



Agenda

Council Meeting | Thursday, April 2, 2026 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

4 - 7

1. **County Council Meeting Minutes**
[Council Meeting - 05 Mar 2026 - Minutes](#)

D. SUBDIVISION APPLICATIONS

8 - 18

1. **Subdivision Application #2026-0-016 – Kreft/Discreet Holdings Ltd. - Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-W4M**
[Subdivision Application #2026-0-016 – Kreft/Discreet Holdings Ltd. - Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-W4M](#)

19 - 29

2. **Subdivision Application #2026-0-028 - Hofsink - NW1/4 14 & SW1/4 23-10-20-W4M**
[Subdivision Application #2026-0-028 - Hofsink - NW1/4 14 & SW1/4 23-10-20-W4M](#)

30 - 37

3. **Subdivision Application #2026-0-010 - Luco - Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M**
[Subdivision Application #2026-0-010 - Luco - Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M](#)

38 - 48

4. **Subdivision Application #2026-0-005 – RME Ventures Group Ltd. - Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M (Chinook Industrial Park)**
[Subdivision Application #2026-0-005 – RME Ventures Group Ltd. - Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M \(Chinook Industrial Park\)](#)

E. DELEGATIONS

49 - 63

1. **9:30 a.m. - Lance Wehlage - Benchmark Assessment Consultants**

Inc.
Benchmark Assessment Consultants

F. PUBLIC HEARINGS - 10:00 AM

- 64 - 95 1. **Bylaw No. 25-028 – Public Hearing for Amendment to the Land Use Bylaw to amend Part 8 Subdivision Criteria with minor complimentary text amendments to Part 3 Land Use Districts**
[Bylaw No. 25-028 – Public Hearing for Amendment to the Land Use Bylaw to amend Part 8 Subdivision Criteria with minor complimentary text amendments to Part 3 Land Use Districts](#)
- 96 - 103 2. **Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection - Public Hearing**
[Bylaw 26-005 - Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection](#)
- 104 - 213 3. **Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4 - Public Hearing**
[Bylaw 26-006 - Amendment to the Land Use Bylaw to add Solar Energy Commercial \(SEC\) Overlay District to Park 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4](#)
- 214 - 226 4. **Bylaw 26-008 - Advertising and Public Notification - Supplementary Report**
[Bylaw 26-008 - Advertising and Public Notification - Supplementary Report](#)
[Advertising Bylaw Submitted Comments](#)

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

- 227 - 246 G.1.1. **Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR)**
[Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 \(within NW-24-9-22-W4M\) from Urban Fringe \(UF\) to Grouped Country](#)

Residential (GCR)

H. CORRESPONDENCE

- 247 1. **Town of Picture Butte Centennial**
[Town of Picture Butte Centennial](#)
- 248 - 249 2. **Letter from Jack Leeuwenburgh**
[Jack Leeuwenburgh](#)
- 250 - 269 3. **SouthGrow March Report**
[SouthGrow March Report](#)

I. COUNTY COUNCIL AND COMMITTEE UPDATES

- 270 - 273 1. **Lethbridge County Council Attendance Update - February 2026**
[Lethbridge County Council Attendance Update - February 2026](#)

J. NEW BUSINESS

K. CLOSED SESSION

1. **Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)**
2. **Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)**
3. **CAO Report - C.Beck (ATIA Sections 19, 20, 28 and 29)**

L. ADJOURN



Minutes

Council Meeting | Thursday, March 5, 2026 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, March 5, 2026, at 9:00 AM, in the Council Chambers, with the following members present:

- PRESENT:**
- Reeve Tory Campbell
 - Councillor Lorne Hickey
 - Councillor Mark Sayers
 - Councillor Kevin Slomp
 - Councillor Eric Van Essen
 - Councillor Tony Ankermann
 - Chief Administrative Officer Cole Beck
 - Director, Development & Infrastructure Devon Thiele
 - Director, Corporate Services Hailey Pinksen
 - Director, Operations Ryan Thomson
 - Director, Growth & Engagement Trevor Lewington
 - Legislative Coordinator & Executive Assistant Candice Robison
 - Manager, Planning and Development Kaylyn Franklin
 - Senior Planner Steve Harty

A. CALL TO ORDER

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

Reeve Tory 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

43-2026	Councillor Slomp	MOVED that the March 5, 2026 Lethbridge County Council Meeting Agenda be adopted as presented	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

44-2026	Councillor Sayers	MOVED that the February 19, 2026 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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F. DEPARTMENT REPORTS

F.1 DEVELOPMENT & INFRASTRUCTURE

F.1.4 Capital Project Update

45-2026	Councillor Van Essen	MOVED that County Council approve a budget increase of \$135,000, for a total of \$335,000, funded from the Bridges and Paved Roads Reserve for the Bridge File 79230 repair Project.	CARRIED
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D. SUBDIVISION APPLICATIONS

**D.1. Subdivision Application #2025-0-187 – Nakamura
- within SW1/4 5-8-20-W4M**

46-2026 Councillor Hickey MOVED that the Agricultural and Country Residential subdivision of SW1/4 5-8-20-W4M (Certificate of Title No. 051 470 968), to create a 3.44-acre (1.39 ha) lot from a fragmented title comprised of 65.89-acres (26.66 ha), for Grouped Country Residential use; BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 3.44-acres at the market value of \$17,000 per acre with the actual acreage and amount (approximately \$5,848.00) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that a Deferred Reserve caveat be registered on title on the remnant 62.45acres for Municipal Reserve purposes to be applied at a time of future subdivision.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement should include a requirement that the existing access to Range Road 205 be relocated at such time the local internal road is constructed with future ASP stages, at the applicant's expense.
3. That a final plan of survey as prepared by an Alberta Land Surveyor must also be provided for final endorsement that corresponds with the lot size and layout as approved.
4. That any easement(s) as required by utility companies or the municipality shall be established

CARRIED

**D.2. Subdivision Application #2026-0-008 – 2152958 Ltd./SMRID
- Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M**

47-2026 Councillor Slomp MOVED that the Agricultural and Country Residential subdivision of Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M (Certificate of Title No. 191 159 254, 801 098 022, 141 236 932 +1), to reconfigure three titles within W½ 27-9-19-W4 by subdividing a 9.47-acre (3.83 ha) former canal title and consolidating it to a 5.96-acre country residential lot enlarging it to 6.60-acres in size, and a 145.0-acre agricultural title thereby enlarging it to 153.8-acres in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required.
3. That the title(s) and portions of the 9.47-acre former canal land to be subdivided and consolidated to create the enlarged 6.60-acre yard title and the 153.8-acre agricultural title be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

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

CARRIED

E. DELEGATIONS

E.1. 9:30 a.m. - SMRID

Travis Geremia, David Westwood from SMRID and Dylan Postman from MPE were present to provide Council an update on the Chin West Dam Rehabilitation.

Reeve Campbell recessed the meeting at 10:05 a.m.

Reeve Campbell reconvened the meeting at 10:17 a.m.

F. DEPARTMENT REPORTS

F.1 DEVELOPMENT & INFRASTRUCTURE

F.1.1 Development Permit Application 26-D0022 and 26-D0023 (Vanden Brink)

48-2026 Councillor Van Essen MOVED that Development Permit Applications 26-D0022 and 26-D0023 be approved as drafted.

CARRIED

F.1.2 Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection

49-2026 Councillor Slomp MOVED that Bylaw 26-005, be read a first time.

CARRIED

E. DELEGATIONS

E.2. 10:30 a.m. - MP Rachael Thomas

MP Rachael Thomas was present for her annual visit with Council.

F. DEPARTMENT REPORTS

F.1 DEVELOPMENT & INFRASTRUCTURE

F.1.3 Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4

50-2026 Councillor Slomp MOVED that Bylaw 26-006, be read a first time.

