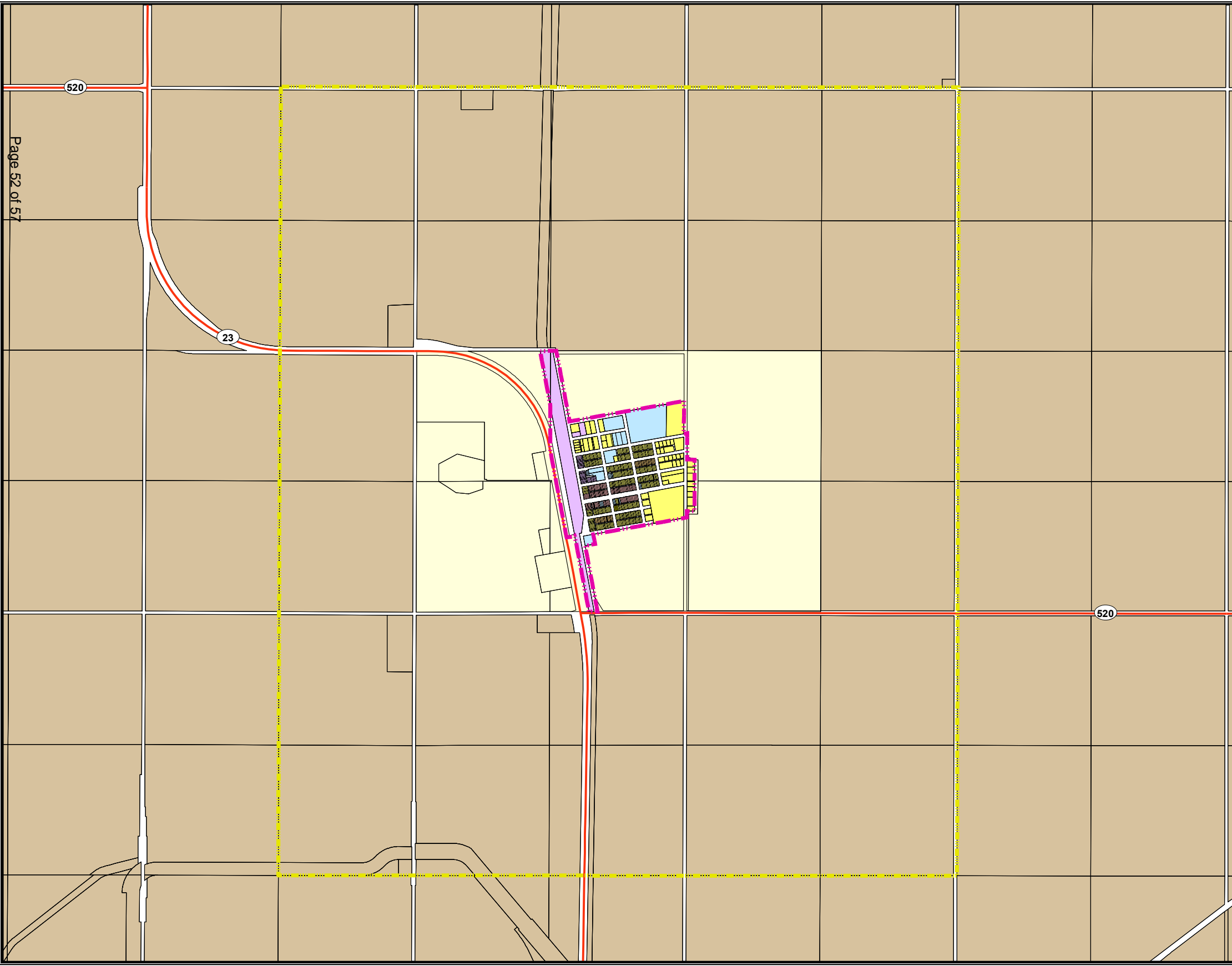
EXISTING LAND USE  
JANUARY 2020

MAP 6

- IDP Boundary
- Village of Barons Boundary
- Highways
- Farmstead
- Farm Building
- Abandoned Farmstead
- Country Residence
- Institutional
- Intensive Agriculture
- Industrial
- Utilities









Page 52 of 57

**VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW #\_\_\_\_ AND BYLAW#\_\_\_\_ 2020**



**LAND USE ZONING  
JANUARY 2020**

**MAP 7**

- IDP Boundary
- Village of Barons Boundary
- Highways
- Lethbridge County Land Use Districts**
  - Rural Agriculture - RA
  - Rural Urban Fringe
- Village of Barons Land Use Districts**
  - Residential R1
  - Residential Manufactured Home R2
  - Commercial CO
  - Industrial IN
  - Public & Institutional PI
  - Urban Reserve UR



Aerial Photo Date: 2015



Kilometers

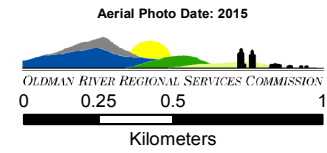


**VILLAGE OF BARONS  
LETHBRIDGE COUNTY  
INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW #\_\_\_\_ AND BYLAW#\_\_\_\_ 2020**

**SOIL CAPABILITIES  
JANUARY 2020**

**MAP 8**

- - - - - IDP Boundary
- Highways
- 2 - Moderately High to High Productivity, Moderate Crop Limitations
- 3 - Moderately High Productivity, Moderately Severe Crop Limitations
- - - - - Village of Barons Boundary



**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 20-004**

Bylaw No. 20-004 of the Lethbridge County is for the purpose of adopting the Lethbridge County and Village of Barons Intermunicipal Development Plan in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS municipalities are encouraged by the province to expand intermunicipal planning efforts to address common planning issues and where the possible effects of development transcend municipal boundaries.

AND WHEREAS the Intermunicipal Development Plan outlines policies that apply to lands in the urban fringe area and within parts of the town and is to be used as a framework for decision making in each municipality with input and cooperation of the other jurisdiction.

AND WHEREAS both the Councils of Lethbridge County and the Village of Barons agree that it is to their mutual benefit to establish joint planning policies, and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, 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 duly assembled hereby enacts the following:

1. Council shall adopt the Lethbridge County and Village of Barons Intermunicipal Development Plan in consultation and as agreed to with the Village of Barons.
2. This plan, upon adoption, shall be cited as the Lethbridge County and Village of Barons Intermunicipal Development Plan Bylaw No. 20-004 and Bylaw No. 719.
3. This bylaw shall come into effect upon third and final reading thereof.

GIVEN first reading this 16<sup>th</sup> day of April 2020.

  
\_\_\_\_\_  
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 <sup>st</sup> Reading	April 16, 2020
Public Hearing	
2 <sup>nd</sup> Reading	
3 <sup>rd</sup> Reading	

Our Reference: 2100-BARO/2300-LETH

April 30, 2020

Steve Harty  
Senior Planner  
[steveharty@orrscc.com](mailto:steveharty@orrscc.com)  
Oldman River Regional Services Commission  
3105 – 16 Avenue North  
Lethbridge, AB T1H 5E8

Dear Mr. Harty:

**RE: DRAFT INTERMUNICIPAL DEVELOPMENT PLAN  
LETHBRIDGE COUNTY & VILLAGE OF BARONS**

Alberta Transportation has received and reviewed the draft Intermunicipal Development Plan dated February 2020, for Lethbridge County and the Village of Barons.

Alberta Transportation's primary objective is to allow subdivision and development of properties that are subject to review and comment by Alberta Transportation pursuant to the control lines stipulated in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009, and the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation"), in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the document reflects sound planning principles and development strategies. The document is also well organized and thoroughly addresses all the issues that are pertinent when establishing a framework for subsequent land use redesignation, subdivision, and development within the plan area.

Moreover, the **Policies of Section 3.10 – Transportation** adequately address the need for the municipalities to maintain safe and efficient transportation networks.

Given the foregoing, strictly from Alberta Transportation's point of view, we do not have any concerns with the draft Intermunicipal Development Plan as proposed and/or the document being adopted by the Lethbridge County and Village of Barons subdivision and development land use authorities.



Mr. Harty

- 2 -

April 30, 2020

We would appreciate it if you could provide Alberta Transportation with a copy of the final plan for our files and future reference.

Thank you for the referral and opportunity to comment.

Yours truly,

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO/jb

cc: Oldman River Regional Services Commission – [dianehorvath@orrsc.com](mailto:dianehorvath@orrsc.com)  
Lethbridge County – [jwickson@lethcounty.ca](mailto:jwickson@lethcounty.ca); [hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca);  
[dthiele@lethcounty.ca](mailto:dthiele@lethcounty.ca); [development@lethcounty.ca](mailto:development@lethcounty.ca)  
Village of Barons – [barons@figment.ca](mailto:barons@figment.ca)

# AGENDA ITEM REPORT



**Title:** Bylaw 20-008 - Amendment to Bylaw 1241 (Pater Area Structure Plan) - Public Hearing  
**Meeting:** County Council - 21 May 2020  
**Department:** Community Services  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 06 May 2020  
Approved - 07 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

An application has been received to amend Bylaw 1241 being the Pater Area Structure Plan and allow for livestock as directed by the Animal Control Bylaw (Bylaw 17-008).

## RECOMMENDATION:

That Bylaw 20-008 be read a second time.  
That Bylaw 20-008 be read a third time.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council approved Bylaw 1241 on June 5, 2003.
- First Reading of Bylaw 20-008 was given on March 5, 2020

## BACKGROUND INFORMATION:

An application has been made to amend Bylaw 1241 being the Pater Area Structure Plan located in the SW 1-9-21-W4.

The applicant wishes to allow a limited number of livestock on the parcels which are currently between 3-10 acres in size. The applicant is proposing that Section 5.5 of the Area Structure Plan be replaced with the following:

**5.5. Animals - That animals be permitted as per the Lethbridge County Animal Control Bylaw (Bylaw 17-008).**

The application was circulated to all County Departments for review and no concerns were expressed regarding the proposal. In reviewing the application the Planning and Development Department provides the following comments:

- Many Grouped Country Residential Subdivisions have restrictions on the type of animals allowed through either an Area Structure Plan policy or a Restrictive Covenant that is put on the title by the original developer.
- Generally in higher density subdivisions (1-2 acre parcels) livestock is restricted and often limited to allowing only domestic pets such as cats and dogs.
- Some older Grouped Country Residential subdivisions have no livestock restrictions and are governed by the Animal Control Bylaw (Bylaw 17-008). Each parcel is allowed a limited number of livestock. The County has complaints from time to time regarding landowners who have exceeded the number of animals allowed. In these instances the County has successfully enforced the Animal Control Bylaw.
- Allowing livestock in residential subdivisions can lead to increased conflicts between neighbours and increased enforcement by County Administration.

Given the size of the parcels within the Pater Subdivision it could be reasonable to allow for a wider variety of animals including livestock if the animals and their manure are properly managed. If County Council approves the Bylaw the landowners within the subdivision would have to adhere to the parameters of the Animal Control Bylaw.

The proposed bylaw amendment was sent to the landowners within the Pater Subdivision and advertised in the May 5 and 12 editions of the Sunny South News. County Administration received one comment expressing concerns with allowing livestock within the Subdivision. They stated that currently they were experiencing negative impacts from an adjacent landowner's livestock including the odours created from manure stockpiles and the spreading of manure on uncultivated land.

#### **ALTERNATIVES:**

County Council may refuse the amendment and uphold the current bylaw. This may ensure that there would not be conflicts between landowners with regards to livestock, but could be considered restrictive for the size of acreages that are currently within the Pater Subdivision.

#### **FINANCIAL IMPACT:**

Increased monitoring and enforcement of the Animal Control Bylaw.

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

Allowing livestock on a larger acreages is a reasonable use of the property and would be regulated by the Animal Control Bylaw (Bylaw 17-008).

#### **ATTACHMENTS:**

[Bylaw 20-008 Signed First Reading](#)  
[Application to Amend Pater ASP Bylaw 1241](#)  
[Bylaw 1241- Pater Area Structure Plan](#)  
[Bylaw 20-008 Pater ASP Amendment](#)  
[Thys comments](#)

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 20-008**

**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 Westcott Consulting Group on behalf of the subdivision developer wishes to amend the "Pater Area Structure Plan" Bylaw No.1241 pertaining to lands located within the SW 1-9-21-W4.

AND WHEREAS the County's Municipal Development Plan requires that developers prepare an Area Structure Plan that must include architectural controls;

AND WHEREAS the developer wishes to amend the architectural controls by removing Section 5.5 Animals, and replace with the following:

**5.5 Animals – That animals be permitted as per the Lethbridge County Animal Control Bylaw (Bylaw 17-008).**

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 "Pater Area Structure Plan" Bylaw No.1241, Architectural Controls, Section 5.5 Animals, are hereby amended and replaced with the text "That animals be permitted as per the Lethbridge County Animal Control Bylaw (Bylaw 17-008)" as per amending Bylaw No. 20-008.
2. Bylaw No.1241 being the "Pater Area Structure Plan" Bylaw No.1241, is hereby amended.
3. This Bylaw No. 20-008 comes into effect upon 3<sup>rd</sup> and final reading hereof.

GIVEN first reading this 5<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
CAO

GIVEN second reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Reeve  
\_\_\_\_\_  
CAO

GIVEN third reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Reeve  
\_\_\_\_\_  
CAO

RE: Amendment to Area Structure Plan (By-Law 1241)

To Reeve and Lethbridge County Council:

Good Morning, we as residents of the "Pater Subdivision" are requesting an amendment to the Area Structure Plan - Section 5.5 Animals, which states:

"Residents would be allowed to keep the normal range of domestic pets. Horses, cattle, pigs, chickens, and other animals raised for commercial purposes not conducive to a residential environment or the size of the lot would not be allowed."

