



Agenda

Council Meeting | Thursday, December 5, 2024 | 9:00 AM | Council Chambers

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A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

- 3 - 11 1. **County Council Meeting Minutes**
[Council Meeting - 21 Nov 2024 - Minutes](#)

D. SUBDIVISION APPLICATIONS

- 12 - 20 1. **Subdivision Application #2024-0-128 (Alberta Beef Corporation) - Gravel Area, Plan 2398EZ and a portion of NW1/4 20-10-20-W4M**
[Subdivision Application #2024-0-128 \(Alberta Beef Corporation\) - Gravel Area, Plan 2398EZ and a portion of NW1/4 20-10-20-W4M](#)

- 21 - 31 2. **Subdivision Application #2024-0-129 – MS Maclean Livestock - Lot 1, Block 1, Plan 0011640 and part of the N1/2 9-10-20-W4M**
[Subdivision Application #2024-0-129 – MS Maclean Livestock - Lot 1, Block 1, Plan 0011640 and part of the N1/2 9-10-20-W4M](#)

E. DELEGATIONS

- 32 - 57 1. **11:00 a.m. - STARS - Jackie Seely, Municipal Relations Southern Alberta**
[Presentation](#)
[2024 Fall STARS HORIZONS](#)

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

- 58 - 143 F.1.1. **2024 Hamlet of Monarch Growth Study Review**
[2024 Hamlet of Monarch Growth Study Review](#)

- 144 - 147 F.1.2. **Local Growth and Sustainability Grant Application**
[Local Growth & Sustainability Grant Application](#)

F.2. ADMINISTRATION

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F.2.1. ORRSC - Regional Assessment Review Board Appointment

[ORRSC - Regional Assessment Review Board Appointment](#)

F.2.2. 2025 Budget Deliberations

G. CORRESPONDENCE

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1. Alberta Public Safety & Emergency Services [Alberta Public Safety & Emergency Services FAQ's](#)

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2. MLA Nathan Neudorf Christmas Party Invitation [Christmas Party 2024](#)

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3. CPAA Conference Sponsorship [CPAA Conference Sponsorship](#)

H. NEW BUSINESS

I. CLOSED SESSION

1. 2025 Budget Deliberations (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

2. Disposal of Municipal Land (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

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

J. ADJOURN



Minutes

Council Meeting | Thursday, November 21, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, November 21, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Manager, Finance & Administration Kurtis Krizsan
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Executive Assistant Candice Robison
- Senior Planner Steve Harty
- Director, People & Culture Jared Zeller
- Municipal Intern, Planning Hannah Laberge

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:04 a.m.

Reeve Campbell read the following land acknowledgement:

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

B. ADOPTION OF AGENDA

643-2024	Deputy Reeve Kuerbis	MOVED that the November 21, 2024 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

644-2024	Councillor Zeinstra	MOVED that the October 17, 2024 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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C.2. Organizational Meeting Minutes

645-2024	Councillor Hickey	MOVED that the October 17, 2024 Lethbridge County Organizational Meeting Minutes be adopted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2024-0-146 – Wisemen Feeders - E1/2 19-10-20-W4M

646-2024	Councillor VanderVeen	MOVED that the Agricultural subdivision of E1/2 19-10-20-W4M (Certificate of Title No. 901 125 121 +2, 901 125 121 +1, 901 125 121), to
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subdivide and reconfigure three existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 12.96, 147.04 & 160.0 acres (5.25, 59.52 & 64.7 ha) each respectively in size, and create three adjusted new titles at 93.87, 98.18 & 127.95 acres (37.99, 39.73 & 51.78 ha), for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. The applicant must meet any Historical Resource requirements of Alberta Culture and must provide to the Subdivision Authority a copy in writing of any required Historical Resources Act clearance prior to final endorsement.
5. That a private encroachment agreement be provided by the applicant to address the two dugouts that are split by the proposed new parcel boundary between the 98.18 & 127.95 acre titles, to be registered concurrently with the subdivision endorsement.
6. That any easement(s) required by utility companies, or the municipality shall be established.

CARRIED

**D.2. Subdivision Application #2024-0-140 Arvidson/Bley
- N½ 16-10-21-W4M**

647-2024 Councillor Sayers MOVED that the Agricultural subdivision of N1/2 16-10-21-W4M (Certificate of Title No. 031 194 567, 031 185 152), to realign the property boundaries between two adjacent titles currently 90.42 and 39.84 acres (36.59 & 16.12 ha) in size, by subdividing 7.90 acres (3.20 ha) from the NE ¼-section and adding it to the NW ¼-section portion resulting in parcels 82.52 and 47.74 acres (33.39 & 19.33 ha) respectively in size for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels to create the 47.74 and 82.52 acre titles, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That the access easement (Access R/W Plan 031 1082) carries over to the new reconfigured titles to continue to provide a legal means of access.

5. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture or to apply for Historical Resource clearance if required, prior to final endorsement of the subdivision.

6. That any conditions or requirements as required by Water Boundaries Division of Alberta Environment shall be provided prior to finalization.

CARRIED

**D.3. Subdivision Application #2024-0-147 – Wisemen Feeders
- SW¼ 20-10-20-W4M**

648-2024 Deputy Reeve Kuerbis MOVED that the Agricultural subdivision of SW1/4 20-10-20-W4M (Certificate of Title No. 931 156 557), to subdivide a 6.90-acre (2.79 ha) first subdivision from a ¼-section title of 160.00 acres (64.7 ha) for rural agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.

2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.

3. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the parcel being subdivided as approved.

4. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture, including applying for Historical Resource clearance if required, prior to final endorsement of the subdivision.

5. That any easement(s) required by utility companies, or the municipality shall be established.

CARRIED

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 24-018 - Re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial- First Reading

649-2024 Councillor Hickey MOVED that Bylaw 24-018 be read a first time.

CARRIED

G.1.1. Bylaw 24-019 - Repeal Bylaw 18-010 being the Coulee View Area Structure Plan- First Reading

650-2024 MOVED that Bylaw 24-019 be read a first time.

CARRIED

G.1.2. Bylaw 24-020 - Re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading

651-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-020 be read a first time.

CARRIED

G.1.3. Planning and Development Department - 3rd Quarter Report 2024

652-2024 Councillor VanderVeen MOVED that County Council receive the Planning and Development Department 3rd Quarter report for Information.

CARRIED

Reeve Campbell recessed the meeting at 9:50 a.m.

Reeve Campbell reconvened the meeting at 10:02 a.m.

E. PUBLIC HEARINGS - 10:00 a.m.

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-013 at 10:02 a.m.

E.1. Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan (Bylaw 1362)- Public Hearing

653-2024 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-013 commence at 10:03 a.m. CARRIED

The Manager, Planning and Development reviewed Bylaw 24-013.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-013.

Alix Hirsche, the applicant spoke in favor of Bylaw 24-013.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-013.

No further comments were made.

654-2024 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-013 adjourn at 10:13 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:13 a.m.

655-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-013 be read a second time. CARRIED

656-2024 Councillor Sayers MOVED that Bylaw 24-013 be read a third time. CARRIED

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-016 at 10:15 a.m.

E.2. Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial- Public Hearing

657-2024 Councillor VanderVeen MOVED that the Public Hearing for Bylaw 24-016 commence at 10:15 a.m. CARRIED

The Manager, Planning and Development reviewed Bylaw 24-016.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-016.

Katelyn Olson, the applicant spoke in favor of Bylaw 24-016.

Richard Ment spoke in opposition of Bylaw 24-016.

Les Ment spoke in opposition of Bylaw 24-016.

Craig Nikkel spoke in opposition of Bylaw 24-016.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-016.

No further comments were made.

658-2024 Councillor MOVED that the Public Hearing for Bylaw 24-016 adjourn at 10:53 a.m.
VanderVeen CARRIED

Reeve Campbell reconvened the regular meeting at 10:54 a.m.

659-2024 Councillor MOVED that Bylaw 24-016 be read a second time.
VanderVeen CARRIED

660-2024 Deputy MOVED that Bylaw 24-016 be read a third time.
Reeve CARRIED
Kuerbis

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-017 at 11:00 a.m.

E.3. Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017)- Public Hearing

661-2024 Councillor MOVED that the Public Hearing for Bylaw 24-017 commence at 11:01 a.m.
Hickey CARRIED

The Manager, Planning and Development reviewed Bylaw 24-017.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-017.

Alvin Fritz, the applicant spoke in favor of Bylaw 24-017.

Danny Ponjovic spoke in opposition of Bylaw 24-017.

Darlene Ponjovic-Vornbrock spoke in opposition of Bylaw 24-017.

Art Bedster spoke in opposition of Bylaw 24-017.

Larry Boychuk spoke in opposition of Bylaw 24-017.

Burt Van Hierden spoke in favour of Bylaw 24-017.

Tyler Wotmough spoke in opposition of Bylaw 24-017.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-017.

No further comments were made.

662-2024 Councillor MOVED that the Public Hearing for Bylaw 24-017 adjourn at 11:39 a.m.
Sayers CARRIED

Reeve Campbell reconvened the regular meeting at 11:39 a.m.

663-2024 Deputy MOVED that Bylaw 24-017 be read a second time.
Reeve CARRIED
Kuerbis

664-2024 Councillor MOVED that Bylaw 24-017 be read a third time.
Sayers CARRIED

Reeve Campbell recessed the meeting at 11:44 a.m.

Reeve Campbell reconvened the meeting at 11:52 a.m.

F. DELEGATIONS

F.1. 11:30 a.m. - City of Lethbridge - Mayor Blaine Hyggen & Government Relations Manager Gerald Gauthier - Physician Recruitment Initiative

City of Lethbridge Mayor Blaine Hyggen and Government Relations Manager Gerald Gauthier were present to provide a presentation to Council on their physician recruitment initiative.

665-2024 Councillor Hickey MOVED to add the Reeve's signature to the letter provided by the City of Lethbridge addressed to the Honourable Adriana LaGrange, Minister of Health.

CARRIED

Reeve Campbell recessed the meeting at 12:05 p.m.

Reeve Campbell reconvened the meeting at 1:07 p.m.

K. CLOSED SESSION

K.1. - Delegation - 1:00 p.m. - Fortis Alberta (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

666-2024 Councillor VanderVeen MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 1:08 p.m. for the discussion on the following:

K.1. - Delegation - 1:00 p.m. - Fortis Alberta (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

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

CARRIED

667-2024 Councillor VanderVeen MOVED that the Lethbridge County Council Meeting move out of the closed session at 2:00 p.m.

CARRIED

K.1. Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

668-2024 Councillor Hickey MOVED that County Council approve using the Local Government Fiscal Framework grant to fund the remaining \$1,471,000 for the Eastern Industrial Transmission Pipeline project with \$300,000 towards the Coaldale Reservoir expansion, for a total project value of \$15,400,000.

CARRIED

G. DEPARTMENT REPORTS

G.2. OPERATIONS

G.2.1. Appointment of Agricultural Service Board Chair & ASB Voting Delegates

- 669-2024 Councillor VanderVeen MOVED that County Council appoint Deputy Reeve John Kuerbis as the Agricultural Service Board Chair for the 2024/2025 year. CARRIED
- 670-2024 Councillor VanderVeen MOVED that County Council appoint Deputy Reeve John Kuerbis and Councillor Lorne Hickey as the ASB delegates with voting privileges. CARRIED

G.3. ADMINISTRATION

G.3.1. 2025 Council Meeting Schedule

- 670-2024 Deputy Reeve Kuerbis MOVED that County Council approves the 2025 Council Meeting Schedule with one Council Meeting each for the months of January, March, July, August and November and that these dates be advertised as appropriate. CARRIED

H. CORRESPONDENCE

H.1. Alberta Municipal Affairs - Local Growth & Sustainability Grant Program

Council reviewed correspondence from Alberta Municipal Affairs regarding the local growth and sustainability grant program.

H.2. Wheatland County - Collaborative Stance on FCM Conference Attendance

Council reviewed correspondence from Wheatland County regarding taking a collaborative stance on FCM conference attendance.

H.3. Picture Butte Chamber of Commerce - Midnight Madness

Council reviewed correspondence from the Picture Butte Chamber of Commerce regarding their Midnight Madness event.

H.4. Picture Butte Fire Department Awards Ceremony & Christmas Dinner Invite

Council reviewed an invitation from the Picture Butte Fire Department for their Awards Ceremony and Christmas Dinner on December 7.

H.5. Coaldale & District Emergency Services Awards Banquet

Council reviewed an invitation from the Coaldale & District Emergency Services for their Awards Banquet on December 7.

I. COUNTY COUNCIL AND COMMITTEE UPDATES

I.1. Lethbridge County Council Attendance Update - October 2024

Council reviewed the highlights from the Lethbridge County Council Attendance Update for October 2024.

Division 1

Councillor Lorne Hickey

- October 2 FCSS Meeting
October 3 Lethbridge County Council Meeting
October 4 SDAB Interview
October 9 SDAB Interview
October 17 Lethbridge County Organizational Meeting
October 17 Lethbridge County Council Meeting
October 22 Agricultural Service Board Meeting
October 23 Green Acres Finance Meeting
October 25 Council Road Tour
October 28 & 29 South Region ASB Conference
October 30 Green Acres Board Meeting

Division 2**Reeve Tory Campbell**

October 3	Lethbridge County Council Meeting
October 4	Coaldale Prairie Winds Secondary School Grand Opening
October 4	Mayors & Reeves, virtual
October 8	FCC Agriculture and Food Industry Appreciation Event
October 16	EDL Board Meeting
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 23	Canada Infrastructure Bank, Stakeholder McCain Factory Tour
October 25	Council Road Tour
October 28	Team Lethbridge Kick-off and Practice Session

Division 3**Councillor Mark Sayers**

October 2	Interview of SouthGrow Facilitator
October 3	Lethbridge County Council Meeting
October 3	SouthGrow Quarterly Meeting in Taber
October 4	SDAB Interview
October 9	SDAB Interview
October 16	ASBG Field Day Tour
October 17	Lethbridge County Council Meeting
October 24	SouthGrow Strategic Strategy Meeting
October 25	Council Road Tour

Division 4**Deputy Reeve John Kuerbis**

October 2	Community Futures Board Meeting
October 3	Lethbridge County Council Meeting
October 4	SDAB Interview
October 9	SDAB Interview
October 9	Lethbridge Chamber of Commerce Awards Dinner
October 15	Weekly meeting with Community Futures Executive Director
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 22	Agricultural Service Board Meeting
October 23	Community Futures Monthly Meeting
October 24	Lethbridge Regional Waste Meeting
October 25	Council Road Tour
Oct 28 & 29	South Region ASB Conference
October 30	Coalhurst IDP Meeting
October 30	Weekly meeting with Community Futures Executive Director

Division 5**Councillor Kevin Slomp**

October 3	Lethbridge County Council Meeting
October 25	Council Road Tour

Division 6**Councillor Klaas VanderVeen**

October 3	Lethbridge County Council Meeting
October 4	SAEWA Meeting
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 18	SAEWA Meeting
October 22	Agricultural Service Board Meeting
October 24	Lethbridge Regional Waste Meeting
October 25	Council Road Tour
October 30	Coalhurst IDP Meeting

Division 7

Councillor Morris Zeinstra

October 17 Lethbridge County Organizational Meeting
October 17 Lethbridge County Council Meeting
October 25 Council Road Tour

I.2. Community Futures Events - Deputy Reeve Kuerbis

671-2024 Deputy Reeve Kuerbis MOVED that Deputy Reeve John Kuerbis be authorized to attend the following Community Futures events:

- South Chairs and Managers Meeting in Okotoks on November 22
- Pan West Chair Meeting in Calgary on November 23

CARRIED

J. NEW BUSINESS

K. CLOSED SESSION

K.3. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

672-2024 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 2:21 p.m. for the discussion on the following:

K.3 - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

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

CARRIED

673-2024 Councillor Sayers MOVED that the Lethbridge County Council Meeting move out of the closed session at 3:28 p.m.

CARRIED

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

674-2024 Councillor Hickey MOVED to transfer the balance of the Provincial Policing Funds Reserve of \$474,749 to the Commercial Industrial Land Reserve.

CARRIED

675-2024 Councillor Hickey MOVED that Administration spend up to \$1.5M from the Commercial Industrial Land Reserve to be used to fund the purchase of land.

CARRIED

L. ADJOURN

676-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 3:29 p.m.

CARRIED

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2024-0–128 (Alberta Beef Corporation)
- Gravel Area, Plan 2398EZ and a portion of NW1/4 20-10-20-W4M

Meeting: Council Meeting - 05 Dec 2024

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 26 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 26 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 27 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to reconfigure an existing 58.18-acre title and reduce it in size to 36.47-acres for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2024-0-128 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal realignment/reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a realignment and reconfiguration of adjacent titles and property lines without a resulting increase in titles.
- The LUB No. 24-007 reconfiguration of titles policy enables property boundaries to be realigned based on land use and the location of improvements.

BACKGROUND INFORMATION:

Located four miles north of Eight Mile Lake and a ½-mile southwest of the Oldman River. The main purpose of the application is to accommodate a boundary adjustment to separate and combine the lands of similar character.

The existing 58.18-acre was originally created to delineate a gravel area. This application will reconfigure the boundary of the lands within the ¼-section, so the former gravel area title is reduced in size and the adjacent agricultural land is increased in size. This process involves subdividing 25.45-acres and consolidating it to the remainder of the NW 20-10-20-W4M containing 97.95-acres. The smaller parcel contains a hay shed and a dugout and is irrigated hay crop with a small pivot. The adjacent agricultural title is a mix of coulee land and crop land, with a larger pivot situated on the south irrigated portion. The southern boundary of the proposed 36.47-acre parcel is slightly angled to account for the pivot system. The SW corner will partially bisect the dugout so both properties will have access. The realigned boundary will also rectify an encroachment issue, as the current property line runs through the middle of the hay shed building. There are no plans to provide services to either of the parcels, as they are to remain in their agricultural state. Access both titles will remain unchanged from the west municipal road. The land is identified to potentially contain a Historic Resource Value (HRV) of 5a, 5p. However, in response to the referral Alberta Culture has exempted the need for applying for Historical Resource Act approval.

Overall, the proposal meets the policy of the County's LUB No. 24-007 for a realignment/reconfiguration of titles and the subdivision criteria of the Land Use Bylaw. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed boundary reconfiguration is not rational and the titles would remain as is.

Pros:

- there are no advantages to denying the subdivision as the County's bylaws and criteria are met.

Cons:

- the existing land and encroachment issues would remain, and the decision could be appealed by the applicants to LPRT as the County's bylaws and criteria are met.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[5A Lethbridge County 2024-0-128 Approval Diagrams 2024-0-128](#)

RESOLUTION

2024-0-128

Lethbridge County **Agricultural** subdivision of Gravel Area, Plan 2398EZ and a portion of NW1/4 20-10-20-W4M

THAT the Agricultural subdivision of Gravel Area, Plan 2398EZ and a portion of NW1/4 20-10-20-W4M (Certificate of Title No. 131 171 074, 991 202 209 +2), to reconfigure an existing 58.18-acre (23.50 ha) title and reduce it in size to 36.47-acres (14.76 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if deemed required.
3. That the applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated as approved.
4. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
5. That a private encroachment agreement be provided by the applicant to address the dugout that is split by the proposed new parcel boundary between the titles, to be registered concurrently with the subdivision endorsement.

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 and consolidation is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the subdivision proposal is in accordance with the County's subdivision criteria as a property realignment/reconfiguration of titles, with no additional titles created as result of this subdivision and consolidation.
4. As the current property line runs through the middle of the hay shed building, the Subdivision Authority is satisfied the realigned boundary will rectify an encroachment issue.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663 of the Municipal Government Act, as it a reconfiguration of titles with no additional titles created, 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

2024-0-128
Page 1 of 2

Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

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

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

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

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

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

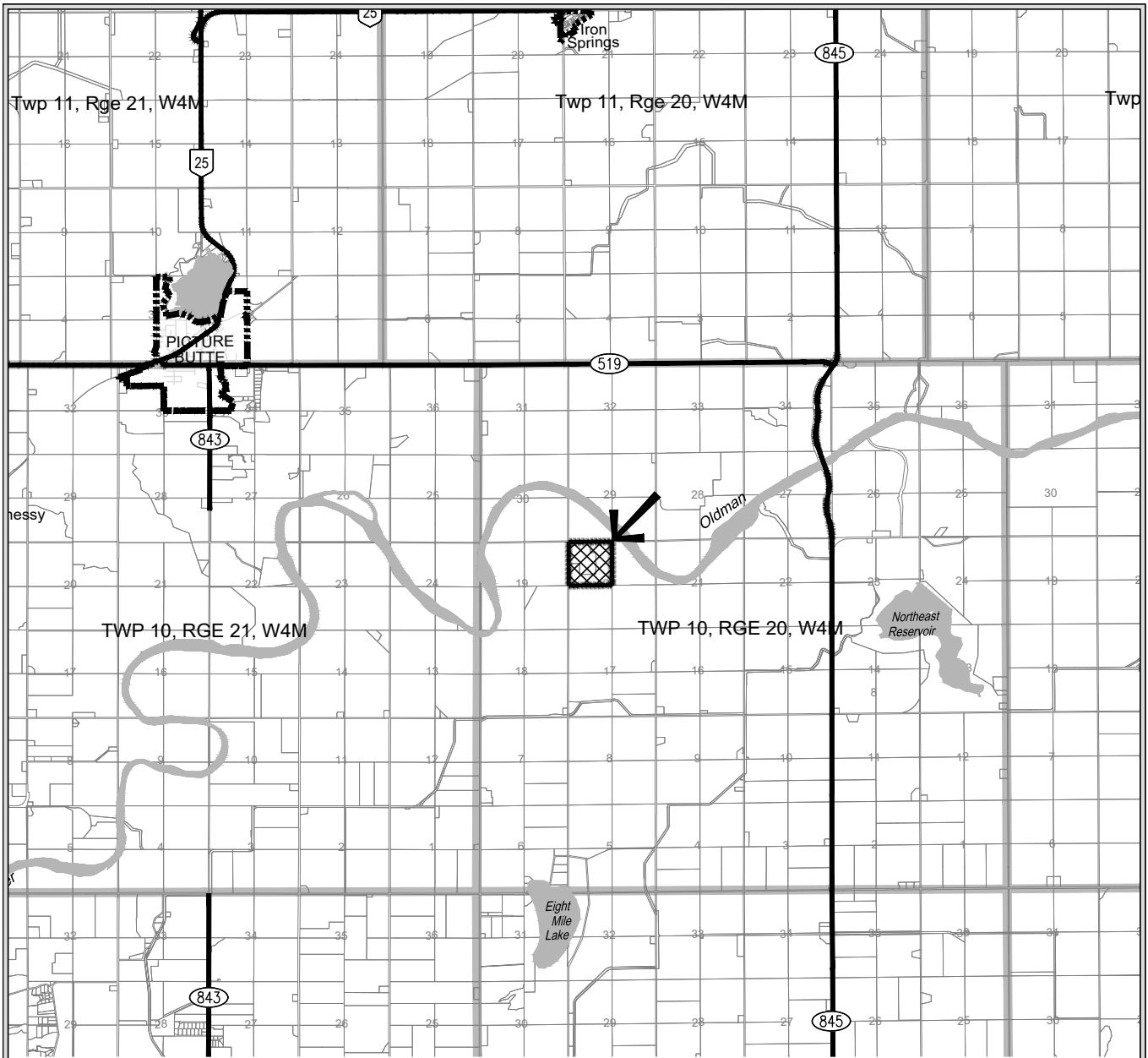
- (f) ATCO Gas has no objection.
- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.
- (h) Historical Resources – Barry Newton, Land Use Planner:

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

MOVER

CHAIRMAN

DATE

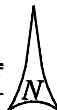


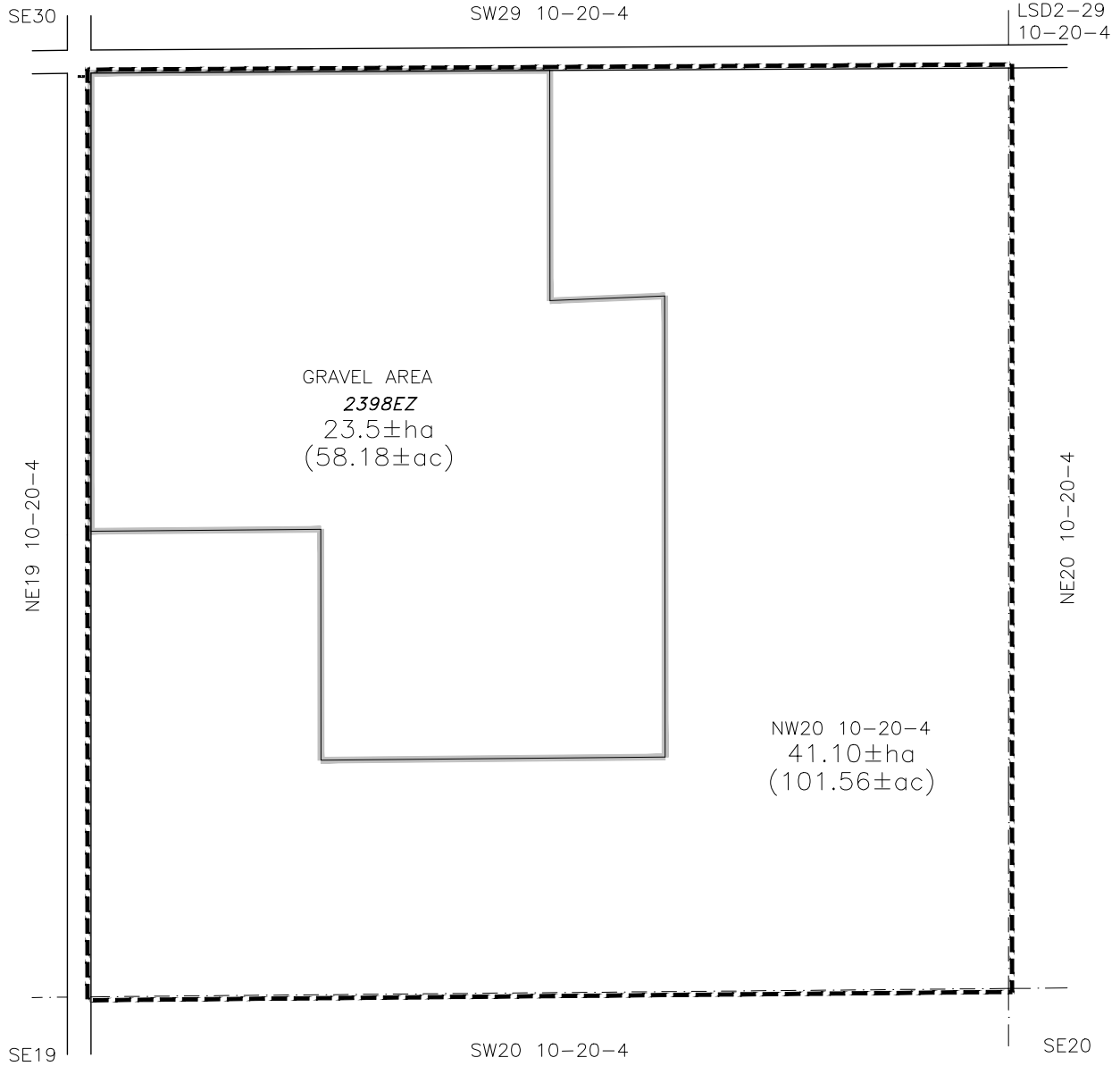
SUBDIVISION LOCATION SKETCH
GRAVEL AREA, PLAN 2398EZ &
NW 1/4 SEC 20, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: SEPTEMBER 19, 2024
FILE No: 2024-0-128

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3705 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E3
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



September 19, 2024 N:\Subdivision\2024\2024-0-128.dwg





SUBDIVISION SKETCH - EXISTING

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16442TA

**GRAVEL AREA, PLAN 2398EZ &
NW 1/4 SEC 20, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: SEPTEMBER 19, 2024
FILE No: 2024-0-128**