CARRIED

F.2 GROWTH & ENGAGEMENT

F.2.1 South-Western Alberta Blackfoot Signage Project

51-2026 Councillor Sayers MOVED that County Council approve Lethbridge County’s participation in Community Futures Lethbridge Region’s South-Western Alberta Blackfoot Signage Project for the purpose of receiving an official Blackfoot name; and further Administration engage appropriate Blackfoot language holders through this process to explore a culturally accurate and appropriate translation of the County’s “Deep Roots, Bright Future” campaign for future Council consideration; and further any signage or capital implementation be considered through future budget deliberations.

CARRIED

G. CORRESPONDENCE

- G.1. HALO Air Ambulance**
Council received an invitation from HALO Air Ambulance to attend their Annual General Meeting on March 26, 2026 in Medicine Hat.
- G.2. STARS Ally Impact Report**
Council reviewed the STARS Ally Impact Report.
- G.3. Town of Taber - Invitation Play On Street Hockey Tournament**
Council received an invitation to the Town of Taber's Play on Street Hockey Tournament being held on March 27 & 28, 2026 in Taber.

H. CLOSED SESSION

I.1. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

52-2026 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
Van Essen Session, pursuant to Section 197 of the Municipal Government Act, the time
being 11:35 a.m. for the discussion on the following:

I.1. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

53-2026 Councillor MOVED that the Lethbridge County Council Meeting move out of the closed
Slomp session at 12:10 p.m.

CARRIED

H.1. CAO Report - C.Beck (ATIA Sections 19, 20, 28 and 29)

54-2026 Councillor MOVED that County Council approve administration to proceed with the
Van Essen acquisition of assets to
allow for future development of Lethbridge County, up to \$130,000 funded
from the Utility
Reserve.

CARRIED

I. ADJOURN

55-2026 Councillor MOVED that the Lethbridge County Council Meeting adjourn at 12:11 p.m.
Van Essen CARRIED

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2026-0-016 – Kreft/Discreet Holdings Ltd.
- Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-W4M

Meeting: Council Meeting - 02 Apr 2026

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application to subdivide a 33.26-acre title and create a 7.88-acre country residential lot and consolidate the remainder 25.38-acres to an adjacent north 157.97-acre title for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2026-0-016 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Matters Related to Subdivision and Development Regulations, the MDP, and the municipal Realignment/Reconfiguration of Title subdivision policies as stated in the LUB.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The realignment is in support of the agricultural operation, as the boundary adjustment is to amalgamate agricultural land into a larger holding and reduce the acreage size.
- Land Use Bylaw No. 24-007 (LUB No. 24-007) contains policies and subdivision criteria to allow a Realignment/Reconfiguration of Titles and property lines without an increase in titles.
- The LUB No. 24-007 Property Realignment of Titles policy enables land boundaries to be realigned based on factors such as improvements present and agricultural use as the rationale of the land swap, and this proposal is to support the agricultural land use.

BACKGROUND INFORMATION:

Located approximately 2½-miles northwest of the Town of Coaldale and 1½-miles southwest of Eight Mile Lake. The proposal is to realign boundaries and parcel sizes for the adjacent agricultural and country residential titles.

The proposal is to reduce the acreage size for the existing residential yard and amalgamate the agricultural portion with an adjacent agricultural title. The yard area contains a dwelling and other improvements while the east portion of the parent 33.26-acre title is undeveloped agricultural land. The parent title, along with a similar adjacent parcel to the south, was created in 1965 as small agricultural titles. Part of this application involves consolidating the east remnant 25.38-acres to a separate north ¼-section title for the NW 19-9-20-W4M, resulting in an enlarged agricultural title 183.35-acres in size. The owner of the larger agricultural title is interested in adding the land to their title holdings. The residential yard services will not be affected and there is an existing approach to the yard from the west municipal road allowance.

There are no provincially identified Historical Resources or abandoned gas wells located within the ¼-section. The east rear portion of the remnant land is identified by the province as an area for the future Canamex Freeway. Alberta Transportation and Economic Corridors has no objections to the proposal. The north ¼-section (NW 19-9-20-W4M) that is being consolidated to contains a Confined Feeding Operation (CFO) with 2,000 beef feeders. The application of the Minimum Distance Separation (MDS) does not apply in this instance as the yard and residence is existing and also pre-existed the LUB MDS policy coming into effect. Additionally, the proposal at 355 m to the dwelling would exceed a Category 1 MDS of 303 m if it were applied.

Overall, the proposal meets the criteria of the County’s LUB No. 24-007 for a Realignment of Titles/Reconfiguration subdivision. All the resulting titles exceed the required minimum parcel size. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at item of agenda report).

ALTERNATIVES / PROS / CONS:

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

Pros:

- there are no advantages to denying the subdivision as the County’s bylaws are met.

Cons:

- the current 33.26-acre title is not a viable agricultural parcel on its own and a refusal could be appealed by the applicant.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [2026-0-016 Lethbridge County Approval Diagrams 2026-0-016](#)
- [Color diagrams - Existing & proposed](#)

RESOLUTION

2026-0-016

Lethbridge County

Agricultural and Country Residential subdivision of Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-W4M

THAT the Agricultural and Country Residential subdivision of Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-W4M (Certificate of Title No. 031 150 552 +7, 161 097 351), to ; 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 remnant 25.38-acres is consolidated to the adjacent north ¼-section (NW 19-9-20-W4M) title and 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 applicant submits a final plan as prepared by an Alberta Land Surveyor for the parcel being subdivided as approved, acceptable for registration at Land Titles.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision 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 is satisfied the proposal conforms to the criteria for a reduction in parcel size and a Reconfiguration/Realignment of Titles with no additional titles created as result of the subdivision and consolidation.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) 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) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

2026-0-016
Page 1 of 3

“Thank you for the opportunity to comment on File No. 2026-0-016. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is to create a lot for country residential use, and consolidate the remainder with an agricultural parcel. There is an existing dwelling, with a cistern (rural water co-op) for existing water services and a septic field for existing sewer services.

AHS-EPH has reviewed the application and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a cistern as the potable water source. AHS-EPH recommends that cisterns be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated a Confined Feeding Operation (CFO) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the development as they are the regulatory agency for CFOs. AHS-EPH recommends not subdividing lots for residential use in close proximity to CFOs.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 4X

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

FOR INFORMATION PURPOSES

Highway 4 forms an integral part of the National Highway System (NHS) and the North/South Trade Corridor (NSTC) of which the ultimate service classification is freeway. Given this Alberta Transportation’s long-range freeway access management plans include a realignment of Highway 4 in the vicinity of the City of Lethbridge. A preliminary design and right-of-way requirements for the realignment have been identified in the endorsed Stantec Consulting Ltd. “Highways 3 & 4 – Lethbridge and Area NHS & NSTC – Functional Planning Study” Report #R – 970, dated February 2006. A copy

2026-0-016
Page 2 of 3

of the document is available for review upon your request. A permit from Transportation and Economic Corridors will be required for any future development.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