This by-law currently limits the ability of a resident to keep non-domestic animals on their property. The attached affected land owners have signed the following petition and are requesting the amendment to mirror that listed in By-Law No. 17-008 Section 3, Animal/Bird Regulations. See Below.

**3. Animal/Bird Regulations:-**

a. on any subdivision, as defined in this Bylaw between 0.40 hectares (1 acre) and 10.0 hectares (24.7 acres) in size, the following animal units are permitted in Lethbridge County:

Residential Parcel Size In Hectares	Residential Parcel Size In Acres	Allowable Number of Animal Units
0.0 - 0.39 hectares	0.0 - .99 acres	0
0.4-0.6 hectares	1.0-1.99 acres	1
0.81-1.21 hectares	2.0-2.99 acres	2
1.22-1.61 hectares	3.0-3.99 acres	3
1.62-2.02 hectares	4.0-4.99 acres	4
2.03-2.42 hectares	5.0-5.99 acres	5
2.43-2.83 hectares	6.0-6.99 acres	6
2.83 hectares or greater	7 acres or greater	7*

\*Plus the number of animal units permitted for that portion of the parcel in excess of 7 acres. Example 5.26 hectares (12.99 acres) 5+6=11 total animal units.

Parcels larger than 10 hectares (24.7 acres) have no restriction on the number animal units permitted. Registration or permits will be required from the Natural Resources Conservation Board (NRCB) if the number of animal units exceeds the NRCB thresholds.

b. For the purpose of this section "one animal unit" equals the following:

- i. One horse, donkey, or mule over a year old
- ii. Two colts up to one year old
- iii. One llama/alpaca
- iv. Two ostrich, emu, or other ratite
- v. One cow or steer over one year old
- vi. Two calves up to one year old
- vii. One elk or bison/buffalo
- viii. Fifty (50) broiler chickens
- ix. Fifteen (15) chickens (layers)
- x. Ten (10) ducks, turkeys, pheasants, geese or other similar fowl or in combination thereof
- xi. Three sheep or goats over a year old

# PETITIONS ARE PUBLIC DOCUMENTS

APPENDIX D

## PETITION BY ELECTORS

(pursuant to the *Municipal Government Act* and amendment's thereto)









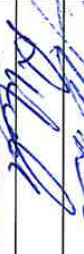

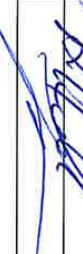

*Leithbridge County*

To: The Council of the (type of municipality) of (name of municipality), in the Province of Alberta.

The undersigned persons, being electors of the (type of municipality) of (name of municipality) in the Province of Alberta, hereby petition the council of (name of municipality) for/to: *Leithbridge County*

- (2) *Accurately state purpose and objectives of Petition in this space. See Attached Appendix 'A'*

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the (type of municipality) of (name of municipality).

Signature of Petitioner	Printed Name	(3) Street Address or Legal Land Description	(4) I am an elector of this municipality	Date	(5) Signature of Adult Witness
	Peter Van Loosde	61-210044 Hwy 512	YES	16/12/19	
	Camelia Van Lier	61-210044 Hwy 512	YES	Dec. 16 2019	
	Lisa Lutz	57-210044 Hwy 512	YES	Dec. 16 2019	
	Brian DeKrom	61-210044 Hwy 512	YES	Dec. 11 2019	
	Dennis Heck	61-210044 Hwy 512	YES	Dec. 17 2019	
	Travis Threl	71-210044 Hwy 512	YES	Dec. 19 2019	

## NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.
2. Each page of the petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.



# PETITIONS ARE PUBLIC DOCUMENTS

APPENDIX D

## PETITION BY ELECTORS

(pursuant to the *Municipal Government Act* and amendment's thereto)

Page 1

To: The Council of the Leckbryge County of Leckbryge County, in the Province of Alberta.

The undersigned persons, being electors of the Leckbryge County of Leckbryge County in the Province of Alberta, hereby petition the council of Leckbryge County for/to:

- (2) Accurately state purpose and objectives of Petition in this space. See Attached Appendix 'A'

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the Leckbryge County of Leckbryge County.

Signature of Petitioner	Printed Name	(3) Street Address or Legal Land Description	(4) I am an elector of this municipality	Date	(5) Signature of Adult Witness
<i>Steven Page</i>	Steven Page	77-210044 Hwy 512	Yes	13/12/2019	<i>Riley Merrill</i>
<i>Rita Page</i>	Rita Page	77-210044 Hwy 512	Yes	13/12/2019	<i>Riley Merrill</i>
<i>Daniel Zepala</i>	Daniel Zepala	71-210044 Hwy 512	Yes	13/12/2019	<i>Riley Merrill</i>
<i>Jordan Bonetti</i>	Jordan Bonetti	73-210044 Hwy 512	Yes	16/12/2019	<i>Jordan Bonetti</i>
<i>John &amp; Maria Page</i>	John & Maria Page	84-210044 Hwy 512	Yes	16/12/2019	<i>Jordan Bonetti</i>
<i>John &amp; Maria Page</i>	John & Maria Page	69-210044 Hwy 512	Yes	20/12-17	<i>Jordan Bonetti</i>

## NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.
2. Each page of the petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.

AFFIDAVIT

I, (name) JORDAN BONETTI, pursuant to the *Municipal Government Act* and amendments thereto, of the (type of municipality) of (name of municipality), in the Province of Alberta, MAKE OATH AND SAY: County Lethbridge

1. THAT I was personally present and did witness those signatures on the attached petition where I have signed my name as an adult person.
2. THAT to the best of my knowledge the persons whose signatures I have witnessed on this petition are electors of the (name of municipality) Lethbridge County
  - a. An eligible elector, at a minimum, is a Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12 and 47 of the *Local Authorities Election Act (LAEA)* for further information.)
  - b. I personally observed each person complete the petition document.

SWORN (~~or affirmed~~) before me at

the City of Lethbridge

in the Province of Alberta,

this 6 day of January

20 20.

[Signature]  
(Signature of person who witnessed signatures on the petition)

[Signature]

A Commissioner for Oaths/Notary Public in and for the Province of Alberta

\*(PRINT OR STAMP NAME HERE)

VALERIE KOOT  
My Commission Expires  
Feb. 22, 20 22

MY APPOINTMENT EXPIRES \_\_\_\_\_

\*(Must be legibly printed or stamped).

**AFFIDAVIT**

I, (name) - Don Pater, pursuant to the *Municipal Government Act* and amendments thereto, of the (type of municipality) of (name of municipality), in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did witness those signatures on the attached petition where I have signed my name as an adult person.
2. THAT to the best of my knowledge the persons whose signatures I have witnessed on this petition are electors of the (name of municipality).
  - a. An eligible elector, at a minimum, is a Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12 and 47 of the *Local Authorities Election Act (LAEA)* for further information.)
  - b. I personally observed each person complete the petition document.

SWORN (or affirmed) before me at

Lethbridge County  
in the Province of Alberta,

this 9th day of January  
2020.

[Signature]  
A Commissioner for Oaths/Notary Public in and  
for the Province of Alberta

[Signature]  
(Signature of person who witnessed  
signatures on the petition)

\*(PRINT OR STAMP NAME HERE)

MY APPOINTMENT EXPIRES \_\_\_\_\_

\*(Must be legibly printed or stamped).

COUNTY OF LETHBRIDGE  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1241

A BY-LAW OF THE COUNTY OF LETHBRIDGE  
BEING A BY-LAW PURSUANT TO  
SECTION 633(1) OF THE MUNICIPAL GOVERNMENT ACT,  
CHAPTER M.26.1

WHEREAS John and Lydia Pater wish to develop additional Grouped Country Residential parcels on a portion of the Southwest quarter Section 1, Township 9, Range 21, West of the Fourth Meridian;

AND WHEREAS a portion of the above parcel has already been classified as Grouped Country Residential (G.C.R.) by the County of Lethbridge;

AND WHEREAS County Council has tabled an application for subdivision pending the preparation of an Area Structure Plan by the applicant;

AND WHEREAS the developer has submitted the "Pater Area Structure Plan" which will provide a framework for subsequent subdivision and development of the subject lands;

NOW THEREFORE BE IT RESOLVED that the Council of the County of Lethbridge does hereby adopt the "Pater Area Structure Plan" attached as Appendix "A".

GIVEN first reading this 3rd day of April, 2003.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
County Manager

GIVEN second reading this 5th day of June, 2003.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
County Manager

GIVEN third reading this 5th day of June, 2003.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
County Manager

# JOHN & LIDIA PATER, AREA STRUCTURE

LOCATED IN THE COUNTY OF LETHBRIDGE NO. 26

PORTION OF THE SW ¼ - 1-9-21-W4M

RE: IN SUPPORT OF LAND USE BY-LAW AMENDMENT  
BYLAW # 1217  
FROM: RURAL AGRICULTURAL "RA"  
TO: GROUPED COUNTRY RESIDENTIAL

MAY 21, 2003

PART OF:  
BYLAW #1241

## INTRODUCTION

### 1.1 PURPOSE

This document has been prepared and submitted in response to subdivision application #2001-0-109, which was tabled by County Council pending the preparation of an area structure plan. (Appendix 'A')

A subsequent appeal to the SDAB (Subdivision & Development Appeal Board) further confirmed that an area structure plan would be required.

As requested, this area structure plan covers the entire quarter section, east of the S.M.R.I.D. canal and north of S.R. #512, including 4 different landowners.

A 10.2-acre portion of the land to be subdivided has already been rezoned for Grouped Country Residential use. (Bylaw #1217, given 3<sup>rd</sup> reading on June 7, 2001, Appendix 'B' & 'C')

### 1.2 DEVELOPMENT CONCEPT – OUTLINE PLAN

The concept used for the layout is based on discussions held with both the County of Lethbridge and the Oldman River Intermunicipal Service Agency staff. The lot scheme set up on this plan has placed proposed property boundaries so existing lots will be incorporated into the plan that includes the owners existing residence. Fence lines not on property lines at this time shall be moved to the new property lines once they have been created.

### 1.3 APPLICANTS INTEREST

John and Lidia Pater are the applicants & registered owners of the largest parcel included in this plan. Other individual property owners are:

1. Darrel & Lisa Lutz
2. Peter & Camilla Van Lier
3. John Laminski

All landowners have been notified and are aware this plan has been prepared and submitted.



## 2. SITE ANALYSIS

### 2.1 Site location

The property is located in the SW 1-9-21-w4, 2.5 miles east of the City of Lethbridge (See Appendix 'C')

### 2.2 Soils and Groundwater

See AMEC Earth and Environmental Std. Report dated August 13, 2001 for soils information and groundwater status.

### 2.3 Water and Hydrology

See AMEC Earth and Environmental Std. Report dated August 13, 2001 for soils information and groundwater status

### 2.4 Land Ownership

(See Appendix 'C')

### 2.5 On-site Land Use

This property is presently used as an acreage producing hay on the irrigated land west of the residence and out building. Pets and horses are housed on the area south of the residence.

### 2.6 Adjacent Land Use

The adjacent land uses are either country residential or small hobby farms.

### 2.7 Constraints and Opportunities

#### .1 Slope Stability

Addressed in AMEC Earth and Environmental Ltd. Report dated August 13, 2001. Slope stability is not an issue because of the relatively flat land.

## .2 Land Suitability

The matter of suitability of the land base to sustain the proposed development is also a concern. Public health and environmental concerns relative to the capability of the soil environmental concerns relative to the capability of the soil to absorb sewage effluent also require diligence in determining that capability. Testing also provides an indication of the water table level, which has further developmental implications such as foundation requirements, basement materials and sump pumps and associated matters. Percolation tests have been conducted at four separate locations on the site and have yielded favourable results on all but one location. The report suggests testing other locations for a suitable sit on that lot. Details of results are outlined in AMEC Earth and Environmental Ltd. Report dated August 13, 2001. Home builders will be required to conduct individual percolation tests on each lot as a condition of obtaining a plumbing permit. (Alberta Private Sewage Systems-Standards of Practice, 1999)

## .3 Opportunities

### Ease of Development

The basic services are near or on the site, which will make it easier and more economical to service and develop the proposed lots.

## .2 Value

The taxes generated through this type of development are an important income source for the County. The conversion of marginal agricultural land to country residential use will also help diversify the County economy.

### .3 Storm Water and Drainage

#### .1 Individual Site Considerations

Increased development activity on the site will have a corresponding impact on surface runoff, roof areas, sidewalk, driveways and paved roadways will all speed up the rate at which storm water will leave an individual site and combine with runoff from adjacent sites. Owners will be encouraged to empty on-site storm water detention in their site development and landscaping design. No change in the quality of storm water is anticipated.

#### .2 Communal Drainage Considerations

Through the site grading plan and road construction, the developer will ensure that appropriate means to detain surface runoff are employed. AMEC Earth and Environment Ltd. Report dated August 31, 2001 for particulars.

.3 Subsequent to the June 2002 rainfall event, the S.M.R.I.D has installed a drain inlet to better manage surface water. (Appendix 'D') The constructed drain will be protected by an easement at the time of subdivision approval. Operation of the gate is the sole responsibility of the S.M.R.I.D. (see letter from S.M.R.I.D.)

### .3 Energy Supply

#### .1 Electricity

Electrical power to and through the site is available through Utilicorp. It is proposed that an underground line in the utility right-of-way at the front of the property will be utilized.

Existing lots have power underground to the homes fed from an overhead power line. Provisions for this future service shall be allowed for during initial construction. See plan for utility right-of-way location. Power and Telus cables would be run in same trench. George Plaksey to make appropriate applications to Utilicorp and coordinate contractors during construction.