SE30

SW29 10-20-4

LSD2-29
10-20-4

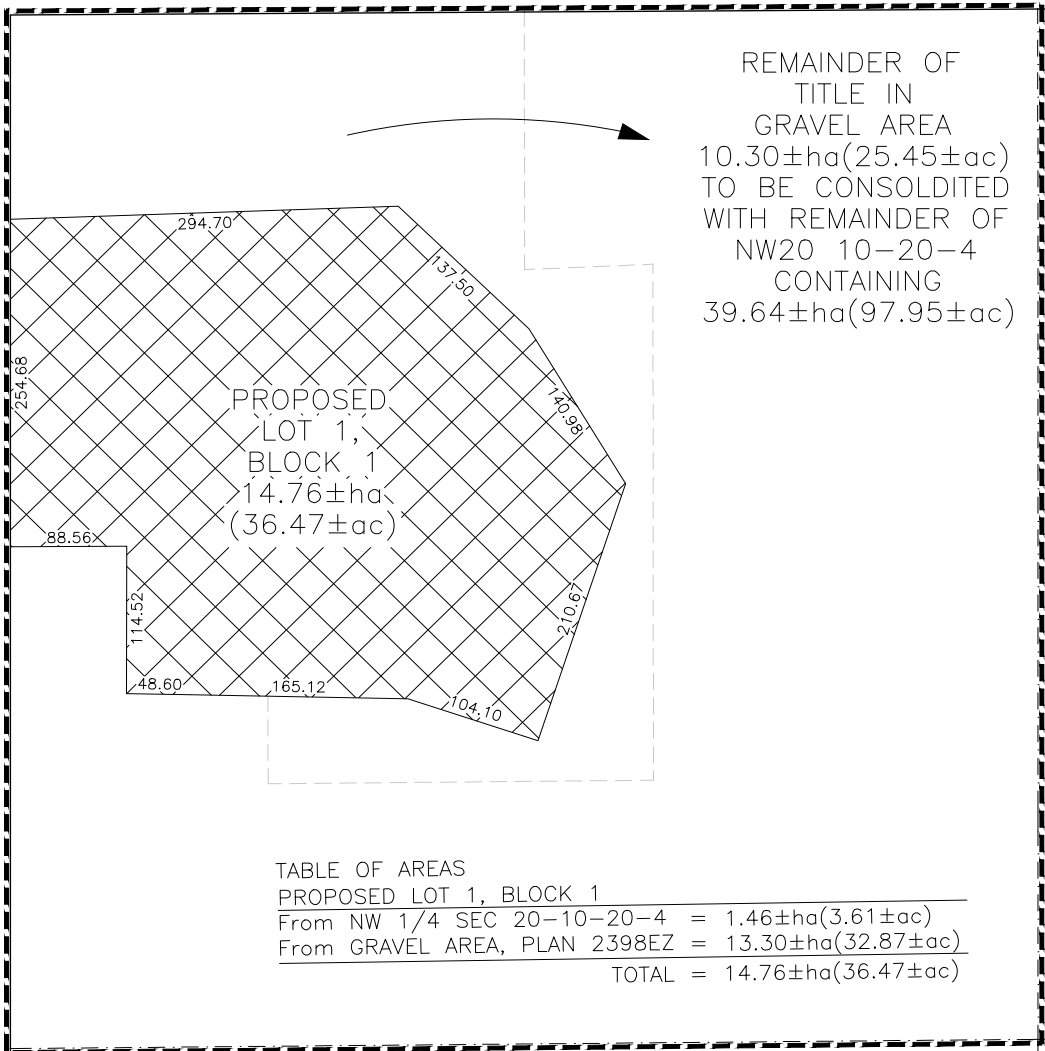
NE19 10-20-4

NE20 10-20-4

SE19

SW20 10-20-4

SE20



REMAINDER OF
TITLE IN
GRAVEL AREA
10.30±ha(25.45±ac)
TO BE CONSOLIDATED
WITH REMAINDER OF
NW20 10-20-4
CONTAINING
39.64±ha(97.95±ac)

PROPOSED
LOT 1,
BLOCK 1
14.76±ha
(36.47±ac)

TABLE OF AREAS
PROPOSED LOT 1, BLOCK 1

From NW 1/4 SEC 20-10-20-4	= 1.46±ha(3.61±ac)
From GRAVEL AREA, PLAN 2398EZ	= 13.30±ha(32.87±ac)
TOTAL	= 14.76±ha(36.47±ac)

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16442TA
GRAVEL AREA, PLAN 2398EZ &
NW 1/4 SEC 20, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: SEPTEMBER 19, 2024
FILE No: 2024-0-128





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16442TA

**GRAVEL AREA, PLAN 2398EZ &
NW 1/4 SEC 20, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: SEPTEMBER 19, 2024
FILE No: 2024-0-128**



September 20, 2024 N:\Subdivision\2024\2024-0-128.dwg



AERIAL PHOTO DATE: 2018

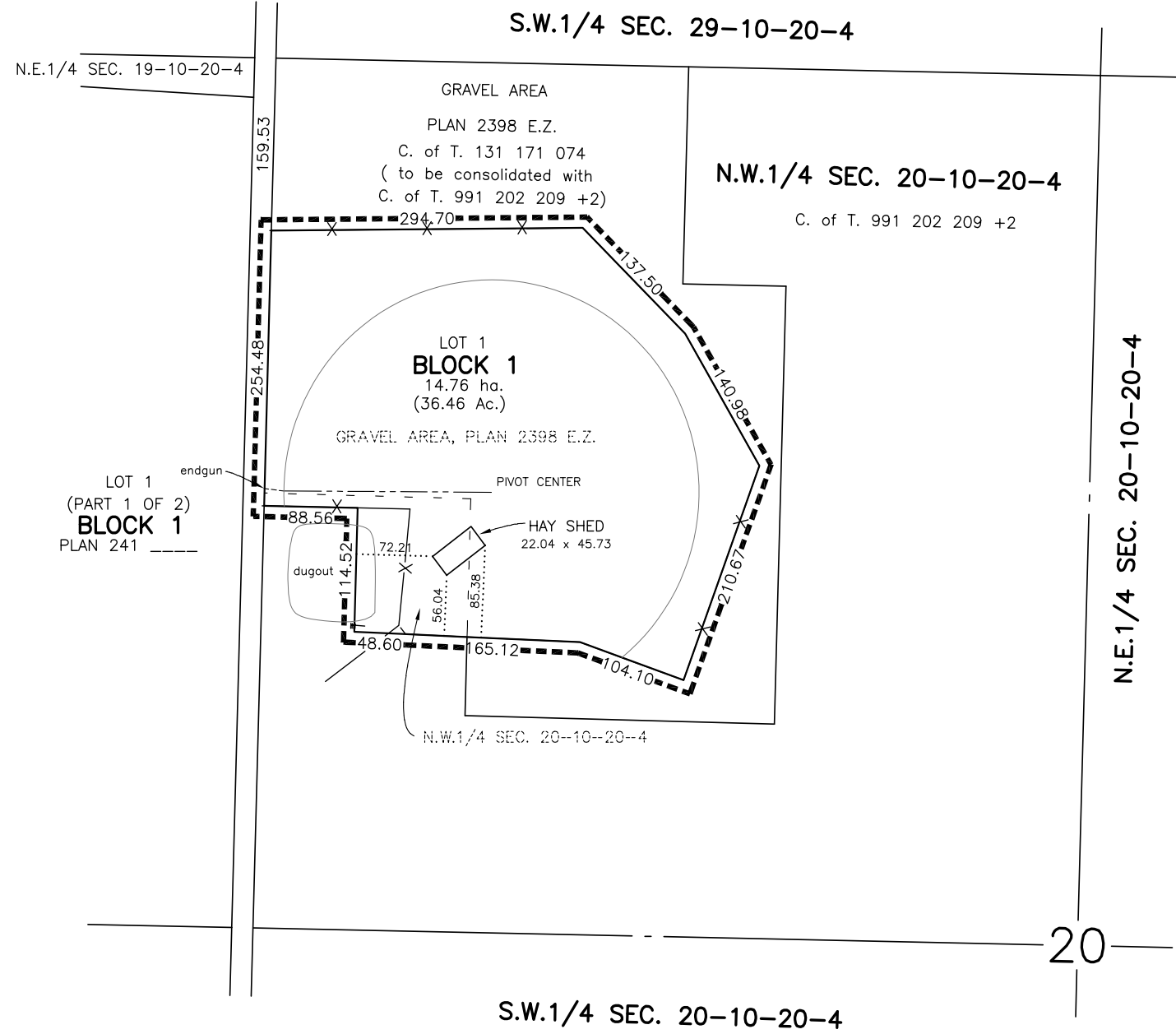


TABLE OF AREAS

LOT 1	
within N.W.1/4 SEC. 20-10-20-4	= 1.46 ha
GRAVEL AREA, PLAN 2398 E.Z.	= 13.30 ha
TOTAL	= 14.76 ha

NO.	REVISION	DATE	BY
<p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 14.76 ha. Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

ALBERTA BEEF CORPORATION

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

Lethbridge County

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

APPROVED	DRAWN MJ	DATE JULY 17/24
	CHECKED TCP	JOB 24-16442
	SCALE	DRAWING
T.C. Penner, A.L.S.	1:5000	24-16442TA

AGENDA ITEM REPORT



Title: Subdivision Application #2024-0-129 – MS Maclean Livestock
- Lot 1, Block 1, Plan 0011640 and part of the N1/2 9-10-20-W4M

Meeting: Council Meeting - 05 Dec 2024

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 26 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 26 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 27 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to consolidate into the NW ¼-section a previously subdivided 4.56-acre yard title and in return, subdivide out a 6.22-acre vacant parcel for country residential use. The proposal does NOT meet the criteria of the Land Use Bylaw and would require a vacant parcel size waiver.

RECOMMENDATION:

That S.D. Application #2024-0-129 be approved subject to the conditions, including that a waiver be granted to allow a maximum vacant parcel size of 4.56-acres to be subdivided only from the NW 9-10-20-W4M, as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

With the parcel size variance consideration for an equal area swap and the conditions imposed, the proposed subdivision otherwise meets the provincial Subdivision and Development Regulations and the municipal reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a reconfiguration of titles and property lines provided there is not an increase in the overall titles, and it is deemed rational.
- The 4.56-acre farmyard was approved in 2000 as the first subdivision from the NW ¼-section. With the consolidation back into the ¼-section, a new separate title is eligible for subdivision consideration as a bareland (vacant) subdivision not to exceed 3.0-acres in size as per the policies of LUB No. 24-007.
- The adjacent east ¼-section has an existing separate 5.03-acre subdivided title out of the very southeast corner also approved in 2000. As the 6.22-acre subdivision will encompass land

from both ¼-sections, the Subdivision Authority must determine if the proposal aligns with the general intent of the County's subdivision policies.

BACKGROUND INFORMATION:

Located approximately 5-miles north of the Town of Coaldale, 1½ -miles west of Highway 845. The proposal is to enable a land swap for the location of a separate title for the country residential use.

The NW ¼-section contains an existing 4.56-acre developed farmyard subdivision situated in the west portion adjacent to the municipal road (Rge Rd 204). The application involves consolidating and returning the 4.56-acre title back into the ¼-section in lieu of obtaining a separate new subdivision title for a vacant yard. The applicant would like to subdivide 3.04-acres from the NE dry corner of the NW 9-10-20-W4M, situated just outside the last swing arm track of the irrigation pivot system, and also subdivide a 3.18-acre portion from the adjacent dry corner of the NE 9-10-20-W4M to create a combined 6.22-acre vacant parcel. The adjacent east ¼-section has an existing separate 5.03-acre subdivided title out of the SE corner. The application indicates water is to be provided by a private well and sewage management will be an on-site individual septic field system. There is an existing approach from the north municipal road allowance (Township Rd 102) located between the two ¼-sections.

There are no Historical Resources, abandoned gas wells, or CFOs located in proximity. It is noted there may be a historic abandoned irrigation canal (Cameron Lateral) situated in the area of the proposed subdivision along the north perimeter of the section that was rehabilitated in 1956 (IRR660). However, the irrigation canal construction record plans can no longer be found so it cannot be verified if the canal physically existed or not at this location.

With the consolidation of the 4.56-acre title back into the ¼-section, a new vacant yard title may be approved as a reconfiguration of titles subdivision. As the bylaw limits a vacant parcel to 3.00-acres in size, the Subdivision Authority may determine if a straight land area swap is deemed fair, or if 6.22-acre proposed size is suitable. Either approval would require a size variance of the LUB No. 24-007 maximum 3-acres. The applicant believes there is merit in the proposal as the 6.22-acre vacant parcel is subdividing the less productive dry corner areas.

The application was circulated to the required external agencies with no concerns expressed but ATCO Gas requested a utility easement. An adjacent landowner who owns the 5.03-acre subdivided title out of the ¼-section submitted a letter of objection due to the proposed parcel size and the SE ¼-section already containing a subdivision.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could approve a different parcel size and location than the recommended 4.56-acres from just the NW 9-10-20-W4M, and could either:

Option 1. Only approve the bylaw vacant parcel size to not exceed 3.0-acres:

Pros:

- It would conform to the LUB No. 24-007 subdivision policies as a subdivision for a vacant (bareland) parcel not to exceed 3.0-acres in size.

Cons:

- The yard area may be tight for structures if it is confirmed that the historic irrigation canal did cross a portion of the land (i.e. unbuildable), and it is less titled land area than the owner previously had.

Option 2. Approve the requested 6.22-acre vacant parcel as applied for:

Pros:

- It would enable the owner to have a larger area to construct a yard and is only using the land not under the irrigation pivot.

Cons:

- The County's subdivision criteria would not be met as it would be double the 3.0-acre vacant (bareland) maximum parcel size of the bylaw, and it may be viewed as not meeting the intent of the County's policy by allowing the additional subdivision of land from the previously subdivided SE ¼-section.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[5A Lethbridge County 2024-0-129 Approval](#)

[Diagrams 2024-0-129](#)

RESOLUTION

2024-0-129

Lethbridge County

Country Residential subdivision of Lot 1, Block 1, Plan 0011640 and part of the N1/2 9-10-20-W4M

THAT the Country Residential subdivision of Lot 1, Block 1, Plan 0011640 and part of the N1/2 9-10-20-W4M (Certificate of Title No. 121 257 581, 001 366 262, 001 087 329), to subdivide a 6.22-acre (2.52 ha) vacant parcel for country residential use and additionally consolidate back into the NW ¼-section a previously subdivided 4.56-acre (1.85 ha) country residential title; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if deemed required.
3. That the approved subdivision is limited to a maximum of 4.56-acres in size (equal title acreage area swap) for the NE corner of the NW 9-10-20-W4M, and the applicant shall submit a final plan as prepared by an Alberta Land Surveyor for the vacant parcel being subdivided as approved, acceptable for registration at Land Titles.
4. That the existing 4.56-acre title (C of T 121 257 581) is consolidated back into the ¼-section title for the NW 9-10-20-W4M and the portions of land to be subdivided and consolidated to reconfigure the boundaries (property lines) of the parcels, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
5. That the easement(s) as required by ATCO Gas shall be established, if deemed necessary by the Subdivision Authority.

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 and consolidation as approved is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The subdivision as approved conforms to the criteria as a reconfiguration of titles with no additional titles created as result of the subdivision and consolidation.
4. As the bylaw criteria limits a vacant parcel to 3.00-acres in size, the Subdivision Authority has granted a variance to approve the 4.56-acre size as it has determined the applicant may receive the same sized titled parcel that is being consolidated back into the ¼-section as it is a reconfiguration of titles with no additional titles created.
5. The Subdivision Authority has not approved the subdivided vacant yard title to include land from the adjacent NE 9-10-20-W4M, due to the reasons that the resulting 6.22-acre parcel size exceeds both the maximum 3.00-acre vacant parcel size of the bylaw and the existing 4.56-acre title size; as well as the fact there is already a separate 5.03-acre yard subdivided out of the very SE corner of the NE 9-10-20-W4M.

2024-0-129
Page 1 of 4

INFORMATIVE:

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

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

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

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

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

- (f) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.
- (g) Alberta Health Services – Kristen Dykstra, Executive Officer/Public Health Inspector:

“We wish to provide the following comments:

- Each parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.
- We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please let me know if you have any questions or concerns.”

- (h) SMRID – Phyllis Monks, Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application, if the subdivision is approved, the District requires that the following conditions be met:

- If the proposed subdivided homestead lot wishes to use water from the District for the yardsite, an Household Purposes Agreement must be signed with the District prior to any water use.
- All works, easements, etc., involved to provide water to the proposed subdivision will be at the landowner’s expense.

A fee of \$250.00 plus G.S.T. is due upon receipt of the attached invoice for consideration of the subdivision application by the District.

If you have any further questions or concerns, please contact me in the Taber office at 403-223-2148.”

- (i) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:
- ATCO Gas **CONDITIONALLY APPROVES** with the following comments: We require the landowner to reach out to southlandadmin@atcogas.com to obtain a URW for the below reason:
 - ATCO Gas requires a URW to ensure that gas servicing can be provided to the parcel(s) within our franchise area.

In most cases ATCO Gas would prefer to deal with the landowner directly, however, if a survey company/consultant is handling this on your behalf and you would like us to coordinate with them, please let us know.

We would like the landowner to be aware that a consultant cannot negotiate the URW location or terms. If clarification or negotiation is required, the landowner will need to reach out directly to ATCO Gas at the email above and we will be happy to discuss the URW with you.

Please note the following:

- Obtaining a URW does take time so please contact us early to avoid delays.
- ATCO Gas will require 1 fully executed, original copy of the URW for our records.
- in cases where our gas lines are impacted, we prefer to register the URW's.

If ATCO Gas is registering the URW we will notify the MD/County once that has gone through

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilityafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email southlandadmin@atco.com

- (j) Comments from Andrew and Sharon Koot:

"I have some concerns with the proposed subdivision of land.

Concern #1:

Draft regulation

5.4 A single parcel subdivision is allowed out of ¼-section in the Rural Agriculture (RA) Rural Urban Fringe (RUF) and Lethbridge Urban Fringe (LUF) land use districts.

There is already a subdivision on the NW 9-10-20 W4M. Approving a second subdivision on this parcel of land goes against the County of Lethbridge regulations.

Land Use Bylaw

Updated April 2024

- (1) A subdivision which proposes to subdivide a farmstead without a habitable dwelling or create a single (isolated), vacant country residential lot as the first parcel out of a quarter-section or title containing 64.8 ha (160 acres) of land may be approved provided that: (a) the proposed lot to be created is a maximum of 1.2 ha (3 acres) in size;

Concern #2:

This proposal is for a lot 6.22 acres more than double the allowable size.

Concern #3

The proposal states the corners are dry, this is only as a result of the pivot system in use. The "dry" corners are technically arable farmland and irrigation is technically possible. The concern is that should this be approved as a reason for granting a subdivision, what would stop other farming operations from saying this corner or that corner is "dry" and with precedence being set, make 4 corners per ¼ section subdividable?

Concern #4

If the subdivision of 6.22 acres is approved, what would stop future subdivision into 2 - 3 acre parcels?

We have no objection to moving the existing residential title to the North East corner and completely understand the applicant wanting to make that change.

Our concern is that there is a second subdivision being made on the same quarter section and the size of that subdivision and the intended purpose of the subdivision. Will there be a future split of the subdivision into two or more parcels? What type of residence being proposed – single unit or multiple units or multiple family units?

Is a subdivision even necessary? A residence could be built without subdividing the property.

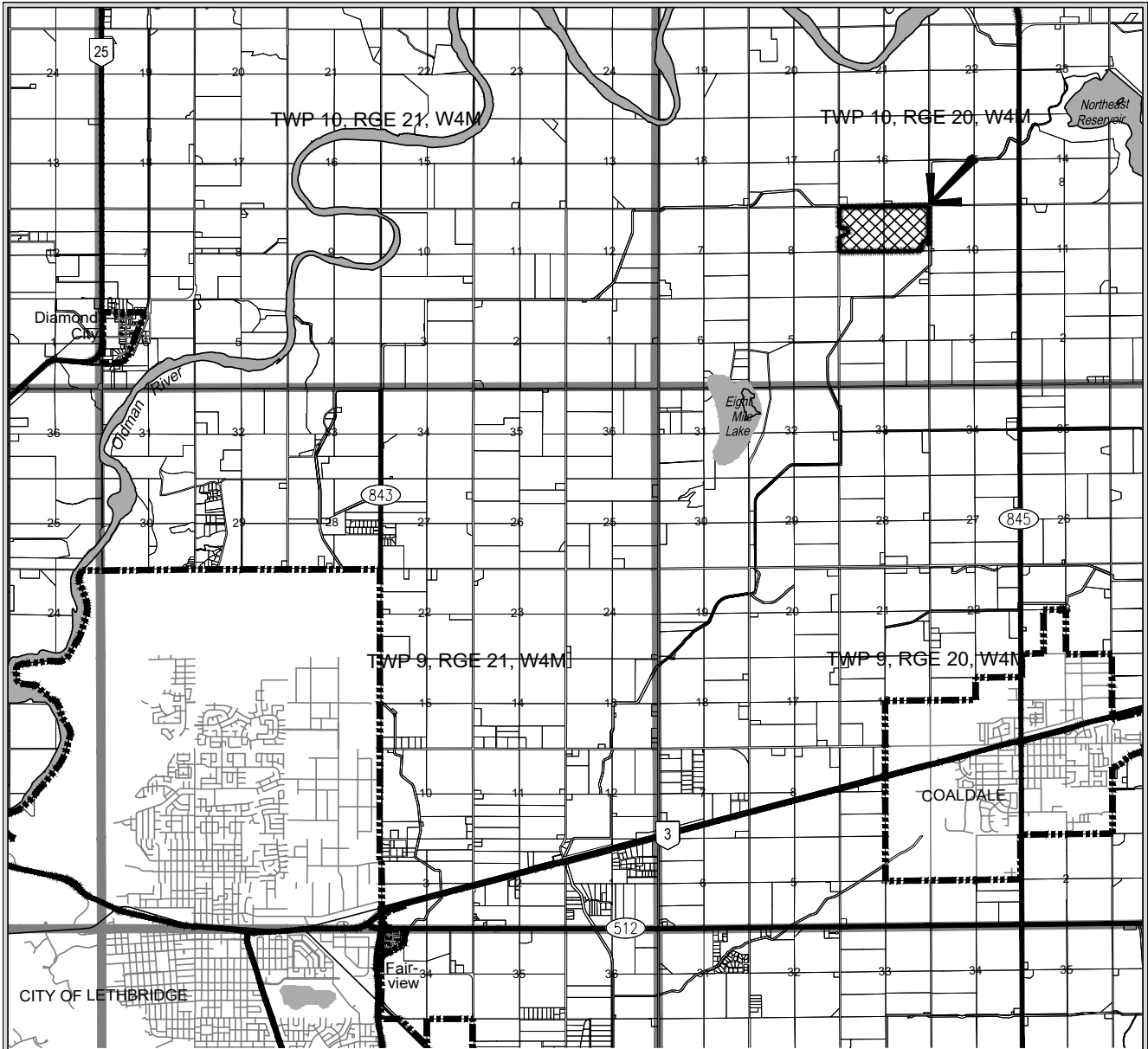
It is our thought that there is no actual need for the 3.18 acres from the quarter section of land that already has a residential subdivision. 3.04 acres is more than enough land for residential use.

Thank you for your time and consideration."

MOVER

CHAIRMAN

DATE

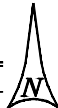


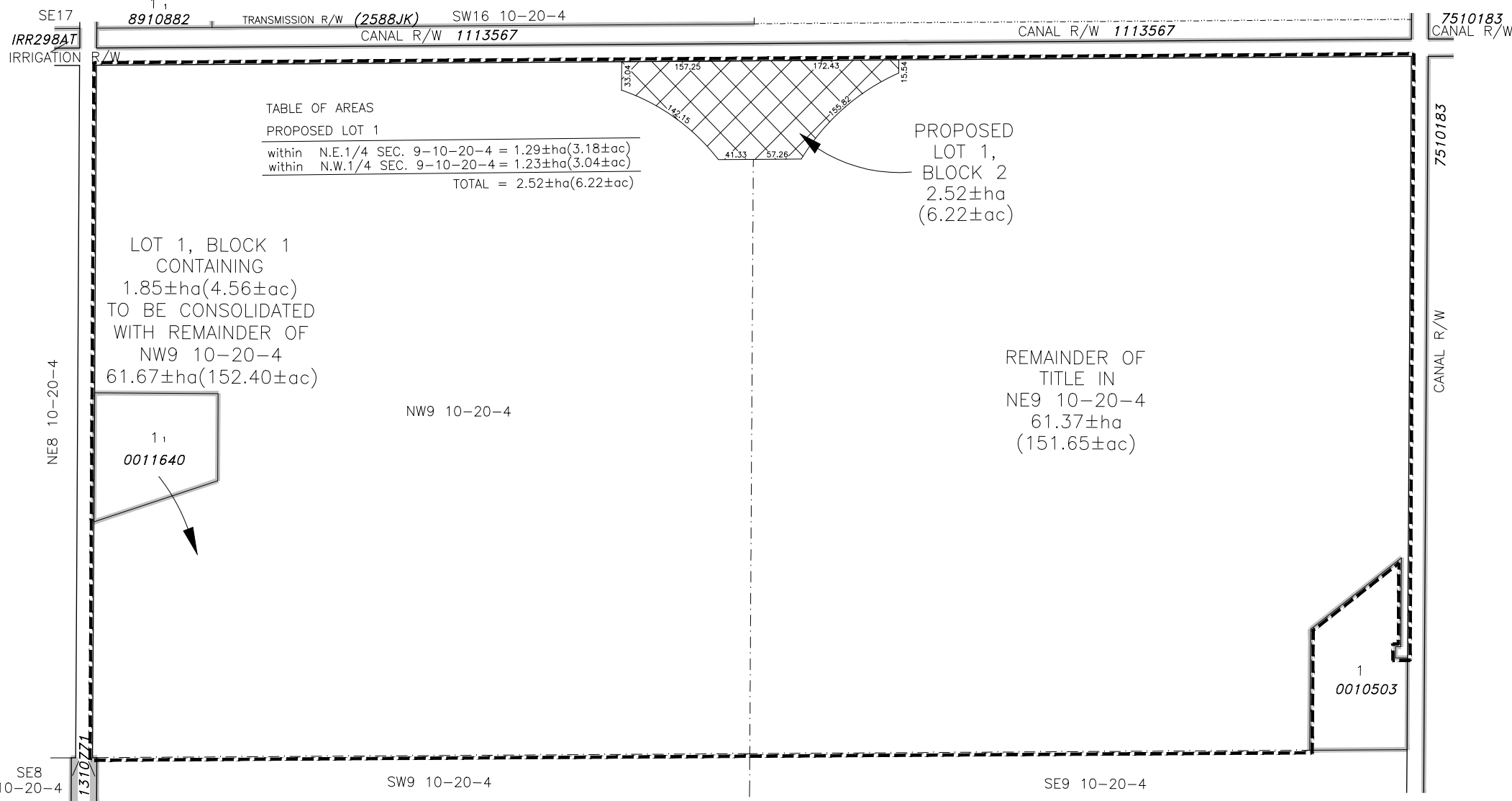
SUBDIVISION LOCATION SKETCH
N 1/2 SEC 9, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: SEPTEMBER 9, 2024
FILE No: 2024-0-129

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3101 18th AVENUE NORTH, LETHBRIDGE, AB T1V 2E5
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



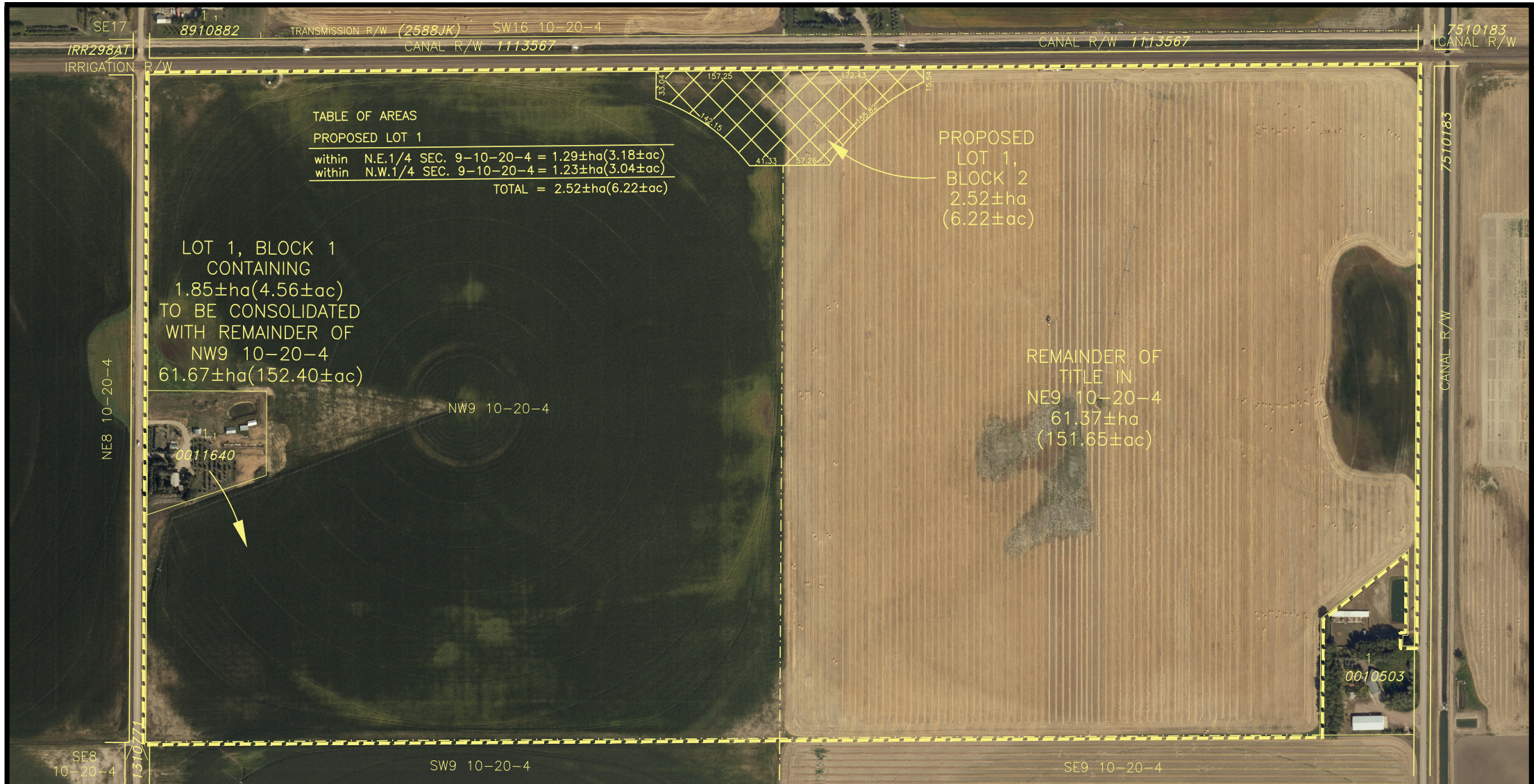
OLDMAN RIVER REGIONAL SERVICES COMMISSION
 September 09, 2024 N:\Subdivision\2024\2024-0-129.dwg