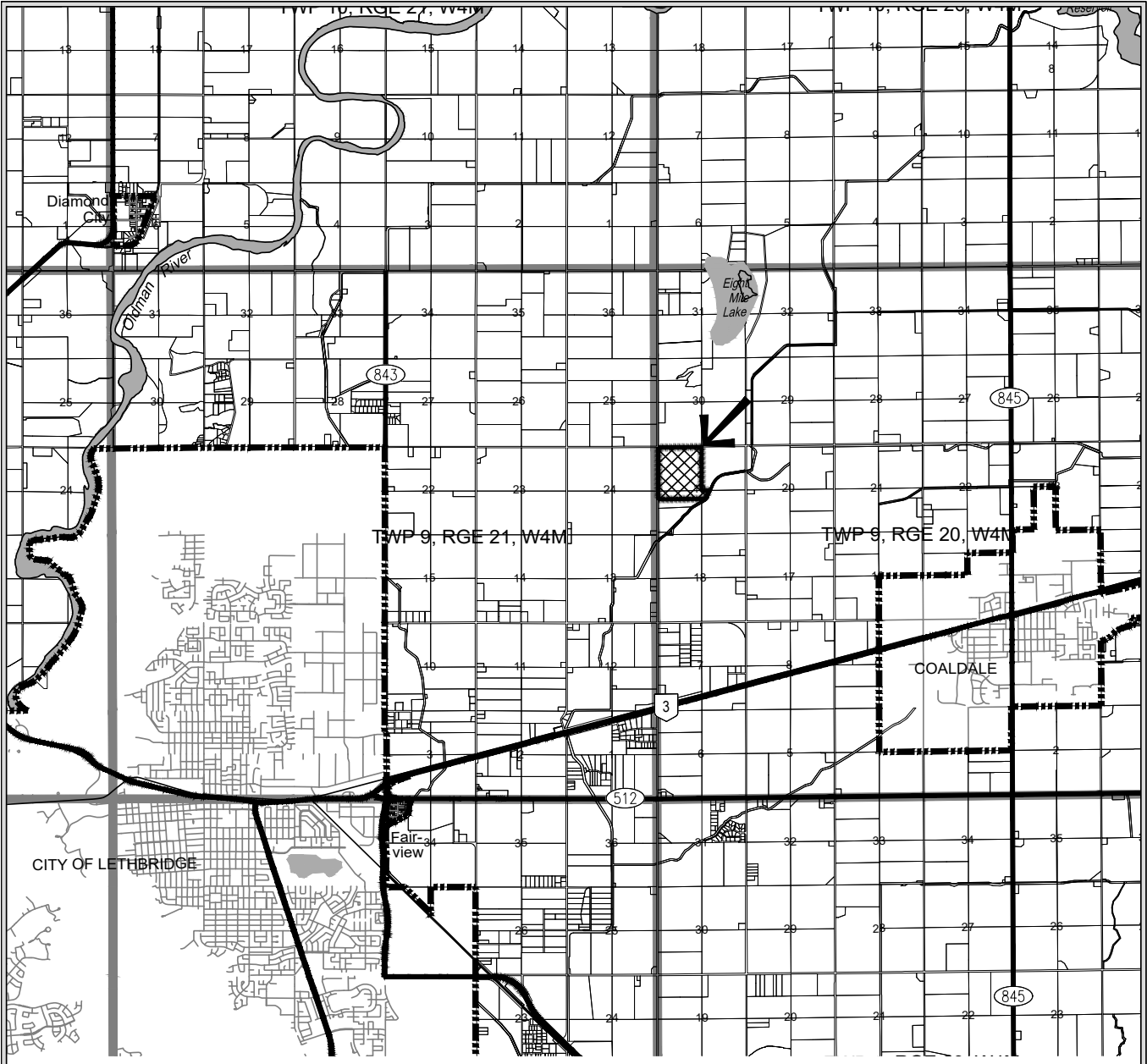
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.”

MOVER

REEVE

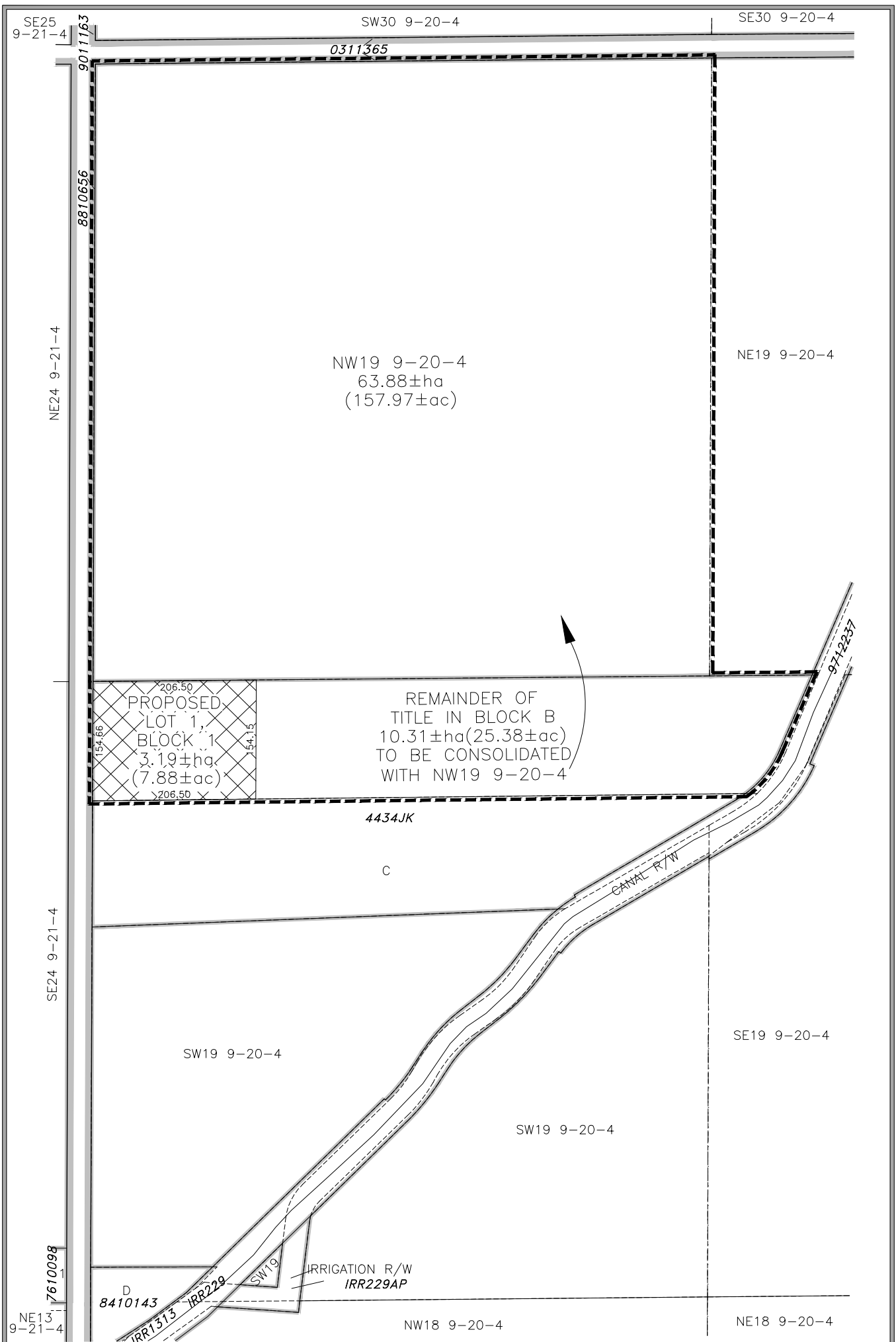
DATE



SUBDIVISION LOCATION SKETCH
BLOCK B, PLAN 4434JK & NW 1/4 SEC 19, TWP 9, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: FEBRUARY 4, 2026
FILE No: 2026-0-016

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16987TA
 BLOCK B, PLAN 4434JK & NW 1/4 SEC 19, TWP 9, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 4, 2026
 FILE No: 2026-0-016

OLDMAN RIVER REGIONAL SERVICES COMMISSION
 February 04, 2026 N:\Subdivision\2026\2026-0-016.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16987TA

BLOCK B, PLAN 4434JK & NW 1/4 SEC 19, TWP 9, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 4, 2026