### 3. PROPOSED LAND USE AND DESIGN CONSIDERATIONS

#### 3.1 Proposed Land Use

##### .1 Residential

The entire area could eventually consist of 14 Grouped Country Residential parcels ranging in size from 3.01 acres to 10.95 acres in size, however, significant amendments to the County's L.U.B. & M.D.P. would be required.

##### .2 Roadways and Utility Lots

To provide for the appropriate access to each lot and to ensure that public utilities can be installed properly, roadways and utility right-of-ways will be dedicated (see plan).

#### 3.2 Population and Housing Densities

The area of the site amounts to approximately 95 acres.

If the average household were 4 persons then approximately 56 people would inhabit the completed subdivision. The density of the site would then be in the neighbourhood of 1.7 people per acre.

All lots are to be single-family residential dwelling. Setback of tall permanent structures shall be a minimum of 20 metres from front, and 6 metres from side and rear property boundaries.

#### 3.3 Municipal Reserve

The developer will provide the 10 % municipal reserve requirement as "cash-in-lieu".

UMA Group  
Contact: George Plaksey  
Phone: 403-329-4822

.2 Natural Gas

Supplier ATCO Gas

ATCO Gas will install main line so lots shall be pre-serviced with natural gas main. Each new lot landowner shall be responsible for their individual service line. ATCO Gas has agreed to allow construction of water line in their 6.1-meter utility right-of-way. See plan for location and offsets.

Contact: Rick Cicon

Phone: 403-380-5421

.4 Communications

.1 Telephones

Telephone service may be provided through the Telus network. The cable would be sited within the utility right-of-way.

Supplier: Telus

Line will be installed at same time as electricity in same trench. Line will be run to pedestal at property line. Each new landowner will pay for service from pedestal to house.

Contact: Jose Wojfzel

Phone: 403-382-2575

.2 Televisions

It is not intended to provide a cable service to the site.

4.3 Staging of Development

It is the applicants' intention to only apply for a 3-lot subdivision, on the area already rezoned for grouped country residential. Additional subdivision is not anticipated at this time, however should this change in the future, an application for rezoning would be submitted in accordance with this plan. (See subdivision plan prepared by Halma Surveys)

At this time, the rezoning & subdivision of lands other than the 10 acres currently designated would be contrary to the County Land Use Bylaw & Municipal Development Plan. Further subdivisions would likely not

occur on the balance of the parcel without significant amendments to the L.U.B. & M.D.P.

#### 4. PROPOSED ROADWAYS AND SERVICING

##### 4.1 Roadways

###### .1 Site Access

The proposed subdivision has a derive access from a road built along south edge of the property from the County and Secondary Road Number 512. The road was constructed in 1996-1997. The road right-of-way is 20 metres in width with a gravel road constructed. The County accepted the road in 1998 and is currently maintaining the road.

###### .2 Road Dimensions

In the future the existing 20 metre wide road would extend into the development area as indicated on the area structure map, at the developers expense.

###### .3 Constructing and Surfacing

The proposed roadways within the site would be constructed according to a rural residential cross section utilizing a minimal ditch on either side. Driveway approaches would be constructed over appropriately sized culvers. In addition, the road would be gravel surfaced.

###### .4 Off-Site Roadways and Traffic

The external roadway system is already in place adjacent to the site. It is proposed that this road have some type of dust suppression applied to it. This could be implemented as part of the Development agreement at time of subdivision.

###### .5 Drainage

Drainage swales will be constructed as part of the roadway cross-section throughout the future subdivision. This may entail culverts and approaches being also constructed for each lot. The design is intended to be compatible with the pre-development flow rate study and is shown in detail on the proposed subdivision plan.



The natural slope of the parcel in questions is from north to south and west to east. See plot plan for spot elevations. The north ditch shall carry waters to the road allowance ditch at the east side of the property. Grading shall be done on property so as to facilitate all waters on the property to move to southeasterly portion of the property where a +65 metre wide swale will carry waters through ditch to the irrigation canal. Water presently runs in this fashion but shall force all water to flow to the irrigation canal area in the SW corner of the property.

#### .6 Road Maintenance

Because the on-site roadway is County road initial construction and maintenance are the responsibility of the Developer. This will include snow plowing and repairs as required.

#### .7 Fire Protection

Two dugouts are constructed on site (4,000,000 Imperial gallons) for fire protection water storage. This dugout shall have a dry hydrant installed in the future at subdivision expansion. The drainage system of the site will run through this dugout. This will supply additional holding area for storm drain waters. This will also minimize the distance storm waters will travel to the pond thus reducing any possibility of erosion.

### 4.2 Servicing

#### .1 Water

Two options are available. Adjacent owners will provide water and has a turnout located on the adjacent north property and is a member of the Rural Water Association Co-op. If this option is not exercised, future owners will haul potable water to installed cisterns.

Rural Water Association Water Co-Op

Contact: Walter Vanderbrook

Phone: 403-320-1600

SMRID will supply water to all properties once the following terms have been met:

i) Household Purposes Agreement for all lots. Water services will be supplied by an underground pipeline ran as shown on the plan for the existing turnout. The gas company has said water pipeline can run inside their easement, as long as P/L is placed 2 meters off property line leaving them 4.1 meters for their main line installation.

ii) No trees are to be placed within 5 meters of the water pipeline and no permanent surface installations are allowed that may hinder service of the pipelines.

iii) A 6.0-meter access easement is provided to allow access to the turnout situated in Lot 12. See outline plan for location.

#### SMRID

Contact: Derik Jaffray

Phone: 403-328-4401

#### .2 Sewage Disposals

Each proposed lot exceeds the minimum ½ acre requirements for a private sewage disposal system. The normal septic tank and field system is proposed for the development. Alternatively, a pump-out tank could be provided if a suitable location in the P2 test area could not be found. AMEC Earth and Environment Ltd. Report dated August 13, 2001.

Supplier: C & V Excavating

Septic tank and field systems to be used for sewage disposal. C & V Excavation has installed several systems in the area and has confirmed soil conditions have been receptive to this installation.

#### C & V Excavating

Contact: Vic Giesbrech

Phone: 403-327-3555

## 5. ARCHITECTURAL CONTROL AND DEVELOPMENT STANDARDS

### 5.1 Housing Form

#### .1 House Style

Mobile homes and relocated homes on new foundations would not be permitted in the subdivision. A caveat shall be placed on the title thus ensuring the construction of a new home.

#### .2 House Size

Houses within the subdivision will be required to be a minimum of 1200 square feet in area.

### 5.2 Housing Placement and Design

#### .1 House Design

Residents will be encouraged to work with a designer in the planning and design of their home to ensure that a consistent level of development is achieved.

#### .2 House Placements

Placement is optional as long as minimum setbacks of the County are observed.

#### .3 Accessory Buildings

Out buildings will be allowed but will also be subject to minimum setback requirements.

### 5.3 Fencing

Uniform fencing is encouraged.

### 5.4 Vehicle Storage

Residents would be encouraged to store recreational vehicles within an off-site storage compound or alternatively on their own sites in a manner which does not obstruct neighbouring views.

## 5.5 Animals

Residents would be allowed to keep the normal range of domestic pets. Horses, cattle, pigs, chickens and other animals raised for commercial purposes, not conducive to a residential environment or the size of the lot would not be allowed.

Mr. Pater spoke to Council. If possible, he now would like to apply for subdivision approval in an area that encompasses less land than what was redesignated, as he wants the dugout to remain part of the farmland. He does not want it part of the subdivision for access and water reasons.

Note: Councillor J. Kolk present at 1:10 p.m.

J. KOLK MOVED to table this application until Mr. Pater submits an area structure plan for the area east of the canal. CARRIED

Note: Mr. Pater retired from the meeting at 1:35 p.m.

Note: Director of Municipal Services, Duane Climenhaga present at 1:35 p.m.

#### H8 Concerns with Manure Stockpiling

The County has received two letters from ratepayers requesting the County to address the issue of stockpiling manure. Both letters involve the same feedlot operator. The ratepayers are requesting measures be taken to stop the practice of stockpiling manure.

Council discussed the various ways to address the problem of stockpiling. It was agreed that, before any steps could be taken, clarification from Alberta Agriculture was required as to whether stockpiling would be permitted after December 31, 2001.

J. KOLK MOVED a letter be written to the feedlot operator in question requesting that he refrain from stockpiling, a copy of the letter be sent to the ratepayers who wrote the letters of complaint and the County of Lethbridge Livestock Producers and Alberta Cattle Feeders Association. CARRIED

#### H9 Amendment to By-Law 1104

In the past, the Development Officer has generally limited the length of his absence from the office, to ensure that the development approval process proceeds without unnecessary delays. This practice has been followed because the County's Development Approval By-Law delegates the approval authority exclusively to the Development Officer.

To avoid unnecessary delays in the processing of development permit applications and approval of same, administration is requesting an amendment to the Development Approval By-Law No. 1104. If approved, the amendment will enable administration to issue approvals during periods when the Development Officer is away for an extended period.

J. KOLK MOVED first reading of By-Law 1228 - By-law to amend By-law No. 1104 - The County's Development Authority By-law. CARRIED

M. OSAKA MOVED second reading of By-Law 1228 - By-Law to amend By-Law No. 1104 - The County's Development Authority By-Law. CARRIED

H. RUTZ MOVED to go to third reading of By-Law 1228 - By-Law to amend By-Law No. 1104 - The County's Development Authority By-Law. CARRIED

L. HICKEY MOVED third reading of By-Law 1228 - By-Law to amend By-Law No. 1104 - The County's Development Authority By-Law. CARRIED

Reeve

County Manager



E-Mail: cntyleth@telusplanet.net  
Telephone: (403) 328-5525  
Fax: (403) 328-5602

# County of Lethbridge No. 26

#100, 905 - 4<sup>th</sup> Avenue South, Lethbridge, Alberta T1J 4E4

June 8, 2001

Mr. John Pater  
R.R. 8-28-13  
Lethbridge, Alberta

Dear Mr. Pater:

**Re: By-Law #1217 – John Pater - Ptn. S.W. 1-9-21-W4**

Please be advised that at the regular County Council meeting dated June 7, 2001, Council gave third reading to the above bylaw, effective rezoning a portion of the subject parcel for Grouped Country Residential use.

If you have any questions or concerns, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nick Paladino', written over a horizontal line.

Nick Paladino  
Supervisor of Planning & Development

Im

APPENDIX 'B'



# *St. Mary River Irrigation District*

1210 - 36th Street North, Lethbridge, Alberta P.O. Box 278 T1J 3Y7  
Telephone (403) 328-4401 Fax (403) 328-4460 Email smrid@telusplanet.net

May 8, 2003

County of Lethbridge  
#100, 905-4 Avenue S.  
Lethbridge, Alberta  
T1J 4E4



**Attention: Nick Paladino**

Dear Sir:

**Re: Proposed Subdivision**  
**SW 1-9-21-4 (Pater)**

The drain inlet that has recently been installed into the canal on the above mentioned property was designed to handle the natural drainage volumes from the area east of the canal in the SW 1-9-21-4. In our view, the proposed lots would not have an impact on volumes. The inlet is the responsibility of the district and as such will remain open at all times.

Furthermore, with respect to water quality, the SMRID is of the opinion that the placement of additional homes would not have a negative effect on water quality.

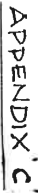
Yours truly

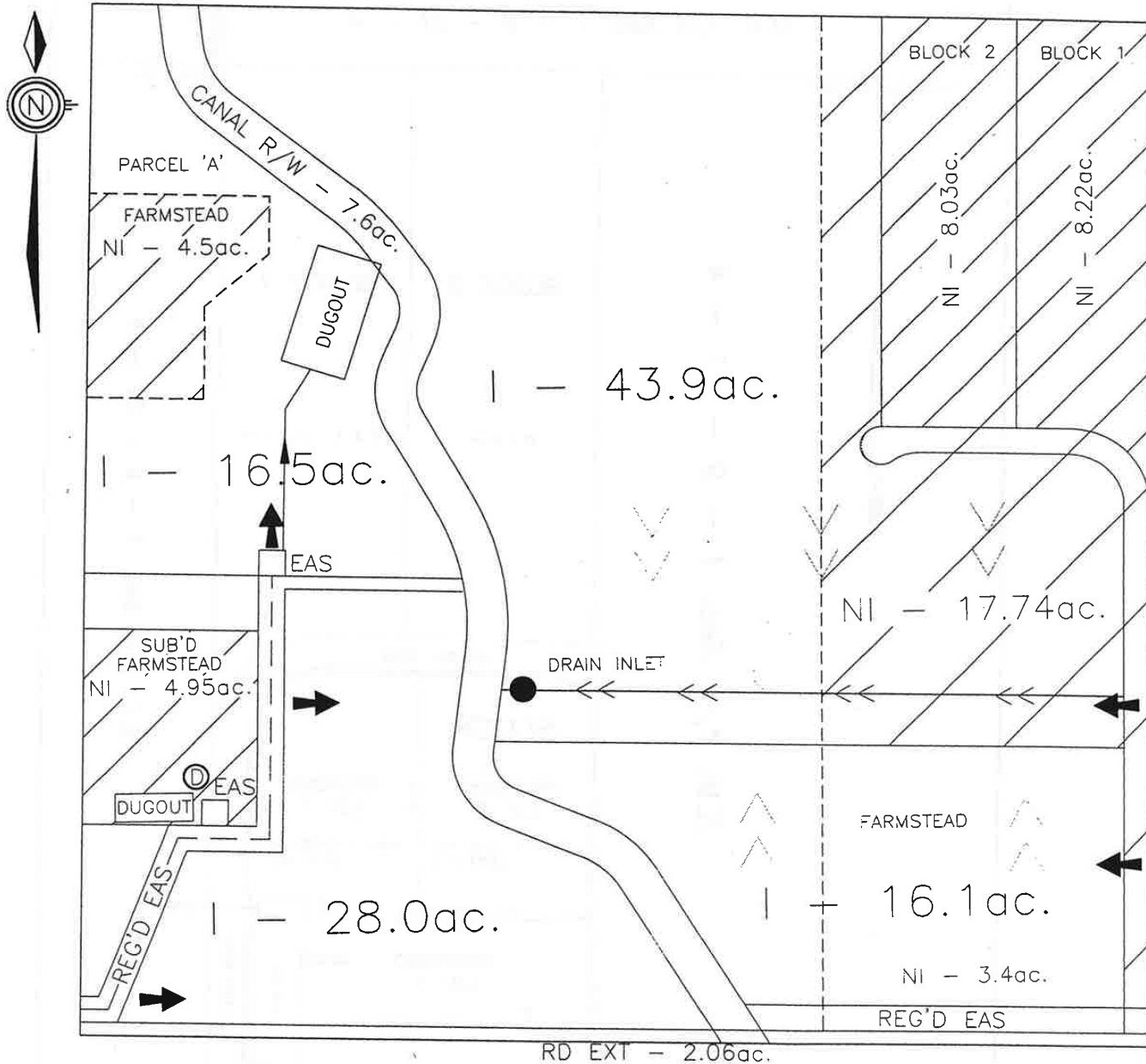
For.  
Derick Jaffray  
Land Administrator