SUBDIVISION SKETCH
 See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16386T
 N 1/2 SEC 9, TWP 10, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: SEPTEMBER 9, 2024
 FILE No: 2024-0-129





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16386T

N 1/2 SEC 9, TWP 10, RGE 20, W 4 M

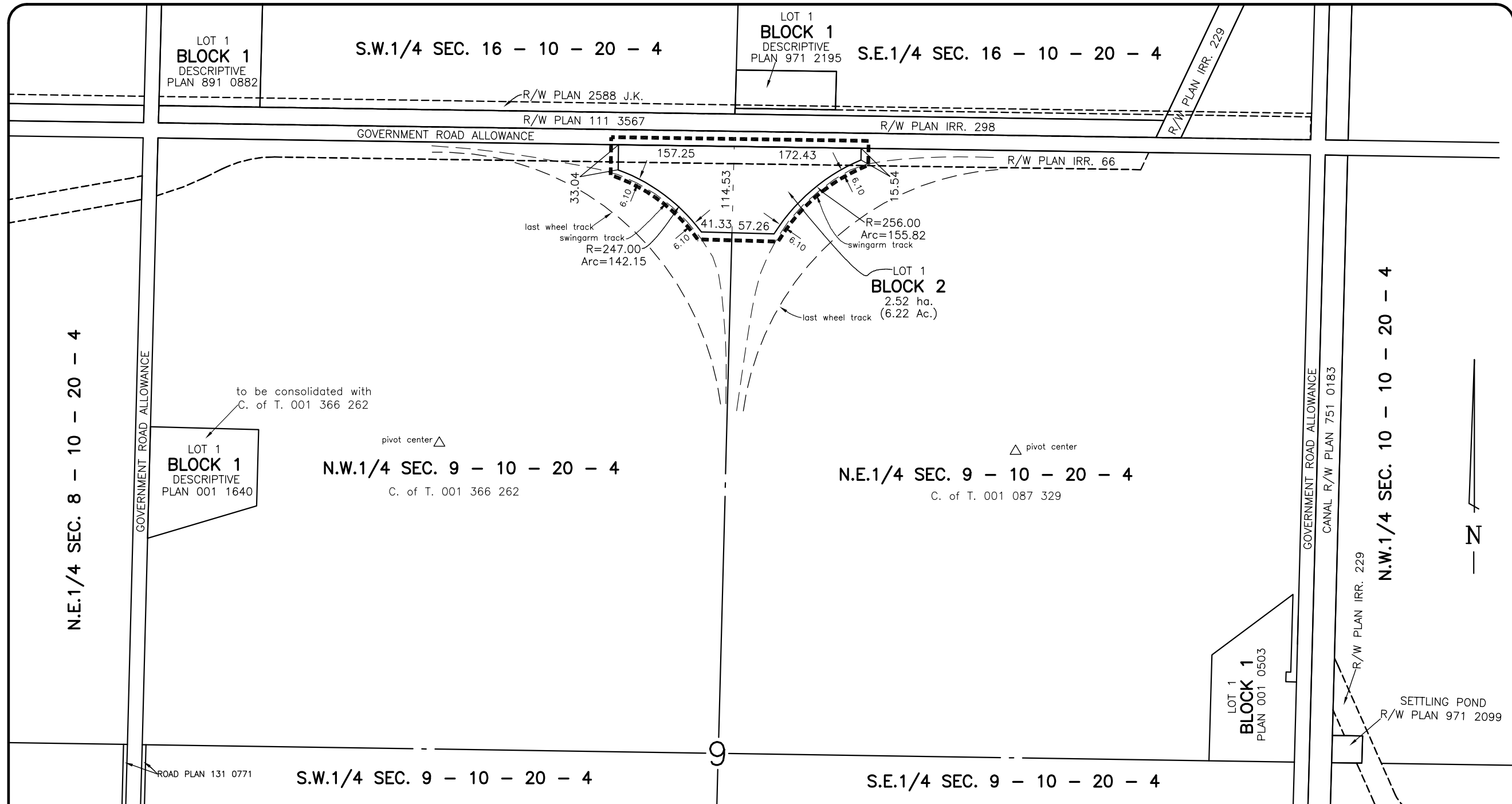
MUNICIPALITY: LETHBRIDGE COUNTY

DATE: SEPTEMBER 9, 2024

FILE No: 2024-0-129

AERIAL PHOTO DATE: 2018





1	Revised Lot size	July 8/24	cjb
NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ----- and contains approximately 2.52 ha. Distances are in metres and decimal parts thereof.

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

M S MACLEAN LIVESTOCK CO. LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.1/2 SEC. 9; TWP. 10; RGE. 20; W.4 M.

LETHBRIDGE COUNTY

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

APPROVED T. C. Penner, A.L.S.	DRAWN CJB	DATE MAY 15/24
	CHECKED TCP	JOB 24-16386
	SCALE 1:5000	DRAWING 24-16386T

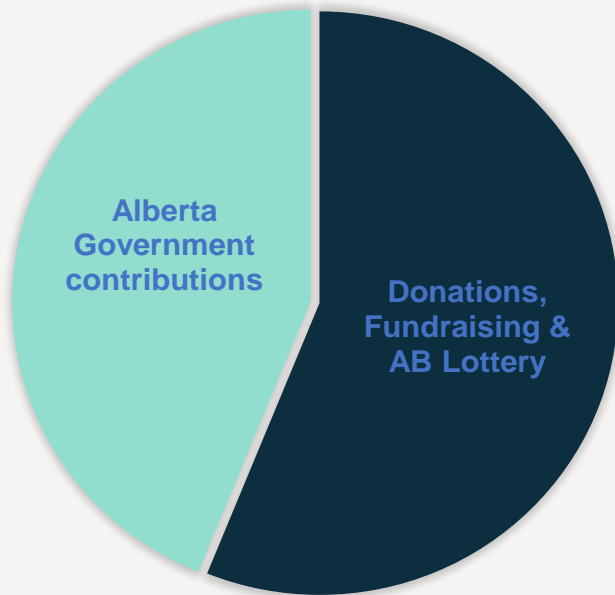


CRITICAL CARE, ANYWHERE

The best hope, in a worst-case scenario.



STARS ALBERTA, FY24-25



Direct Operating Costs
\$34.2 million

Government Contribution
\$15 million

Donations, Fundraising & lotteries are needed to cover **56%**
of direct operational costs in Alberta



2023/24

YEAR IN REVIEW



STARS EMERGENCY LINK CENTRE

37,365

EMERGENCY REQUESTS HANDLED

102

AVERAGE EMERGENCY REQUESTS A DAY

60K+

MISSIONS TO DATE SINCE 1985



MISSIONS

3,927

YEARLY MISSIONS



1,720 **1,025** **1,182***
AB SK MB

MISSIONS BY PROVINCE

11

AVERAGE DAILY MISSIONS



FUNDING

\$11.4M

APPROXIMATE ANNUAL COST PER BASE



STARS FUNDING SOURCES

- NET FUNDRAISING
 - GOVERNMENT CONTRIBUTIONS*
 - INDUSTRY SERVICES
 - OTHER
- *cash received in year

37,345

ANNUAL DONORS



INCIDENT TYPES

STARS RESPONDS TO A VARIETY OF CRITICAL CARE CALLS

- CARDIAC **18.05%**
- ENVIRONMENTAL **0.30%**
- NEUROLOGICAL **12.48%**
- OBSTETRICAL **1.42%**
- PULMONARY **12.64%**
- VEHICLE INCIDENT **18.38%**
- OTHER MEDICAL **19.20%**
- OTHER TRAUMA **17.38%**

* Includes fixed-wing missions

ESSENTIAL SERVICES FOR ALL, RURAL

New! 10 rural municipalities
New! 14 urban municipalities

- Requests pending
- 94% Alberta municipalities in partnership
- 75% Regional Leaders

Partnership ensures robust health & safety network

(9) MUNICIPAL LEADERS

- Fixed Rate / Standing Motion
- Included in protective services budget

2023 Welcome Sturgeon County

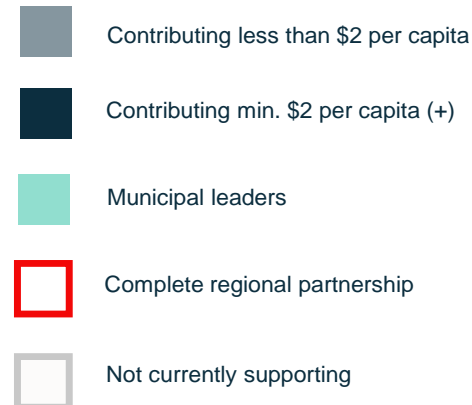
2024 Welcome Birch Hills County

LETHBRIDGE COUNTY REGIONAL LEADERS

Building partnerships within.
 Fixed rate @ minimum \$2 per capita

PEACE RIVER REGIONAL DISTRICT, BC

Hudson's Hope, BC
 City of Fort St. John, BC
 Taylor, BC
 City of Dawson Creek, BC
 Pouce Coupe, BC
 Chetwynd, BC
 Tumbler Ridge, BC



WITHIN LETHBRIDGE COUNTY @ OCTOBER 15, 2024	2020	2021	2022	2023	2024	TOTAL
NEAR COALDALE SCENE		1		1		2
NEAR COALHURST SCENE				1	1	2
LETHBRIDGE HOSPITAL CRITICAL INTER-FACILITY TRANSFERS (IFT)	68	67	75	79	72	361
NEAR LETHBRIDGE SCENE	2	3	2		2	9
NEAR NOBLEFORD SCENE			1			1
NEAR PICTURE BUTTE SCENE		2	3			5
TOTAL *Avg. 1 (+) missions per week / 76 missions per year	70	73	81	81	75	380



*Lethbridge Hospital - Top 3 in Alberta served by STARS

STARS IS BORDERLESS

6 BASES ACROSS WESTERN CANADA

- Average 11 MISSIONS PER DAY
- MORE THAN 60,000 (+) MISSIONS FLOWN
- AIR MEDICAL CREW (AMC) CROSS-TRAINED
- ALL CREW AND ASSETS CROSS BORDERS

Mission Count	STARS Base	Mission Type	Description	Disposition
1	Calgary	IFT	Medical	PT TRANSPORTED - STARS
2	Calgary	Scene	Near Drowning / Trauma	PT TRANSPORTED - STARS
3	Calgary	IFT	NICU	PT TRANSPORTED BY GROUND WITH SPECIALTY TEAM
4	Calgary	IFT	COPD / Respiratory	PT TRANSPORTED - STARS
5	Edmonton	Scene	Cardiac	PT TRANSPORTED - STARS
6	Edmonton	Scene	Rollover	NMR MISSION CANCELLED - NO TRANSPORT
7	Edmonton	Scene	Workshop Explosion	MISSION CANCELLED - ALTERNATE TRANSPORT
8	Edmonton	Scene	GSW	PT TRANSPORTED - STARS
9	Grande Prairie	Scene	Stroke	PT TRANSPORTED - STARS
10	Grande Prairie	IFT	MVC	PT TRANSPORTED BY GROUND WITH STARS AMC
11	Grande Prairie	IFT	Motorcycle vs Deer	PT TRANSPORTED - STARS
12	Regina	IFT	Decreased LOC	PT TRANSPORTED - STARS
13	Regina	IFT	Pneumonia	PT TRANSPORTED - STARS
14	Saskatoon	Scene	Motocross Accident	PT TRANSPORTED - STARS
15	Saskatoon	IFT	Sepsis	PT TRANSPORTED - STARS
16	Winnipeg	Scene	MVC Polytrauma	PT TRANSPORTED - STARS
17	Winnipeg	IFT	Perforated Bowel	PT TRANSPORTED - STARS
18	Winnipeg	Scene	Seizures	PT TRANSPORTED - STARS



New Medication For Hemorrhage Control

STARS has bolstered its medical toolkit with an innovative new blood product to help form blood clots and assist with hemorrhage control.

- Now carrying 4 units of blood onboard
- Utilized in severe trauma cases
- Patients requiring more than two units of blood
- Fibrinogen helps blood clots to form

OUR LONGEST MISSION

While hunting in the rugged mountains of northern B.C., Doug MacTavish suffered a major heart attack. Providing critical care to this patient in need resulted in our longest mission to date.

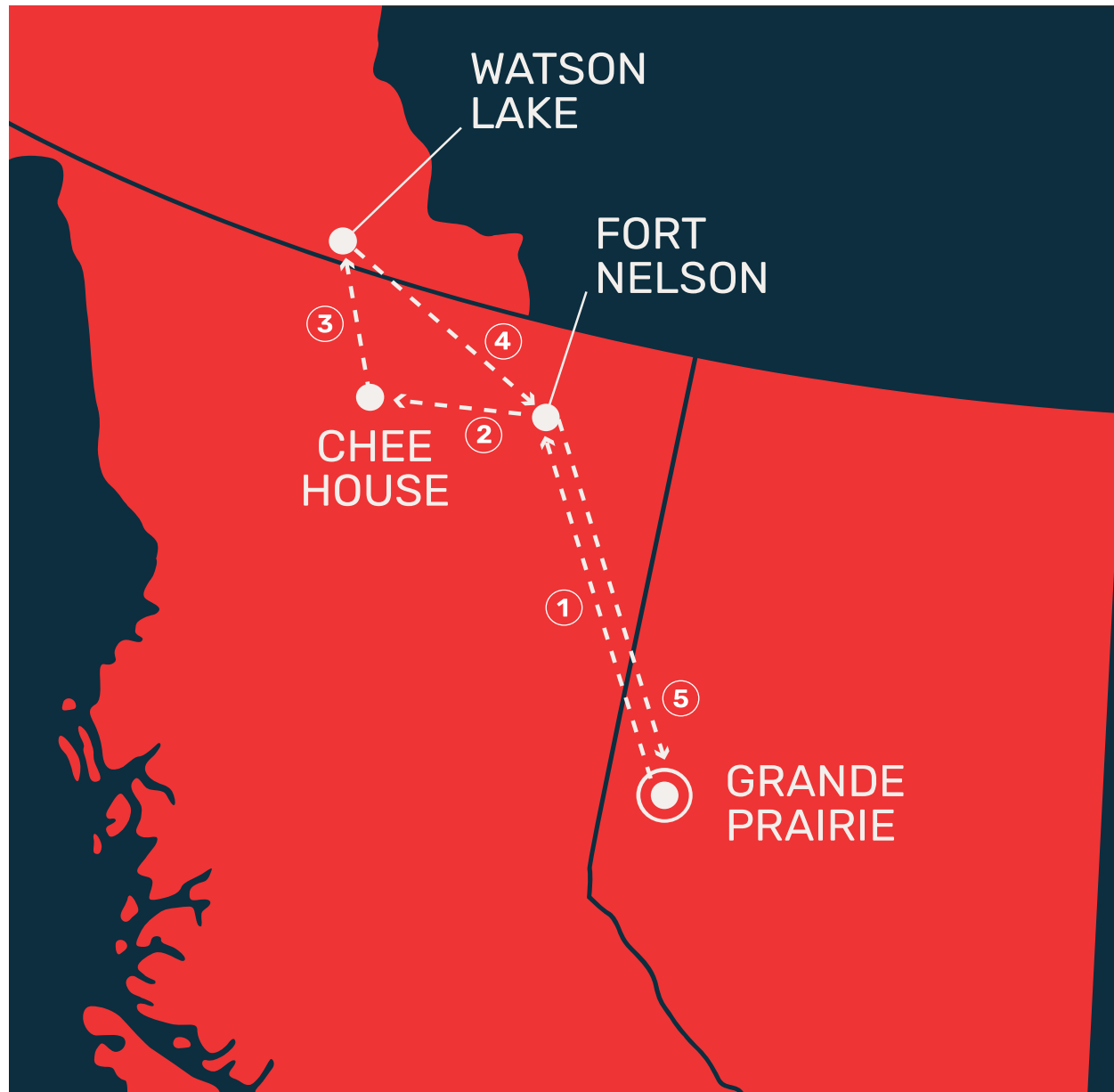
2,408 LITRES OF FUEL

1,763 KILOMETRES

8.2 HOURS OF FLIGHT

5.3 HOURS WITH PATIENT

1 LIFE SAVED



LETHBRIDGE COUNTY REGIONAL LEADERS

CURRENT PLEDGE OF SUPPORT

\$2 per capita

EXPIRES 2025

BENEFITS

- Lethbridge County & area average 76 missions per year
- STARS provides physical and virtual response
- Enhancing rural healthcare
- 24/7 access to STARS across Western Canada
- No cost to the patient.

A LIFE IS SAVED EVERY DAY. YOUR PARTNERSHIP MAKES IT POSSIBLE.





HORIZONS

We provide critical care, **anywhere.**



INSIDE THIS ISSUE:

Major injuries, bad weather put STARS crew to the test.

STARS Rescue events raise more than \$1.3 million for critical care.

Inside Field of STARS: Harvesting hope and saving lives together.

VERY IMPORTANT PATIENT



STARS Very Important Patient Sean Rickards stands with his family and STARS crew members. (Back row, L-R) Flight nurse Jenn Fosty, pilot Darryl Dash, pilot David Harding, and flight paramedic Troy Pauls. (Front row, L-R) Ryley, Sean, Connor, Raegan, and Mindy Rickards.

Major injuries, bad weather put STARS crew to the test

Pinned between two monster machines, teamwork and skill saved his life

An autumn storm approached as Sean Rickards and his workmate hurried to backfill a countryside dugout with a backhoe and a semi-truck.

Then, a miscue wedged him between the two massive machines.

"I had no time to move," said Sean, a general contractor, husband, and father of three. "I was broken within a millimetre of my life."

Emergency responders leapt into action and STARS was notified. Local crews freed Sean and whisked him to a nearby emergency room.

"I was told by the doctors that his right side was completely crushed," said Mindy Rickards, Sean's wife.

Both lungs had collapsed, and he needed trauma care in the city, almost four hours away by road.

Meanwhile, STARS pilots Darryl Dash and David Harding saw a safe window in unsettled weather that allowed them to accept the mission — about 280 km through the air, against a headwind.

"Compared to a lot of missions, this one was much more challenging," said Dash. "It was going to be tough both on the aviation side and the medical side."

Under STARS' standard two-pilot crew, he was the safety pilot, focusing on



STARS Very Important Patient Sean Rickards stands with the backhoe and semi-truck that were involved in his injury.

Rickards hugs pilot David Harding at the Winnipeg STARS base.

**“I had no time to move,” said Sean, a general contractor, husband, and father of three.
“I was broken within a millimetre of my life.”**

— Sean Rickards, VERY IMPORTANT PATIENT

logistics, while Harding’s primary focus was on flying the aircraft.

“Honestly, the thought of turning around crossed my mind every minute for about 24 minutes as we transited the area,” said Harding. “But the thought of the clear air that was forecast and occurring to the west kept us going.”

After almost two hours, including a fuel stop, they finally arrived.

Sean went into cardiac arrest as the helicopter descended, but the local medical team was able to resuscitate him.

“When we initially walked in, I didn’t think we were going to take Sean out of the door that day because his injuries were so severe,” said flight nurse Jennifer Fosty. “He had two collapsed lungs; it was affecting his heart, which caused him likely to arrest in the first place. When we walked in, we were concerned that was going to happen again.”

However, teamwork throughout that small emergency room stabilized Sean well enough to transfer him into the helicopter for the 70-minute tailwind flight.

“I remember that helicopter lifting off and thinking, ‘That is the most precious cargo they will ever have,’” said Mindy.

“The trip back was busy,” said Fosty, noting that all six units of blood they had with them were used. “My hands were constantly moving. We were constantly trying to manage both his blood pressure and his oxygen levels with our ventilator, along with blood and many other medications to help keep his blood pressure up.”

Poor weather was still a threat, too, as they had just enough room to safely fly below icy conditions above. A ground ambulance was readied in case they had to land early.

“When the pilots called to the back and said we may need to land, my heart sank,” said Fosty.

Her partner agreed.

“I impolitely said that this patient would not survive if we had to stop,” said flight paramedic Troy Pauls.

But weather cooperated, and the STARS helicopter soon delivered Sean to the skilled specialists waiting at the trauma centre.

“There aren’t really words in the English language that can portray how thankful and how appreciative I am,” said Mindy.

Sean would go on to receive two titanium ribs and a chest plate, and five vertebrae were fused together.

Three weeks on, he surprised everyone by taking his first steps. He would leave the hospital a few days after that.

Several months later, Sean and his family met the entire STARS crew on his mission. Tearful hugs and smiles rippled through the hangar before the Rickards family stood in front of the crew as Sean spoke from the heart.

“It means so much,” he told them. “You guys have given my family back. You don’t realize how fragile life is until you have a scare like this. You brought me back from everything being gone.”

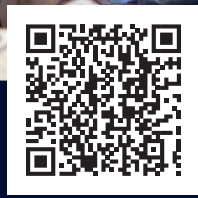


Watch Sean’s full story here.

TRAINING



Judges watch a scenario unfold in the All STARS Sim Comp.



CARE



PEOPLE



MISSION



INNOVATION

See our crews in action at the All STARS Sim Comp.

Simulation showdown: Crews shine in staged challenge

Inside our All STARS Simulation Competition

At STARS, we strive for excellence. Our ongoing crew training and education is paramount to constantly improving and serving our communities and patients to the best of our ability.

Our annual All STARS Simulation Competition (Sim Comp) allows our medical crews to display their abilities, skills and knowledge in a simulated scenario. Started in 2002, the Sim Comp brings together air medical crews from across all three provinces.

This year's competition was held near Wapiti Bridge in Grande Prairie, Alta. Five teams of two tackled a high-stress scenario with the help of our local first responder allies.



Left: STARS flight nurse Kevin Easton (R) and flight paramedic Chris Fay were the winning team and would go on to represent STARS internationally.

“Our teams are so effective at what they do that sometimes they do them so quickly it’s difficult for any single judge to catch.”

– Dr. Ping-Wei Cheng, STARS TRANSPORT PHYSICIAN

The event was not only a chance for teams to display skill, but also a celebration of teamwork, innovation, and dedication. The pairs engaged in a realistic and challenging scenario designed to push their limits, highlighting the critical roles of preparation, communication, and collaboration in saving lives. It underscored our commitment to excellence in critical care.

The scenario

The scenario was based on a real STARS mission. It included five individuals who crashed a boat into a bridge and became stuck on a riverbank. All five injured patients were cared for by a STARS air medical crew.

For the competition, there were four actors and one high-fidelity human patient simulator (HPS), a sophisticated life-like mannequin that can be programmed to mimic a real-life human emergency. Each ‘patient’ had varying degrees of medical needs, with the HPS being the most critically injured.

The process

Each team was assigned a specific starting time. They were led to a tent near the incident where they were

briefed on the scenario, the equipment they could use on-site, and what they could and couldn’t do. None of the teams had any prior knowledge of the incident. Once briefed, they were sent out to the ‘patients’ who were stranded on the riverbank. Each team had different approaches in their responses, but all prioritized the patients’ health and livelihood.

Sim Comp organizers always implement at least one particularly heightened challenge, whether it’s a logistical issue or taking away one of the senses. The challenge pushes teams even further to ensure they can perform under pressure. This year, team members were challenged by physical distance created between the two of them, forcing them to lean on their communication and teamwork skills.

The judges were there to assess each team’s ability to navigate the response and faced a tough decision when it came to selecting a winning team after witnessing a day filled with incredible performances.

Transport physician and Grande Prairie base medical director Dr. Ping-Wei Chen was one of the judges and explained it takes a team effort to judge at an event like this, to ensure all angles are monitored.

“Our teams are so effective at what they do that sometimes they do them so quickly it’s difficult for any single judge to catch,” he said. “That’s why we actually have three judges: one judge for each member of the air medical crew and a third judge to maintain situational awareness.”

The winners

The 2024 winners were Kevin Easton and Chris Fay from the STARS Regina Base. Though it was a close competition, the judges were most impressed by their strong communication skills. With multiple distractions occurring and the physical distance that divided them, their ability to effectively come together and regroup as a team gave them a slight edge over the others.

The win qualified Easton and Fay to compete against international teams in the Sim Cup Challenge, part of the annual Air Medical Transport Conference in November, located in Salt Lake City, Utah. Keep an eye on our social media platforms to see their results.

“Our partnership with the Alberta government and Alberta Health Services is critical to our long-term success.”

– Katherine Emberly, STARS PRESIDENT AND CEO



Alberta Premier Danielle Smith is secured into the cockpit of a STARS helicopter by Jason Arthur, director, flight operations, during her visit in June 2024.

10-year funding agreement signals long-term stability for STARS

As STARS reaches nearly 40 years of service, Albertans can be confident STARS will be there well into the future, thanks to a new contract with Alberta Health Services.

The 10-year contract was announced on June 4, 2024, and will fund about 40 per cent of the annual operating cost for STARS' bases in Calgary, Edmonton, and Grande Prairie over the life of the agreement.

“Our partnership with the Alberta government and Alberta Health Services has been critical to our long-term success, and we would not be able to do the work we do today without their support,” said Katherine Emberly, president and CEO of STARS. “This long-term funding is a lifeline to our work and to our patients, and we are exceptionally grateful to be able to continue serving the Alberta community for many years to come.”

Alberta Premier Danielle Smith, MLA Martin Long (parliamentary secretary for rural health), and representatives from Alberta Health Services visited the STARS base in Calgary to announce the new contract. During their visit,

Premier Smith highlighted the imperative role that STARS plays in the province's emergency-response framework.

“Our government believes that every Albertan deserves access to the very best quality health care, no matter where they are in our province,” said Premier Smith. “This collaboration with STARS will help us to deliver exactly that by extending our reach to the most remote corners of Alberta and beyond, so that Albertans can always rely on access to the best emergency services.”

The Government of Alberta highlighted their continued and growing support for STARS as a trusted partner in Alberta's health-care system.

“It's about building a health-care system that prioritizes prevention, early intervention, and patient-focused care,” said MLA Long. “As

the government works to refocus the health-care system and establish a dedicated acute-care organization, I'm thrilled to support initiatives that will profoundly and positively affect emergency medical services in all communities for the better.”

The visit also featured a tour of the Calgary base, where Emberly and Premier Smith spoke with a dedicated team of air medical crew, pilots, and STARS Emergency Link Centre staff. Joining them were STARS founder Dr. Greg Powell, his wife Linda Powell, and STARS board members and employees.

As the province continues to grow and its health-care system evolves, the Alberta government's renewed partnership is a testament to the trust Albertans place in STARS and ensures that every Albertan has access to critical care when and where they need it most.



CARE



PEOPLE



MISSION



INNOVATION

STARS has access to this innovative technology and equipment thanks to support from Kinsmen Club of Winnipeg, the Berkhold Family Foundation, the Cardinal Foundation, and other generous donors. This incredible dedication from our allies fuels our ability to provide world-class critical care when patients need it most.

STARS flight paramedic Scott McTaggart demonstrates an automated CPR device now being used by several of our clinical teams.



Automated CPR device improves focus on patient

STARS has introduced automated CPR machines to enhance the efficiency and effectiveness of resuscitation efforts during emergency flights.

The Lund University Cardiopulmonary Assist System (LUCAS) operates by assessing the patient’s chest wall flexibility and then delivering compressions at the precise depth and rate the patient requires.

The decision to introduce this machine was driven by both technological advancements and firsthand experiences.

“We know that CPR is inconsistent, so we want to provide consistency for effective CPR,” explained Scott McTaggart, a flight paramedic with more than two decades of experience at STARS. “This is all based on what’s best for the patient while we’re busy in the back of the aircraft.”

The need for this technology was solidified during a recent mission where an automated CPR machine helped save a patient’s life by delivering consistent chest

compressions, allowing the crew to focus on other critical tasks.