FILE No: 2026-0-016

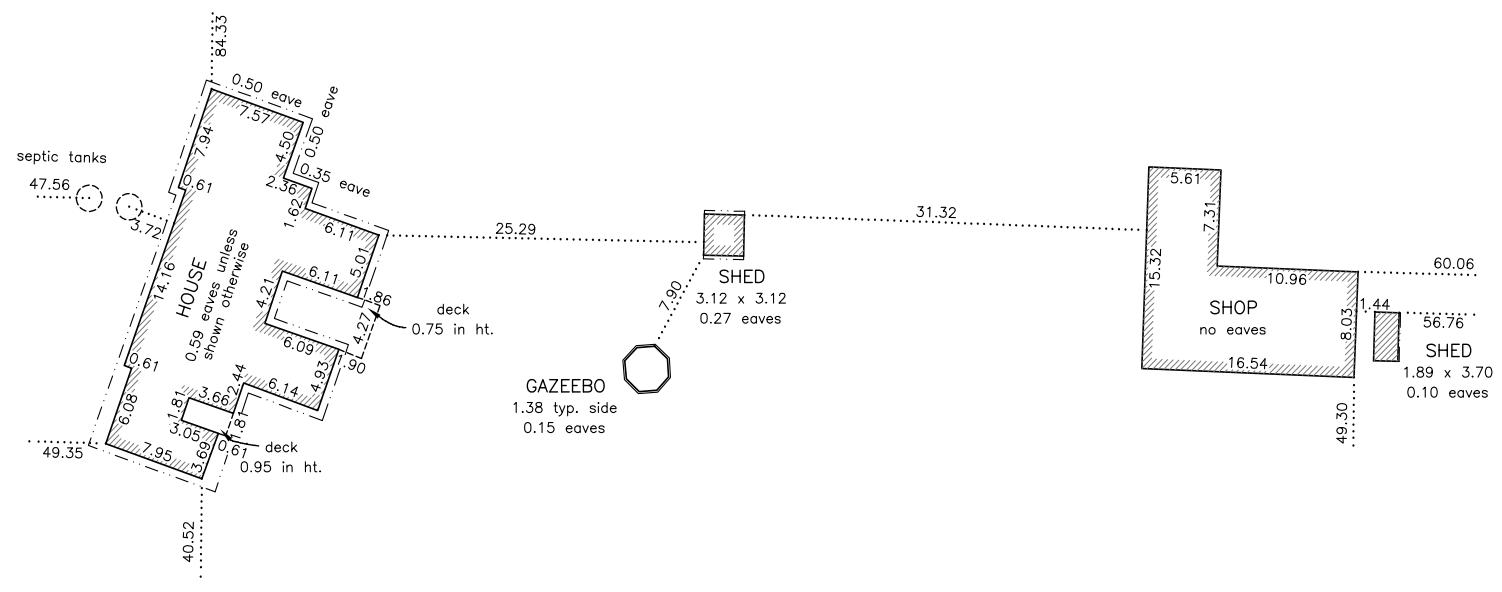
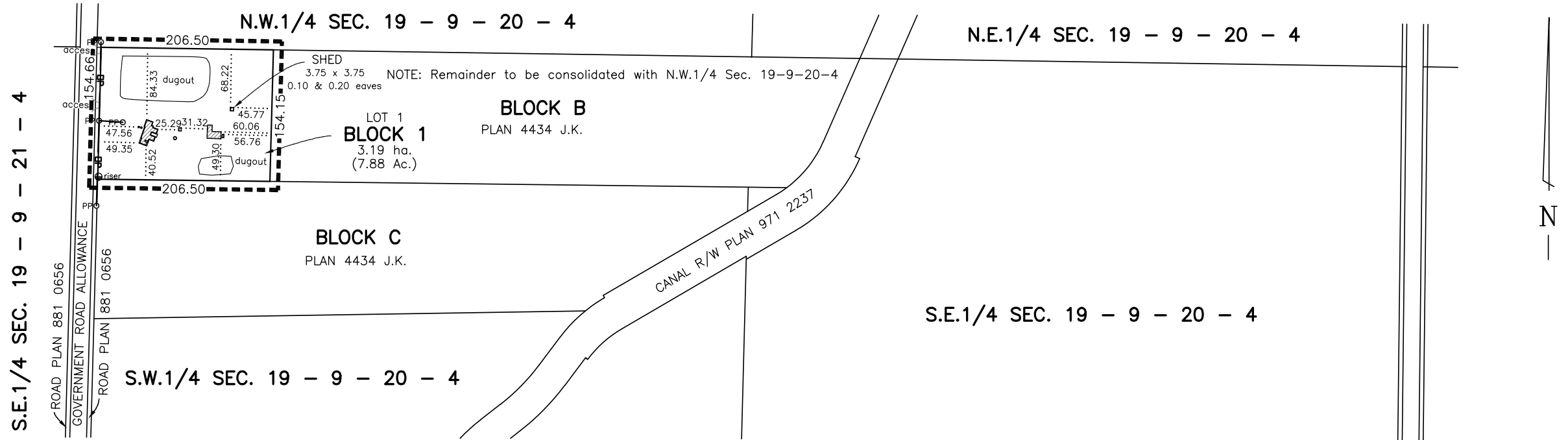
AERIAL PHOTO DATE: 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 100 200 300 400 Metres

February 04, 2026 N:\Subdivision\2026\2026-0-016.dwg






NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus ----- and contains approximately 3.19 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.			

EMIGH CONSULTING LTD.

 TENTATIVE PLAN SHOWING SUBDIVISION
 of part of
BLOCK B, PLAN 4434 J.K.
 within
S.W.1/4 SEC. 19, TWP. 9, RGE. 20, W.4 M.