pc John Pater



Serving over 370,000 acres of irrigation





SW 1 TP. 9 RG. 21 W.4

**Proposed Subdivision**

of PART of

S.W. 1/4 Sec. 1, Twp. 9, Rge. 21, W. 4th  
COUNTY of LETHBRIDGE No. 26

N.W. 1/4 Sec. 1 - 9 - 21 - 4

E/W QUARTER LINE

N/S QUARTER LINE  
Centre of Sec. 1

S.W. 1/4 Sec. 1 - 9 - 21 - 4

S.E. 1/4 Sec. 1 - 9 - 21 - 4

BLOCK 2

BLOCK 1

PLAN

9 8 1 2 1 7 9

20.12m ROAD

BLOCK

PROPOSED LOT 2

AREA = 1.241 ha.  
(3.07 ac.)

PROPOSED LOT 1

AREA = 1.220 ha.  
(3.01 ac.)

PROPOSED LOT 3

3  
AREA = 1.672 ha.  
(4.13 ac.)

INTAKE

OUTLET

DUG OUT

20.12m ROAD

title boundary

182.88

DISTANCES ARE IN METRES  
PROPOSED SUBDIVISION HAS BEEN SHOWN OUTLINED IN RED  
and CONTAINS 4.133 HECTARES, ( 10.21 ac. )

DATED AT THE CITY OF LETHBRIDGE  
THIS 30th DAY OF JANUARY, 2003.

SCALE = 1 : 2000

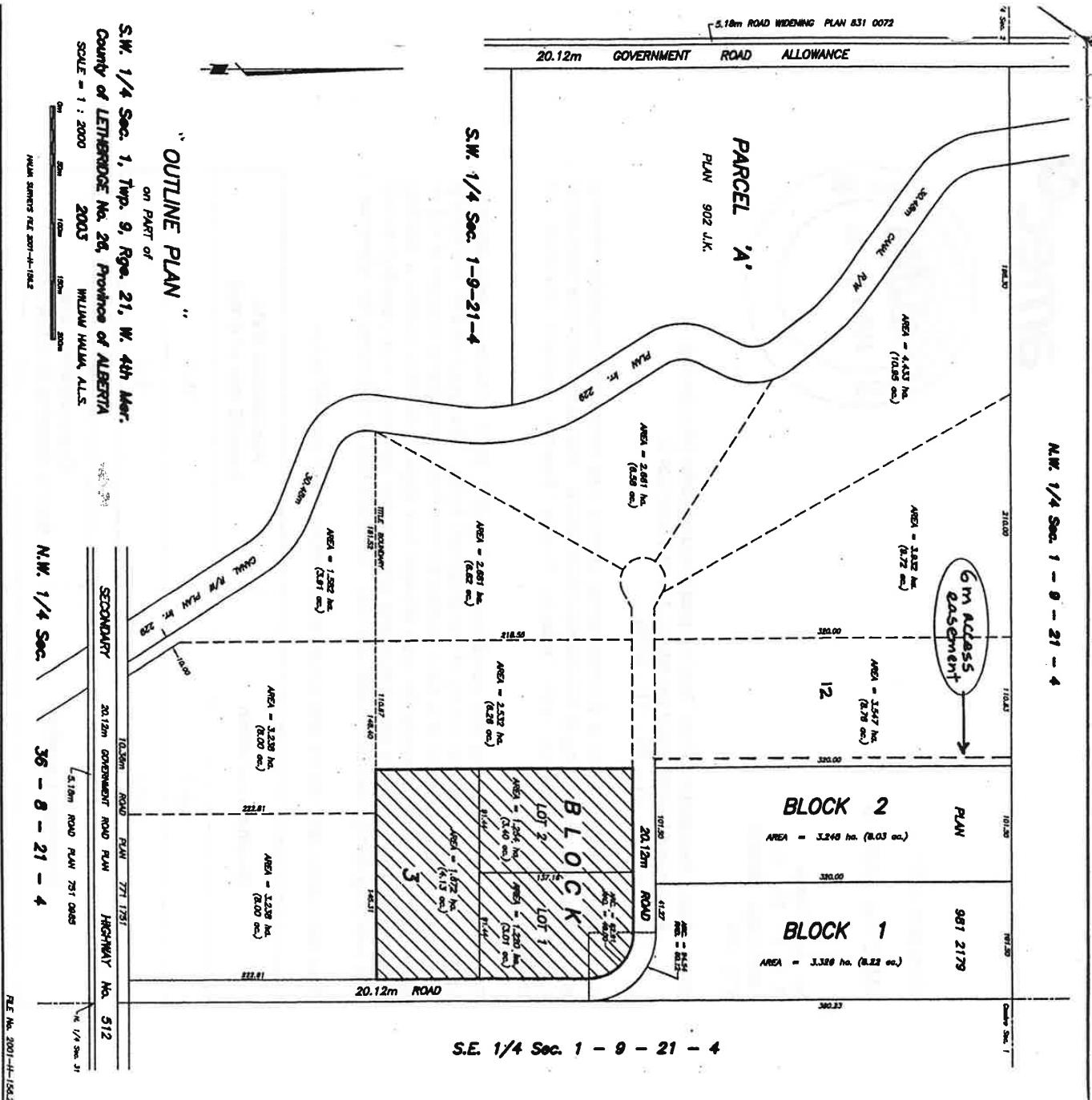
0m 50m 100m 150m 200m

**SUBDIVISION PLAN**  
Page 27 of 36  
17.

HALMA • SURVEYS  
No. 102 - 459 MAYOR MAGRATH DRIVE SOUTH  
SANDMAN • INN • PLAZA  
HARRINGF ALBERTA T1J 3J8 PHONE (403) 329-3975

FILE:  
2001-H-156.1

## OUTLINE PLAN





13 August 2001

AMEC File: BX05119

Mr. John Pater  
R. R. 8 - 28 - 13  
Lethbridge, Alberta  
T1L 4P4



**Re: Field Percolation Rate Testing and Groundwater Monitoring  
Proposed Septic Field for Block 3, Lot 1 and Lot 2  
SW ¼ - Sec. 01 - 09 - 21 - W4M**

As requested, AMEC Earth & Environmental Limited has conducted percolation testing and groundwater monitoring at the site described above. The percolation rate tests were conducted in accordance with "Alberta Private Sewage System Standard of Practice, 1999".

The percolation rate testing was conducted on August 7, 2001. The tests were situated at the field locations in the vicinity of the proposed fields. The groundwater monitoring consisted of the installation of a hand slotted 50 mm PVC standpipe to a depth of 4.5 m within each lot. The groundwater was allowed four days to stabilize before a reading was taken. The soil in the percolation and groundwater boreholes was classified as top soil overlying damp, medium plastic silty clay. Borehole logs are attached for reference.

The percolation rate results and groundwater results are presented below:

Borehole Location	Percolation Rate (min/25 mm of drop)
Lot 1	15.0
Lot 2	15.0

Borehole Location	Groundwater Level Below Existing Ground Surface
MW1 - Lot 1	3.20 m
MW2 - Lot 2	3.07 m

AMEC Earth & Environmental Limited  
1430 B 31 Street North  
Lethbridge, Alberta T1H 5J8  
Tel +1-(403)-327-7474  
Fax +1-(403)-327-7682

www.amec.com

Page 29 of 36

19.

CLIENT: JOHN PATER		CONTRACTOR: CHILAKO DRILLING SERVICES		BOREHOLE NO: 2001-01	
PROJECT: BLOCK 3 LOT 1		DRILL TYPE: TRUCK MOUNT B - 31		PROJECT NO: BX05119	
S.W. 1/4 SEC. 01 - 09 - 21 - W4		LOCATION: AS PER DRAWING		ELEVATION:	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB SAMPLE		<input type="checkbox"/> SHELBY TUBE		<input checked="" type="checkbox"/> SPT SAMPLE	
		<input type="checkbox"/> A-CASING		<input type="checkbox"/> NO RECOVERY	
				<input type="checkbox"/> CORE	

DEPTH (m)	STANDARD PEN "N"	PLASTIC	M.C.	LIQUID	SOIL SYMBOL	Soil Description	SAMPLE TYPE	SAMPLE NO	SPT(N)	WELL INSTALLATION	ADDITIONAL COMMENTS	ELEVATION(m)
0.0						TOPSOIL - 150mm						0.0
						CLAY - silty, very stiff, medium plastic brown, damp						
						CLAY (TILL) - silty, trace gravel and sand medium plastic, brown, coal and oxide staining, damp		A1			PP = 360 kPa	
1.0								A2			PP = 360 kPa	-1.0
						- moist, stiff						
2.0								A3			PP = 335 kPa	-2.0
3.0								A4			PP = 190 kPa	-3.0
4.0								A5			PP = 170 kPa	-4.0
5.0						End of Borehole, no seepage or sloughing Water level as indicated recorded on August 10, 2001.						-5.0

AMEC Earth & Environmental Limited		LOGGED BY: DRK		COMPLETION DEPTH: 4.5 m	
Lethbridge, Alberta		REVIEWED BY: BDT		COMPLETE: 08/07/01	
		Fig. No: 2		Page 1 of 1	

01/08/13 11:38AM

Page 30 of 36

20.



CLIENT: JOHN PATER		CONTRACTOR: CHILAKO DRILLING SERVICES		BOREHOLE NO: 2001-02	
PROJECT: BLOCK 3 LOT 2		DRILL TYPE: TRUCK MOUNT B - 31		PROJECT NO: BX05119	
S.W. 1/4 SEC. 01 - 09 - 21 - W4		LOCATION: AS PER DRAWING		ELEVATION:	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB SAMPLE <input checked="" type="checkbox"/> SHELBY TUBE <input checked="" type="checkbox"/> SPT SAMPLE <input type="checkbox"/> A-CASING <input type="checkbox"/> NO RECOVERY <input type="checkbox"/> CORE					

DEPTH (m)	<div style="text-align: center;"> <div style="display: flex; justify-content: space-around; font-size: 8px;"> <span>STANDARD PEN "N"</span> </div> <div style="display: flex; justify-content: space-around; font-size: 8px;"> <span>20</span> <span>40</span> <span>60</span> <span>80</span> </div> <div style="display: flex; justify-content: space-around; font-size: 8px;"> <span>PLASTIC</span> <span>M.C.</span> <span>LIQUID</span> </div> <div style="display: flex; justify-content: space-around; font-size: 8px;"> <span>20</span> <span>40</span> <span>60</span> <span>80</span> </div> </div>	SOIL SYMBOL	Soil Description	SAMPLE TYPE	SAMPLE NO	SPT(N)	WELL INSTALLATION	ADDITIONAL COMMENTS	ELEVATION(m)
0.0			TOPSOIL - 150mm					0.0	
			CLAY - silty, very stiff, medium plastic brown, damp						
			CLAY (TILL) - silty, trace gravel and sand medium plastic, brown, coal and oxide staining, damp	A1			PP = 145 kPa		
1.0				A2			PP = 260 kPa	-1.0	
			- moist, stiff						
2.0				A3			PP = 190 kPa	-2.0	
3.0				A4			PP = 190 kPa	-3.0	
4.0				A5			PP = 190 kPa	-4.0	
5.0			End of Borehole, no seepage or sloughing Water level as indicated recorded on August 10, 2001.					-5.0	

AMEC Earth & Environmental Limited Lethbridge, Alberta		LOGGED BY: DRK	COMPLETION DEPTH: 4.5 m
		REVIEWED BY: BDT	COMPLETE: 08/07/01
		Fig. No: 3	Page 1 of 1

01/08/13 11:39AM

Mr. John Pater  
Field Percolation Rate Test  
Block 3, Lot 1 and Lot 2



The "Alberta Private Sewage System Standard of Practice, 1999" guidelines regarding soil percolation rates for sewage treatment by subsurface systems are:

1. Soil percolation rates of less than 5.0 min/25 mm of drop – unfavourable
2. Soil percolation rates of 5.0 to 60.0 min/25 mm of drop – favourable
3. Soil percolation rates of more than 60.0 min/25 mm of drop – unfavourable

Based on observations during drilling and the results of the percolation and shallow groundwater testing the lots appear suitable for development as county residential.

We trust that this report meets with your current needs. Please contact this office at (403)-327-7474 should you have any questions.

Respectfully submitted,

**AMEC Earth & Environmental Limited**

A handwritten signature in dark ink, appearing to read "Don Kovacs".