“Without that device, the patient would not have survived,” said McTaggart.

STARS flight nurse Bruce Parsons played an important role in advancing the project and acquiring the new equipment, which was made possible by donors.

Our Grande Prairie base was the first to trial the automated CPR machine, with the Calgary base later purchasing one – the LUCAS 3 model by Stryker, a leading medical technology company.

The machine arrived in March 2024, and the crew completed online training and an in-person session with a Stryker representative. By April, our air medical crews were fully trained, and the machine was put into service later that month.

The impact was immediate. The automated CPR machine delivers consistent compressions, allowing the crew to focus on other important aspects of patient care like managing the airway and administering medications.

Feedback from the STARS crew has been very positive, as the machine allows them to concentrate on other areas of resuscitation.

“The future of this machine at STARS, I hope, will be organization-wide,” McTaggart said.

Winnipeg is set to be the next STARS base to implement this technology, with two machines slated for delivery.

With continued support from donors, STARS can stay on the leading edge of medical technology, enabling us to provide the highest level of care to patients when they need it most.



STARS Rescue events raise more than \$1.3 million for critical care

This past September, 14 business and community leaders donned flight suits to be airlifted by STARS to remote locations with the goal of raising \$50,000 each to earn their flights back to civilization. Incredibly, they jointly raised more than \$1.3 million.

This was all part of three distinct fundraisers: Rescue on the Prairie (Saskatchewan), Rescue on the River (Manitoba), and Rescue in the Rockies (Alberta). These exciting one-day events put community leaders to the test to see if they had what it took to navigate the complexities of a STARS mission while also networking to

raise critical funds to directly support operations in all three provinces.

“Our Rescue events are incredibly special because they are so much more than just fundraisers,” said Dr. John Froh, chief medical officer, STARS. “These events show our community allies exactly what it takes to be successful on any STARS mission, like staying calm under pressure, teamwork, and being able to think quickly and take on new challenges.”

Each Rescue included readiness challenges that saw participants race to suit up and buckle into a helicopter, aviation challenges that showed

them how to prepare like a pilot, and simulated medical challenges that demonstrated some of the life-saving skills that STARS air medical crews use every day.

“It was absolutely eye-opening to see just a small part of how the STARS team does its work,” said Rescue on the River participant Peggy Talbot of K&P Talbot Community Fund. “Their competence is so reassuring, especially thinking of family members and friends who could need STARS one day. I’m grateful to have the opportunity to raise greater awareness for STARS and contribute to such a dynamic cause.”



Rescue on the River

Rescue on the Prairie

Each Rescue event featured a fundraising challenge that tasked participants with raising as much money as possible in one hour. They called friends, family, colleagues, neighbours, and anyone else they could think of to.

Their \$1.3 million fundraising total reflected the community support that has bolstered STARS from the very beginning.

“Our founder, Dr. Greg Powell, often shares stories of the early days when we started in 1985, and he would go to the mailbox and hope there were enough donations to cover helicopter fuel that week,” said Katherine Emberly, STARS president and CEO. “To see how far we’ve come as an organization in nearly 40 years, to have these amazing community leaders rally behind our mission and help raise more than \$1 million in support of critical care, anywhere – it’s absolutely remarkable.

“We never want our teams to worry if they can go on that next mission or if we can purchase that life-saving piece of medical or safety equipment. It’s through the generosity of our community allies and our government partners that we can ensure we are always ready for the next call.”

STARS Rescue events will return in 2025.

“Our Rescue events are incredibly special because they are so much more than just fundraisers.”

– **Dr. John Froh**, STARS CHIEF MEDICAL OFFICER

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Rescue on the Prairie

- Ashley Turner**, realtor with Century 21 Fusion
- Bryan Somerville**, president of Somerville Farms Ltd.
- Kendra Wack**, founder and executive director of Degree Three
- Regan McGrath**, vice president of sales for Western Sales
- Shayne Dueck**, business advisor for MNP

Rescue on the River

- Leta LaRush**, vice president, business management, BASF Canada
- Peggy Talbot**, K&P Talbot Community Fund
- Jesse Hamonic**, vice president and country head, Canada, Nutrien Ag Solutions
- Martin White**, general sales manager, Enns Brothers

Rescue in the Rockies

- Steve Glanville**, CEO, STEP Energy Services
 - Andy Trewick**, president & CEO, Graham
 - Jamie Saunders**, senior vice president, operations, CDN Controls
 - Joel Armstrong**, senior vice president, production & operations, Whitecap Resources
 - Carolyn Martin**, CEO, Sponsor Energy
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"STARS is such a crucial link in medical emergencies across Western Canada. That's why I began early on to support it financially and would one day decide to make a major contribution to its wonderfully worthy cause. Sometimes when I hear the thrum of its helicopters flying over our ranch en route to Calgary, I feel a quiet joy about being allowed to play a small part in the success of STARS."

STAN GRAD, 1944-2023

Leaving a Legacy: Remembering Stan Grad

August 5, 1944 – July 29, 2023

Above left: Stan Grad flies in a STARS helicopter in 2013, over the site of a vehicle accident that resulted in the death of his daughter Kristine in 1990. After the accident, Grad devoted much time and effort to STARS.

It was a cool morning in Feb. 1990 when Stan Grad's youngest daughter, Kristine, was driving to school near their rural home and collided with a fertilizer truck.

STARS transported Kristine to the closest trauma centre. While both the air medical crew and the hospital staff worked diligently to help her, Kristine sadly succumbed to her injuries shortly after arrival.

In the wake of immense tragedy, Stan recognized the importance of services like STARS and made the decision to dedicate life to ensuring every person in Alberta – no matter where they live, work, or play – has access to critical care and the best chance of survival in the event of an emergency.

Stan's commitment really kicked off when he donated a fully restored vintage 1929 Ford Model A roadster to raffle off for STARS. Rallying a team of volunteers, he sold tickets and raised awareness of STARS in more than 50 rural communities, raising more than \$120,000.

"Stan was an undeniable force," said Dr. Greg Powell, STARS founder and ongoing ambassador. "From the outset of his involvement with STARS, after the tragic loss of his daughter, he dedicated his heart and soul into building and solidifying the STARS organization to ensure we could

continue helping people well into the future. He quickly became a quiet champion and leader, mentor, partner, and community collaborator, and his friendship was so valued."

For more than 30 years, the oilman and rancher would go on to commit time, energy, and resources to growing STARS into the organization people know it as today.

Stan and his wife Jane believed deeply in the power of community. His involvement with STARS was always led with purpose and passion to help STARS gain financial stability.

In 1997, he co-chaired Seconds Count, a first-of-its-kind capital campaign that had a goal of raising \$7.5 million to allow STARS to purchase its own helicopters for the first time and to implement a research and education arm for the organization. He was fundamental in building awareness about the importance of STARS with the Alberta government. In the end, the campaign raised more than \$8.1 million.

Through the years, Stan engrained himself in the fabric of the organization, playing a key role in the development

of the STARS Foundation, launching fundraising programs still used to this day, and sitting on the board of directors for more than two decades.

Though he passed away in July 2023, the ripple effect of Stan's impact continues to live on in every STARS mission.

To recognize and commemorate his immense legacy, the STARS team was proud to nominate him for the Lifetime Achievement in Philanthropy award through the Association of Fundraising Professionals, Calgary & Area.

Katherine Emberly, STARS president and CEO, and Stan's family were in attendance to honour his legacy at the National Philanthropy Day Awards luncheon in Calgary this past November.

"Stan truly brought people from all walks of life together," Emberly said. "From the corporate world to the rural community, he rallied support for STARS with everyone he met. His profound impact will continue to be felt for decades to come."

LEGACY



At left: A decal celebrating the donors of the Ron McLennan Memorial Education Award highlights the fenestron of a STARS helicopter.

Ron McLennan, supplied photo.



CARE



PEOPLE



MISSION



INNOVATION

On behalf of all STARS employees, thank you to the dedicated award donors – Margery McLennan, McGregor–Sharp Filtering Equipment, Greg and Linda Powell, and Chemco – for investing in STARS’ future by supporting this educational opportunity for two decades.

Meaningful award hits 20 years celebrating employee leadership

Ron and Margery McLennan set out for a bike ride from their lake house on a summer afternoon. Their children were driving up for a family dinner to celebrate their anniversary. The day promised joy and togetherness.

Ron, known for his adventurous and carefree spirit, spotted a rickety ramp and couldn’t resist the temptation to jump. With a rush of adrenaline, he took off, but the landing went horribly wrong.

In a flash, what should have been a fun leisurely bike ride turned into a crisis. STARS was called to the scene, and he was immediately transported to the nearest major hospital. But, despite their efforts, Ron tragically passed away. The day that started with laughter ended in heartbreak, leaving his family to mourn the loss of a beloved husband and father.

In 2004, the Ron McLennan Memorial Education Award was established by Brian Halina, President of Chemco, and close friend of Ron’s. It is funded annually by Margery McLennan, her son Greg’s company McGregor–Sharp Filtering Equipment and Dr. Greg and

Linda Powell, STARS founders. This year marks the 20th anniversary of the award.

At STARS, the award is presented annually to six team members who have displayed personal leadership in their teams, their bases, and the communities they serve. The honour of winning the Ron McLennan Award acknowledges the recipient’s hard work and dedication and allows the recipient to allocate funds towards education and growth. Recipients are nominated by their peers, based on criteria such as ability to inspire others, commitment to professional development, and the positive influence they’ve had on patient care and their colleagues.

“It’s an honour to be selected for this award,” said past recipient Lyle Aspinall, a member of the STARS

communications team. “The impact of the recognition and the value of the leadership training that resulted were enormous for me.”

This year, STARS invited the dedicated group who established and continue to fund the award to attend the award ceremony. We were proud to recognize these generous allies by unveiling the Ron McLennan Memorial Education Award decal on all STARS helicopters to commemorate this milestone anniversary.

“It was super meaningful to know that there was some good result that came of all of this,” said Margery. “It has made me so proud that we can give back in some way. STARS does wonderful things and I’m happy to be a part of that.”



Helicopter upgrades increase capacity, reduce vibration

A STARS H145 helicopter undergoes its major D2-to-D3 conversion, the type shown at right.



CARE



PEOPLE



MISSION



INNOVATION

STARS' H145 blade conversion is funded by generous donors like Vision Credit Union. This initiative has optimized our aircraft's capabilities, ensuring exceptional maneuverability and safety. Thank you – your contribution enhances our ability to respond.

STARS' red helicopter has long been a symbol of hope and rescue in the vast expanse of Canada's rugged landscapes. For decades, our specialized air medical crew and pilots have flown to deliver critical care in some of the most remote and challenging locations.

Now, STARS has elevated its mission to a new level with the introduction of the Airbus H145 D3 helicopter. This conversion from the D2 marked a leap forward in technology and capability, and promised faster, safer, and more efficient missions. The cutting-edge advancements of a D3, the journey of its implementation, and its transformative impact mark a new beginning in airborne medical rescue.

The conversion to the H145 D3 introduced many major updates that enhanced the helicopter's performance and reliability. The most significant change is the addition of a fifth blade, along with changes to the structure of the blades, an increase in weight allowance, removal of anti-vibration hardware, and a new rotor head.

The addition of the fifth blade significantly increased the useful load of the helicopter, simplified maintenance operations, and

improved ride comfort for both passengers and crew. It also ensured less vibration throughout the aircraft, allowing several anti-vibration devices to be removed, and increasing weight allowance by around 100 kg.

"When you add a fifth blade, the whole frequency of the aircraft changes," said DJ Lafrance, STARS fleet support manager. "So, vibration absorbers and dampers are no longer required at all."

The new assembly at the top of the helicopter involves an advanced Bearingless Motor Rotor (BMR), which is a simpler design that reduces maintenance costs. It makes the D3 rotor far less susceptible to gusts in comparison to the D2, further improving our ability to complete missions in harsh weather and climates.

"We are impressed by the increased performance and capabilities that the five-bladed version of the H145 brings

to our operations," said David Harding, STARS chief aviation officer. "It is uniquely matched to our demanding mission requirements and provides a remarkably smoother ride, resulting in an even better clinical environment for our patients."

While we embraced this generation of our fleet, the Airbus H145 D3 stands as a testament to STARS' dedication to innovation and excellence in emergency medical services.

With its enhanced capabilities, increased efficiency, and unparalleled stability, the D3 is more than just an upgrade – it's a powerful tool that enables STARS to continue saving lives with greater precision and effectiveness. In a place where every second counts, the D3 ensures that STARS remains at the forefront of airborne medical rescue, ready to respond whenever and wherever it's needed most.

Inside Field of STARS: Harvesting hope and saving lives together

One of STARS' signature events, bringing together the agricultural industry in Saskatchewan to raise critical funds for STARS in the province, raised a record-breaking \$550,000 this year.

The Field of STARS event was back for its seventh year this summer. The funds raised directly support our operations in Saskatchewan, ensuring we can continue to deliver critical care and rapid response to those who need it most.

Presented by Nutrien, the event featured a barbecue rib dinner, live and silent auctions, engaging games, and an amazing performance by The Washboard Union.

The first Field of STARS was in 2018 and was held on the grounds of Ag in Motion. The idea was to bring the

community together to celebrate, network, and support STARS. Since then, STARS and Ag in Motion have been partners, along with dozens of other companies, supporting Field of STARS through a campaign and an evening event. Members of the agriculture community and beyond attend to support the vital services that STARS provides.

"We are grateful to have the opportunity to bring the agriculture community together to network and share their support for STARS," said Tammy Beaugregard, director of development

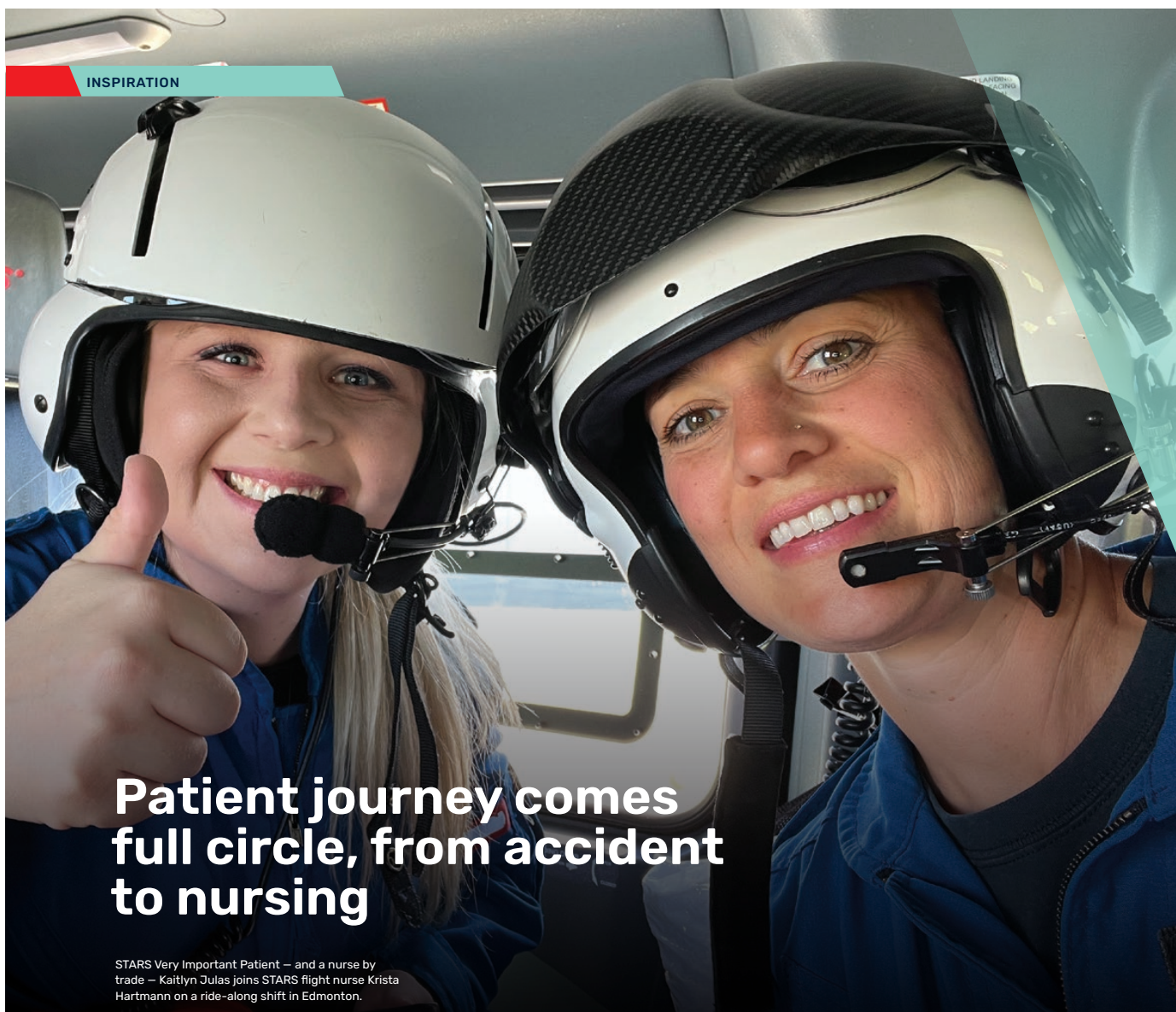
in Saskatchewan and Manitoba. "The support for this event never ceases to amaze me and we always make sure there is great entertainment and fun to be had."

Since the event's inception, it has raised more than \$3 million for STARS in Saskatchewan. This is a testament to the generosity of our community. Looking ahead, we're excited to continue this journey, knowing that with each passing year we're making a life-saving difference.



STARS president and CEO Katherine Emberly is flanked by Alanna Koch, committee chair, and Shaun Haney, emcee, from RealAgriculture, during Field of STARS 2024.

Our heartfelt thanks go out to the Field of STARS committee, led by committee chair Alanna Koch, who helped make this event a huge success. Thank you to all the supporters and attendees of this year's event. Each of you plays a crucial role in raising the vital funds that enable us to continue providing the best care and reaching our patients, wherever they are.



Patient journey comes full circle, from accident to nursing

STARS Very Important Patient – and a nurse by trade – Kaitlyn Julas joins STARS flight nurse Krista Hartmann on a ride-along shift in Edmonton.

On a sunny winter morning, Kaitlyn Julas' life was irrevocably changed. While driving to work, she was involved in a severe car accident that left her with extensive trauma – her face and skull were crushed. As the minutes ticked by, her fate seemed uncertain.

"I woke up to the searing sting of ice and snow piercing my bare skin," Julas recalled. "A metallic taste. Darkness. I couldn't see what was happening.

Panic overcame me as I attempted to stand up. I remember slurring my words and I could hear myself saying out loud, 'Help me, somebody please help me!'"

A ground ambulance shortly arrived and transported her to a rural hospital, where a STARS crew picked her up and provided critical care in the air while en route to a trauma centre in the city.

Julas' journey from that fateful day to the present has been nothing short of remarkable. Embracing the second chance she was given, she dedicated herself to recovery. Through rigorous physiotherapy and a determined spirit, she pursued a career in health care, driven by a deep-seated desire to give back and make a difference. She earned a Bachelor of Science degree in Nursing and worked diligently across several hospitals to gain experience and support herself.



Kaitlyn Julas is flanked by STARS flight nurse Krista Hartmann and STARS flight paramedic Michael Christian during her ride-along shift.

“I think the reason I’m so attracted to this type of position is the ability to give back to the community and to make sure that everybody has access to high-level critical care.”

— **Kaitlyn Julas**, STARS VERY IMPORTANT PATIENT

Then, Julas was offered a second ride in a STARS helicopter, this time as a ride-along observer to support her career in trauma nursing. Donning a flight suit like the ones worn by the very nurses who saved her life, she joined our Edmonton team for a daylong shift and was struck by the poignancy.

“I put the suit on, and I was thinking, ‘Wow, this is a full-circle moment,’” said Julas. “It’s pretty incredible.”

During the ride-along, the team responded to a motor vehicle collision (MVC), a scenario all too familiar to Julas, and the patient was transported to the hospital where she works.

“The patient was in an MVC and had sustained a significant head injury, as ironic as that is,” she said. “I got to be on the other side of what I had experienced as a patient.”

Seeing a mission from inside the helicopter, Julas watched first hand the unique challenges of providing critical care in the air. The small space of the helicopter interior demanded another level of swift, precise action and constant adaptability. She was fascinated by our crew members’ ability to manage critical care in such intense settings.

“It’s an incredibly intimate environment with your partner,” explained Julas. “The nurse and the medic are working together in conjunction. So, the paramedic manages the patient’s airway, generally, and the nurse manages the care and the medications. And you’re working within arm’s reach of all your life-saving interventions, which are all compressed into small areas for storage.”

As she witnessed the seamless integration of her two worlds, the full

circle of her journey became clear: the very service that once rescued her was now intertwined with her professional life. This moment, where her past and present converged, was a testament to the dedication and perseverance she had shown throughout her recovery and career.

“I think the reason I’m so attracted to this type of position is just the ability to give back to the community and to make sure that everybody has access to high-level critical care, despite where they may be geographically,” said Julas.

“If I could impact one person’s life as profoundly as mine has been impacted, I feel like I could say that that’s a life well lived.”



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AGENDA ITEM REPORT



Title: 2024 Hamlet of Monarch Growth Study Review
Meeting: Council Meeting - 05 Dec 2024
Department: Development & Infrastructure
Report Author: Hannah Laberge

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 20 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 26 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 27 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The 2024 Hamlet of Monarch Growth Study Review compares current development trends and existing conditions in Monarch with those documented in the original 2018 Hamlet of Monarch Growth Study. This review gauges the effectiveness of the original growth study in guiding long-term growth and land use infrastructure needs.

This report is intended to be attached to the original Growth Study to maintain its relevance and provide context into how the community has progressed.

RECOMMENDATION:

Approve the 2024 Hamlet of Monarch Growth Study Review as an appendix to the original Hamlet of Monarch Growth Study.

REASON(S) FOR RECOMMENDATION(S):

The 2024 review will keep the Hamlet of Monarch Growth Study relevant by acknowledging new opportunities and growth trends, as well as by tracking Lethbridge County's efforts in meeting the community needs that were identified in the Resident Engagement Survey.

PREVIOUS COUNCIL DIRECTION / POLICY:

The original Hamlet Studies were approved as part of the Lethbridge County Budget. To ensure that the Hamlet Growth Studies remain relevant guiding documents, they are to be reviewed every five years to evaluate growth and determine any changes to strategic direction.

BACKGROUND INFORMATION:

The Monarch Growth Study commenced in the summer of 2018 with the assistance of Steve Harty and the Oldman River Regional Service Commission (ORRSC). The Growth Study illustrated logical areas for growth and development within the hamlet, as well as strategies for future expansion. Recommendations were based on census population numbers, an assessment of current conditions and resident feedback.

The 2024 Hamlet of Monarch Growth Study Review compares these recommendations and assessments with the hamlet's current context. The review found the following highlights:

- The population of Monarch has fluctuated between census periods and is likely now similar to the 2016 census. As such, current utility infrastructure like water and sewer meets the needs of the community and will not require any major adjustments for the foreseeable future.
- Monarch has accommodated (and can continue to accommodate) new infill based growth due to existing vacant lots and new subdivisions. Expansion of the Hamlet's boundaries is not required at this time.
- Development in Monarch has increased since 2021, particularly in terms of residential and accessory uses. There have been no changes to the commercial/industrial uses within the Hamlet due minimal population growth.
- An assessment of existing conditions has concluded that Monarch is meeting the standards of its residents as identified in the Resident Engagement Survey.

The full review is attached to this report and if approved will be added to the Hamlet of Monarch Growth Study.

ALTERNATIVES / PROS / CONS:

None Identified

FINANCIAL IMPACT:

None Identified

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2024 Monarch Hamlet Review](#)

[FINAL DOC - Monarch Growth Strategy](#)



HAMLET OF MONARCH GROWTH STUDY REVIEW

2024

Prepared by Hannah Laberge
September 9, 2024



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LETHBRIDGE COUNTY HAMLET OF MONARCH GROWTH STUDY REVIEW

Part 1

Overview

From 2018 to 2020, Lethbridge County created a series of hamlet growth studies for each of its hamlets. These studies were originally prepared by the Oldman River Regional Services Commission on behalf of the County. The purpose was to analyze the existing conditions, demographics and available lands of each hamlet to determine strategies to encourage and support its residential and economic viability. The studies also analyzed present and future servicing needs along with identifying logical areas to support growth with and/or surrounding the hamlet.

The Lethbridge County Municipal Development Plan (MDP) identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document providing a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

To ensure that the hamlet growth studies remain relevant guiding documents, they are to be reviewed every five years to evaluate growth and development within the community and any new strategies needed to accommodate changing community context.

1.1 Intent

This report reviews how the Hamlet of Monarch has changed since the original Hamlet Growth Study was published in June 2018.

1.2 Objectives

- Review how Monarch has changed in the past 6 years, and how effective the growth study was in guiding its long-term growth and vitality.
- Examine any changes to existing land use and how development has progressed in the infill area outlined in the previous growth study.
- Compare population and development changes in Monarch against the resident survey to ensure the needs of the community are being met.
- Identify opportunities for expansion of municipal services/ community resources.
- If there are substantial changes, create a set of recommendations on how Lethbridge County can adapt the Hamlet Growth study to encourage the sustainable and prosperous growth of Monarch.



Figure 1 – Old Monarch Water Tower

Part 2

Changes Since the Last Growth Study

2.1 Population Growth

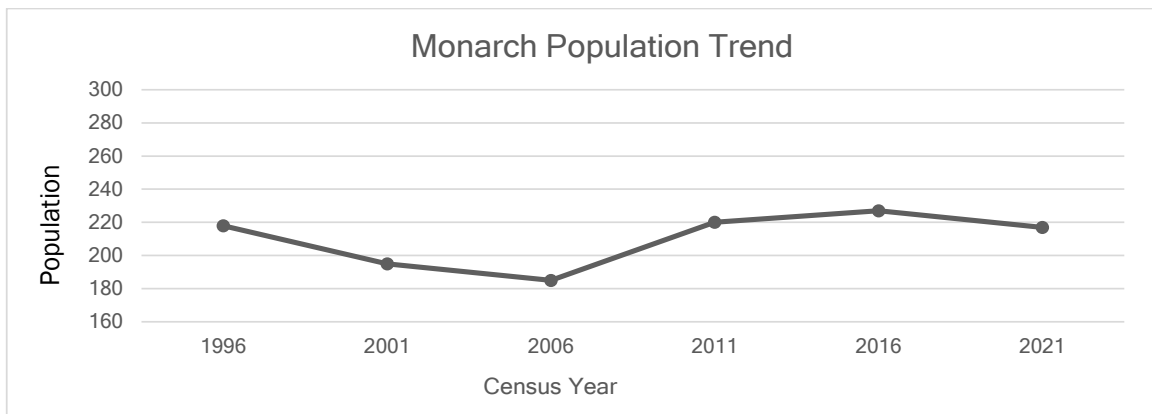
Since the last growth study, Monarch’s population has declined from 227 in the 2016 census to 217 in the 2021 census, with the average rate of decline being -4.4%. However, it should be noted that much of the residential development in Monarch was initiated after 2021, meaning that recent changes to growth are not captured in this data set. If we consider the 9 new residences added after the census data was collected, combined with the average household size of 2.5 people, Monarch’s population is likely closer to 230 - 240 people.

Between the two censuses, the number of private dwellings remained the same at 98. Combined with new development, private dwellings have slowly increased to 107. Monarch remains the second largest hamlet in the County behind Shaughnessy.

Table 1

Census Population and Growth

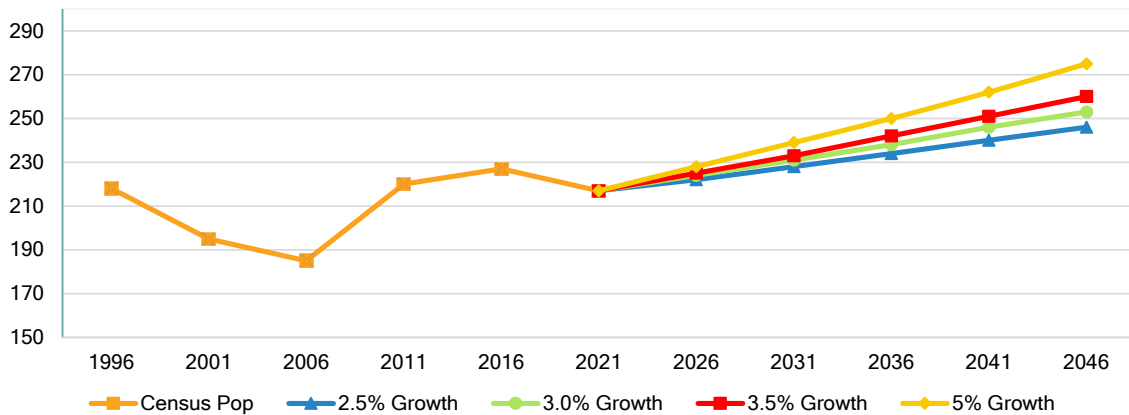
	2021	2016	2011	2006	2001	1996
POPULATION	217	227	220	185	195	218
5 YEAR TOTAL GROWTH (OR DECLINE) %	-4.4%	3.2%	18.9%	-5.1%	-10.6%	-
NO. OF PRIVATE DWELLINGS	98	98	90	79	89	-



In the last growth study, population growth rates were expected to range from 2.5% to 3.0%, assuming development and growth were not actively promoted. In 2021, the population had dipped to 217, following historical trends of Monarch’s population ebbing and flowing around 200 people. The following table is an updated version of Monarch’s growth projections, taking into account the slight dip in population numbers.