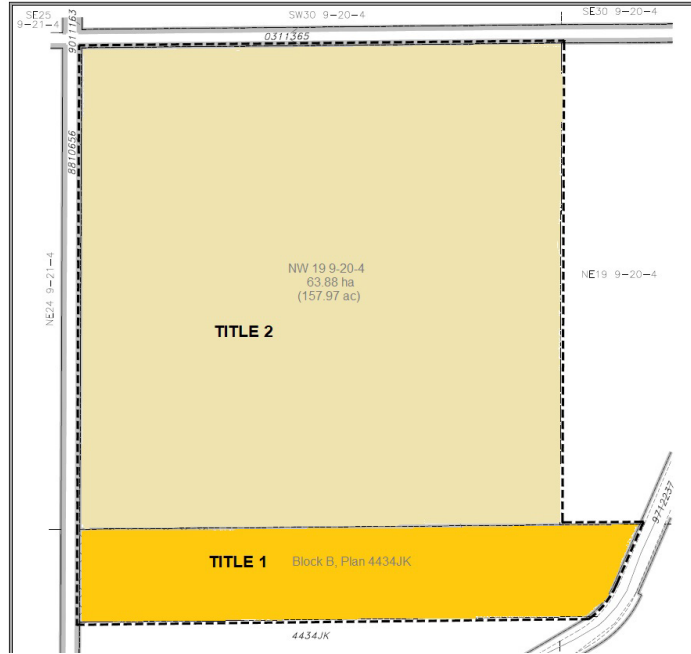
 Lethbridge County



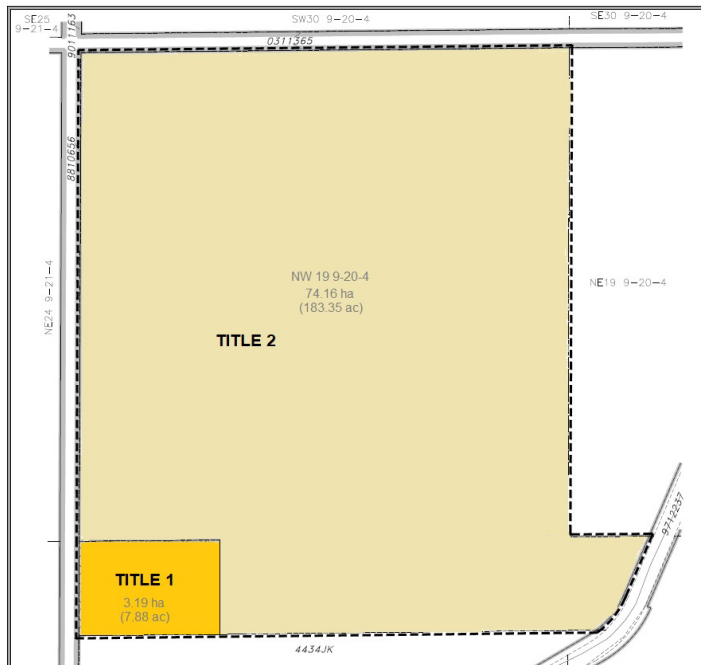
brown okamura & associates ltd.
Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE JAN 08/25
	CHECKED DJA	JOB 25-16987
	SCALE	DRAWING
D.J. Amantea, A.L.S.	1:5000	25-16987TA

EXISTING TITLES



PROPOSED TITLES



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16987TA
 BLOCK B, PLAN 4434JK & NW 1/4 SEC 19, TWP 9, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 4, 2026
 FILE No: 2026-0-016



AGENDA ITEM REPORT



Title: Subdivision Application #2026-0-028 - Hofsink
- NW1/4 14 & SW1/4 23-10-20-W4M

Meeting: Council Meeting - 02 Apr 2026





Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input checked="" type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

The purpose of this application is to subdivide 4.60-acres of vacant land from a 32.14-acre title and consolidate it to an adjacent agricultural title containing 141.16-acres for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw (LUB).

RECOMMENDATION:

That S.D. Application #2026-0-028 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Matters Relating to Subdivision and Development Regulation, the MDP, and the municipal Realignment/Reconfiguration of Title subdivision policies as stated in the LUB.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The existing 32.14-acre country residential title was created as a fragmented cut-off title from the canal right-of-way Plan 9712587.
- LUB No. 24-007 contains subdivision policies to allow a reconfiguration of properties without an increase in titles. The applicant(s) start with two titles and will end up with two but in a different layout/size.
- The Realignment/Reconfiguration of Titles policy enables property boundaries to be realigned based on the land use rationale. This reconfiguration will enable the undeveloped agricultural portion of land to be amalgamated to contiguous agricultural land that is farmed together.

BACKGROUND INFORMATION:

Located 5½-miles north of the Town of Coaldale between Highway 845 and the Northeast Reservoir, and 1½-miles south of the Oldman River. The proposal is to enable a land swap and title reconfiguration between the adjacent parcels.

The main purpose is to remove the 4.60-acres of undeveloped agricultural land from the acreage title and amalgamate it to the north ¼-section, enlarging it to 145.76-acres in size. The subject land area is situated to the west of the residential yard and tree shelter belt. This land is cultivated and is farmed as one agricultural unit by the owner who also owns the north ¼-section (SW 23-10-20-W4M). The acreage’s yard with a dwelling, shop building, tree shelter belt, and other accessory structures will be unaffected by the realigned boundary. The agricultural title is irrigated cultivated land and has no buildings or other improvements on it. The agricultural ¼-section (SW 23-10-20-W4M) does not have its own approach to the highway and the owner gains access through the acreage title or land to the north. Access to the country residential yard parcel is from the west to Highway 845. Alberta Transportation and Economic Corridors have no objections but will require the dedication of a 30 m service road right of way to be registered by caveat along the highway frontage.

There is an abandoned gas well located in the middle of the SW 23-10-20-W4M near the irrigation canal that will not impact the agricultural proposal. There is also an abandoned gas well across the road to the west but the yard is outside the setback distance. Potential Historical Resources are identified of a HRV category 5a; however, the province determined that in this instance formal Historical Resources Act approval is not necessary.

Overall, the proposal meets the criteria of the County’s LUB No. 24-007 for a property Realignment/Reconfiguration of Titles. The proposal aligns with the County land use policy to protect cultivated agricultural land and enable the assemblage into larger units wherever possible. The application was circulated to the required external agencies with no concerns and no utility easements requested (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it determines the 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 situation would remain with the country residential parcel being 33.26-acres. Any appeal of a refusal would be heard by the provincial LPRT board.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [2026-0-028 Lethbridge County Approval](#)
- [Diagrams 2026-0-028](#)

RESOLUTION

2026-0-028

Lethbridge County **Agricultural** subdivision of NW1/4 14 & SW1/4 23-10-20-W4M

THAT the Agricultural subdivision of NW1/4 14 & SW1/4 23-10-20-W4M (Certificate of Title No. 981 286 055+1, 981 271 114), to ; 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, which may address any access requirements.
3. That the applicant submits a plan as prepared by a certified Alberta Land Surveyor, that certifies the exact location and dimensions of the land being subdivided and consolidated to reconfigure the boundaries of the two adjacent parcels to create the 27.74 and 145.76-acre titles, prepared in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That any conditions of Alberta Transportation and Economic Corridors, in relation to Highway 845 and access, shall be met by the applicant, including the dedication of a 30 metre service road right of way by caveat along the highway frontage.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision 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 sees merit in the proposal as it aligns with the County land use policy to protect cultivated agricultural land and enable the assemblage into larger units wherever possible.
4. The application complies with the County's subdivision criteria as a property Reconfiguration/ Realignment of Titles subdivision.

INFORMATIVE:

- (a) With the subdivision and consolidation, the provision of Municipal Reserve is not applicable with respect to Section 663 of the MGA.
- (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) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2026-0-028. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is a reconfiguration by subdividing and consolidating land for agricultural use.

AHS-EPH has reviewed the application and has the following comments:

- The application noted an abandoned gas well nearby. AHS-EPH recommends that abandoned wells be appropriately addressed according to regulatory requirements.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

(f) 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.”

(g) The Water Boundaries Unit acknowledges receipt of the subdivision referral. At this time, however, no water boundary review was completed.

If confirmation is required regarding whether any bed and shore is Crown claimable, please identify the specific body or bodies of water in question. Upon receipt of that information, we will undertake the appropriate review.