Don Kovacs, C.E.T.  
Field Technologist

Reviewed by:

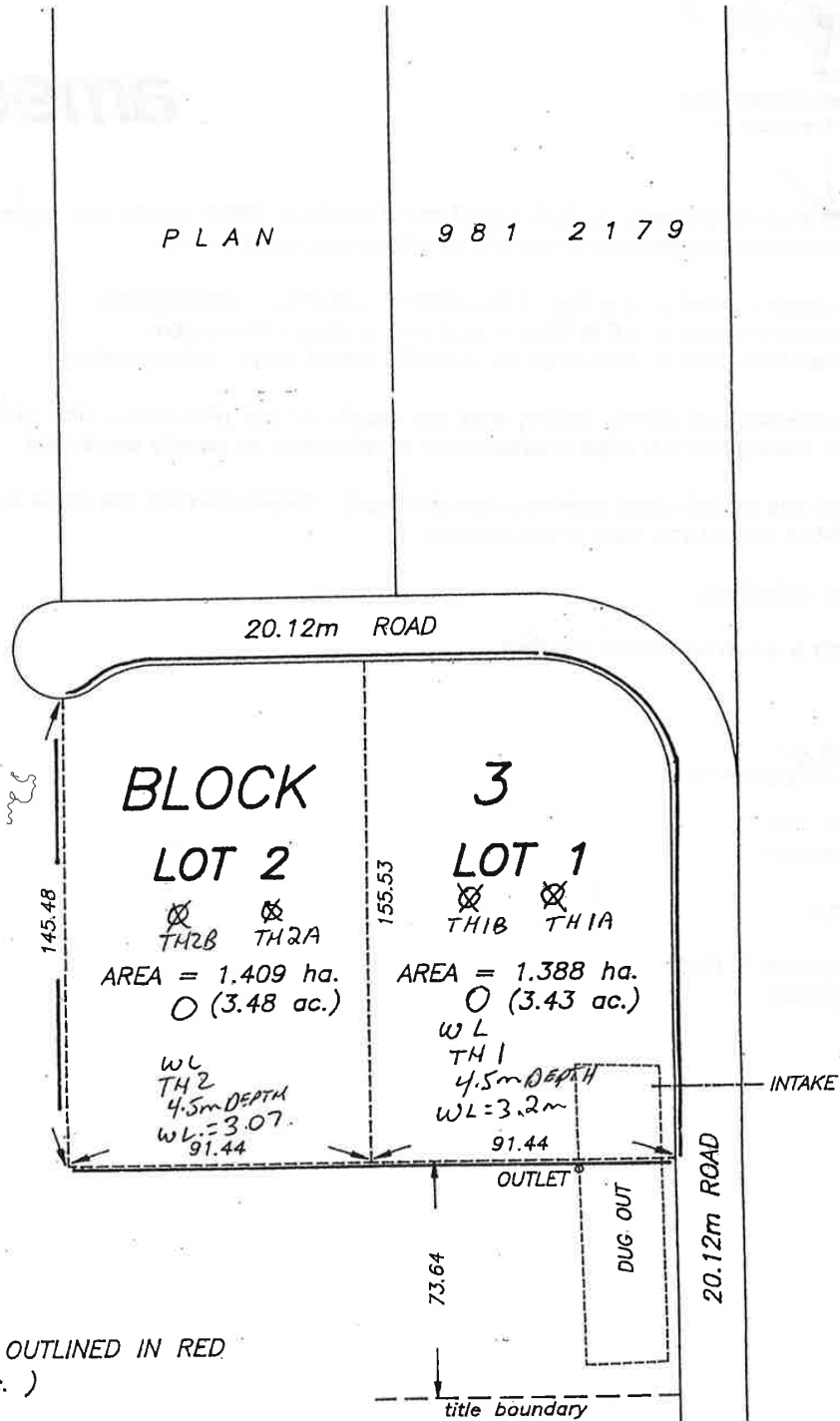
Bruce D. Thurber, P.Eng.  
Project Engineer

S.W. 1/4 Sec. 1 - 9 - 21 -

S.E. 1/4 Sec. 1 - 9 - 21 - 4

PLAN

981 2179



TRES

HAS BEEN SHOWN OUTLINED IN RED  
HECTARES, ( 6.91 ac. )

LETHBRIDGE  
JULY , 2001.

1  
IRVEYOR

<b>HALMA • SURVEYS</b> No. 102 - 459 MAYOR MAGRATH DRIVE SOUTH <b>SANDMAN • INN • PLAZA</b> LETHBRIDGE, ALBERTA, T1J 3L8 PHONE (403)329-3975	<b>FILE:</b> <b>2001-H-156</b>
---	-----------------------------------

Page 33 of 36

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 20-008**

**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 Westcott Consulting Group on behalf of the subdivision developer wishes to amend the "Pater Area Structure Plan" Bylaw No.1241 pertaining to lands located within the SW 1-9-21-W4.

AND WHEREAS the County's Municipal Development Plan requires that developers prepare an Area Structure Plan that must include architectural controls;

AND WHEREAS the developer wishes to amend the architectural controls by removing Section 5.5 Animals, and replace with the following:

**5.5 Animals – That animals be permitted as per the Lethbridge County  
Animal Control Bylaw (Bylaw 17-008).**

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 "Pater Area Structure Plan" Bylaw No.1241, Architectural Controls, Section 5.5 Animals, are hereby amended and replaced with the text "That animals be permitted as per the Lethbridge County Animal Control Bylaw (Bylaw 17-008)" as per amending Bylaw No. 20-008.
2. Bylaw No.1241 being the "Pater Area Structure Plan" Bylaw No.1241, is hereby amended.
3. This Bylaw No. 20-008 comes into effect upon 3<sup>rd</sup> and final reading hereof.

GIVEN first reading this 5<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

GIVEN second reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

GIVEN third reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

**From:** Travis Thys  
**To:** [planning](#)  
**Subject:** Fwd: Bylaw 20-008 noticepublic hearing (Pater Area structure plan)bylaw 17-008  
**Date:** Wednesday, March 25, 2020 12:52:57 PM

---

Sent from my iPhone

Begin forwarded message:

**From:** Travis Thys <dtthys@shaw.ca>  
**Date:** March 25, 2020 at 11:47:13 AM MDT  
**To:** mailbox@lethcounty.ca  
**Cc:** T T <dtthys@shaw.ca>  
**Subject:** Bylaw 20-008 noticepublic hearing (Pater Area structure plan)bylaw 17-008

Hi Hilary

I would like to oppose the bylaw change as we live directly east of there property and are greatly effected by there animals and the manure smell the property to the west of ours.

Please advise us of any meetings or presentations that are required by us

Thank Travis Thys

403 634-3935

Sent from my iPhone

## Hilary Janzen

---

**From:** Travis Thys <dtthys@shaw.ca>  
**Sent:** Friday, March 27, 2020 9:27 AM  
**To:** Hilary Janzen  
**Subject:** Photo of the property to the west of ours

Can you add this photo to the file for them to view pls



# AGENDA ITEM REPORT



**Title:** Bylaw 20 - 013 Land Use Bylaw Amendment Rural Agriculture to Grouped Country Residential for Plan 1412687 Block 1 Lots 2 and 2 in the NW 8-10-21-W4 - First Reading

**Meeting:** County Council - 21 May 2020

**Department:** Community Services

**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 06 May 2020  
Approved - 07 May 2020

## STRATEGIC ALIGNMENT:



Prosperous  
Agricultural  
Community



Vibrant and Growing  
Economy



Outstanding Quality  
of Life



Effective Governance  
and Service Delivery



Strong Working  
Relationships

## EXECUTIVE SUMMARY:

An application has been made to re-designate two titles from the Rural Agriculture District to Grouped Country Residential and allow for the larger 13.6 acre title to be subdivided into two parcels.

## RECOMMENDATION:

That Bylaw 20-013 be read a first time.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council approved Bylaw 1488 on March 16, 2017 which rescinded Bylaw 1364 being the DRT Farms Area Structure Plan and the associated Grouped Country Residential designation of those parcels.
- County Council requested on February 20, 2020 that in order for the requested subdivision (SUB 2019-0-170) to proceed that the applicant re-designate the titles to Grouped Country Residential and provide a Conceptual Design Scheme to support both the re-designation and subdivision applications.

## BACKGROUND INFORMATION:

An application has been submitted to re-designate Plan 1412687 Block 1 Lots 2 and 3 from Rural Agriculture to Grouped Country Residential which would allow for Lot 3 to be further subdivided into two parcels. A Conceptual Design Scheme has been submitted to support the proposed bylaw amendment and subdivision application.



The application has been circulated to all County Departments and external agencies for review. It is anticipated that the public hearing for this bylaw will be held in July 2020.

**ALTERNATIVES:**

Not applicable.

**FINANCIAL IMPACT:**

Any future residential development would be taxed at a residential tax rate.

**REASON(S) FOR RECOMMENDATION(S):**

First Reading of the Bylaw allows County Administration to proceed with setting up the Public Hearing .

**ATTACHMENTS:**

[Bylaw 20-013 Application](#)

[ConceptualDesignScheme](#)

[20\\_013\\_RA\\_GCR\\_Ortho](#)

[Bylaw 20-013 - Amendment to LUB READING BYLAW](#)



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

Form C

Date of Application: <u>April 29, 2020</u>	Assigned Bylaw No. <u>20-013</u>
Date Deemed Complete: <u>April 30, 2020</u>	Application & Processing Fee: \$ <u>1500.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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

**APPLICANT INFORMATION**

Name of Applicant: Zachary Prosper, ALS  
Mailing Address: 2830 12<sup>th</sup> Avenue North  
Lethbridge, AB  
Phone: 403-329-4688 x132  
Phone (alternate): 403-715-8676  
Fax: \_\_\_\_\_  
Postal Code: T1H 5J9

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner: <u>Reyer &amp; Neeltje Grisnich</u>	Phone: <u>403-635-4168</u>
Mailing Address: <u>Box 110</u> <u>Diamond City, AB</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Contractor / Surveyor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
Postal Code: <u>T0K 0T0</u>	

**PROPERTY INFORMATION**

Municipal Address: 214048 Township Road 10-1A  
Legal Description: Lot(s) 2, 3 Block 1 Plan 141 2687  
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 Agriculture

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

Group Country Residential

### 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: April 23, 2020

*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.

# Conceptual Design Scheme

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

Legal Description of Lands Included:

Lots 2 & 3, Block 1, Plan 141 2687  
Within N.W. ¼ Sec. 8, Twp. 10, Rge. 21, W4M.  
Lethbridge County

Registered Owner:

Reyer & Neeltje A Grisnich

Prepared By: Brown, Okamura & Associates Ltd.  
Reference File: 20-14808

## **Introduction**

---

The concept plan and design scheme are to be used to support an application to re-zone Lots 2 and 3, Block 1, Plan 1412687 from Rural Agriculture (RA) to Group Country Residential (GCR). The subject properties are located on Township Road 10-1A and lie North East of the hamlet of Diamond City. The current titled area for lot 2 is 2.4 Acres and the area for lot 3 is 13.62 Acres. A rezoning to GCR would allow for a further subdivision of lot 3 into an additional lot in accordance with the Lethbridge County Municipal Development Plan. Any further subdivisions of the subject lots would require an Area Structure Plan be submitted. A tentative plan of the future subdivision has been prepared and can be found in Appendix A.

This report and application has been prepared and submitted by Brown, Okamura & Associated Ltd.(BOA) on behalf of the owners of Lot 3, Reyer & Neeltje Grisnich.

## **Development Concept**

---

The easterly portion of lot 3 lying west of an LNID R/W is currently developed with a new house and yard. The remainder of lot 3 is vacant and is being used as irrigated farmland. Due to the smaller parcel size, the parcel contains marginal value for agricultural purposes. The current property is delineated on the north and east boundaries by a fence line and both a shelter belt and fence line along the west boundary.

It is the intention of the owners to subdivide to create a 6 acre parcel from the current 13.62 acres. This would allow for an additional residence to be built and leave adequate area on the proposed lot for agricultural purposes to the benefit of any future owners. The boundaries of Lot 2 would remain the same. It is included in the rezoning for consistency in land use across the group of parcels created by the future subdivision and needs to be considered in the effects of any future development on adjacent parcels.

## **Transportation**

---

Lot 2 is bound by Range Road 215 to the west and both existing parcels are bound by Township Road 10-1A to the south. Currently the properties have an approach to Township Road 10-1A. The proposed lot would also require an approach onto the Township Road and an application required for the approach. Any additional subdivisions of the lots would require an upgrade on the current roads to reflect the standards for the county.

## **Potable Water**

---

The current parcels are serviced with potable water via the Lethbridge North County Potable Water Co-op. An additional turnout for future use exists in the North West corner of the proposed parcel and would allow for access to the water co-op.

#### **Sanitary Wastewater**

---

The existing yards are serviced by individual private sewage systems. A geotechnical investigation of the site was performed on the site by AMEC in 2010 as part of a larger Area Structure Plan and the soil on site was found to be suitable for private sewage systems for 8 lots. A new private sewage system would be designed and installed in accordance with the Alberta Private Sewage System Standard of Practice by a certified installer.

#### **Storm-water**

---

The current natural drainage pattern of the site runs from west to east. A lot line swale will be created along the east boundary of the new lot to mitigate any drainage across parcels. Water would be diverted to the adjacent roadway and run along the roadway and collected in a roadside ditch at the southeast corner. Any dwellings to be constructed would be graded in a manner to create positive drainage away from the dwellings. A grading plan to the satisfaction of the Infrastructure Manager will be required as a condition of the subdivision.

#### **Utilities**

---

An existing single-phase power line runs along the south side of Township Road 10-1A that services the existing acreages and used as a tie in for an additional acreage.