Table 2
Updated Growth Projections

Year	2.5% Growth	3.0% Growth	3.5% Growth	5% Growth
2021	217	217	217	217
2026	222	224	225	228
2031	228	231	233	239
2036	234	238	242	250
2041	240	246	251	262
2046	246	253	260	275



If we consider the estimated 2024 population (conservatively as 230 people), this will mean that there was a growth rate of 2% between 2021 and 2024, which is more in line with the growth study’s projections.

2.2 Residential Assessment

The Hamlet of Monarch Growth Study found that the current residential housing stock was largely dwellings that appeared to be from the 1960s to 1980s. This older stock is now balanced out by several new homes constructed in the past few years.

These houses tend to be detached site-built dwellings and are largely concentrated in the northern part of the hamlet along Empress and Railway Avenue. There is also a small cluster of new development in the south along Eastman Avenue.

According to the survey results of the Monarch Growth Study, residents prefer to see more investment into the aesthetic qualities of their community. This includes less vacant lots and the appearance of well-maintained residences. The ongoing development in Monarch is likely viewed as a positive change in this regard.

2.3 Commercial/ Industrial Assessment

Commercial/ Industrial activity in Monarch has changed very little since the Monarch Growth Study was conducted.

- Monarch still does not have the population threshold to support commercial activities. This means that the community's desire for local commercial uses like a convenience store or gas station have yet to be fulfilled.
- There have also been no significant changes to lands designated as Hamlet Commercial, with the exception of a small subdivision for utility usage. There have also been no designations to Hamlet Industrial.
- There was briefly a small presence of some home-based businesses in Monarch, but all have since ceased activity.
 - In 2020, an online therapy/ counselling service was applied for.
 - Another application was made for a contracting company on the same parcel in 2021.
 - An artisan business was also applied for in 2021.

To the north of the hamlet, the industrial rail-related business along the CPR rail-line continues to operate. In 2020 it rezoned to a Rural General Industrial district in order to expand their operations. So far this has led one new development in 2021 to add storage. Several conflicts with community members have led to adjustments to operations in order to minimize impacts to residential life.

2.4 Community Services

- The Hamlet of Monarch Community Association continues operating the community hall, a private school (Providence Christian) and a church (Bethel Reformed Church).
- There has been a small loss of land designated as Hamlet Public/Institutional due to a subdivision of County owned lands to create residential lots.

2.5 Parks and Recreation

The Hamlet of Monarch Growth Study mentioned that the state of the playgrounds in Monarch were underserved. Since then, upgrades have been made to the playground located on County owned land. In 2022, Lethbridge County replaced and constructed new equipment, added tables, seating areas, a bike rack and garbage cans to improve the usability of the site. Upgrades were also made to the basketball and tennis courts. Feedback from residents indicate a high level of satisfaction in these changes.



Figure 2 - Monarch Playground Final Design

2.6 Confined Feeding Operations (CFO'S) – Proximity and Effects

There have been no changes to the feeding operations around Monarch. Existing feedlots in the area have also not expanded their operations, as the area around Monarch is a CFO exclusion zone.

Part 3

Growth and Land Use

From 2019 to the present, Monarch has had small but steady growth in development. **Map 1** displays this growth through the different categories of development permits Lethbridge County issued in this 5 year period. Data was derived from surveying both applications located in and around Monarch. Standalone waiver applications were not included in this survey.

In this 5 year period, the County received:

- 12 applications for residential uses. This includes 11 new residences (typically single detached site-built dwellings and one moved-in dwelling), as well as 1 application for an addition to an existing home.
- 7 applications for accessory uses (largely pertaining to shops/sheds and detached garages).
- 1 Application for a commercial/ industrial use (storage bins for the rail-related business).
- 3 Applications for home-based businesses (both Home Occupations 1 and 2).
- 2 Applications for demolitions.

Diagram 1 - Development by Types of Uses

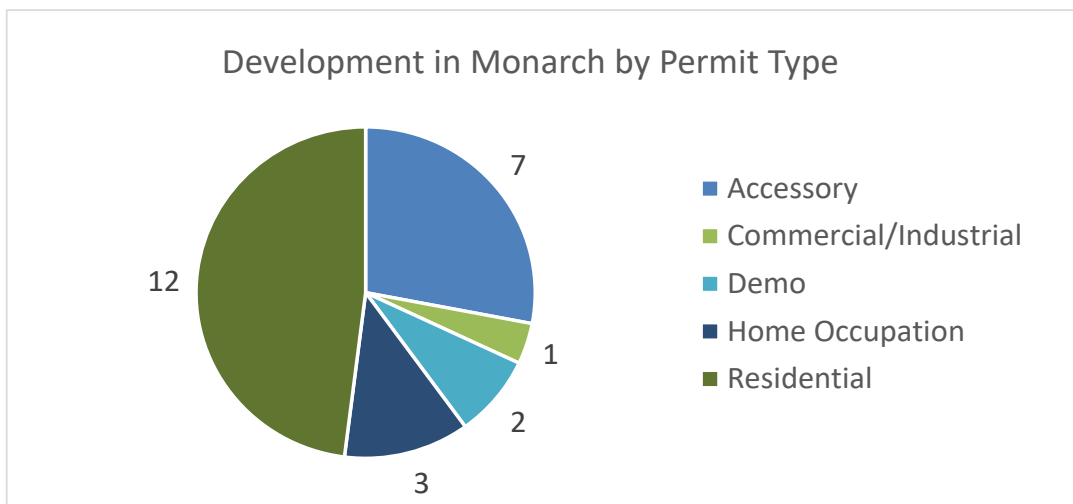
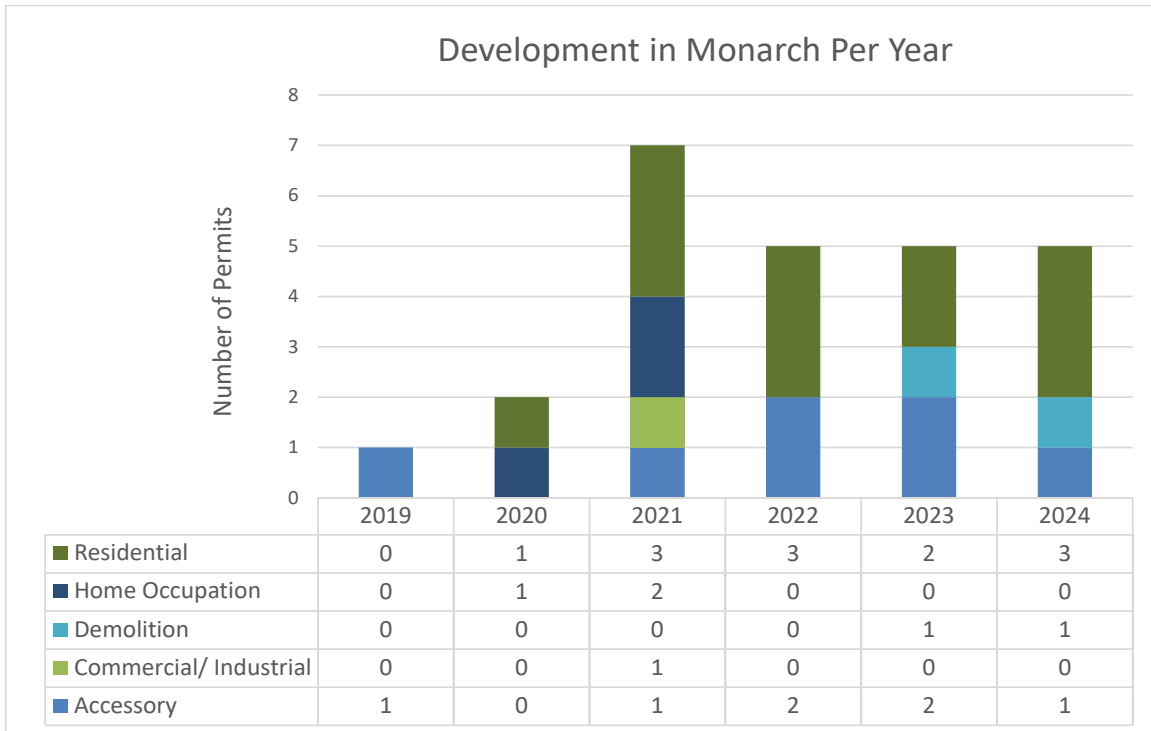


Diagram 2 - Development in Monarch Per Year



The majority of growth occurred after 2021, where the number of permits grew from 1 - 2 per year in 2019 and 2020 to 5+ permits in 2021 and onwards.

This new development has resulted in an estimated \$4,420,000 being invested in the community over the last 5 year period. Accessory uses made up \$269,000 of this total, while commercial/industrial made up \$750,000. The remaining \$3,401,000 comes from residential development. Most of this investment happened after 2021 alongside the rise in permit applications.

3.1 Infill

ORRSC determined residential infill opportunities through both occupying existing vacant parcels and creating new subdivisions. 17 lots were determined to be vacant and 11 parcels were eligible to be subdivided. The total infill potential could range from 17 lots (with no subdivision) up to 52 (a combination of existing vacant lots with new subdivided ones). 4 lots from could also be created from underutilized commercial lots. Since then, Monarch has experienced infill in both vacant lots and through subdivision.

Infill of Existing Vacant Lots

- 4 of the 17 vacant residential land titles highlighted in the 2018 growth study have been filled by new residential development.

New Subdivisions

- In total, 5 new subdivisions have allowed for 9 new parcels, 8 of which are new residential lots. One of these new subdivisions was a rezoning and subdivision of County owned land (Plan 9611179) which has allowed for 4 new residential lots. The other four subdivisions were of privately owned land. See **Map 2**.
 - 5 of these parcels have new residences.
 - 3 parcels are currently vacant.
 - 1 parcel is designated as Hamlet Commercial and is dedicated to utility usage.

While the hamlet has experienced both types of infill, this has only had a very minor impact on the number of empty lots in the community. The 13 pre-existing vacant lots combined with the 3 empty lots created through subdivision brings the net total of vacant lots down from 17 to 16. Trends show that subdivided lots tend to be filled before existing vacant lots. See **Map 3**.

Despite this, development in Monarch has so far met the expectations of residents who indicated that they would prefer existing vacant lots to be filled before the hamlet is expanded. These lots also tend to be larger than the average residential lot, staying consistent with the preference for larger lot sizes.

3.2 Expansion

ORRSC determined that outward expansion would happen to the west of Monarch in 5 phases. Phase 1 already has one residence in its area, a dwelling that has existed since before the original growth study. Expansion into this area is still a high possibility but not an immediate necessity in the coming years, as there is still room for infill within the existing hamlet boundaries. This will also depend on if private landowners wish to subdivide their properties in the future, which would create even more space for infill and push back the need for expansion.

Monarch's average number of persons per dwelling unit has also climbed from 2.3 in the 2016 census to 2.5 in the 2021 census. Meanwhile, the average number of dwelling units per acre has risen from 2.1 to 2.3 after recent residential development (largely due to infill through subdivisions). This is still considered very low density in terms of land use, but also represents a small amount of densification within the community since 2018.

If the average number of persons per dwelling unit stays the same at 2.5, it will take until 2046 (21 years) at 5% growth to generate enough population demand to fill in all 16 vacant lots. Alternatively, a slower growth rate of 2.5% could take until 2066 (41 years) for all lots to be filled (assuming no more vacant lots are created).

3.3 Future Municipal Services and Infrastructure

A lack of significant population growth and expansion means there is little to no demand to enhance existing municipal services with Monarch (aside from servicing new residences and subdivisions).

WATER: Monarch is still serviced via domestic potable water line from the City of Lethbridge. The water is allocated under the County's own water license. Since the last Growth Study, the water tower that previously served the community has been decommissioned and removed by the County and replaced by the county with a water vault/ground storage facility. Under Municipal Development Plan Policy 9.8, new developments are required to be serviceable by local infrastructure services.

- The 9 new subdivided lots can all be serviced by Monarch's waterline, as well as the 1 residence on the northwest boarder of the hamlet. See **Map 4**.
- 2 of the 10 new parcels do not have direct service to the water line (as of August 2024).
 - 1 of these parcels currently has a new residence being constructed on it and will likely have direct service in the future.
 - The other parcel is the one dedicated for utility use.

SEWER: Lethbridge County still has a sewer lagoon (2 cells) located to the east of the community. Wastewater effluent is discharged into the surrounding land using a new diesel-powered pumping unit maintained by the County. Monarch is serviced by wastewater lines throughout the community that feed into this lagoon. Residential development is not intended for this area, and the nearby land is currently leased out to a nearby feedlot for agricultural use.

- 4 new parcels do not have service to Monarch's sanitary lines (as of June 2024).
 - 3 of these parcels have new residences being constructed on them and will likely have direct service in the future. See **Map 5**.

- The other parcel that does not have direct service is the area designated for utility use.

DRAINAGE: There is still no formal (i.e. piped) municipal storm water drainage infrastructure system in Monarch. The community continues to rely on drainage naturally being directed to the coulees and Oldman River basin. No major drainage issues have resulted in a need to change this.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered in overall good condition. All new residences have access to these roads, either directly or via alleyway.

- One new gravel road has been created through a subdivision of County owned lands, which adds a connection from Victoria Avenue to Empress Avenue.
- In the survey, residents requested sidewalks, which has not been implemented.

OTHER: While not a municipal service, many residents surveyed for the growth study were dissatisfied with the lack of accessibility to cable/ high speed internet services. In 2022, the governments of Canada and Alberta announced a historic broadband partnership to invest up to \$780 million to provide high-speed Internet access to Albertans in rural, remote and Indigenous communities. At present, Monarch has not been selected to receive this program, though it is projected that 97.7% of Alberta will be connected to high-speed Internet by 2026, and 100% by 2030.

Part 4

Analysis

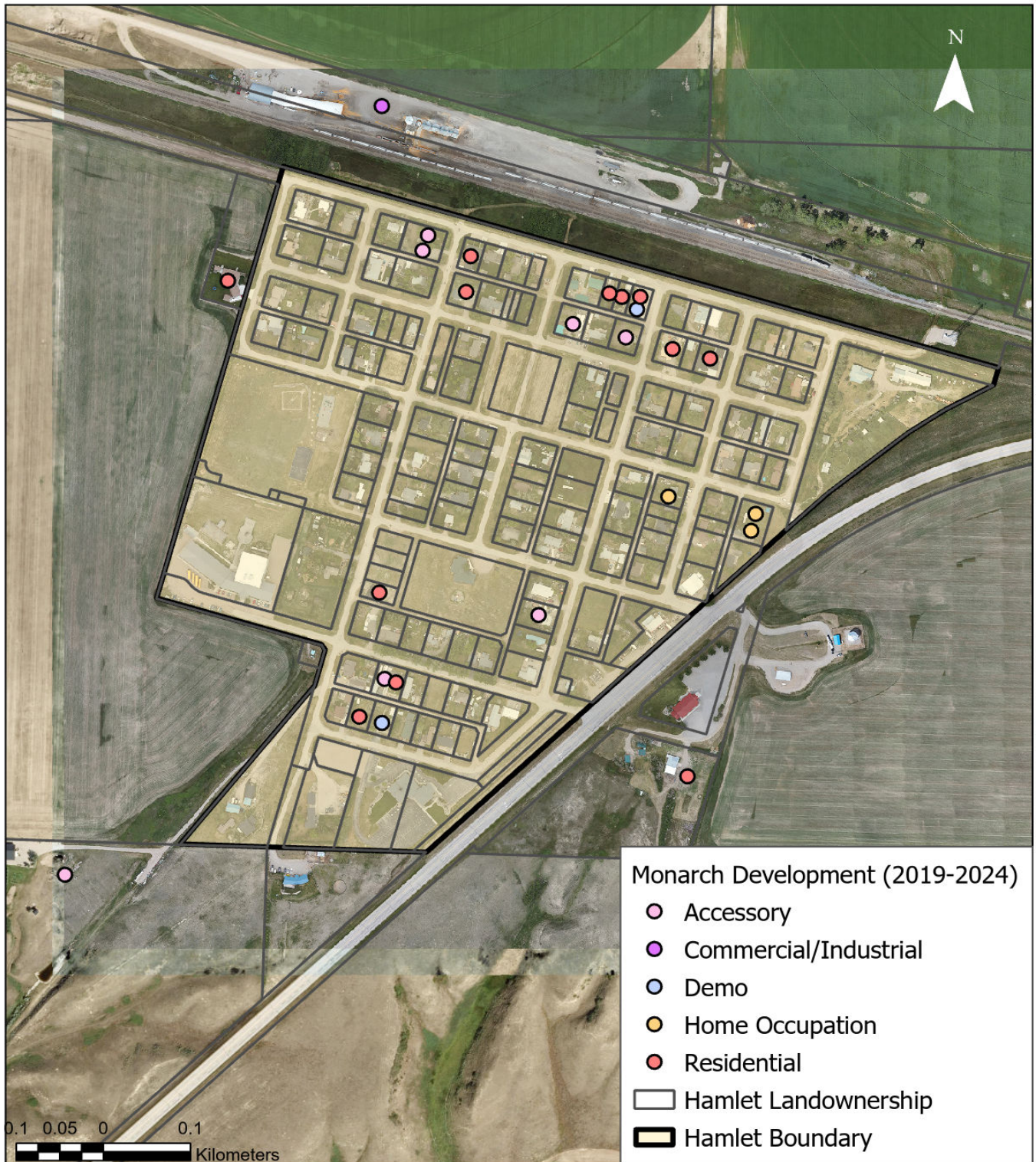
While not immediately relevant to Monarch in its current state, the 2018 Hamlet of Monarch Growth Study is still applicable as a long-term plan for outward expansion. Development in Monarch so far has aligned both with the Hamlet of Monarch Growth Study and the Municipal Development Plan.

- Steps taken by Lethbridge County have touched on many of the opportunities/concerns voiced in the Growth Study and resident survey, including:
 - Improving water utility infrastructure and park spaces.
 - Preserving larger lot sizes while promoting efficient land use.
 - Encouraging development that supports quiet enjoyment and meets the needs of the community.
- Growth in Monarch will likely depend on overall growth in the region and continued support to community services and resident needs.
 - As urban municipalities grow, Monarch may become an attractive option for is smaller size, larger lot sizes and proximity to other communities.
- Existing empty lots and subdivisions have accommodated the small increase in private dwellings since the 2021 census.
 - There is also still opportunity for residential infill as noted in the 2018 Growth Study. However, this will be up to the private owners of these lots to initiate this growth.
 - The number of current vacant lots means that there is no immediate demand for new subdivisions or expansion.
- Infill should remain the preferred method of growth in Monarch in order to promote the sustainable use of land and encourage density. This aligns with policy 9.1 and 9.2 of the Municipal Development Plan.
- Historic low population growth likely means that creating new Hamlet Commercial parcels is not a high priority, and current growth trends show that Monarch's population is not likely to grow large enough to support commercial activity in the coming years.
- If this growth trend continues, there will only need to be minor adjustments to existing utility infrastructure to accommodate growth in the next few years.

Appendix

Chart 1 – List of Development in Monarch, 2019-2024

Municipal Address	Permit Number	Development Type	Description	Cost of Development	Year
100081 RGE RD 240	2019-014	Accessory	Addition to existing shop	\$6,000.00	2019
311 ALBERTA LN	2020-053	Home Occupation	Home Occupation 1	\$0.00	2020
412 Queens Ave	2020-116	Residential	Residence with attached garage	200,000	2020
101049 Range Road 24-0	2021-044	Commercial/industrial	8bin feedmill	\$750,000.00	2021
235039 HWY 3A	2021-071	Residential	Additions to residence and shop, no permits	\$126,000.00	2021
306 PRINCESS ST	2021-110	Home Occupation	Home Occupation 1 (artisan)	\$0.00	2021
421 EMPRESS AV	2021-111	Residential	Moved-in residence with attached garage	\$200,000.00	2021
311 ALBERTA LN	2021-124	Home Occupation	Home Occupation 2 - contractor (fences, decks, etc.)	\$0.00	2021
314 RAILWAY AV	2021-174	Residential	Residence with attached garage	\$265,000.00	2021
108 EDWARD ST	2021-194	Accessory	Residential accessory structures with setback waivers	\$0.00	2021
325 EMPRESS AV	2022-017	Accessory	Detached garage with size and height waiver	\$100,000.00	2022
420 RAILWAY AV	2022-061	Residential	New Residence with attached garage and detached garage	\$400,000.00	2022
310 RAILWAY AV	2022-068	Residential	Residence with attached garage	\$300,000.00	2022
210 GEORGE ST	2022-095	Residential	Residence and Accessory Building Setback Waiver, Chicken Coop with Setback Waiver	\$0.00	2022
412 QUEEN AV	2022-145	Accessory	Roof mounted solar array	\$25,000.00	2022
108 EDWARD ST	2023-027	Accessory	Accessory Building (shed)	\$8,000.00	2023
203 EMPRESS AV	2023-044	Residential	Single Detached Dwelling with attached and detached garage	\$510,000.00	2023
407 EASTMAN AV	2023-152	Demo	Demolition / Removal of Existing Home	\$0.00	2023
417 EDWARD ST	2023-161	Residential	Single Detached Dwelling	\$275,000.00	2023
406 ALEXANDRA ST	2023-166	Accessory	Accessory Building	\$60,000.00	2023
302 RAILWAY AV	2024-033	Demo	Demolition of Existing Home	\$0.00	2024
217 EMPRESS AV	2024-043	Residential	Single Detached with Two Decks	\$300,000.00	2024
411 EASTMAN AV	2024-085	Residential	Single Detached Site-Built	\$300,000.00	2024
118 ALEXANDRA ST	2024-117	Accessory	Accessory Building (Shop)	\$70,000.00	2024
302 RAILWAY AV	2024-124	Residential	Single Detached Site Built with Garage	\$525,000.00	2024



Map 1: Development in Monarch by Permit Type

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)



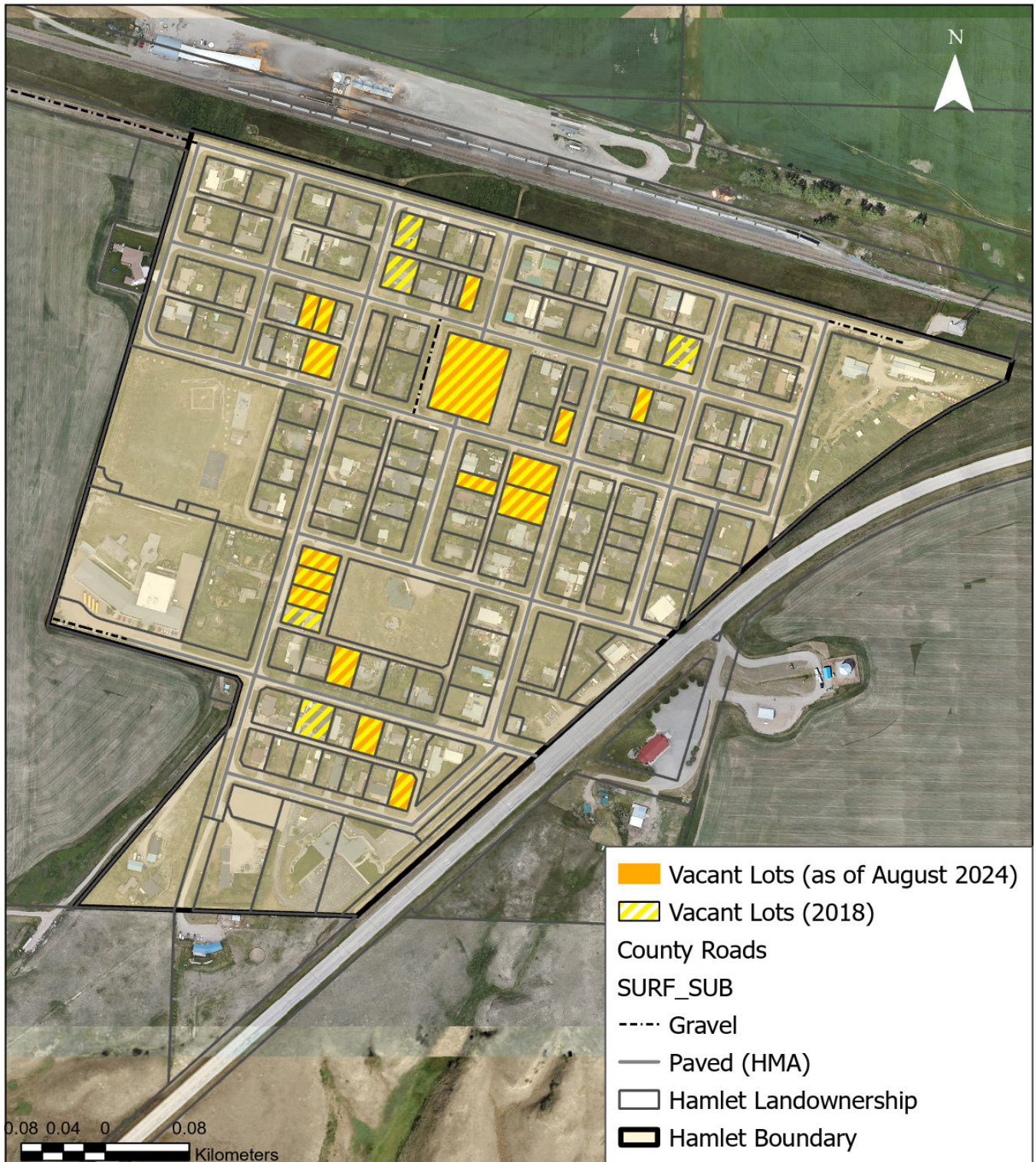


Map 2: Vacant Lots and Subdivisions

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)





Map 3: Vacant Lots in 2018 versus Vacant Lots in 2024

Created by: Hannah Laberge, Planning Intern
 Data Source: Lethbridge County Development Permit Applications (2019 - 2024)





Map 4: Water Utility Infrastructure

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)





Map 5: Sanitary System Infrastructure

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)





LETHBRIDGE COUNTY

Hamlet of Monarch

GROWTH

June 2018

Prepared by
Oldman River Regional Services Commission

Hamlet of Monarch Growth Study |

Prepared by



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LETHBRIDGE COUNTY HAMLET OF MONARCH GROWTH STUDY

Part 1

STUDY OVERVIEW

Lethbridge County is undertaking hamlet growth studies for each of its hamlets. The purpose is to encourage and support the residential and economic viability of the hamlets within Lethbridge County. The studies are to analyze present and future servicing needs along with identifying logical areas to support growth. The municipality has authorized the Oldman River Regional Services Commission, as municipal planners for the municipality, to review and prepare the studies/reports on behalf of the County.

The Lethbridge County Municipal Development Plan (MDP) identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document providing a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

The hamlet growth studies are to guide and facilitate the comprehensive planning and development of servicing that will be needed to support healthy, probable growth projections.

1.1 Intent

This report presents a summary of existing conditions and future considerations to support the growth and long-term viable expansion of the Hamlet of Monarch.

1.2 Objectives

- To put together a plan to direct and encourage the hamlet to sustainably grow and prosper into the future in a logical/rational manner.
- To identify lands available within the present hamlet boundary to accommodate growth in a contiguous manner by developing available vacant or larger parcels of land in Monarch.
- To ensure there is sufficient land for the hamlet to accommodate a 25-plus year projected growth land requirement, and identify suitable land outside the present boundaries.

- To provide an overview of the general hamlet conditions and assess the overall vitality (well-being) of the community.
- To identify logical growth lands for the hamlet and protect them from fragmentation in order to assist in making future development more efficient, cohesive, and cost effective.
- To provide a planning framework to facilitate future development that could be readily serviced by municipal infrastructure. The reports' findings may be used to address and facilitate long-term infrastructure planning and management for the County.
- To provide an assessment/opportunity summary with recommendations to Lethbridge County decision makers to help guide future planning, servicing, and management.

Part 2

LEGISLATIVE BACKGROUND

Hamlets are small unincorporated communities within a larger rural municipality in Alberta. They are governed, taxed, and managed by the rural municipality within the boundaries of which they are located.

The Municipal Government Act (MGA), section 59(1) states: *“The council of a municipal district or specialized municipality may designate an unincorporated community described in subsection (2) that is within its boundaries to be a hamlet.”* Subsection (2) states, *“an unincorporated community may be designated a hamlet if the community:*

(a) consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,

(b) has a generally accepted boundary and name, and

(c) contains parcels of land that are used for non-residential purposes.