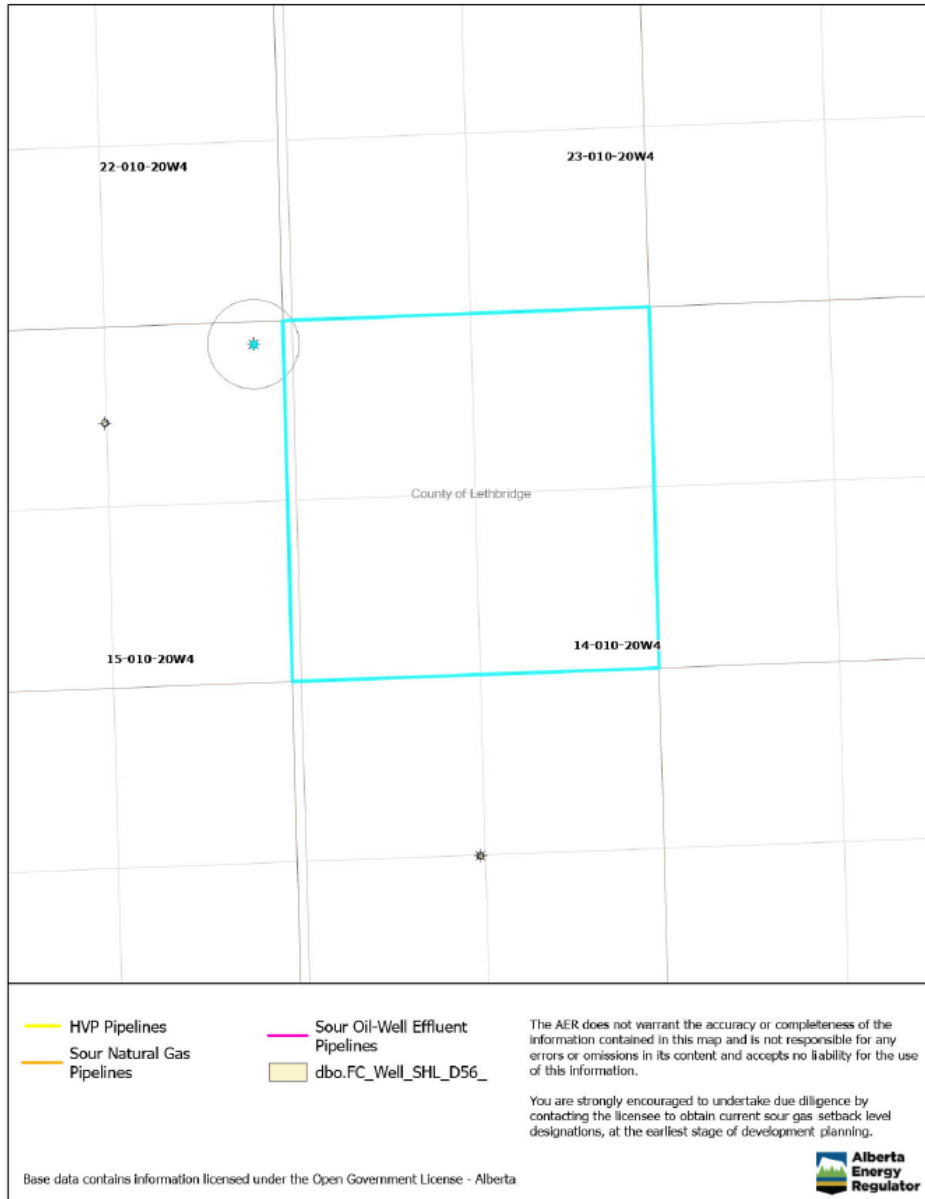
Please let me know if you need anything further.

(h) Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

09-Mar-26
NW-14-10-20-W4M

Wells with Known H2S							
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
412102	ABANDONED	00/13-14-010-20W4/0	16-15-010-20W4	GAS	ipc Canada Ltd.	N/A	100 m from wellhead



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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 845

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. To satisfy Section 19 of the Subdivision and Development Regulation (and in lieu of pre-subdivision planning outlined in Section 14(d) and 14(e) of the Regulation), dedication of a 30 metre service road right of way by caveat is required along the highway frontage as shown on the attached plan, and shall be added as a condition of subdivision approval. Details on preparing and registering the service road agreement and caveat can be found on Transportation and Economic Corridors' website, at <https://www.alberta.ca/service-road-agreement-and-caveat.aspx>.
3. To satisfy Section 19 of the Subdivision and Development Regulation, a 30 metre service road shall be dedicated and constructed along the highway frontage as shown on the attached plan. The service road shall be dedicated by plan of survey and clearly delineated on the final survey as "service road" and the service road shall be constructed to a suitable municipal standard as a condition of subdivision approval.
4. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
5. The existing highway access shall be removed and relocated as shown on the attached plan, as a condition of subdivision approval. A permit is required from Transportation and Economic Corridors to remove and re-install this access.
6. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
7. The existing access, as shown on the attached plan, shall be removed as a condition of subdivision approval. Access shall be provided via the municipal road. A permit is required from Transportation and Economic Corridors to remove this access.
8. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.”