Atco Gas has existing distribution lines in the area that service other parcels in the area. Any development on the propose acreage could tie into existing infrastructure from Atco Gas.

#### **Closure**

---

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

Zachary Prosper ALS, EIT  
Brown Okamura & Associates Ltd.  
2830 12<sup>th</sup> Avenue North  
Lethbridge, Alberta  
T1H 5J9  
403-329-4688 ext.132  
zach@bokamura.com



**Appendix A – Tentative Plan Showing Subdivision**

---

Sketch prepared by Brown, Okamura & Associates Ltd.



**Appendix D – Existing Certificates of Title for parcel**

---

Certificates of Title: 171 056 517 & 191 182 566



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0036 329 712           1412687;1;2           171 056 517

LEGAL DESCRIPTION  
PLAN 1412687  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.97 HECTARES (2.4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;21;10;8;NW

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 141 267 127

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
171 056 517      09/03/2017      TRANSFER OF LAND      \$215,000      \$215,000

OWNERS

ROBERT JAKOBER  
OF 69 BLACKFOOT COURT WEST  
LETHBRIDGE  
ALBERTA T1K 7W1

-----  
ENCUMBRANCES, LIENS & INTERESTS  
REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
5619DI      .      06/05/1926      RESTRICTIVE COVENANT  
1084EJ      .      31/07/1931      CAVEAT  
                                 RE : EASEMENT  
                                 CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.  
7880EX      .      09/04/1948      EASEMENT  
                                 "SUBJECT TO. OVER THE SOUTH 60 FEET"

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 171 056 517

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
3437LE .	08/11/1971	CAVEAT CAVEATOR - BOARD OF DIRECTORS, LETHBRIDGE NORTHERN IRRIGATION DISTRICT.
6577LB .	22/11/1971	CAVEAT CAVEATOR - THE COUNTY OF LETHBRIDGE NO. 26.
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
941 122 238	12/05/1994	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
101 345 143	25/11/2010	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT. 334-13TH ST N LETHBRIDGE ALBERTA T1H2R7 AGENT - ALAN HARROLD
111 093 889	19/04/2011	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD. " AFFECTS PART OF THIS TITLE "
111 093 890	19/04/2011	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD. " AFFECTS PART OF THIS TITLE "
151 026 791	28/01/2015	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
171 056 518	09/03/2017	MORTGAGE MORTGAGEE - KENNETH JAKOBER MORTGAGEE - KATHERINE JAKOBER BOTH OF: BOX 654 PICTURE BUTTE ALBERTA T0K1V0 ORIGINAL PRINCIPAL AMOUNT: \$190,000

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 23 DAY OF APRIL,  
2020 AT 09:44 A.M.

ORDER NUMBER: 39200655

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  
0036 329 720           1412687;1;3           191 182 566

LEGAL DESCRIPTION  
PLAN 1412687  
BLOCK 1  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 5.51 HECTARES (13.62 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;21;10;8;NW

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 151 034 489

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 182 566	06/09/2019	TRANSFER OF LAND	\$923,000	\$600,000

OWNERS

REYER GRISNICH

AND  
NEELTJE A GRISNICH  
BOTH OF:  
BOX 110  
DIAMOND CITY  
ALBERTA T0K 0T0  
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
5619DI	.	06/05/1926	RESTRICTIVE COVENANT
1084EJ	.	31/07/1931	CAVEAT



ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 191 182 566
NUMBER	DATE (D/M/Y)	PARTICULARS	
		RE : EASEMENT CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.	
7880EX .	09/04/1948	EASEMENT "SUBJECT TO. OVER THE SOUTH 60 FEET"	
3437LE .	08/11/1971	CAVEAT CAVEATOR - BOARD OF DIRECTORS, LETHBRIDGE NORTHERN IRRIGATION DISTRICT.	
6577LB .	22/11/1971	CAVEAT CAVEATOR - THE COUNTY OF LETHBRIDGE NO. 26.	
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT	
941 122 238	12/05/1994	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.	
101 345 143	25/11/2010	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT. 334-13TH ST N LETHBRIDGE ALBERTA T1H2R7 AGENT - ALAN HARROLD	
111 093 890	19/04/2011	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD.	
141 267 128	02/10/2014	CAVEAT RE : DEFERRED RESERVE CAVEATOR - LETHBRIDGE COUNTY. C/O 3105 - 16 AVENUE NORTH LETHBRIDGE ALBERTA T1H5E8 (DATA UPDATED BY: 191244822 )	
151 026 791	28/01/2015	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT	
191 182 567	06/09/2019	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. P.O. BOX 190, PICTURE BUTTE ALBERTA T0K1V0 ORIGINAL PRINCIPAL AMOUNT: \$680,000	

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 2 DAY OF APRIL,  
2020 AT 09:49 A.M.

ORDER NUMBER: 39107840

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 – Soils Report**

---

Report obtained from previous Area Structure Plan Document, completed by AMEC

December 24, 2010

AMEC File: BX30141



DRT Farms  
c/o Stantec Consulting Ltd.  
290 – 220 4<sup>th</sup> Street South  
Lethbridge, AB T1J 4J7

**Attention: Mr. Jason Kellock, P. Eng.**

**GEOTECHNICAL INVESTIGATION AND PERCOLATION TEST RESULTS  
PROPOSED COUNTRY RESIDENTIAL DEVELOPMENT  
DRT FARMS, NW 8–10–21–W4, NE of DIAMOND CITY, ALBERTA**

**1.0 INTRODUCTION**

At the request of Mr. Jason Kellock, P.Eng., AMEC Earth & Environmental, a division of AMEC Americas Limited (AMEC) has been retained to perform a geotechnical investigation and percolation tests for the proposed country residential subdivision near Diamond City, Alberta.

The purpose of the geotechnical investigation was to establish the subsurface conditions on-site, including local ground water elevation, soil properties and percolation rates for lot septic fields. The investigation results provide geotechnical parameters necessary for the design of residential foundations, roadways and septic fields.

This report summarizes the results of the field and laboratory work and provides comments and recommendations for the proposed development including foundation systems, floor slab, soil bearing capacities and backfilling procedures.

**2.0 PROJECT AND SITE DESCRIPTION**

The project Site is located NE of Diamond City, Alberta in the NW ¼ section of 8-10-21 W4M. The proposed development includes the development of a series of eight (8) residential lots which would extend along the south side of the subject quarter section. The proposed lot layout is illustrated on Figure 1, attached.

The subject site is generally flat, and slopes gently toward the southeast. The existing farmstead is located at the southwest corner of the quarter section, within proposed Lot 1 of the subdivision. The site is bounded by Township Road 10-1A to the south. A small irrigation canal traverses the site between proposed lots 7 and 8 near the east end of the subject site. At the time of AMECs investigation, a grain crop had just been harvested from the subject site.

AMEC Earth & Environmental  
A division of AMEC Americas Limited  
469 – 40 Street South  
Lethbridge, AB, CANADA T1J 4M1  
Tel +1 (403) 327-7474  
Fax +1 (403) 327-7682

[www.amec.com](http://www.amec.com)



### **3.0 FIELD INVESTIGATION**

In order to assess the subsurface soil and groundwater conditions, AMEC visited the subject site on October 5, 2010 and monitored the drilling of four boreholes and 16 percolation test holes. Borehole and percolation test hole locations are illustrated on Figure 1, attached. As illustrated on Figure 1, boreholes BH10-02, BH10-04, BH10-06 and BH10-08 were located in proposed lots 2, 4, 6, and 8 respectively. In addition, two percolation test holes were advanced within each of the seven proposed new lots.

The boreholes and percolation test holes were each advanced using a truck-mounted drill. Boreholes extended to depths of about 6.0 m below existing grades while the percolation test holes extended to depths of about 0.9 m below existing grades.

During the drilling of the boreholes, Standard Penetration testing was carried out at regular intervals in order to assess the *in situ* compactness/consistency of the subsurface soils, and to obtain samples of the subsurface strata. Disturbed soil samples were also obtained from the auger flights during the drilling. Upon completion, the boreholes were backfilled with the drill cuttings.

Following the drilling of the boreholes, 25 mm diameter PVC standpipes, hand-slotted, were installed within the open boreholes to facilitate measurement of the depth to groundwater.

The drilling was carried out under the supervision of an AMEC technician, who obtained the soil samples and logged the subsurface conditions. The samples were classified in the field in general accordance with the Modified Unified Soil Classification System. The recovered soil samples were transported to AMEC's Lethbridge laboratory for further review by a geotechnical engineer, and laboratory classification testing. Laboratory testing for this project included routine moisture contents and Atterberg limits testing; results are indicated on the borehole logs.

### **4.0 SITE CONDITIONS**

#### **4.1 Subsurface Soil Conditions**

The stratigraphy encountered in the boreholes is detailed on the attached borehole logs, and summarized in the following paragraphs. It must be noted that boundaries of soil indicated on the borehole logs are inferred from non-continuous sampling and observations during drilling. These boundaries are intended to reflect transition zones for the purposes of geotechnical design, and should not be interpreted as exact planes of geological change.

The four boreholes were surfaced with a 150 mm topsoil layer underlain by medium plastic clay which extended to depths of about 1.0 m to 1.5 m below existing grades. The clay was generally described as brown, with trace amounts of sand and gravel, damp to moist and stiff to very stiff.

The predominant natural mineral soil encountered beneath the topsoil and upper clay was glacial till. The till was generally comprised of medium plastic clay with trace sand, trace gravel, oxide, coal and sulphate inclusions, and was described as brown to dark brown, very stiff, and moist. The till stratum extended beyond the termination depths of the boreholes.

The upper soil stratigraphy was generally observed to be weak and blocky, becoming moderate to strong and massive below depths of about 1.5 m.

In order to assess the potential for sulphate attack on concrete in contact with soils at the site, a sample of the clay till recovered from borehole BH10-02 was subjected to analysis of sulphate content. Based on the results of the laboratory testing, a water soluble sulphate content of 0.35 percent was indicated. The results are presented on the borehole log.

In order to classify the soil texture in accordance with the *Alberta Private Sewage Systems Standard of Practice 2009*, a series of soils samples were subject to grain size analyses. The results of the grain size analyses are provided on the borehole logs. Using Figure 8.1.1.10 of the above-referenced 2009 Standard, the results of the grain size analyses indicate a textural classification ranging from SiCL (silty clay loam) to C (clay). The results of the grain size analyses for the selected samples are provided on the borehole logs.

In order to assess the permeability of the near surface soils, a series of percolation tests were conducted at the site on October 6, 2010. The percolation testing was carried out in general accordance with Section A.6 (Percolation Test Procedure) of the *Alberta Private Sewage System Standard of Practice 1999*. The results of the percolation testing are summarized in the following Table 1:

**Table 1 Percolation Rates**

Lot Number	Percolation Test Number	Percolation Rate (minutes / 25 mm of drop)
2	2P1	47
	2P2	83
3	3P1	83
	3P2	107
4	4P1	58
	4P2	42
5	5P1	42
	5P2	47
6	6P1	58
	6P2	34
7	7P1	150
	7P2	75
8	8P1	58
	8P2	50

## 4.2 Groundwater Conditions

As indicated in the previous Section 3, a series of standpipes were installed within the open boreholes to facilitate the measurement of the depth to groundwater. The standpipes were monitored on October 18, 2010 (13 days following the drilling) at which time the following groundwater depths were recorded:

**Table 1: Measured Groundwater Depths**

Borehole Number	Depth to Groundwater (m)
BH10-02	2.12 m
BH10-04	3.09 m
BH10-06	2.19 m
BH10-08	2.57 m

## 5.0 GEOTECHNICAL DISCUSSION AND RECOMMENDATIONS

### 5.1 General

As outlined in the previous Section 2, a country residential subdivision has been proposed for the subject site. It is understood that the subdivision will generally consist of a series of eight residential building lots located along the south side of the subject quarter section. The proposed Lot 1 is currently occupied by the existing farmstead.

In general, the proposed lots are considered suitable for the conventional development of typical single family residences, set on conventional strip and spread foundations and serviced by private onsite sewage systems.

Based on our understanding of the proposed development and the results of the current investigation, the following provides geotechnical discussion and recommendations pertaining to the foundations, basements, drainage and backfill to aid the in the design and construction of the proposed development. Preliminary discussion and recommendations pertaining to onsite sanitary sewage disposal are also provided.

### 5.2 Excavations and Site Preparation

All excavations should be carried out in accordance with Section 32 of the 2009 Alberta Occupational Health and Safety Code.

It is anticipated that there will be only minor site grading work carried out in conjunction with the proposed development. In the event grading fill is required to achieve the design foundation elevations, engineered fill should be used. The material used for engineered fill should consist of low to medium plastic clay such as the native uncontaminated mineral site soil, or of well-





graded granular material. All engineered fill placed as part of the overall site grading operation should be placed in lift thicknesses compatible with the compaction equipment being used, but no thicker than 200 mm. Clay fill should be uniformly compacted to at least 98 percent of standard Proctor maximum dry density (SPMDD) at a moisture content of optimum to three percent over optimum moisture content. Granular fill should be compacted to at least 98 percent of SPMDD at a moisture content within three percent of optimum. Soil excavated from the site may be reused provided it does not contain organic or deleterious material and is moisture conditioned, if required. The native site clay till is suitable for use as general engineered fill material, provided it is properly moisture conditioned. Regardless, all material proposed for use as engineered fill will require approval by the geotechnical engineer prior to use.

Prior to the placement of any fill or concrete, all topsoil, undisturbed soil and/or otherwise deleterious materials should be removed from the footprint of any proposed structure and driveway.