(3) The designation of a hamlet must specify the hamlet’s name and boundaries.”

The Hamlet of Monarch conforms to the stipulated MGA criteria.

This Growth Study is not a statutory plan as defined by the MGA, but is a tool to help guide and shape direction and policy for Lethbridge County regarding planning for the hamlet. The vision and recommendations may be incorporated into the County’s Municipal Development Plan.

Part 3

HAMLET OVERVIEW

The Hamlet of Monarch is located on Highway 3A, approximately 23 kilometres (14 mi) northwest of the City of Lethbridge. The hamlet has a land area consisting of 96 acres (38.85 ha) within its boundary, situated within the S½ of 7-10-23-W4M. The Canadian Pacific Railway (CPR) rail-line (Crowsnest Pass line) runs adjacent to the north boundary of the hamlet. Highway 3A is situated along the east boundary of Monarch, and is a provincial highway connecting between Highway 23 to the north and Highway 3 south.

3.1 Population

According to the 2016 Census of Population conducted by Statistics Canada, Monarch as a designated place recorded a population of 227 living in 90 of its 98 total private dwellings, a change of 3.2% from its 2011 population of 220.¹ In 2011, Monarch had a population of 220 living in 90 of its 90 total dwellings, which was an 18.9% change from its 2006 recorded population of 185. Table 1 illustrates the census population and historical growth.

Table 1
Census Population and Growth

	2016	2011	2006	2001	1996
POPULATION	227	220	185	195	218
5 YEAR TOTAL GROWTH (OR DECLINE) %	3.2%	18.9%	- 5.1%	- 10.6%	--
NO. OF PRIVATE DWELLINGS	98	90	79	89	--

The Hamlet of Monarch is the second largest hamlet (population wise) in the County after the Hamlet of Shaughnessy.

3.2 Hamlet History

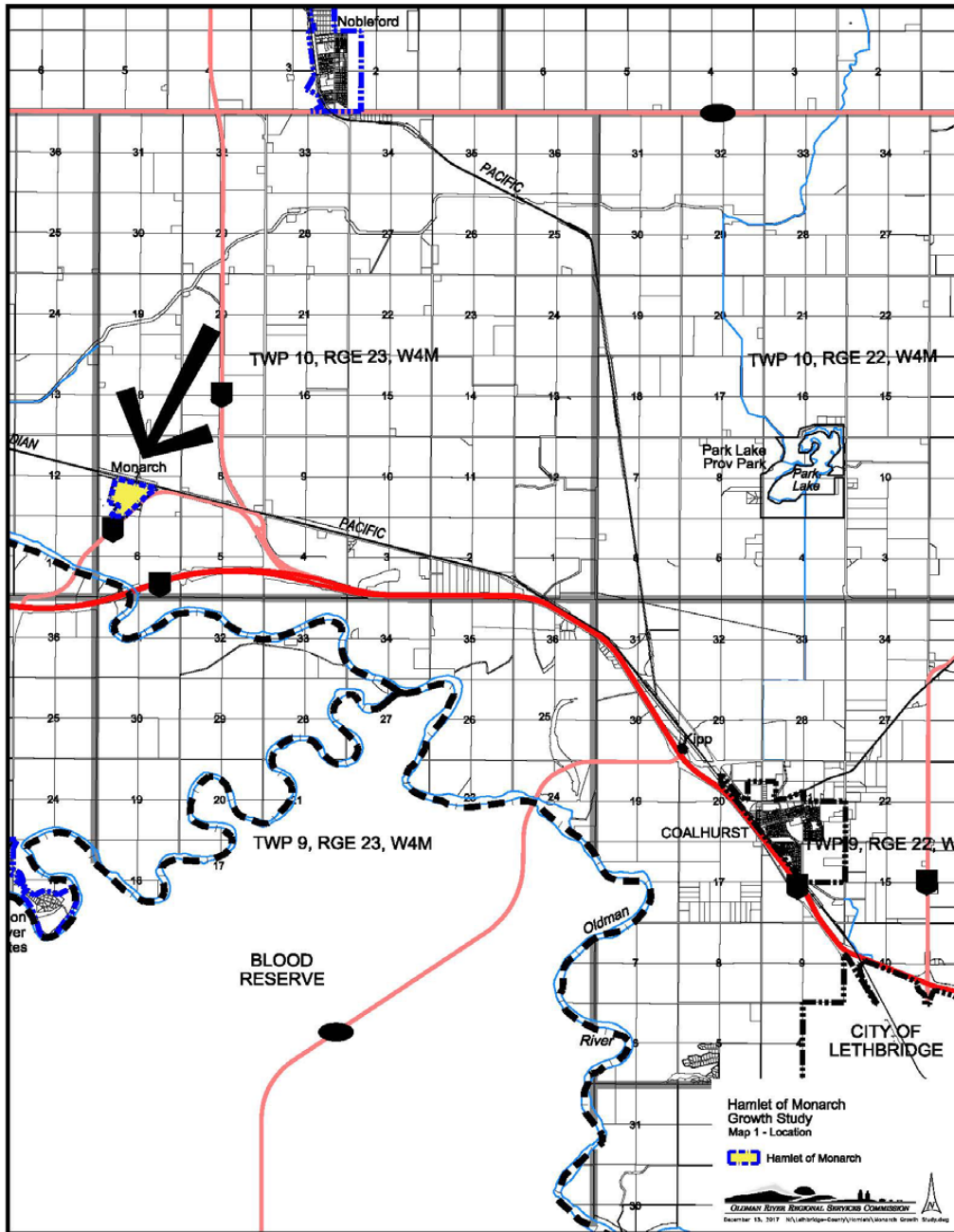
Like many prairie communities, Monarch is a direct result of the railroad being established by the CPR. It was sited halfway between Lethbridge and Fort Macleod on the newly re-aligned Crow's Nest Line. By 1908, CPR crews were well involved in the construction of a 1,891 foot-long trestle bridge to carry the CPR's re-aligned Crow's Nest Line over the Old Man River a few miles west of the community. That same year in 1908, a grid of six avenues by seven streets was laid out square to the Crow's Nest branch mainline by CPR surveyors. A defining feature of Monarch was that the roadways, just like its name, were originally either regally entitled or named for dead British royals.

¹ Population and dwelling counts, for Canada, provinces and territories, and designated places, 2016 and 2011, 2011 and 2006 censuses (Alberta). Statistics Canada.

The establishment and early growth of Monarch is also closely linked to the settlement of Dutch immigrants in the area. By 1910, Monarch was a thriving community with a branch of the Canadian Bank of Commerce, a one-room school, two hardware stores, a hotel, and with all passenger and mail trains stopping there. A brickyard which produced varying qualities of clay bricks kept the community and local economy going for a number of years.²

Highway 3, connecting Lethbridge and Fort Macleod, originally passed through Monarch but it was realigned in 1997. That relocation resulted in Highway 3 bypassing the community completely and relegated the old highway to 3A status. Over the years both population and industry have declined, especially since the loss of its last grain elevators in the late 1990s. Overall, the hamlet is typical of many prairie rail-siding stops that experienced initial good growth in early years, followed by decades of stagnant/slow growth.

² *Some historical information gathered from the Nobleford, Monarch Historical Society, Sons of the Wind and Soil, 1976.*



Part 4

EXISTING CONDITIONS AND OVERALL ASSESSMENT

A review of the existing hamlet conditions was undertaken that involved a study of both land use and a general analysis of the character of the community. This review included assessing the following:

- Analysis of Population & Growth
- Determination of Land Use patterns
- Community services - churches, schools, community halls, commercial (e.g. groceries)
- Parks and Recreation (i.e. playgrounds, ball diamonds, green space, etc.)
- General State Synopsis - personal property conditions, weeds, unsightly premises
- Confined Feeding Operations (CFOs) - proximity / effects
- Identification of Vacant land parcels
- Servicing - municipal and private utilities

Based on a review of the existing conditions, a general assessment statement is provided on the current state of the community (i.e. hamlet). Some conclusions are provided on the identified constraints present or potential need for the provision of various municipal or community services.

As part of the project, a questionnaire survey was also sent to every household in the Hamlet of Monarch. The survey consisted of 13 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for future growth. A total of 110 questionnaires were sent out on December 1, 2017, with 41 surveys filled-out and returned resulting in a 37% survey response rate. Overall, residents seem to be satisfied with the quality of life in Monarch. Seventy-four percent of the respondents have lived in Monarch for 10-years or more, with 37% percent residing there over 20-years. Respondents stated they appreciate the sense of community and many like the large yard lots and peace and quietness of the hamlet. There was an indication that they live in Monarch to have fewer neighbours close by, more space, big yards, and they would like to see it continue this way. The responses provided from the hamlet residents were used to help formulate the growth plan and recommendations.

For the complete results and comments as supplied by the residents who filled-out the survey, please refer to Appendix B.

4.1 Population Projections and Growth

The following Table 2 illustrates population projections for the hamlet using the annual percentage compound growth method of population forecasting. A range of four different growth rates are provided below; from slow (2.5%) to strong (5.0%), displayed for five-year (census period) intervals.

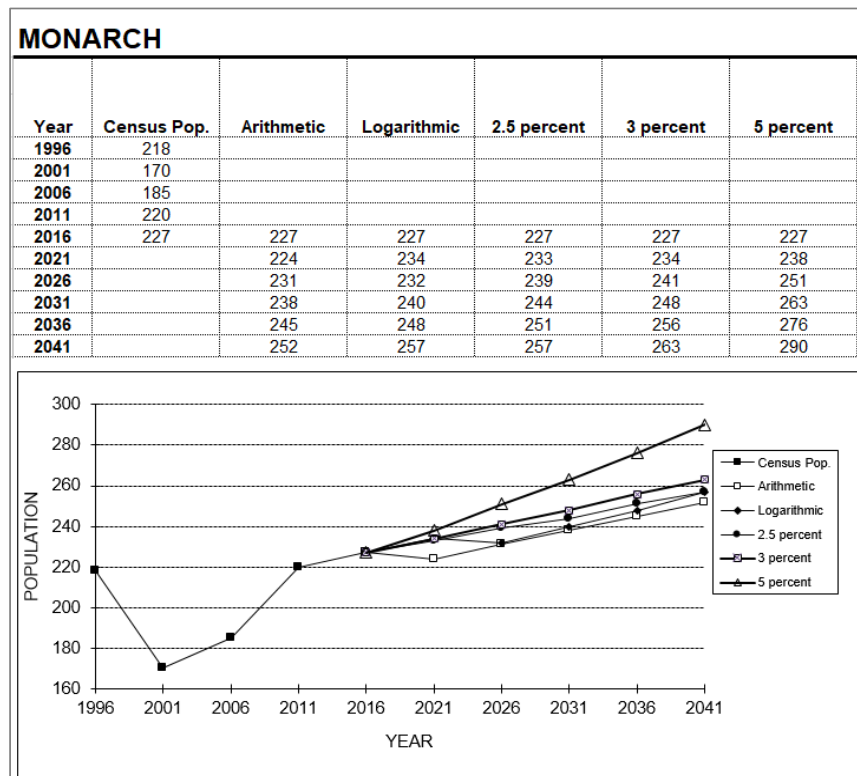
Based on the fixed growth rate method for population projections, the 2041 population of the Hamlet of Monarch could reach between 257 and 290 people, dependent on the rate of growth and other factors. It is presumed the 2.5% to 3.0% may be the most probable future population growth rates unless development and growth is actively promoted. The Arithmetic and Logarithmic straight line projections

in Diagram 1 show a very close and similar growth trend. Historically, the hamlet has seen fluctuations in population growth, experiencing both increases and declines, but has remained relatively stable around the 200 person number over the last 20 years. (The computed growth projections are used to calculate future land consumption needs in the “Growth and Land Use Projections” in section 5.2 of the report.)

Table 2
Projected Population Growth (2016-2041) Per Census Period

Year	2.5% Growth	3.0% Growth	3.5% Growth	5% Growth
2016	227	227	227	227
2021	233	234	235	238
2026	239	241	243	251
2031	244	248	252	263
2036	251	256	261	276
2041	257	263	270	290

Diagram 1
Population Projections Line Graph



4.2 Residential Assessment – Existing Conditions

Much of the current residential housing stock is 40-50 years old, some dwellings are even older, and a few are newer construction. Many of the dwellings appear from the 1960s to 1980s vintage. There are also a few older mobile home units.

- Overall, the housing within the hamlet is in fairly good condition with a small number of residences being in poor condition or abandoned.
- Most residents appear to take great pride in home ownership and have nicely landscaped, well maintained yards. However, there are also a minority number of properties that are in poor condition, and visually may be considered unsightly premises.

4.3 Business Commercial/Industrial Assessment – Existing Conditions

There is little commercial activity as the hamlet basically serves as a rural bedroom community. For a few decades (1950s through mid-1990s) the hamlet had a hotel and bar, gas station and restaurant operating. The relocation of Highway 3 (in 1997) to the south and bypassing the hamlet led to the eventual demise of the local gas station. Additionally, when video lottery terminals were no longer permitted and liquor sale regulations were relaxed by the province, the local hotel also had an eventual slow demise. With the advancement in vehicle technology and better fuel consumption, the hamlet also no longer was a needed stop for travelers. The commercial activity has never returned.

- There are 2.38 acres of land designated as Hamlet Commercial – HC, but currently, the only active commercial activity is a contracted Canada Postal Service operating out of a residence. A local convenience store/coffee shop (i.e. Sugar Shack) located on Highway 3A has struggled for years and is no longer operating. Many residents from the survey mentioned the desire to have available a neighborhood or convenience type of store.
- Two prime commercial parcels along the west side of Highway 3A are not operating as active commercial businesses (former hotel and gas station sites).
- A small private shop business operates at the north end (Railway Ave) adjacent to the rail-line on a parcel designated as HC.
- The abandoned gas service station site located on Highway 3A completed a Phase II Environmental Site Assessment (ESA) in March 2002, with the report finding very slight evidence of residual hydrocarbon impact on the site and further remediation was deemed not warranted. Thus, the site may be utilized for some type of new commercial use.
- Typically, from an economic viability perspective, a population threshold of 1.5 to 2-times or more of the present population would be needed to support a small commercial store in a community that is not adjacent to a major transportation corridor or located in a tourist area.
- There are no industrial businesses operating and there are no lands designated for Hamlet Industrial land use.
- There is an industrial, rail-related business adjacent to the north boundary (outside) of the hamlet along the CPR rail-line. In the past, this has created some issues of noise and dust concerns for hamlet residents in the vicinity. From the hamlet survey, many current residents complained about excessive noise from the business.

4.4 Community Services Assessment – Existing Conditions

There are a few, limited community or institutional service type organizations that are active in the hamlet. These include the local Hamlet of Monarch Community Association which operates the community hall, a private school (Providence Christian) and a church (Bethel Reformed Church). There is a second church (The Reformed Congregation in North America) located to the east of Highway 3A, but it is located outside the official hamlet boundary.

- Within Monarch, 3.48 acres of land is utilized by the church and private school.
- No formal government, personal health or care services (e.g. medical, seniors care, etc.) are available. It may be ascertained that the hamlet is too small in population and likely too close to the City of Lethbridge to be beneficiaries of such services being provided locally.

4.5 Parks and Recreation Assessment – Existing Conditions

There are a few minor outdoor recreational amenities available. Currently, there is a children’s playground at the Monarch community hall which appears in average and usable condition. There is an older municipal playground at the west County owned block, just to the north of Providence Christian School, which is dated and in somewhat mediocre condition. There is also a ball diamond, basketball court, and field space available on this County owned parcel (Lot R5, Block 9, Plan 187LK).

- There are 17.80 acres of land designated as Hamlet Public/Institutional – HPI (which includes the 3.48 acres of land used for the church and private school).
- The west park space owned by Lethbridge County consists of 5.4 acres of land and the community hall site comprises 2.28 acres.
- The hamlet may be considered somewhat underserved in regards to up-to-date parks and recreational structures or opportunities.
- The assessment and scheduling of repair/replacement and maintenance for recreational facilities or structures is managed through the County’s maintenance schedule for all county owned parks.
- There are many constraints on available municipal capital funding sources to improve park and recreation facilities, which is applicable to all hamlets within the County.

4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

Confined feeding operations (CFOs) represent a major component of the agricultural industry within the County and hamlet vicinity. While the contributions these operations make to the area economy is acknowledged, the large concentration of CFOs and their associated negative externalities (dust, noise, traffic, odour, etc.) are sometimes a source of contention amongst the public. The most contentious issue has historically been with respect to the practice of spreading of manure (a practice not limited to CFOs specifically) and the odour that this practice generates. Difficulty managing these conflicts between land uses is further compounded by the relative lack of control the municipality has on the management of these operations, as they fall under the oversight and regulation of the Natural Resources Conservation Board (NRCB).

Map 7 outlines the location, type, and size of CFOs within the hamlet area. Within a 2-mile radius this includes 13 operations consisting of:

- 8 beef operations with a total animal units of 16,400
- 1 hog (farrow to finish) operation with a total animal units of 250
- 4 dairy operations with a total animal units of 1,030

Within a 1-mile radius, the number of CFOs reduces to 5 operations consisting of:

- 2 beef operations with a total animal units of 1,000
 - 3 dairy operations with a total animal units of 830
- Compared to other urban communities, there is a fairly large concentration of confined feeding operations sited and operating within 2 miles of the hamlet.
- The current Municipal Development Plan Bylaw No. 1190 has an uneven CFO exclusion zone applied around Monarch that prohibits new CFOs from being established. It is a distance of approximately a ½ mile north and east, 1 mile to the south, 3 miles to the west, and less than ¼ mile to the northwest. Part of the larger distance applied to the west is due to the location of the Oldman River and a 1-mile exclusion area being applied along the river.
- In the survey of Monarch residents, many mentioned the preference for increasing the CFO exclusion distance around the hamlet.

Part 5

GROWTH AND LAND USE STUDY

An analysis of the existing and projected land use is needed to establish potential future growth in the hamlet community. This will help provide an assessment of current potential land available for infill development, and what (how much) contiguous hamlet boundary lands may be available for future hamlet expansion when warranted. The following matters have been reviewed as part of the planning analysis and are described in more detail this section:

(a) Infill Opportunity (inward growth)

- Inventory of vacant lots and potential to further develop
- Identifying the potential to further subdivide large parcels
- Potential to service and provide access to parcels

(b) Future Hamlet Boundary Expansion (outward growth)

- Identifying constraints (highways, railways, coulees, sewer lagoons, abandoned gas wells, etc.)
- Examining adjacent land uses / conflicting uses
- Studying physical features – elevations, topography, wetlands, known flood areas, etc.
- Identifying future land growth and expansion directions

(c) Municipal Services

- Water and sewer
- Storm water management
- Roads/lanes

(d) Area Structure Plan (ASP) Needs / Considerations

5.1 Infill Opportunity (inward growth)

As part of the hamlet review an analysis was completed to identifying existing vacant lots that may available to be developed. Also, the potential to subdivide existing larger parcels into additional lots was evaluated. Planning for infill development where feasible and where services are readily available can assist the municipality in enabling growth but limiting the installation of costly new infrastructure.

To determine the availability of land for both the development of existing vacant³ lots and infill potential, an air-photo review of the identified parcels was carried out followed up with field reconnaissance work. This analysis confirmed that there are presently (Fall 2017) a minimum 17 vacant titles of residential land within the hamlet that could readily accommodate new housing. The lands identified as either existing vacant titles or large lots with potential to be resubdivided are displayed on Map 4. The following is a breakdown of potential land available for development:

³ Vacant refers to land that has no current buildings or improvements on it.

RESIDENTIAL:

Existing Vacant Residential Titles: (identified in yellow on Map 4)

- 17 lots currently vacant (includes 3 titles with abandoned/demolished buildings)
- Some of the 17 vacant lots are large and could be resubdivided resulting in: **23 new lots**
- The redevelopment of Block A, Plan 138A could create: **8 new lots**

Infill Potential of Existing Residential Titles: (identified in green on Map 4)

- 11 existing large residential lots that have undeveloped portions that could be resubdivided to create: **21 new lots**

RESIDENTIAL TOTAL:

17 lots (with no subdivision); or

52 Lots – Existing and Infill Potential Residential Lots for Internal Hamlet Growth (with subdivision occurring)

COMMERCIAL:

Existing Vacant Commercial Titles:

- **2 lots** (note: 2 commercial titles have buildings (either not-utilized or abandoned) and have no business operating)

Infill-potential of Existing Commercial Titles:

- 2 lots on one title that could be separated individually to create: **1 new lot**
- 1 portion of an existing commercial lot that is undeveloped that could be resubdivided to create: **1 new lot**

COMMERCIAL TOTAL:

4 Lots – Existing and Infill Potential Commercial Lots for Internal Hamlet Growth

It is recognized that almost all of the land identified for residential infill potential is privately owned, and may or may not be further subdivided for new development. Many residents indicate they like their larger lot and yard size and therefore will likely not actively be involved in subdividing. In consideration of this situation, a plan layout has been provided for a surplus land parcel owned by Lethbridge County (Block A, Plan 138A), situated between Third (Victoria) Ave and Second (Empress) Ave in the center of the hamlet. Reconfiguring the block and formally registering the existing road where it actually is located through the middle, will enable lots to be subdivided with frontage down each side. This would result in a net gain of 8 new residential lots (62.5 x 113 ft. in size) being available for new housing in Monarch (refer to Map 5).

5.2 Future Hamlet Boundary Expansion (outward growth)

GROWTH AND LAND USE PROJECTIONS

The hamlet presently is comprised of approximately 96 acres (38.9 ha) of land within its boundary. For both long-range planning and to identify potential suitable land for future growth, an analysis of lands outside the current hamlet boundary were examined.

Land consumption calculations were completed based on population projections to delineate potential land needs in order to accommodate future hamlet growth. Chart 1 in Appendix A outlines the potential land requirements for future residential growth in the hamlet, based on forecasted rates of growth and the number of people per dwelling unit. Land acreage calculations have been provided on the 2.5% and 5.0% growth scenarios to account for long-term planning. However, the 2.5% to 3.0% may be the most probable unless growth is more actively promoted.

In 2016, the average number of persons per dwelling unit was 2.3 and the average number of dwelling units per acre was 2.1. From a land use and planning perspective, this is considered a very low land use density. Based on these calculations, it is possible to predict the amount of land that may be needed in order to accommodate additional dwelling units that will be required with the forecasted growth over the next 25 years (if no infilling were to occur). The growth calculations were completed for three different household sizes (2.1, 2.3, and 2.5 persons per dwelling unit) using two different annual growth rates (2.5% and 5.0%). Two land use projection growth rate charts are provided, one at the current hamlet low density land use with the large lot sizes (10,000 to 12,000 sq. ft.), and a second at a slightly higher density (lots averaging 7,800 sq. ft. in size). (Refer to Appendix A, Chart 1 - Land Use Projections.)

The calculations indicate that if growth continues at the current rate and development continues at the same density, 9 to 10 acres of additional land may be required to accommodate the 2041 population (16 acres if growth were to occur at the 5.0% rate for each census period). If household sizes became smaller overtime (2.1 persons per dwelling unit), potentially up to 23 acres of land could be required.

GROWTH STRATEGY AND LAND USE PLANNING

The required land projections in Chart 1 to accommodate growth assume that no land is available within the hamlet. If land is subdivided and developed internally, then the projections would take longer to fulfill. The land to the west of the present hamlet boundary is a logical future growth area and may easily be planned to connect efficiently to the existing community. With 56 acres (22.67 ha) of vacant land available on the west side, this is considered to be a suitable land area for future expansion. Even with no infill subdivision, it is projected there would realistically be a 75 to 100-year or more land supply available for future growth to the west.

A potential preferred road network and block design is displayed in Maps 6 and 7. The subdivision concept layout in the diagram is for planning analysis, and may not have to be developed exactly in this manner; however, the grid pattern block design and grid road connections should be adhered to. The future hamlet growth area may be subdivided and developed in logical phases in a contiguous manner (refer to Map 7). Each phase cell depicted is approximately 8 to 12 acres in size which aligns with the projected growth and land use calculations over a 25-year period. Phases may be developed in a somewhat different sequence than displayed but phasing should be based on considerations of contiguous segments, logical servicing and road connectivity. Future subdivision and growth phases may also be considered in relation to an Area Structure Plan that may be approved for the lands.

SWING SITE: The growth plan has considered an option for a 'swing' site to be located to the west of the school, intended for municipal, public or potentially commercial use. It is identified in this plan as a 'swing' site because it is not known at this time what use the site will contain, but offers flexibility for long-term planning. This will be determined at the future ASP stage in accordance with the County's long-term development plans.

5.3 Municipal Services and Infrastructure

EXISTING

WATER: The community is serviced with domestic potable water from the City of Lethbridge provided to the hamlet through a main water line that runs from Coalhurst to Monarch. The water is allocated under the County's own water license. The bright royal blue water tower in the hamlet is an iconic local landmark that can be seen for miles and somewhat identifies the hamlet. This will soon change as the tower is planned to be decommissioned and removed by the County as it is to be replaced with a water vault/ground storage facility.

SEWER: Lethbridge County undertook an extensive project completed in 2006 and installed a municipal sanitary sewer system for the hamlet. Prior to this, individual septic systems were utilized by property owners. Lot owners within the hamlet can pay for stub-ins and connect to the sewer system at the time of future subdivision. The County's sewer lagoon (with 2 cells) is located to the east, outside the hamlet boundary, in the SE 7-10-23-W4.

DRAINAGE: Storm water drainage is managed through surface and overland drainage means as no formal (i.e. piped) municipal storm water drainage infrastructure system is in place. The elevations of Monarch generally drop to the south (15 m over a 750 m distance) as drainage is naturally directed to the coulees and Oldman River basin. The northwest area is the highest point and elevation. The hamlet has not traditionally experienced major drainage issues, other than perhaps some minor local ponding experienced during significant rain events.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered in overall good condition. Many blocks have rear lanes with a mix of observable standards, as many are graveled but some are more of a trail/pathway or have extremely overgrown vegetation extending into them. The lanes also contain overhead power lines. Generally, there are no sidewalk provisions on streets within the hamlet.

GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure must be examined and addressed as part of the growth strategy.

WATER: In July 2017, under the Government of Canada's Clean Water and Wastewater Fund (CWWF), it was announced the federal government is providing up to 50 percent of funding to Lethbridge County so residents in the Hamlet of Monarch will benefit from a project which will include a new reservoir to provide emergency drinking water services, new distribution pumps to meet peak hour demands, and a truck fill station to provide potable water. The water reservoir is being installed in the spring of 2018 and can handle up to 20 years plus of growth at a standard rate of growth.

SEWER: The current sewage lagoon system has sufficient capacity to serve future households. The County does not have concerns with the sewer capacity and the projected growth of the hamlet, as the lagoons are suitably sized can be irrigated off. Thus, there appears to be no infrastructure issues regarding sewer availability.

STORMWATER MANAGEMENT: Landowners/developers who plan to develop future identified growth areas will need to address stormwater management as it pertains to their plans for subdivision at the Area Structure Plan preparation stage. Developers will be obliged to submit a stormwater management plan which must be professionally prepared by a licensed, qualified engineer. It is anticipated an overland/ditch type of system would be planned and utilized in a similar fashion to the existing situation. Discharge water quality may be a concern with surface drainage systems entering the coulees and river basin to the south and this issue should be considered in the preparation of any subsequent stormwater management plan.