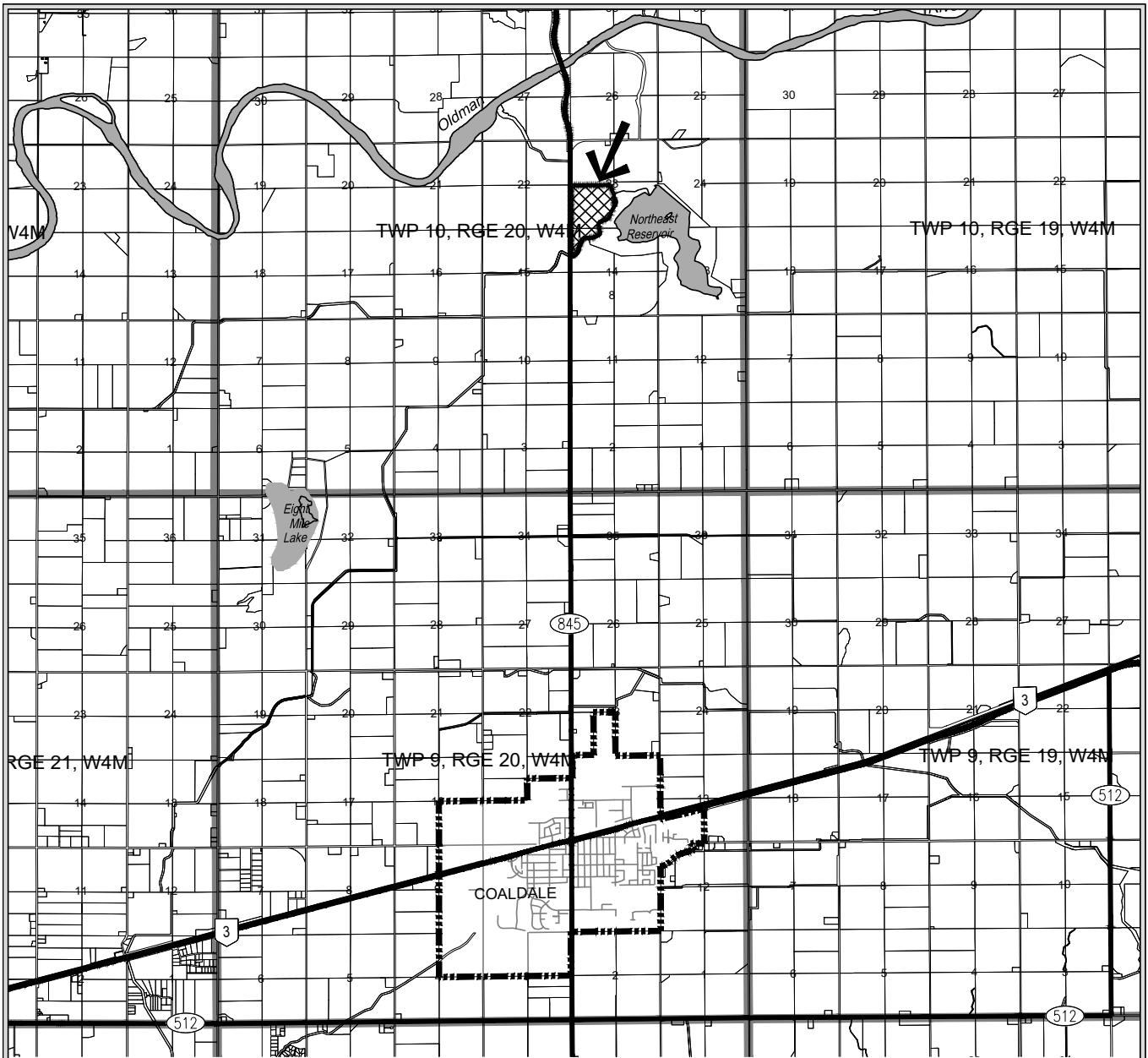


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2026-0-028
Page 5 of 5

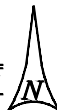


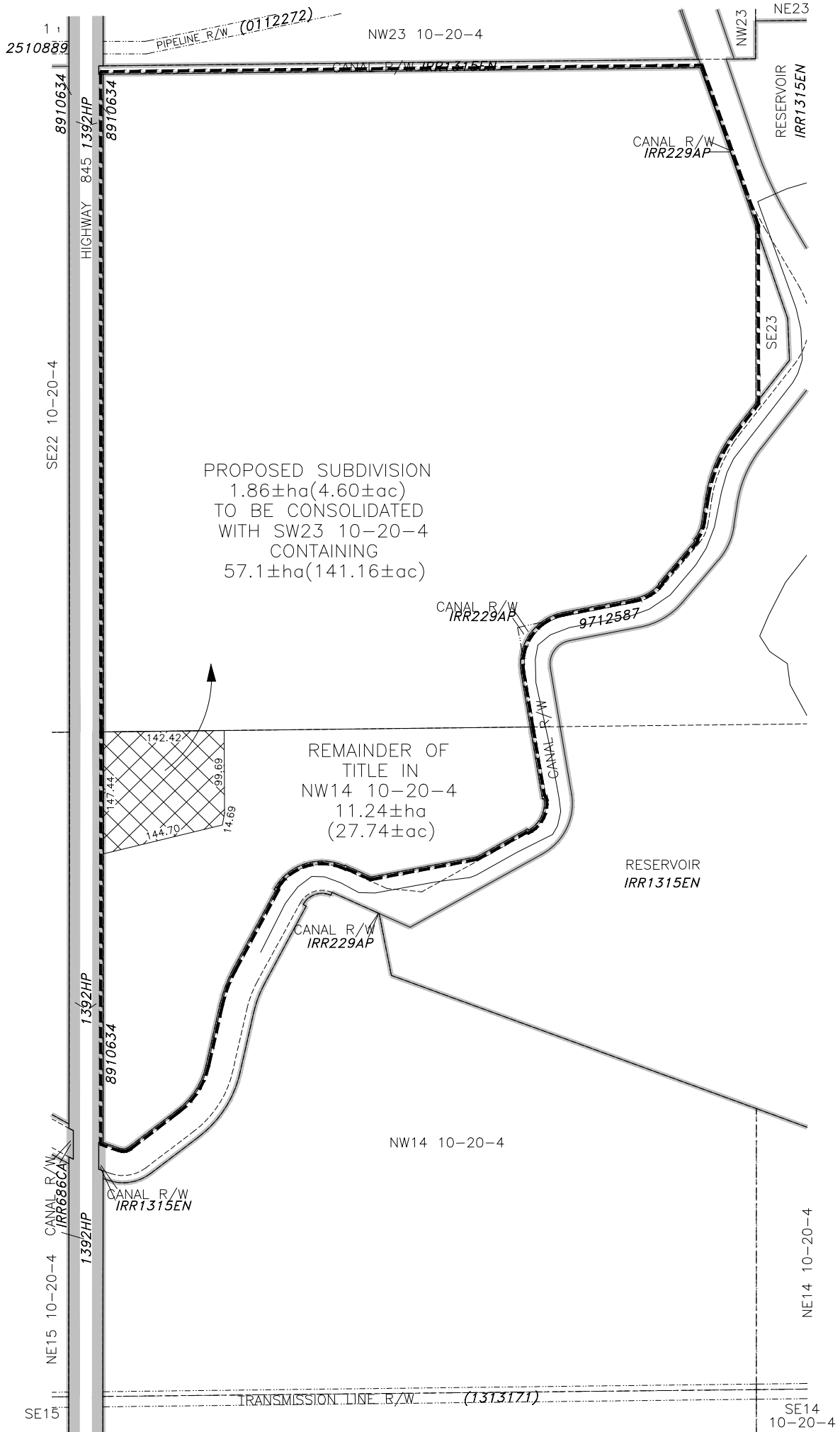
SUBDIVISION LOCATION SKETCH
NW 1/4 SEC 14 & SW 1/4 SEC 23, TWP 10, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: FEBRUARY 18, 2026
FILE No: 2026-0-028

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



February 18, 2026 N:\Subdivision\2026\2026-0-028.dwg





PROPOSED SUBDIVISION
 1.86±ha(4.60±ac)
 TO BE CONSOLIDATED
 WITH SW23 10-20-4
 CONTAINING
 57.1±ha(141.16±ac)

REMAINDER OF
 TITLE IN
 NW14 10-20-4
 11.24±ha
 (27.74±ac)

SUBDIVISION SKETCH
 NW 1/4 SEC 14 & SW 1/4 SEC 23, TWP 10, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 18, 2026
 FILE No: 2026-0-028





SUBDIVISION SKETCH
 NW 1/4 SEC 14 & SW 1/4 SEC 23, TWP 10, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 18, 2026
 FILE No: 2026-0-028

AERIAL PHOTO DATE: 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 18, 2026 N:\Subdivision\2026\2026-0-028.dwg

AGENDA ITEM REPORT



Title: Subdivision Application #2026-0-010 - Luco
- Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M

Meeting: Council Meeting - 02 Apr 2026




Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 18 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 20 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 23 Mar 2026

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input checked="" type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

This application is to subdivide 0.76-acres from a title 4.03-acres in size and consolidate it to an adjacent west 99.34-acre title for a private utility use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2026-0-010 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Matters Relating to Subdivision and Development Regulation and the municipal Realignment/Reconfiguration of Title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- For the subdivision of a private utility use the criteria are at the discretion of the Subdivision Authority with respect to the intended proposed use.
- The Realignment/Reconfiguration of Titles policy in LUB No. 24-007 enables property boundaries to be realigned based on the land use rationale. The consolidation will enable the smaller land area (that does not meet the standard bylaw minimum 2.0-acre size) to be amalgamated to a larger title in the event that the utility use ceases in the future.
- The land is within the Intermunicipal Development Plan of Lethbridge County and the City of Lethbridge and the proposal complies with the applicable policies.

BACKGROUND INFORMATION:

Located immediately west of the Lethbridge Airport lands, 1/2-mile south of the Oldman River and the City of Lethbridge boundary. The purpose of the application is to subdivide a vacant portion of the existing acreage to accommodate a broadcast antenna tower for a private utility (telecommunications) company.

The area is situated to the south of an existing acreage yard that contains an older dwelling and tree shelter belt. This portion of land has never been farmed and is the remains of the original rail line into Lethbridge established in 1895 with the creation of a branch line connecting Lethbridge to the main Crowsnest-Medicine Hat Canadian Pacific Rail line. There are no service requirements for the utility structure use and the existing dwelling's services will not be affected. There is direct access to the adjacent east government road allowance. As the site area required to accommodate the broadcast antenna tower is only 0.76-acres in size, the applicant is consolidating the portion of land to his adjacent west title that contains 99.34-acres so the 0.76-acres is not its own separate title. This will enable the smaller land area (that does not meet the standard bylaw minimum 2.0-acre size) to be amalgamated to a larger title in the event that the utility use (antenna tower) ceases in the future.

There are no abandoned gas wells located in proximity to this proposal. The provincial data identifies that the area potentially contains a historical resource (HRV category 5a, adjacent to 5a.p). The province has stated that Historical Resources Act approval is not required.

Overall, with the consolidation the proposal meets the criteria of the County's LUB No. 24-007 for a property Realignment/Reconfiguration of Titles. The application was circulated to the required external agencies with no concerns. ATCO gas needs to confirm a line location and may require a utility easement. The City of Lethbridge had no objections. Due to the land being within 300 m of the Lethbridge Airport property, the application was referred to both Nav Canada and Transport Canada for review (no requirements provided at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority may decide the consolidation proposal is not rational and could approve the 0.76-acres as its own standalone separate title.