Surface water should be drained from the site as quickly as possible, both during and following construction. The finished grade around building perimeters should be such that surface water drains away from the buildings. The upper 0.3 m of backfill around buildings should consist of compacted clay to act as a seal against the ingress of runoff water. The clay should extend for a distance of 3 m around the buildings and should be graded at a slope of three percent away from the buildings.

Site grading, both during and following construction, should be provided such that surface runoff is rapidly shed from the building areas to a positive drainage system. Water should not be allowed to pond on or adjacent to the building areas. A minimum grade of two percent is recommended to accommodate surface runoff and to minimize the potential of saturation and degradation of the subgrade.

### **5.3 Spread Footing Foundations**

The soil conditions encountered within the four boreholes at the site are generally considered suitable for the support of spread and strip footings. Footings placed on the natural undisturbed clay till may be designed using a Serviceability Limit States (SLS) pressure of 100 kPa. The corresponding Ultimate Limit States (ULS) bearing pressure would be 310 kPa. In accordance with the Alberta Building Code, a resistance factor of 0.5 should be used.

The maximum total and differential settlements of foundations designed in accordance with the recommendations of this report and with careful attention to construction detail are expected to be within 25 mm and 19 mm respectively.

The minimum footing dimensions in plan should be at least 0.45 m and 0.90 m for strip and spread footings, respectively, and should conform to the applicable building codes.

The footing excavation should be reviewed by a qualified geotechnical engineer to confirm that the bearing soils exposed are as anticipated in design. Loose or disturbed materials should be removed from the footing excavation prior to placement of concrete. Hand cleaning may be required to prepare an acceptable bearing surface. The footing subgrade should be protected at all times from rain, snow, freezing temperatures and the ingress of free water. Concrete should not be placed on frozen soil, nor should the soil beneath the footing be allowed to freeze after construction of the footing.

For protection against frost action, perimeter footings in heated areas should be extended to provide at least 1.5 m of soil cover. For any unheated portions of the building, footings should have at least 2.1 m of soil cover. Alternatively, insulation can be used to reduce the thickness of soil cover required. AMEC can provide further assistance in this regard, upon request.

#### **5.4 Slab-On-Grade Construction**

Engineered fill or the natural clay till at the site will provide adequate support for a grade supported basement floor, concrete garage slab, driveway and parking slabs, provided the subgrade is proof-rolled and prepared as detailed in the previous Section 5.2. Following preparation of the subgrade surface, a levelling course of 25 mm nominal size well graded crushed gravel at least 150 mm in compacted thickness is recommended directly beneath the slab. For the basement floor slab, a 150 mm minimum thickness of 25 mm crushed washed rock may be used instead of the well graded crushed gravel. The gravel should be compacted to at least 98 percent of SPMD.

The excavated subgrade for the slabs on grade should be protected at all times from rain, snow, excessive drying and the ingress of free water. Ideally, subgrades for interior slabs-on-grade should be protected from freezing before and after placement of the slab. To minimize the potential negative effects of settlement or heave in soil below the slabs, it would be preferable to allow the slab to float with no rigid connections to the walls or foundation elements except at the doorways.

Some relative movement between the slabs-on-grade and the adjacent walls or foundations and differential movements within the slabs should be anticipated. If the recommendations outlined in this report are followed, these movements are expected to be within tolerable limits.

#### **5.5 Foundation Backfill**

In general, the native soils excavated from the foundation areas should be suitable for reuse as foundation wall backfill, provided the work is carried out during relatively dry weather. Any excavated soils proposed for re-use as backfill should be checked by the geotechnical engineer. The materials to be re-used should be between optimum moisture and three percent above optimum for best compaction results, and to provide a more stable and impermeable backfill.

Backfill must be brought up evenly on both sides of non-basement walls. For basement walls, care should be taken when compacting fill immediately adjacent to the walls to avoid creating lateral earth pressures that are greater than the design pressures.

As indicated previously, the fill surface around the perimeter of structures should be sloped in such a way that surface runoff water does not accumulate around the structure. It is recommended that an impermeable soil seal such as clay, asphalt or concrete be provided at ground surface around the building perimeter to minimize water infiltration.

Foundation walls should be damp proofed and weeping tile provided in accordance with building code requirements.

## **5.6 Concrete Mix Considerations**

As indicated in the previous Section 4.1, a sample of the clay till was subjected to analysis of water soluble sulphate. The results of the testing indicate severe to very severe potential for sulphate attack on concrete in contact with native mineral soil deposits.

Based on the CSA Standard A23.1-09 the Class of Exposure for concrete elements in contact with the clay soils is S-1. Accordingly, sulphate resisting cement (i.e., Type HS) should be used in the manufacture of concrete in contact with soil at this site. For durability purposes the concrete must have a maximum water to cementitious materials ratio of 0.4, and a minimum 56 day compressive strength of 35 MPa.

Air entrainment and curing should follow CSA A23.1-09 Table 2 requirements. An air entrainment agent is recommended for concrete exposed to cyclic freeze-thaw action. In addition to the improved durability, the air entraining will provide improved workability of the plastic concrete.

## **6.0 ONSITE SITE SANITARY SEWAGE DISPOSAL**

It is understood that the subject lots will be serviced by private sewage systems which will be developed by the buyer of the individual lots in conjunction the design and construction of proposed residences.

The design and construction of private onsite sanitary sewage disposal systems in Alberta is subject to the requirements of the *Alberta Private Sewage Systems Standard of Practise 2009* (hereafter referred to as the *2009 Standard*), which came into effect in October, 2009, replacing the previous 1999 legislation.

There are several significant changes encompassed within the *2009 Standard*. One of the most significant changes is a shift from a design based on percolation testing to a design based on soil profile and textural classification. Percolation rates can only be used to support a design based on soil profile.

In accordance with *2009 Standard*, a site (i.e., lot) specific evaluation and report is required to support the detailed design and construction of individual private sewage systems. Detailed requirements for the Site Evaluation are provided in Part 7 of the *2009 Standard*.

Using the results of the Site Evaluation, a type of private sewage system best suited for the site is proposed. Selection of the type of system is based on various factors including soil profile, vertical separation between groundwater or impervious layer and point of effluent infiltration, design effluent volume and anticipated effluent strength.

The most cost efficient private sewage system for a single family residential lot involves primary treatment of effluent using a septic tank with discharge to a conventional treatment field. The treatment field typically utilizes perforated piping laid in a bed of gravel in trenches which distributes the effluent within a series of trenches to the natural subsurface soils.

Where there are limits imposed by proximity to water table or very low permeable soils, a treatment mound can be considered as an alternative to a conventional treatment field. A



treatment mound generally refers to a system where effluent from a septic tank is distributed onto an imported sand layer that is constructed above grade. In this case, the effluent must be discharged into the treatment mound using a pressurized system. Accordingly, the costs associated with importing sand for the treatment mound and operation of a discharge pump make this style of treatment system more costly than the conventional treatment field.

As an alternative, secondary treatment of the effluent can be considered. Secondary treatment of the effluent, as outlined in Part 5 of the *2009 Standard*, can be carried out by means of a sand filter, a re-circulating gravel filter, or a Packaged Sewage Treatment Plant. Where effluent quality meets Level 2 or better (as outlined in Table 5.1.1.1 of the *2009 Standard*), the options for disposal of the effluent are less restrictive, and effluent may even be used for drip dispersal and irrigation (subject to Section 8.5 of the *2009 Standard*).

For the proposed lots, groundwater was measured at depths ranging between about 2.19 m and 3.09 m below existing grades, as detailed in the previous Section 4.2. The groundwater depths observed generally satisfy the vertical separation requirements for soil-based treatment as outlined in Paragraph 8.1.1.4 of the *2009 Standard*.

As outlined in the previous Section 4.1, the results of the grain size analyses for the subject site indicated a textural classification ranging between about SiCL (silty clay loam) to C (clay). Based on the results of the textural classification, the site is considered marginally suitable for effluent discharge using a conventional treatment field, and a treatment mound or secondary treatment of the effluent may be warranted. It is noted that the detailed design of each proposed discharge field must be based on a soil profile assessment and textural classification of test pits within the footprint of the proposed discharge fields, and that these textural classifications will vary somewhat from the results reported for the specific locations assessed.

## 7.0 INSPECTION AND TESTING

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

- For shallow foundations: observation of all bearing surfaces prior to concrete placement
- For earthworks: full time monitoring and compaction testing



## 8.0 CLOSURE

The recommendations given in the above sections are based upon interpreted conditions found within the four boreholes advanced at this site. Should subsurface conditions other than those presented in this report be encountered during construction, the Client should notify our office so that these recommendations can be reviewed.

Soil conditions, by their nature, can be highly variable across a construction site. The placement of fill and prior construction activities on a site can contribute to variable near surface soil conditions. A contingency amount should be included in the construction budget to allow for the possibility of variations in soil conditions, which may result in modification of the design, and/or changes in the construction procedures.

AMEC requests the opportunity to review the design drawings and the installation of the footings to confirm that the recommendations in this report have been correctly interpreted and implemented. If not afforded the opportunity to conduct this review, AMEC will not accept responsibility for the interpretations of this report. AMEC would be pleased to provide any further information that may be needed during design and to advise on the geotechnical aspects of specifications for inclusion in contract documents.

This report has been prepared for the exclusive use of the DRT Farms and their designers for the specific application to the development described in this report. Any use that a third party makes of this report, or any reliance or decisions based on this report are the sole responsibility of those parties. This report has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made.

We trust that this report satisfies your present requirements, and we look forward to assisting you in the completion of this project. Should you have any questions, please contact the undersigned at your convenience.

Yours truly,

**AMEC Earth & Environmental**  
**A division of AMEC Americas Ltd.**



John Lobbezoo, P.Eng.  
Geotechnical Engineer

Reviewed by:

Kevin Spencer, P.Eng.  
Associate Geotechnical Engineer

**APEGGA PERMIT P04546**

Attachments:

Figure 1 Borehole Location Plan  
Borehole Logs  
Explanation of Symbols and Terms









PROJECT: Geo and Perc. Test DRT Farms		DRILLER: RWS Drilling Services		BOREHOLE NO: BH10-02	
CLIENT: DRT FARMS		DRILL/METHOD: Truck Mounted SSA/ Chardin		PROJECT NO: BX30141	
Location: Lot # 2				ELEVATION: 898.21 m	
SAMPLE TYPE		<input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> No Recovery <input checked="" type="checkbox"/> SPT Test (N) <input type="checkbox"/> Grab Sample <input type="checkbox"/> Split-Pen <input type="checkbox"/> Core			
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			

Depth (m)	■ STANDARD PEN (N) ■ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS	ELEVATION (m)
1			CLAY - medium plastic, silty, trace sand, trace gravel, firm, light brown, moist to very moist						897
2			CLAY TILL - medium plastic, trace sand, trace gravel, very stiff, brown, oxide inclusions, coal inclusions, moist					% Sand - 21 % Clay - 37 % Silt - 42 Texture: SILCL - CL	896
3			... thin, fine grained sand lens, wet at 2.5 m depth					Water Soluble Sulphate Content at 1.5 m depth = 0.35% CLASS = Severe	895
4									894
5									893
6									892
7									891
8									890
9									

<b>End of Borehole at 6.0 m depth</b>  Notes: 1. Borehole log to be read in conjunction with AMEC report BX30141. For definitions of terms and symbols used on log refer to sheets following logs. 2. Some seepage from 2.5 m depth 3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 6.0 m to 1.5 m depth. Annular space backfilled with drill cuttings; bentonite cap at surface. 4. Groundwater measured at 2.12 m depth below ground elevation on October 18, 2010. 5. Ground surface elevation surveyed by Stantec.		LOGGED BY: SR REVIEWED BY: JL	COMPLETION DEPTH: 6.00 m COMPLETION DATE: 10/5/10
---	--	----------------------------------	--

BH LOGS.GPJ -10/12/14 09:35 AM (BOREHOLE LOG)



AMEC Earth & Environmental

PROJECT: Geo and Perc. Test DRT Farms		DRILLER: RWS Drilling Services		BOREHOLE NO: BH10-04	
CLIENT: DRT FARMS		DRILL/METHOD: Truck Mounted SSA/ Chardin		PROJECT NO: BX30141	
Location: Lot # 4				ELEVATION: 896.43 m	
SAMPLE TYPE	<input checked="" type="checkbox"/> Shelby Tube	<input type="checkbox"/> No Recovery	<input checked="" type="checkbox"/> SPT Test (N)	<input type="checkbox"/> Grab Sample	<input type="checkbox"/> Split-Pen
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"/> Core	<input type="checkbox"/> Sand

Depth (m)	STANDARD PEN (N) 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS	ELEVATION (m)
0			TOPSOIL - silty, trace sand, trace gravel, organics, rootlets, black, moist						896
1			CLAY - medium plastic, silty, trace sand, trace gravel, firm, light brown, moist to very moist			A1			895
2			CLAY TILL - medium plastic, trace sand, trace gravel, very stiff, brown, oxide inclusions, coal inclusions, moist			A2		% Sand - 27 % Clay - 39 % Silt - 34 Texture: CL - C	894
3			... sand lens (100 mm thick), fine grained, free water	17		D1			893
4						A3			892
5						A4			891
6				18		D2			890
7						A5			889
8				17		D3			888
9						A6			
						A7			


  

End of Borehole at 6.0 m depth

Notes:

1. Borehole log to be read in conjunction with AMEC report BX30141. For definitions of terms and symbols used on log refer to sheets following logs.
2. Some seepage from 3.3 m depth
3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 6.0 m to 1.5 m depth. Annular space backfilled with drill cuttings; bentonite cap at surface.
4. Groundwater measured at 3.09 m depth below ground elevation on October 18, 2010.
5. Ground surface elevation surveyed by Stantec.