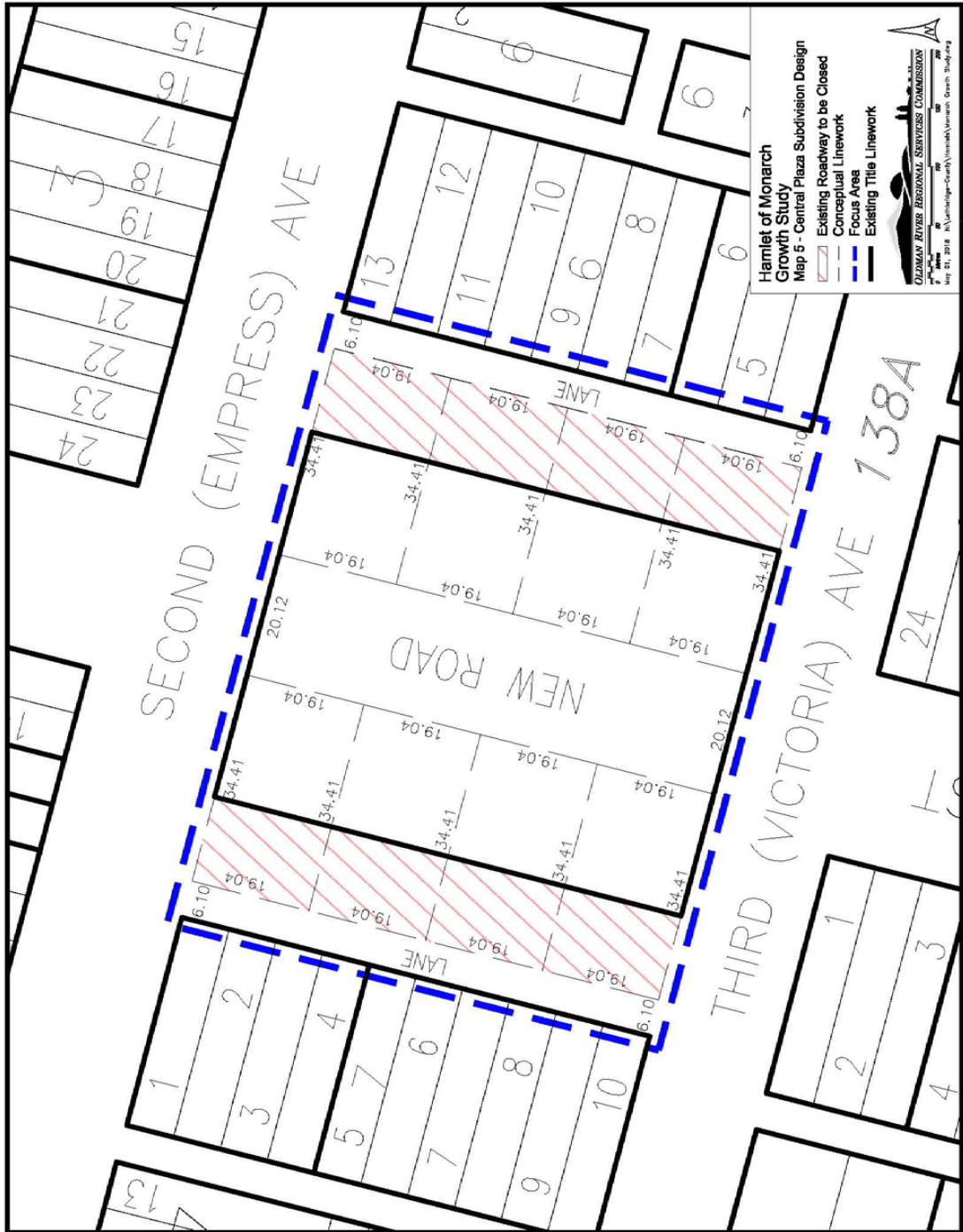
ROADS: The illustrated potential future parcel block and road network layout is conceptual to demonstrate the general location and required connection points to adjacent areas and must be refined further at the Area Structure Plan stage. All new roads should be paved and are to be constructed by developers in accordance with Lethbridge County's *Engineering Guidelines and Minimum Servicing Standards*.

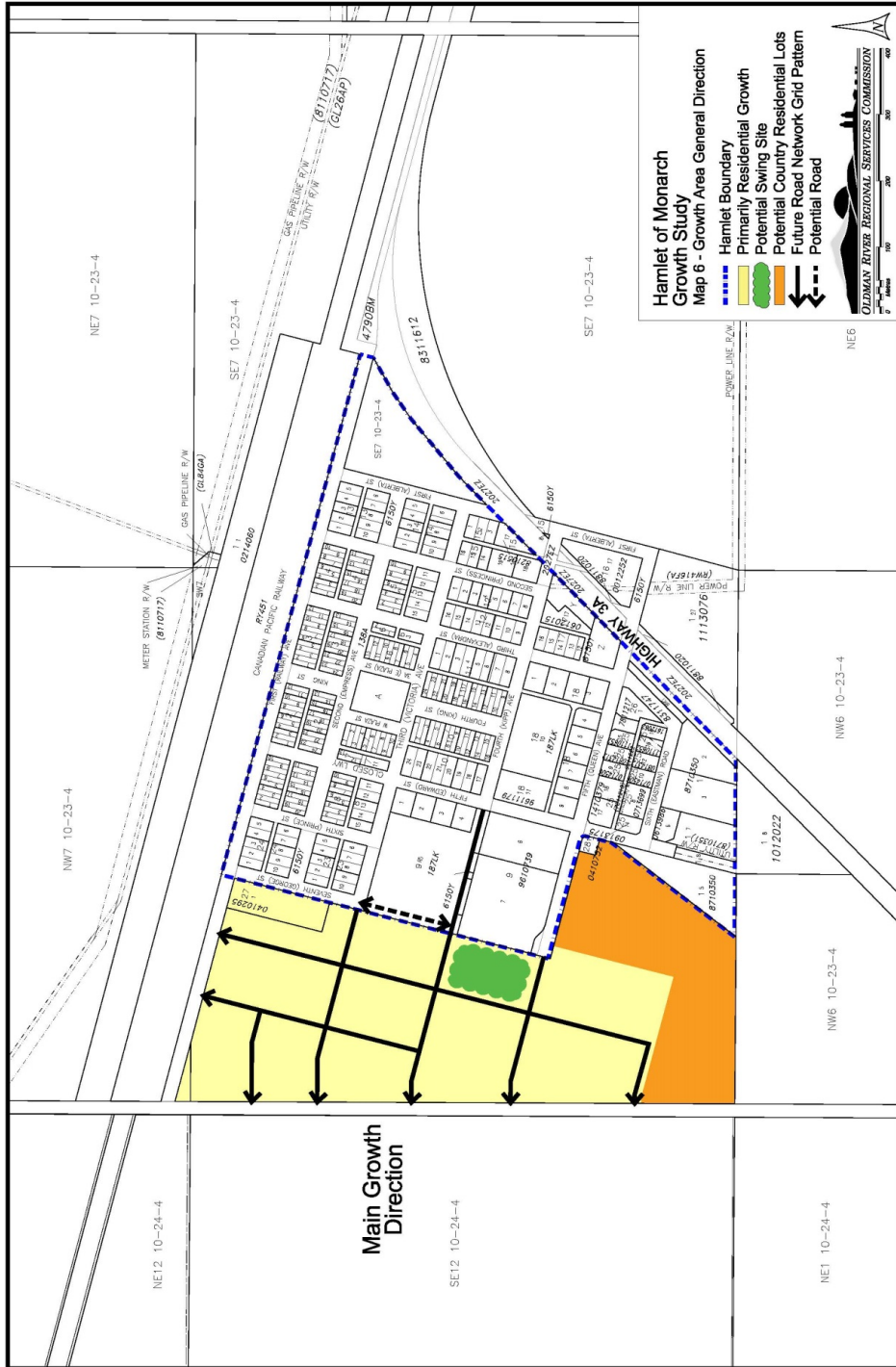
5.4 Area Structure Plan (ASP) Considerations

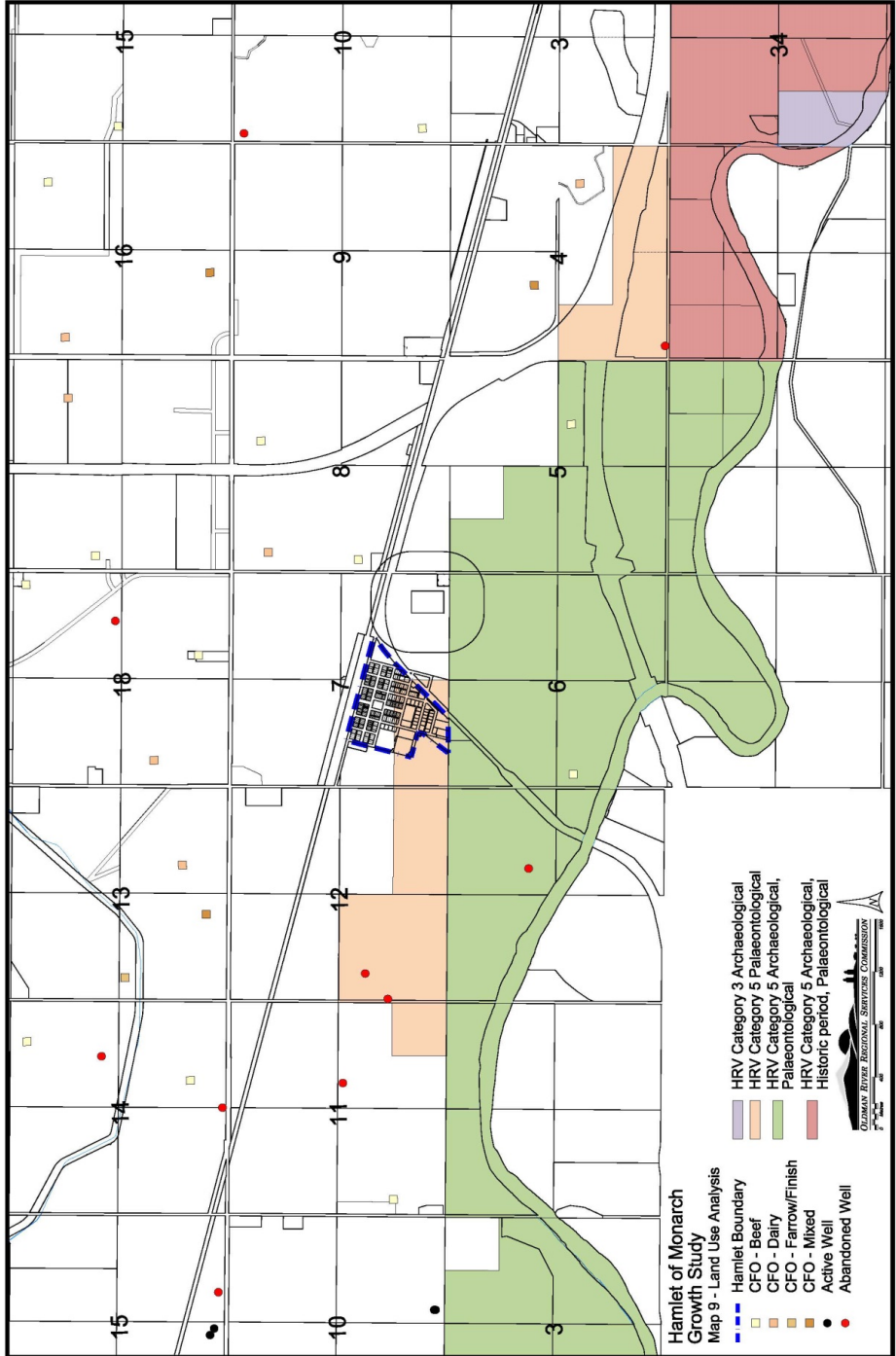
An Area Structure Plan is required prior to multi-lot subdivision or at a land use redesignation stage for undeveloped lands in the identified future growth area. When an Area Structure Plan (ASP) is required it must be professionally prepared at the developer's/landowner's expense and shall comply with any and all relevant and applicable County policies.

Information that may be requested for an Area Structure Plan in the County shall be in accordance with the requirements of Lethbridge County's Municipal Development Plan, Land Use Bylaw and this study, and may include: site plans, lot density and layout, sewer and water systems, roadways, utilities and services, surface drainage and storm water management, geotechnical investigations, municipal reserve, development concept, staging of development, development specifications, and any other matters deemed necessary by the County.









Part 6

GROWTH VISION / STRATEGY

In respect of the hamlet planning analysis completed, land use constraints, and the feedback provided by the citizens of Monarch, a growth vision for the hamlet has been formulated based on the following main general planning strategies:

- Existing larger parcels of vacant land within the hamlet may be subdivided and developed for hamlet infill use.
- New residential lots may be subdivided at a size that may be considered “large lots” from an urban planning perspective (12,000 to 15,000 sq. ft. in size), to maintain the character of the existing community that has historically been developed in such a manner. (In consideration of the SSRP land use principles, the larger lots may be considered as part of the County’s efficient use of land strategy, as promoting and directing residential growth in the hamlet has the goal of envisioning less of a need or demand to subdivide county residential parcels 2 acres or greater in size in rural agricultural areas outside of the hamlet.)
- Land to the west of the present Monarch hamlet boundary is identified as a logical future growth area. This parcel presently consists of approximately 56 acres of land and could accommodate growth for many years.
- The hamlet should not grow east of its current location and Highway 3A as it would create a community divided by the highway resulting in concerns with safety and servicing.
- The hamlet boundary should also remain to the south and not expand north of the CPR tracks, to prevent servicing, safety (i.e. crossing a rail line) and traffic concerns.
- New hamlet growth would largely be to accommodate residential and recreational/institutional type land use, as it is not foreseen that there is any need or community support to dedicate or develop industrial land within the hamlet. Planning for and encouraging some local neighborhood commercial activity that serves the residents would be beneficial.

Part 7

GROWTH EXPECTATIONS SUMMARY AND RECOMMENDATIONS

This final section provides an overall summary of the existing and future growth expectations for the hamlet. Recommendations are also offered on planning matters that need to be addressed to enable growth, and/or the constraints that may be present for providing various municipal or community services.

LAND USE – GROWTH

1. A first priority to accommodate growth should be to encourage and allow infill development and subdivision, such as the resubdivision of existing larger parcels that are able to connect to water and sewer stub-ins that may be available.
2. There seems to be no imminent need to expand the hamlet boundaries for residential growth, as there appears to be enough internal land available over the next 25-year period or longer.
3. Many Monarch residents like their larger lot and yard sizes and may likely not be subdividing. In consideration of this, the surplus land parcel owned by Lethbridge County (Block A, Plan 138A), situated between Third (Victoria) Ave and Second (Empress) Ave in the center of the hamlet, may be considered for internal residential infill development.
4. The 56 acre parcel of land located to the west of the present hamlet boundary identified as the main future growth area should logically provide a 100-year land supply. This gives the County plenty of time to develop and evaluate the on-going planning and servicing needs of the hamlet.
5. It is recognized that as most of the land identified for residential infill potential is privately owned, and as there are no guarantees that landowners may further subdivide it for new development, outward growth may need to be considered sooner than anticipated. If planning for subdivision and growth outside the current boundaries, the area referred to as Phase 1 (or possibly Phase 2) should be the initial area to consider. (refer to Map 8)
6. The vision for the west area is to continue to use these lands for primarily agricultural purposes until such time additional hamlet urban residential expansion is needed. Where possible, these lands should not be prematurely fragmented.
7. At the time future expansion outside the present hamlet boundaries is commenced, an adjustment to the official hamlet boundary in the Land Use Bylaw will be required and this should be filed with Municipal Affairs at that time.
8. The future identified growth area (west) as identified on Map 6 will require an Area Structure Plan (ASP) to more fully address future lot layouts, servicing, and utility right-of-ways that will be needed. When an ASP is developed, provincial Historic Resource clearance may be needed for the area lying south of Fourth Ave (Kipp Ave) towards the coulees.
9. An ASP created to guide growth to the west of the current hamlet boundary should respect the traditional grid layout block pattern design. Although the hamlet residential land use district allows

for 50 by 100 foot lot sizes, the creation of larger lots should be acceptable in respect of keeping in conformity with the existing residential character of the hamlet.

10. The southern portion of the future west growth area, just north of where the land begins to slope south towards the coulees (refer to Phase 5 on Map 8), may be developed as a larger sized lot country residential subdivision area if appropriately planned (which may warrant a geotechnical investigation).
11. New greenfield subdivision must be planned with an associated storm water management plan and land areas identified to manage the overland drainage. Any ASP prepared for undeveloped land west of the current hamlet boundary will need to address stormwater management and the Alberta Environment Protection Stormwater Management Guidelines must be followed.
12. The internal road network in the west growth area should connect to existing hamlet roads to the east. The internal local road network shall be designed as a traditional grid pattern and adequate street lighting should be planned for.
13. The identified potential future growth area should be protected from incompatible development that may hinder or conflict with the future growth patterns (e.g. such as allowing welding shops or fertilizer storage in the area where residential growth is to be foreseen to occur).
14. Applications for development permits in the hamlet rural urban fringe district should be scrutinized in respect of the future road networks and road connectivity to existing adjacent roads in the hamlet. Permanent buildings and structures should not be allowed to be sited in future road dedications and alignments as identified. This should also be applicable to the siting of utility structures.
15. Careful consideration should be given to retaining current parcels designated as Hamlet Commercial – HC for such use, as the hamlet has few other lots available for commercial activity. One of the MGA criteria to have official hamlet status is to have land designated for non-residential purposes. The siting of commercial land at the entrance to the community and along Highway 3A is also an important locational factor.
16. Any commercial developments planned for the designated parcels adjacent to Highway 3A will require consultation with Alberta Transportation and provincial roadside permit approval.
17. Future subdivision and planning should give consideration for the dedication of Municipal Reserve land for community park space and recreational use.
18. The existing park and recreational parcel owned by Lethbridge County (Lot R5, Block 9, Plan 187LK located north of Providence Christian School) should remain as community park space and not be converted to any other use. Long-term plans may be formulated for the future enhancement of this valued community space over time.
19. The County can consider establishing a redevelopment levy or off-site levy bylaw in the future to apply to new municipal infrastructure or upgrades that may be needed in the hamlet.

COMMUNITY – GENERAL

20. The County has bylaws with regard to unsightly premises, animal control, burning, etc., that apply to properties and citizens in Monarch, and similarly within all of the County's jurisdiction, and these

may be reviewed by the County from time-to-time to address or update their applicability on such matters.

21. The existing community park space owned by Lethbridge County (Lot R5, Block 9, Plan 187LK) containing the ball diamonds should be protected and remain as public space. The County should assess what may be the best use of the park space by further engaging Monarch residents and potentially using available community reserve funds to make upgrades as determined necessary on the County owned parcel.
22. The Monarch Community Hall is an important local resource and assembly space for residents and the County should stay apprised and regularly consult with the Community Association about any issues that may arise regarding its operations.
23. The County should continue as best it can to regularly assess the conditions of roads, rear lanes, and municipal properties, to ensure maintenance is carried out in a timely and efficient manner as budgetary considerations allow.
24. Although the development and provision of commercial retail services, such as convenience stores and gas stations, is left to the private business sector and the municipality is not involved, the County may assist the situation through some proactive measures such as ensuring suitable land is designated or could be designated for such use, providing information and assistance to potential business prospects, and promoting and encouraging the use wherever possible.
25. To successfully promote residential growth and attract new residents, consideration may need to be given to expanding the CFO exclusion area around the hamlet, at least in some areas. This may be a future Municipal Development Plan update discussion for County Council.
26. The County should continue to regularly engage and communicate the citizens of Monarch and the local community association about possible future plans and as the onward planning of the hamlet unfolds over time.
27. This Hamlet of Monarch growth study and long-range strategy should be reviewed by Lethbridge County periodically over time to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.

Appendix A

LAND USE PROJECTIONS

Appendix A

LAND USE PROJECTIONS

CHART 1
Land Use Projections

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		2016 Dwelling Units per Acre*	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	238	232	2.50	95	93	90	5	3	2.10	2.48	1.33
			2.35	101	99	90	11	9	2.10	5.37	4.15
			2.10	113	110	90	23	20	2.10	11.11	9.75
2026	251	239	2.50	100	96	90	10	6	2.10	4.95	2.67
			2.35	107	102	90	17	12	2.10	8.00	5.57
			2.10	120	114	90	30	24	2.10	14.06	11.34
2031	263	244	2.50	105	98	90	15	8	2.10	7.24	3.62
			2.35	112	104	90	22	14	2.10	10.44	6.59
			2.10	125	116	90	35	26	2.10	16.78	12.47
2036	276	251	2.50	110	100	90	20	10	2.10	9.71	4.95
			2.35	117	107	90	27	17	2.10	13.07	8.00
			2.10	131	120	90	41	30	2.10	19.73	14.06
2041	290	257	2.50	116	103	90	26	13	2.10	12.38	6.10
			2.35	123	109	90	33	19	2.10	15.91	9.22
			2.10	138	122	90	48	32	2.10	22.90	15.42

Note: * Units per acre with area for roads, reserve land, utility right-of-ways removed

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		Dwelling Units per Acre* 2	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	238	232	2.50	95	93	90	5	3	3.60	1.44	0.78
			2.35	101	99	90	11	9	3.60	3.13	2.42
			2.10	113	110	90	23	20	3.60	6.48	5.69
2026	251	239	2.50	100	96	90	10	6	3.60	2.89	1.56
			2.35	107	102	90	17	12	3.60	4.67	3.25
			2.10	120	114	90	30	24	3.60	8.20	6.61
2031	263	244	2.50	105	98	90	15	8	3.60	4.22	2.11
			2.35	112	104	90	22	14	3.60	6.09	3.84
			2.10	125	116	90	35	26	3.60	9.79	7.28
2036	276	251	2.50	110	100	90	20	10	3.60	5.67	2.89
			2.35	117	107	90	27	17	3.60	7.62	4.67
			2.10	131	120	90	41	30	3.60	11.51	8.20
2041	290	257	2.50	116	103	90	26	13	3.60	7.22	3.56
			2.35	123	109	90	33	19	3.60	9.28	5.38
			2.10	138	122	90	48	32	3.60	13.36	8.99

Note 1: the 2.1 dwelling units per acre is the 2016 hamlet density (average 11,000 to 12,000 sq. ft. sized lots).

Note 2: the proposed 3.6 dwelling units per acre is based on a slightly higher hamlet density (smaller lots at 7,800 sq. ft. on average).

Note 3: 2016 Census, the average number of persons per dwelling unit (D.U) was 2.35

Note 4: 'Low' population growth is based on 2.5% and 'High' population is based on 5.0%, for 5-year intervals

Appendix B

HAMLET RESIDENTS SURVEY AND RESPONSES



GENERAL SUMMARY
HAMLET RESIDENT RESPONSES

SURVEY RESULTS
Resident Engagement Opinion Survey
Hamlet of Monarch Growth Study

Abstract

Response and results of a public engagement questionnaire survey that was sent to every household in the Hamlet of Monarch on December 1, 2017

Compiled January 22, 2018

By: Oldman River Regional Services Commission

Hamlet of Monarch Growth Study

RESULTS - RESIDENT ENGAGEMENT OPINION SURVEY

SURVEY OVERVIEW

The following are the results of a questionnaire survey that was sent to every household in the Hamlet of Monarch as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 13 questions with some opportunity for written comment. The purpose was to obtain ratepayer feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively and efficiently plan for municipal services and potential future growth.

A synopsis of the general findings of the completed survey is summarized below. The actual compiled resident responses to the individual questions and the written comments they provided is attached (starting on page 2, after the summary). (The questionnaire was an anonymous exercise and individuals did not need to provide their name or contact information.)

GENERAL SUMMARY

A total of 110 questionnaires were sent out on December 1, 2017. There were 41 surveys filled-out, 12 responses provided on-line through the website portal and 29 hand written submissions, resulting in a 37% overall survey response rate. For a community engagement survey this is considered as a very robust and good response, as typically 20% or less is the usual experience in this type of exercise.

Overall, residents seem to be satisfied with the quality of life in Monarch. Seventy-four percent of the respondents have lived in Monarch for 10-years or more, with thirty-seven percent residing there over 20-years. Respondents stated they appreciate the people and sense of community (good neighbors). Many like the large yard lots and peace and quietness of the hamlet. There was an indication that they live in Monarch to have fewer close neighbors, more space, big yards, and would like to see it continue this way. Using the County owned park parcel north of Providence school for any use other than recreation is generally not supported by residents, and most would like it to remain as recreational park space. Some mentioned they feel the County does a good job on water, sewer, garbage, and road services.

A complaint some expressed was with the commodity business north of the hamlet along the CPR rail-line which was singled out for excessive and intolerable noise. Generally, most respondents do not see the need or are supportive of planning for or allowing industrial type use in the hamlet. However, having some small retail commercial activity, such as a convenience store and gas station, is desired. Many residents would like to see more frequent bylaw enforcement especially in regards to yards (unsightly premises), pets and some speeding through the hamlet (more regular police presence is suggested). A majority of survey respondents have issues with smells and effects of intense livestock (i.e. CFOs) in the area, and would like to see an increase in the CFO exclusion distances to the hamlet. Regarding services, a few stated that low water pressure and a lack of sidewalks and street lights were issues.

For the complete results and summary of comments as supplied by the residents who filled-out the survey, please refer to the attached results compilation.

Question 1:

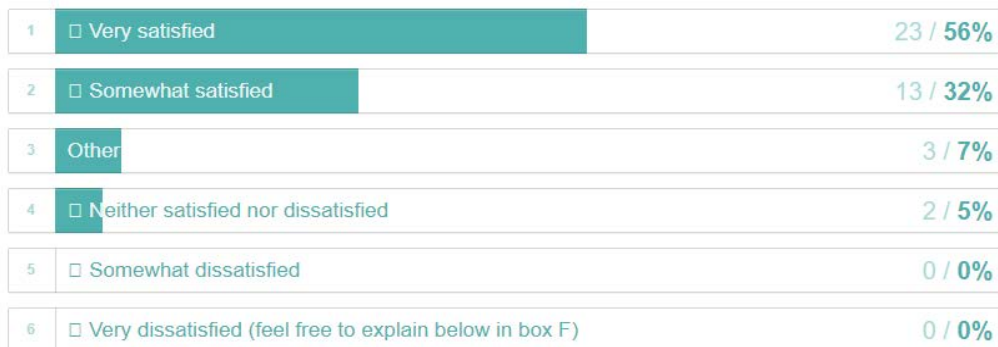
How long have you been a resident of the Hamlet of Monarch?

41 out of 41 people answered this question



Overall, how satisfied are you with residing in the hamlet and your quality of life?

41 out of 41 people answered this question



Question 2:

Comments Summary:

- Residents indicate they are generally satisfied, like lots of space, have issues with feedlot smells and rail-business noise.

Question 3:

If you could change one thing about your hamlet community, what would it be?

40 out of 41 people answered this question

1	Other	19 / 48%
2	<input type="checkbox"/> Increase pride in yard/home ownership (i.e. less unsightly properties)	13 / 33%
3	<input type="checkbox"/> More retail/ commercial businesses	5 / 13%
4	<input type="checkbox"/> More recreational opportunities	2 / 5%
5	<input type="checkbox"/> Condition of roads	1 / 3%
6	<input type="checkbox"/> Better provision of services	0 / 0%
7	<input type="checkbox"/> Quality of housing available	0 / 0%

Comments Summary:

- Many replied 'Nothing', like things the way they are.
- Issues that were repeatedly relayed were noise from business on railway, would like to try to increase homeowner's pride in yard/home ownership (i.e. less unsightly properties). Other comments related to wanting to see improved conditions of roads (some streets and Avenues are only graveled), improve condition of back alleys, and the need for sidewalks or wider roads. A few also mentioned that they would like to see more recreational opportunities and more retail/commercial business in the hamlet.
- Some residents also mentioned that the County should ban burning barrels and/or burning pits.

Question 4: What do you like best about living in the Hamlet of Monarch?

Comments Summary:

- Many replied the 'Community' and good, friendly neighbors are things they like best about living in Monarch. Other repeated comments were: the peacefulness, quiet, privacy, larger yards, space, as there is still somewhat of a feel of privacy to it (some mentioned it is quiet except for railway business). It is considered a very safe community by residents and most people know their neighbors. There is an appreciation for the many big old trees and room to grow plants and gardens, and the view of the mountains.
- Some respondents also mentioned it is considered close enough to the city for commuting and services but the small local commercial services are missed.
- Some also mentioned they appreciate the snow removal, garbage pickup, and grass cutting by Lethbridge County.

Question 5: What do you like least about living in the Hamlet of Monarch?

Comments Summary:

- A number replied 'Nothing', they love living in the hamlet.
- Those who did identify an issue or what they dislike about living in Monarch, included comments on the conditions of a few of the roads that need improvement and maintenance of back alleys. Concerns were expressed with there being no sidewalks in Monarch and residents and vehicles having to share the road. Similarly, a few commented on there being few streetlights making pedestrians almost invisible to drivers at night. There was also a common complaint regarding low water pressure in the hamlet.
- Other very common reoccurring comments related to the issue of noise from the rail business, and the close proximity of many CFOs and the associated feedlot smells.
- Many residents also referred to unsightly premises problems. It was commented that most of the town is actually nice but some of the properties in Monarch have become overgrown with weeds and/or abandoned vehicles or junk which is seen as unsightly as well as hazardous. It was indicated that residents feel there is a lack of bylaw enforcement/activity and the County should encourage property owners more to clean up their properties. Issues with the smoke from burning barrels and burning pits was also mentioned. It was also suggested that a police showing a presence now and again would help with enforcement, especially regarding people not obeying speed limits, and it was further mentioned vehicle stunting, speeding and driving around through green spaces and playgrounds, and blowing through stop signs is common.
- Many respondents also mentioned they disliked the lack of any commercial services of any kind in the hamlet, especially with nowhere to buy milk or gas, or no coffee shop. Having to commute regularly was seen as a negative aspect of living in Monarch. Although not associated with a municipal provided services, a couple residents did mention they dislike having no cable or high speed internet service.

Question 6:

How often do you or your family use the park/playground at the community hall site?
(weather permitting)

40 out of 41 people answered this question



Question 7:

Do you feel that the hamlet needs more up-to-date playgrounds and/or equipment for children?

41 out of 41 people answered this question

1	<input type="checkbox"/> No opinion	16 / 39%
2	<input type="checkbox"/> No, I do not see the need	11 / 27%
3	<input type="checkbox"/> Yes	11 / 27%
4	<input type="checkbox"/> Yes, but only if community groups help out to fund such endeavors	3 / 7%

Question 8:

Do you like to live in the hamlet for its ample large sized residential lots and should the hamlet continue to develop this way?

41 out of 41 people answered this question

1	<input type="checkbox"/> Yes, I specifically moved here to have more space and less close neighbors	28 / 68%
2	<input type="checkbox"/> Yes, I like having the larger sized lots and want them to remain	9 / 22%
3	<input type="checkbox"/> I like the larger lots, but I do not mind if my neighbor develops a smaller lot (n ...	4 / 10%
4	<input type="checkbox"/> I support efficient land use, subdividing and creating regular sized lots (50 x ...	0 / 0%
5	<input type="checkbox"/> Lot sizes do not matter to me	0 / 0%

Question 9:

Are you agreeable to the County subdividing and creating lots on a portion of undeveloped open space land at the very west end (south of Third (Victoria) Ave) that currently contains the ball diamonds, basketball court (north of the Providence school site), old playground, etc., to allow for some additional residential housing opportunity?

1	Other	13 / 32%
2	<input type="checkbox"/> No, I would be opposed to such a proposal (you may explain why below in ro ...	12 / 29%
3	<input type="checkbox"/> No, I am not supportive as we use that open space for recreational activities	10 / 24%
4	<input type="checkbox"/> Maybe, provided the planning includes some land to remain as a local recrea ...	7 / 17%
5	<input type="checkbox"/> Yes, I am supportive and have no concerns with such a proposal	7 / 17%
6	<input type="checkbox"/> Neutral opinion – it does not matter to me	4 / 10%
7	<input type="checkbox"/> Yes, provided the residents of the area are consulted in the planning process	3 / 7%

Comments Summary:

- Generally, most who replied indicated that they are very, opposed to more residences, and are opposed to density (they like the large lots). They stated they do not want more traffic, people, and noise. It was implied people live in Monarch because they love open spaces and quiet.
- Many survey respondents replied they absolutely do not want the park area developed for residential use as this is where the teens and youth play. It was indicated there are kids who regularly use the soccer field and baseball diamond as well as the playground.
- Some residents stated that they enjoy the park land for walking and playing, as well as a lot of dogs being walked there. It was mentioned it is a great "green" space and buffer between the west farmer's field and homes of Monarch, with some also replying they like the open view.
- Instead of developing the park space, it was suggested that all the empty existing lots should be built on, as they are an eyesore for the community.
- It was also suggested that developing the park parcel for more residential lots would be more taxing on an already highly used hamlet water and sewer system, as it was mentioned there is no water pressure at present.

Question 10:

Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary (approximately ½-mile north and east, 1-mile south, 3-miles to the west). Do you generally feel this is sufficient?

41 out of 41 people answered this question

1	<input type="checkbox"/> Yes, this appears reasonable	12 / 29%
2	<input type="checkbox"/> Other	11 / 27%
3	<input type="checkbox"/> No, it should be increased on the north and east, similar to the west	11 / 27%
4	<input type="checkbox"/> No, it should be a consistent 2-mile radius	8 / 20%
5	<input type="checkbox"/> No, it should be increased to _____. (type suggestion in row 'G' for 'Other' below)	5 / 12%
6	<input type="checkbox"/> Neutral, no opinion on the matter	2 / 5%
7	<input type="checkbox"/> You may comment in (type suggestion in row 'G' for 'Other' below)	0 / 0%

Comments Summary:

- Many respondents felt that the feedlots that 'surround' the area at the moment are sufficiently close, and there shouldn't be any others allowed to operate any closer to the community. It was stated there are enough feedlots around Monarch as smells are very intense at times, and enough is enough.
- There was a range of responses as to what may be the appropriate exclusion distance of CFOs to the hamlet with written answers including: it should be increased in all directions, 10 miles in all directions, no expansion in terms of size intensity, it should be eliminated entirely, as many miles as possible and no further approvals for larger operations. Overall, the majority want some type of an increased buffer distance from the present circumstances.
- It was suggested that if the County wants to plan to allow for possible future development, growth and additional residential housing within Monarch, then the County needs to maintain/establish firm perimeters between farming (livestock) operations and "urban" growth.
- Some respondents made further comments regarding the location and management of CFOs, stating that feeding operations need to be kept away from the Oldman River and all livestock should be moved out of the river valley. Other expressed concerns related to issues with confined feeding operations proper manure handling and disposal, effluent contamination of water supplies (runoff in wet weather), and it was mentioned Hwy 3a is often littered with manure "droppings" from the trucks hauling it. As well, other concerns related to freshwater availability, quality and user demand as there are concerns within southern Alberta as intensive livestock operations use a lot of water. It is mentioned that it is imperative that Lethbridge County be leaders in water management.

Question 11:

Do you feel the hamlet would benefit from having some land identified and designated for light or general industrial type land use?

41 out of 41 people answered this question

1	<input type="checkbox"/> No, I see no need	18 / 44%
2	Other	11 / 27%
3	<input type="checkbox"/> Yes, if appropriately located, such as to the north-east	5 / 12%
4	<input type="checkbox"/> Yes	4 / 10%
5	<input type="checkbox"/> Neutral, no opinion on the matter	3 / 7%
6	(You may provide your own opinion or comment in row 'F' below for 'Other')	0 / 0%

Comments Summary:

- Generally, most who provided a written comment stated ‘absolutely not’, they do not want industrial land uses allowed in the hamlet. It was suggested that they see no need, as Monarch is too small to have an industrial area. It was further mentioned that Monarch is a residential community and residents like the peaceful town without industry. It was remarked that light or general industrial type land would be detrimental to the community. It was once again reiterated that many residents love Monarch except for the "light industrial" peace and health affecting noise created by the existing rail commodity business.
- Although in the minority viewpoint in making a commentary, a few survey respondents remarked that it would depend on the type of industry that was being proposed. It was stated that any business that added to current noise pollution, such as that caused by the existing rail traffic and commodities, jack hammering rail cars, etc., would NOT be welcome and air pollution is also a concern. It was suggested Monarch air quality is already affected, due to feedlot smells, chemical drift from farmers spraying their fields, pollution and smoke from burning, etc., and the do not want this further added to.
- A few mentioned they do feel the hamlet would benefit from having some light industrial land use if ‘appropriately planned’ and there would be no industrial traffic allowed in residential areas. It was also indicated that having the roads with no heavy trucks allowed prohibits growth, as there has to be at least one route available for this type of traffic.

Question 12: What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Monarch?

Comments Summary:

Residents provided a number of ranging items/topics as their top two issues, with some providing multiple responses. However, there were a number of frequently repeated submission dealing with main themes of unsightly premises and bylaw enforcement, municipal services, and community development, as summarized below:

- A frequently common submission was references to unsightly premises and many wanted the residents of Monarch to have more pride in their yards and homes, finish projects they start, and to clean up their

garbage and their unsightly properties. It was mentioned there are a few properties in the hamlet that the County needs to pay some attention to and have some bylaws enforced.

- A number of respondents indicated that a greater presence and more bylaw enforcement was needed in the hamlet especially regarding: enforcing traffic control and speeding (keep the quads, skidoos and dirt bikes of hamlet streets and public property), dealing with derelict properties and enforcing the unsightly premises bylaw, and dealing with animal control (as it was mentioned cats and dogs are roaming everywhere and it was felt dogs should be on a leash in the hamlet). Another issue raised was regarding burning barrels, and it was suggested that burning pits need to be banned and/or regulated better. It was mentioned that there is an issue of people burning leaves etc. in town, the smoke and smells is bad, and sometimes kids can't even play in the backyard.
- Related to the commentary on enforcing speeding and speed limits, a few stated that they see a need for lowering the speed limits in the hamlet – it was suggested to have a hamlet wide 30 kph speed limit, as Monarch does not have sidewalks and children and adults are frequently walking and riding bikes in the streets (or at least 30 kph in the hamlet where there are no sidewalks). It was felt 50 kph is too high a limit for such a small community. There was also come comments on the speed on the Highway 3A and they would like to see that lowered (note: although that is technically outside the hamlet boundary and under the jurisdiction of Alberta Transportation.).
- In regards to items or issues that would fall under services provided to the hamlet by Lethbridge County, some repeated topics related to complaints of low water pressure (and fire hydrant pressure), the conditions of some roads (e.g. some bumpy), better and more street lighting (it was stated it is unsafe to walk in evening as there are no sidewalks so residents walk on the street), requests for the provision of sidewalks, and better snow removal. It was also mentioned that street cleaning earlier after snow would be better. Although it was not a common response, there was a mention that there is a concern with drainage and flooding.
- One other item that was highlighted by a number of residents, was that they would like to see the yearly hamlet community spring clean-up re-instated. It was mentioned that there are residents who are unable to haul to the dump, it would be nice to have that once a year chance to 'clean up'.
- Other commentary relating to Lethbridge County's municipal role, was that it was suggested there should be a route to access water station for big trucks (like Diamond City). It was also stated that there should be better maintenance on the County owned land, as it is considered very poor in keeping areas mowed and weed free, and the parks could use more care and vegetation.
- Some residents highlighted a concern with future community growth, and mentioned that large lot sizes should be preserved as people move out to Monarch for the privacy and space. One resident mentioned that when the streets were repaved a few years ago after the sewer was put in, the street that runs through the County parcel (between Empress and Victoria Ave, Edward and Alexandra St.) area was left unpaved. They assumed that area would be developed as a park as they thought it was originally designated as such, and they would like it developed this way.
- Multiple residents commented that the main issue they would like dealt with was the excessive noise coming from the railway commodity business, and they desire more peace and quiet. They would like the County to stop the jack hammer noise.
- Residents also provided comments on the need or desire to have commercial opportunities (such as a Store and Gas station) available to residents in the hamlet.
- Other various miscellaneous individual comments indicated that air pollution (wind borne fecal matter and water pollution from intensive livestock operations) are problems, and some residents would like better internet, high-speed, fibre-optic services, and a Handie-Bus Service to make living in Monarch better.

Question 13: Any additional hamlet matters you would like to provide comment on?

Comments Summary:

Residents provided a number of general comments or reiterated earlier responses to the survey questions, as summarized below:

- Overall, many respondents final comments reinforced that they would like to see better policing and more bylaw enforcement in regards to yards (garbage and weeds) and pets. It was felt that homeowners need to be encouraged to look after properties better, cleaner, also weed control should be taken more serious. It was mentioned that properties/houses that are condemned or abandoned should be dealt with appropriately. There was also a concern expressed that some residential lots are being used as a commercial use.
- There were a few general comments relating to municipal services, and a request for lower water bills, some snow fencing, and for the County to set space aside for a yard waste (branches, wood, etc.) drop-off (as it was mentioned Nobleford is too far to drive with a load of branches). There was also commentary on the condition of some roads and a request to see the bumps in the roads fixed (as it was felt the roads aren't properly taken care of and there is huge bumps or ruts in some of them). There was also a complaint that when the grater comes by during the winter scraping snow, it dumps big loads of gravel on the lawn for the resident to clean up in the spring.
- As a final commentary, a resident stated that they love Monarch, but they wish there were some nicer amenities such as updated tennis/basketball courts, etc., as the kids in this hamlet need a place to play where it's safe and inviting. Other respondents mentioned they would like to see the undeveloped land (or park) upgraded with more swings and slides (etc.) and it was suggested the so called playground at the community hall should be moved to the park on the west side, as the students from the school use it a lot more than the one at the community hall. One resident remarked, "If anything make the park a nice walking area or maintain it better."
- Also on the topic of municipal services, there were a number of residents who complimented the County and the service it provides. Once respondent stated they like Monarch the way it is, and the County does a good job on water, sewer, garbage, road services. Some residents mentioned that snow removal and grass cutting are great, and they felt there was very good snow cleaning compared to other villages and Town. A resident stated that they do not want the County to forget or not pay attention to the hamlet, but otherwise, basic services are good.
- In addition to some compliments directed at the municipality, there was also "a shout out" to Volker Stevin for snow removal and the great job they do.
- The final comment section also had residents mention once again that they had issues with air quality and the bad smells from all the feedlots in the area.
- Another fairly common theme commented on was future development in the hamlet. It was felt that Monarch has potential of positive growth especially if lot sizes are kept a good size (like they are now). It was mentioned that many moved to Monarch for the quietness and spacious land, and it should remain the small town it always has been, they saw no need to have a bigger hamlet. It was suggested that if the County wants to develop land for additional housing, there is land on King St and other places in the hamlet that could be developed. It was also reinforced that developing the recreational land north of Providence school is not an idea that some residents support and are strongly opposed to.
- It was mentioned that there are numerous empty lots in town, as well as a piece of farmland just west of town currently for sale, so if more development is needed we should address these options before rezoning the park. Residents stated they saw more value in having the park there than houses as there is no shortage of available land or space in the hamlet.
- The final comment section also saw some residents express interest in the community survey itself and the findings. It was stated that they would like the County to make the survey results available to the citizens. Additionally, it was mentioned that perhaps Lethbridge County representatives can discuss the results of this survey and possible future plans for the hamlet with the residents of Monarch. They thanked the municipality for the process as the survey allowed/provided a platform to comment and/or complaints.
- It was mentioned that the services provided by Lethbridge County are top notch, but change is inevitable. It was suggested it is vital that Lethbridge County provide a platform to allow its residents to partake in their and the County's future. It was felt that communication is key, and a resident offered that, "quality of life is priority, but this includes a myriad of elements: infrastructure upgrade and support, industry, environmental and water, open spaces, etc..."

- Overall, it was implied and summarized in the commentary, that residents all-in-all love and enjoy living in the hamlet of Monarch. Many residents live there to escape the city, and it was suggested that citizens of Monarch tend to be more engaged with their neighbors and the "current" happenings in the hamlet Monarch.

AGENDA ITEM REPORT



Title: Local Growth and Sustainability Grant Application
Meeting: Council Meeting - 05 Dec 2024
Department: Development & Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 27 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Within the 2024 Provincial budget, the Province included a one time *Local Growth and Sustainability Grant* (LGSG) grant. This grant is intended to fund infrastructure that address growth pressures, attract economic development opportunities, and address unique or emergent needs in municipalities. A requirement of the grant application is that the municipality must pass a Council resolution in favour of submitting the application.

Administration would like to apply for this grant for the *Broxburn Wastewater Septic Field Replacement* project. As this project is currently funded within the 2024 budget through LGFF and Reserve funding, we will be able to meet the funding criteria without a budget amendment.

RECOMMENDATION:

That County Council approve submitting a Local Growth and Sustainability Grant for the Broxburn Wastewater Septic Field Replacement project.

REASON(S) FOR RECOMMENDATION(S):

To ensure full utilization of available grant funds and maximizing financial support for municipal projects.

PREVIOUS COUNCIL DIRECTION / POLICY:

2024 Capital Project Approval: Broxburn Wastewater Septic Field Replacement

BACKGROUND INFORMATION:

The Province has allocated \$60 million to this program with the stipulation that the project must commence by September 30th, 2025 and finish by December 31, 2027. Successful applicants would be required to fund at least 50% of the costs of the project using other revenue sources, in which 30%

can be funded under the LGFF of CCBF programs. The existing and proposed funding allocations are as follows:

Funding Source	Approved Funding	Proposed Funding
Utility Reserve	\$1,000,000	\$320,000
Local Government Fiscal Framework	\$600,000	\$480,000
Local Growth and Sustainability Grant	\$0	\$800,000

The current balance of the Utility Reserve is \$5,710,972.

ALTERNATIVES / PROS / CONS:

None identified

FINANCIAL IMPACT:

A reduction in reserve and LGFF funding required for this project.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[LGSG Letter](#)



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
MLA, Calgary-Hays

AR116291

Dear Chief Elected Officials:

I am pleased to inform you that the Local Growth and Sustainability Grant (LGSG) has been launched, and the intake window is now open for eligible local governments, such as yours, to apply. First announced in *Budget 2024*, the LGSG is part of government's commitment to support local governments in funding infrastructure projects that attract economic development opportunities and address growth pressures and other unique or emergent needs in their communities. The program was developed, in part, with input from local government stakeholders. *Budget 2024* includes \$20 million for the first year of the program.

The LGSG is divided into two components, with local governments that have a population between 10,000 and 200,000 being eligible for the Growth Component. This component, which will be approximately 75 per cent of the LGSG budget, is cost-shared, with LGSG contributions to an infrastructure project being up to 50 per cent. This component is a competitive, application-based grant. Applications will be scored to ensure funding is delivered to projects that best address program objectives. The minimum project size for this component is \$1 million.

The Growth Component will include a single intake that will award funding for all three years of the program. That intake is open for five weeks. Applications are being accepted from eligible local governments until November 29, 2024. Once the intake closes, and reviews and approvals are completed, successful applicants will be notified and will proceed to sign a conditional grant agreement. Additionally, a council resolution supporting the project is required to be submitted by December 20, 2024.

The other program component, the Sustainability Component, is for infrastructure to address emergent health and safety concerns in communities with fewer than 10,000 people.

Please see the program guidelines on the program website at www.alberta.ca/local-growth-and-sustainability-grant to address any questions you may have. The website also has details on how you can contact a program advisor.

.../2

- 2 -

Please use the attached application form to submit a project for consideration for LGSG funding.

I look forward to working with local governments to help build infrastructure that supports economic development and addresses growth pressures.

Sincerely,

A handwritten signature in black ink that reads "Ric McIver". The signature is written in a cursive, slightly slanted style.

Ric McIver
Minister

Attachment: Growth Application form

cc: Chief Administrative Officers

Classification: Public

AGENDA ITEM REPORT



Title: ORRSC - Regional Assessment Review Board Appointment
Meeting: Council Meeting - 05 Dec 2024
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 27 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The term for the current Regional Assessment Review Board appointment has ended. The current member or a new member will have to be appointed by Council.

RECOMMENDATION:

MOVED that County Council appoint John Willms to the Regional Assessment Review Board.

REASON(S) FOR RECOMMENDATION(S):

To stay current with the agreement with ORRSC regarding the Regional Assessment Review Board.

PREVIOUS COUNCIL DIRECTION / POLICY:

In 2011 Lethbridge County joined the ORRSC Regional Assessment Review Board. Third reading for revised Bylaw 21-019 was given on December 6, 2021 and the amended Agreement was executed.

BACKGROUND INFORMATION:

ORRSC has advised us that the term of our current appointed member Mr. John Willms has ended. Mr. Willms has updated his training and it is now valid until 2026. Due to the training be quite cumbersome, spots on the board are typically hard to fill.

Mr. Willms has indicated he would like to remain on the Board until his current training expires in 2026.

ALTERNATIVES / PROS / CONS:

Alternatives:

Advertise for Regional Assessment Review Board members and select a new member.

FINANCIAL IMPACT:

No financial implication in appointing a member to the Regional Assessment Review Board.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower



ALBERTA
PUBLIC SAFETY AND EMERGENCY SERVICES

Office of the Minister
Deputy Premier of Alberta
MLA, Calgary-West

AR 29969

November 20, 2024

Tory Campbell
Reeve
Lethbridge County
100, 905 - 4 Avenue South
Lethbridge AB T1J4E4

Dear Reeve Campbell:

As a respected partner in the field of police governance in Alberta, I am writing to highlight how recently proclaimed legislative changes may affect your community.

The Government of Alberta is enhancing civilian governance of the Royal Canadian Mounted Police (RCMP) by proclaiming sections of the *Police Amendment Act, 2022*, and creating the Police Governance Regulation and Police Governance (Ministerial) Regulation. These amendments will ensure communities policed by the RCMP have a voice in setting local and province-wide policing priorities and performance goals by creating municipal and regional policing committees, as well as a Provincial Police Advisory Board.

These changes will take effect on March 1, 2025, after a transition period to allow municipalities to pass and implement relevant bylaws. Every community in Alberta served by the RCMP will be required to be represented by one of the following types of governance bodies, depending on their population size and type of police service agreement.

Communities with a population of 15,000 or greater, policed under a Municipal Police Service Agreement

- These communities are required to establish a Municipal Policing Committee (MPC), through bylaws, by March 1, 2025.
- MPCs will consist of between three and seven members appointed by the municipality's council.
- The Minister may also appoint committee members based on the size of the committee.

.../2

Communities with a population of less than 15,000, policed under a Municipal Police Service Agreement

- These communities are required to establish a Regional Policing Committee, through bylaws, by March 1, 2025.
- Each RCMP district is a region (e.g., South, Central, East, and West), and each region contains five to 10 municipalities required to work with other communities in the same RCMP district to form a Regional Policing Committee (RPC).
- RPCs will consist of at least one member appointed by each municipality represented.
- Communities may opt out of a RPC in favour of establishing their own municipal committee, or a joint committee with another municipality, with ministerial approval.

Communities policed under the Provincial Police Service Agreement

- Small and rural communities policed under the Provincial Police Service Agreement, including municipalities with a population under 5,000, municipal districts and counties, and Metis Settlements, will be represented by the Provincial Police Advisory Board.
- The province will appoint up to 15 members to the Provincial Police Advisory Board, including representation from First Nations, Métis communities, Rural Municipalities of Alberta, Alberta Municipalities, and all four provincial RCMP districts.
- Costs for the Provincial Police Advisory Board will be borne by the province.
- The Provincial Police Advisory Board will be operational by March 1, 2025.

Attached for further reference is a Frequently Asked Questions document with more information about the new requirements for RCMP local governance bodies. You can also find the Police Governance (Order in Council) Regulation, the Police Governance (Ministerial) Regulation, and the proclamation of the *Police Act* sections establishing these governance bodies on the Alberta.ca website at www.alberta.ca/alberta-kings-printer.

Please note that in the next few weeks your administration will receive communication from department representatives with details about planned information sessions regarding these governance bodies. If you have any questions or require support in the set-up of these governance bodies, please contact the department at: AlbertaPoliceGovernance@gov.ab.ca.

Thank you for everything you do to help ensure Albertans can live, work, and raise families in safe and secure communities.

Sincerely,



Honourable Mike Ellis
Deputy Premier of Alberta
Minister of Public Safety and Emergency Services

Attachment

Frequently Asked Questions:

RCMP civilian governance

Alberta's government is enhancing civilian governance of RCMP policed communities to ensure they have a voice in setting local and province-wide policing priorities and performance goals by creating municipal and regional policing committees, as well as a Provincial Police Advisory Board.

This document provides answers to questions about the establishment and operation of RCMP civilian governance bodies.

Why is the government mandating civilian governance bodies for RCMP-policed communities?

Creation of these new civilian governance bodies responds to a long-standing desire of communities to have more say in how they are policed by the RCMP.

By establishing municipal and regional governance committees and the Provincial Police Advisory Board, we are giving communities the opportunity to provide input on both local and provincial policing priorities and RCMP service delivery while increasing police accountability.

Civilian governance bodies support a paradigm shift that sees local police as an extension and a reflection of the communities they serve.

What will the function of the municipal police committees be?

Municipal policing committees will enhance civilian governance of local policing by:

- Overseeing the administration of the municipality's police service agreement;
- Representing public interests and concerns to local RCMP leadership and collaborating with local detachments to plan yearly priorities and strategies for municipal policing and community safety; and
- Regularly reporting on the implementation of programs and services that support police service priorities.

What will the function of the regional police committees be?

Regional policing committees will help ensure Alberta's small rural communities have a voice in how they are policed.

- Regional committee's roles and responsibilities will be similar to their municipal counterparts, advocating for the priorities and concerns of smaller communities while also supporting integrated community safety planning for RCMP policed municipalities in the region.
- The boundaries of the four new regional policing committee zones correspond to Alberta's four RCMP districts, to ensure local policing priorities are accurately reflected in service delivery.

How many different civilian governance bodies will be established?

Four regional policing committees will be established to align with the four RCMP districts in Alberta.

The number of municipal policing committees will depend on whether individual communities decide to either participate in one of the four regional boards, form joint municipal policing committees with neighbouring communities, or form their own municipal policing committee. It is recognized that some communities already have a committee similar in nature to what is envisioned.

How will the civilian governance body for a community be determined?

Communities with a population over 15,000 that are policed by the RCMP will be required to establish municipal policing committees.

RCMP policed communities with a population between 5,000 and 15,000 will be represented by regional policing committees but can apply to opt out and form their own municipal policing committee.

Communities with a population under 5,000 that are served by the RCMP under the Provincial Police Service Agreement will be represented by the Provincial Police Advisory Board. The board will make recommendations on province-wide policing priorities and other aspects of RCMP service delivery.

What is the timeline for these governance bodies to be established?

The amendments and new regulations will come into force on March 1, 2025.

A transitional period, between November 2024 and February 2025, will allow municipalities to pass relevant bylaws and make other preparations for implementation.

This transition period also allows municipalities that already have civilian governance bodies time to adapt those bodies to the new statutory requirements.

What is the process for communities that want to opt out of a regional committee and establish their own municipal or joint policing committee?

Communities seeking to opt out of a regional committee in favour of establishing their own municipal committee (or a joint committee with another municipality) must have a formal process in place to do so, consistent with how other municipal committees are established and aligned with the *Police Act* and Police Governance Regulation.

- Municipalities will also need ministerial approval in order to opt out of a regional committee and/or form a joint municipal committee.
- Any municipality can be part of a joint municipal policing committee, as long as it meets the definition of municipality in the *Police Act*.

To initiate the process of obtaining ministerial approval, a municipality can contact the Ministry of Public Safety and Emergency Services at AlbertaPoliceGovernance@gov.ab.ca.

What are the requirements for the composition of the municipal and regional policing committees?

Municipal policing committees will consist of between three and seven members, appointed by the municipality's council, for terms of two to three years. The municipality's chief elected officer is not eligible to be elected as chair or vice-chair of a municipal policing committee.

Regional policing committees will consist of at least one member appointed by each municipality represented for terms of two to three years.

- Regional policing committees can include additional members appointed by the municipalities with the agreement of all the municipalities in the region. Both municipal and regional policing committees may also include provincial members appointed by the minister.

Will committee positions be voluntary or paid?

Municipalities can choose whether to establish remuneration for their policing committee (municipal or regional) members through their respective bylaws.

Will the municipalities have to pay for the setup and administration of the governance bodies

Municipalities are responsible for the costs of establishing, administering, and sustaining membership of municipal and regional policing committees.

If a municipality cannot afford these costs, they have the option of utilizing a portion of their annual Police Support Grant, which allows funds to be used for governance and local police oversight.

Communities with populations between 5,000 and 15,000 may also take the opportunity to share costs related to RCMP governance by becoming part of a regional policing committee.

What is the role of the Provincial Police Advisory Board?

The Provincial Police Advisory Board will serve as an advisory body for about 275 small rural municipalities, such as municipal districts and counties, as well as eight Metis Settlements policed by the RCMP under the Provincial Police Service Agreement. The board will support the alignment of local and provincial priorities across the province.

The PPAB will be responsible for developing and maintaining communication between the Alberta RCMP, the provincial government, and the small and rural communities it represents.

The PPAB will help advance the interests of RCMP-policed communities by

- Advising and supporting collaboration between the RCMP, communities, and community agencies on integrated community safety planning;
- Representing the interests of communities served by the RCMP under a provincial police service agreement;
- Reporting annually on progress related to provincial police service priorities, provincial police service resourcing, and related initiatives; and
- Working with the RCMP and the Ministry of Public Safety and Emergency Services to communicate with municipalities about provincial priorities, resourcing, and community specific challenges.

How will the government ensure alignment between provincial and municipal policing priorities?

Both municipal and regional policing committees are required to consider provincial policing priorities when setting local ones.

The Provincial Police Advisory Board will provide advice on behalf of small and rural communities policed by the RCMP, to support overall alignment of local and provincial policing priorities.

Who will pay administration costs associated with the Provincial Police Advisory Board?

Costs for the Provincial Police Advisory Board will be the responsibility of the province.

Can the government appoint provincial members to these policing committees or to the board?

Yes. The government is responsible for ensuring adequate and effective policing across the province, and provincial appointees help the government fulfill that obligation.

The Minister of Public Safety and Emergency Services appoints all members of the Provincial Police Advisory Board and can appoint a small number of members to municipal, joint municipal, or regional policing committees based on size.

Who can municipalities contact with questions about the new civilian governance bodies?

Municipalities can contact the Ministry of Public Safety and Emergency Services at AlbertaPoliceGovernance@gov.ab.ca with questions and/or support in setting up these new governance bodies.

More information on RCMP civilian governance bodies can be found in the *Police Act* and in the Police Governance Regulations, found at Alberta King's Printer.

HOLLY JOLLY

Christmas Party

Join MLA Nathan Neudorf and his family
for a family friendly Christmas movie.

DECEMBER
14

SATURDAY AT 12:00 PM

A Christmas Carol (2009)
Popcorn and pass included.

The Movie Mill
1710 Mayor Magrath Dr S

RVSP by December 6 to:
lethbridge.east@assembly.ab.ca

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- Logo placement and listing in conference program
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- | |
|---|
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ASSOCIATION of ALBERTA

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