	AMEC Earth & Environmental	LOGGED BY: SR	COMPLETION DEPTH: 6.00 m
		REVIEWED BY: JL	COMPLETION DATE: 10/5/10

Page 1 of 1



PROJECT: Geo and Perc. Test DRT Farms		DRILLER: RWS Drilling Services		BOREHOLE NO: BH10-08	
CLIENT: DRT FARMS		DRILL/METHOD: Truck Mounted SSA/ Chardin		PROJECT NO: BX30141	
Location: Lot # 8				ELEVATION: 893.59 m	
SAMPLE TYPE	<input checked="" type="checkbox"/> Shelby Tube	<input type="checkbox"/> No Recovery	<input checked="" type="checkbox"/> SPT Test (N)	<input type="checkbox"/> Grab Sample	<input type="checkbox"/> Split-Pen
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"/> Core	<input type="checkbox"/> Sand

Depth (m)	STANDARD PEN (N)	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS	ELEVATION (m)
0			TOPSOIL - silty, trace sand, trace gravel, organics, rootlets, black, moist						893
1			CLAY - medium plastic, silty, trace sand, trace gravel, firm, white streaks, light brown, moist to very moist						892
2			CLAY TILL - medium plastic, trace sand, trace gravel, very stiff, brown, oxide inclusions, coal inclusions, moist						891
3			... thin, fine grained sand lens, wet at 2.5 m depth						890
4									889
5									888
6			End of Borehole at 6.0 m depth						887
7			Notes: 1. Borehole log to be read in conjunction with AMEC report BX30141. For definitions of terms and symbols used on log refer to sheets following logs. 2. Some seepage from 2.5 m depth 3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 6.0 m to 1.5 m depth. Annular space backfilled with drill cuttings; bentonite cap at surface. 4. Groundwater measured at 2.19 m depth below ground elevation on October 18, 2010. 5. Ground surface elevation surveyed by Stantec.						886
8									885
9									

	AMEC Earth & Environmental	LOGGED BY: SR	COMPLETION DEPTH: 6.00 m
		REVIEWED BY: JL	COMPLETION DATE: 10/5/10
		Page 1 of 1	

## EXPLANATION OF TERMS AND SYMBOLS

The terms and symbols used on the borehole logs to summarize the results of field investigation and subsequent laboratory testing are described in these pages.

It should be noted that materials, boundaries and conditions have been established only at the borehole locations at the time of investigation and are not necessarily representative of subsurface conditions elsewhere across the site.

### TEST DATA

Data obtained during the field investigation and from laboratory testing are shown at the appropriate depth interval.

Abbreviations, graphic symbols, and relevant test method designations are as follows:

*C	Consolidation test	*ST	Swelling test
D <sub>R</sub>	Relative density	TV	Torvane shear strength
*k	Permeability coefficient	VS	Vane shear strength
*MA	Mechanical grain size analysis and hydrometer test	w	Natural Moisture Content (ASTM D2216)
N	Standard Penetration Test (CSA A119.1-60)	w <sub>l</sub>	Liquid limit (ASTM D 423)
N <sub>d</sub>	Dynamic cone penetration test	w <sub>p</sub>	Plastic Limit (ASTM D 424)
NP	Non plastic soil	E <sub>f</sub>	Unit strain at failure
pp	Pocket penetrometer strength	γ	Unit weight of soil or rock
*q	Triaxial compression test	γ <sub>d</sub>	Dry unit weight of soil or rock
q <sub>u</sub>	Unconfined compressive strength	ρ	Density of soil or rock
*SB	Shearbox test	ρ <sub>d</sub>	Dry Density of soil or rock
SO <sub>4</sub>	Concentration of water-soluble sulphate	C <sub>u</sub>	Undrained shear strength
		→	Seepage
		▽	Observed water level

\* The results of these tests are usually reported separately

Soils are classified and described according to their engineering properties and behaviour.

The soil of each stratum is described using the Unified Soil Classification System<sup>1</sup> modified slightly so that an inorganic clay of "medium plasticity" is recognized.

The modifying adjectives used to define the actual or estimated percentage range by weight of minor components are consistent with the Canadian Foundation Engineering Manual<sup>2</sup>.

### Relative Density and Consistency:

Cohesionless Soils		Cohesive Soils		
Relative Density	SPT (N) Value	Consistency	Undrained Shear Strength c <sub>u</sub> (kPa)	Approximate SPT (N) Value
Very Loose	0-4	Very Soft	0-12	0-2
Loose	4-10	Soft	12-25	2-4
Compact	10-30	Firm	25-50	4-8
Dense	30-50	Stiff	50-100	8-15
Very Dense	>50	Very Stiff	100-200	15-30
		Hard	>200	>30

### Standard Penetration Resistance ("N" value)

The number of blows by a 63.6kg hammer dropped 760 mm to drive a 50 mm diameter open sampler attached to "A" drill rods for a distance of 300 mm after an initial penetration of 150 mm.

<sup>1</sup> "Unified Soil Classification System", Technical Memorandum 36-357 prepared by Waterways Experiment Station, Vicksburg, Mississippi, Corps of Engineers, U.S. Army. Vol. 1 March 1953.

<sup>2</sup> "Canadian Foundation Engineering Manual", 3<sup>rd</sup> Edition, Canadian Geotechnical Society, 1992.

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS								
MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	COLOUR CODE	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN 75µm)	GRAVELS MORE THAN HALF THE COARSE FRACTION LARGER THAN 4.75mm	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		RED	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	$C_u = \frac{D_{60}}{D_{10}} > 4$ ; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			GP		RED	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		YELLOW	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4 ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
			GC		YELLOW	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		
	SANDS MORE THAN HALF THE COARSE FRACTION SMALLER THAN 4.75mm	CLEAN SANDS (LITTLE OR NO FINES)	SW		RED	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	$C_u = \frac{D_{60}}{D_{10}} > 6$ ; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			SP		RED	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY SANDS (WITH SOME FINES)	SM		YELLOW	SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4 ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
			SC		YELLOW	CLAYEY SANDS, SAND-CLAY MIXTURES		
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT SMALLER THAN 75µm)	SILTS BELOW "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 50\%$	ML		GREEN	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY SANDS OF SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)	
		$W_L > 50\%$	MH		BLUE	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDS OR SILTY SOILS		
		$W_L < 30\%$	CL		GREEN	INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY OR SILTY CLAYS, LEAN CLAYS		
		$30\% < W_L < 50\%$	CI		GREEN-BLUE	INORGANIC CLAYS OF MEDIUM PLASTICITY, SILTY CLAYS		
	$W_L > 50\%$	CH		BLUE	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	CLAYS ABOVE "A" LINE NEGLECTIBLE ORGANIC CONTENT							
	ORGANIC SILTS & CLAYS BELOW "A" LINE	$W_L < 50\%$	OL		GREEN	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	WHENEVER THE NATURE OF THE FINES CONTENT HAS NOT BEEN DETERMINED, IT IS DESIGNATED BY THE LETTER "F", E.G. SF IS A MIXTURE OF SAND WITH SILT OR CLAY	
$W_L > 50\%$		OH		BLUE	ORGANIC CLAYS OF HIGH PLASTICITY			
HIGHLY ORGANIC SOILS			PI		ORANGE	PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOUR OR ODOUR, AND OFTEN FIBEROUS TEXTURE	
SPECIAL SYMBOLS								
LIMESTONE			OILSAND					
SANDSTONE			SHALE					
SILTSTONE			FILL (UNDIFFERENTIATED)					
SOIL COMPONENTS								
FRACTION	U.S. STANDARD SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY WEIGHT OF MINOR COMPONENTS					
	PASSING	RETAINED	PERCENT	DESCRIPTOR				
GRAVEL	75mm	19mm	35-50	AND				
	COARSE	19mm					4.75mm	
SAND	4.75mm	2.00mm	20-35	Y/EY				
	COARSE	2.00mm	425µm					
	MEDIUM	425µm	75µm	18-20	SOME			
	FINE	75µm		1-10				TRACE
FINES (SILT OR CLAY BASED ON PLASTICITY)	75µm							
OVERSIZED MATERIAL								
ROUNDED OR SUBROUNDED: COBBLES 75mm TO 200mm BOULDERS > 200mm			NOT ROUNDED: ROCK FRAGMENTS > 75mm ROCKS > 0.78 CUBIC METRE IN VOLUME					
PLASTICITY CHART FOR SOILS PASSING 425 µm SIEVE								
NOTES: 1. ALL SIEVE SIZES MENTIONED ON THIS CHART ARE U.S. STANDARD A.S.T.M. E.11 2. COARSE GRAIN SOILS WITH 5 TO 12% FINES GIVEN COMBINED GROUP SYMBOLS, E.G. GW-GC IS A WELL GRADED GRAVEL SAND MIXTURE WITH CLAY BINDER BETWEEN 5 AND 12% FINES.								
AMEC Earth & Environmental								





#### Land Use Redesignation

Bylaw 20-013: Rural Agriculture (RA) to Group Country Residential (GCR)

Parcels: 1412687;2 and 1412687;1;3, located on the NW -8-21-10-W4 (Approx 16 acres total) in Lethbridge County, AB



Rural Agriculture (RA) to Group Country Residential (GCR)



LETHBRIDGE  
COUNTY

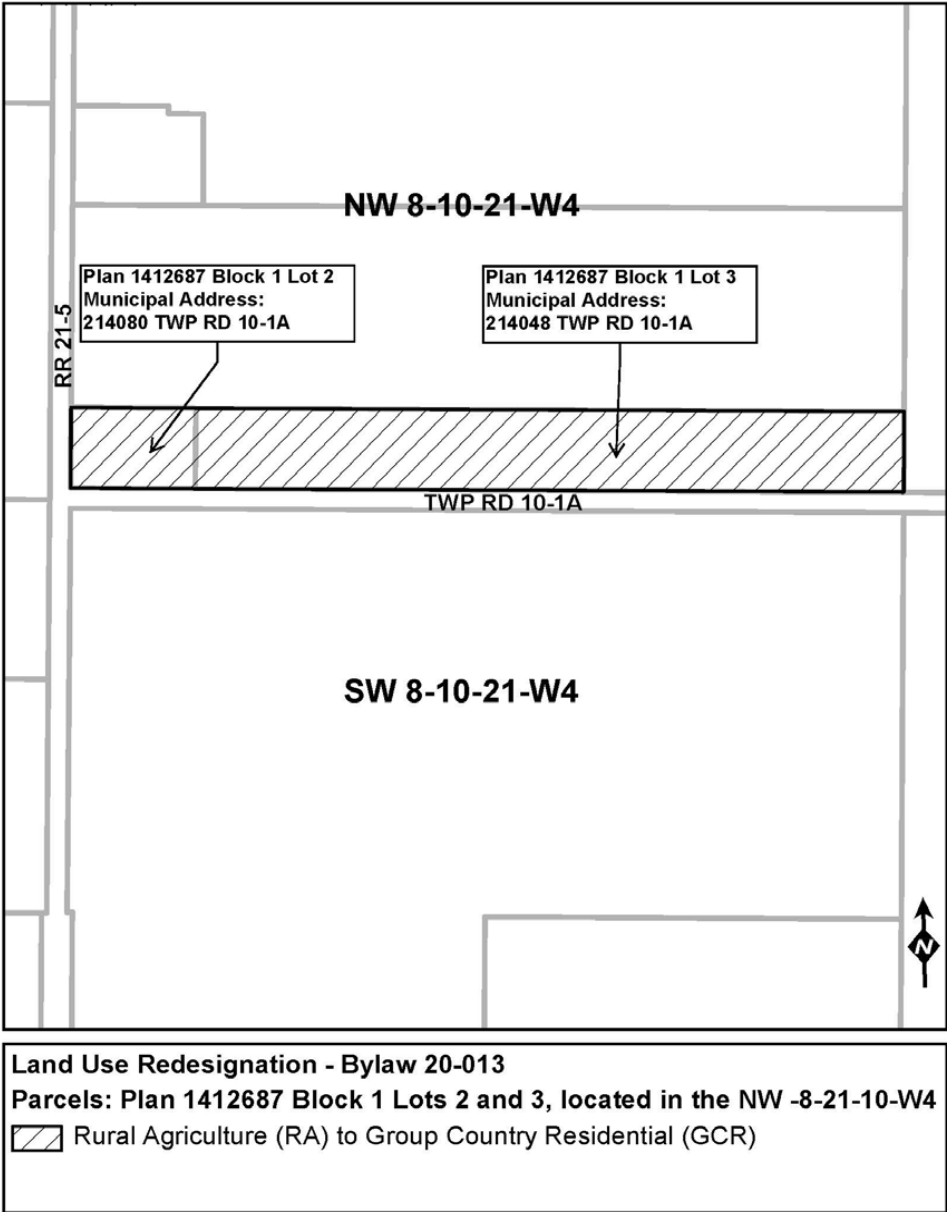
Lethbridge County 2020  
This document is prepared for the purpose of providing information only. It is not intended to be used as a legal document. Lethbridge County does not warrant the accuracy or completeness of the information provided. The user assumes all responsibility for the use of this information.

0 50 100 200 Meters

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 20-013**

Bylaw 20-013 of Lethbridge County being a Bylaw for the purpose of amending Land Use By-law 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 20-013 is to re-designate Plan 1412687 Block 1 Lots 2 and 3 in NW 8-10-21- W4 from Rural Agriculture (RA) to Grouped Country Residential (GCR) as shown on the sketch below:



AND WHEREAS the applicant is requesting a re-designation of the lands to allow for the subdivision of the parcel for country residential purposes;

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;

GIVEN first reading this 21<sup>st</sup> day of May 2020.

\_\_\_\_\_  
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 <sup>st</sup> Reading	May 21, 2020
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> Reading	