Pros:

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

Cons:

- the 0.76-acre lot does not meet the standard 2.0-acre minimum lot size if the private utility use was to cease in the future, limiting the possibility of development for other uses for the smaller lot.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [2026-0-010 Lethbridge County Approval Diagrams 2026-0-010 \(Showing Consolidation\)](#)

RESOLUTION

2026-0-010

Lethbridge County **Private Utility** subdivision of Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M

THAT the Private Utility subdivision of Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M (Certificate of Title No. 241 230 327 +1), to subdivide a 0.76-acre (0.31 ha) lot from a title 4.03-acres (1.63 ha) in size for a private utility 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 surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
4. That the 0.76-acres is consolidated to the adjacent west title (Lot 2, Block 1, Plan 2411720) and is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
5. That the applicant is responsible for confirming the gas line location with ATCO Gas and providing any easement(s) that may be required by ATCO Gas prior to finalization.
6. That the applicant is responsible for meeting any requirements of Nav Canada or Transport Canada pertaining to the subdivision of land due to the airport located in close proximity.

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 if the proposed subdivision is consolidated to the adjacent parcel so it is not a standalone separate title, it is deemed suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. For a private utility use the criteria and lot size are at the discretion of the Subdivision Authority with respect to the intended proposed use, which are deemed to be appropriate with the consolidation of land so the 0.76-acres is not a separate title on its own.
4. No objections have been received on the proposal. The City of Lethbridge has no concerns provided the proposal complies with the applicable policies of the Intermunicipal Development Plan of Lethbridge County and the City of Lethbridge, which the Subdivision Authority has determined are met.

INFORMATIVE:

- (a) With the 0.76-acres being consolidated, resulting in a reduction in size of the parcel 4.03-acre title, the proposal complies with Section 663(a) of the Municipal Government Act and Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

2026-0-010
Page 1 of 3

(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) City of Lethbridge - Janet Gutsell, Senior Subdivision Planner:

"The City of Lethbridge has reviewed the subdivision proposal and has the following comments:

- There are no immediate concerns with the application in relation to the airport. It should be noted that there will be height restrictions for any towers planned for that lot under the airport zoning regulations and the subsequent Development Permit for the tower will need to be circulated to Nav Canada as well as the City of Lethbridge for comment.

The City has no other concerns with the proposal provided the proposed subdivision complies with the applicable policies of the Intermunicipal Development Plan adopted by Lethbridge County and City of Lethbridge."

(e) Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

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

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

(g) ATCO Gas – Claudia Glodzinski, Engineer, South District Engineering:

"Please have the customer confirm that the service line on their property will not cross over from the new subdivision into the existing one. If this is the case and the service is crossing over the property line of the new subdivision, the customer will have to apply through quickconnect.atco.com for a service relocation.

I drew in a red line of where I think the service line realistically would go seeing that the house likely is serviced gas. That being said, the bet way for the customer to confirm this is to request locates, or if they know the gas meter is located at the house, then the service will cross the property line."



(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.”

(i) NAV Canada:

“Thank you for your submission, your Land Use file number is 26-0650. Please reference this number for all transactions on this submission.

At NAV CANADA, we are currently working on different ways to diminish our turnaround times. Please note that we currently have the following time frame published on our website:

Processing times vary, but NAV CANADA attempts to respond within 8 to 12 weeks of receiving a complete proposal. The accuracy and completeness of the initial documentation and your cooperation and promptness in remedying deficiencies or inaccuracies will help to expedite the review process.

If you have any questions or would like an update of your file, please do not hesitate to contact us.”

(j) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2026-0-010. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of the application is to subdivide a lot for private utility use, more specifically to subdivide a vacant portion of the existing acreage to accommodate a broadcast telecommunications antenna tower for a private utility (telecommunications) company. There is an existing dwelling.

AHS-EPH has reviewed the application and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible. AHS-EPH recommends that private drinking water systems (e.g., cisterns, wells, dugouts) be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

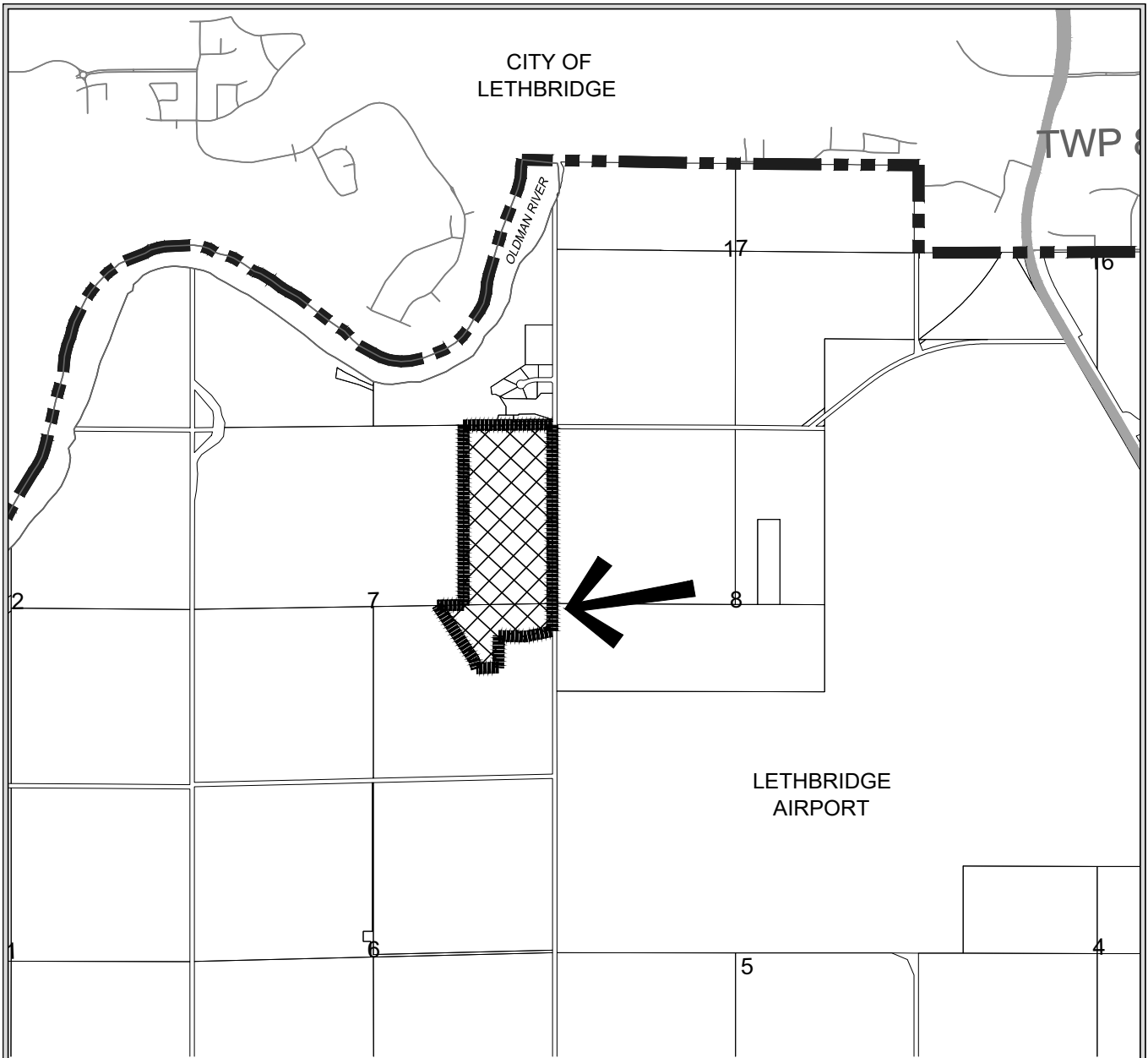
AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

MOVER

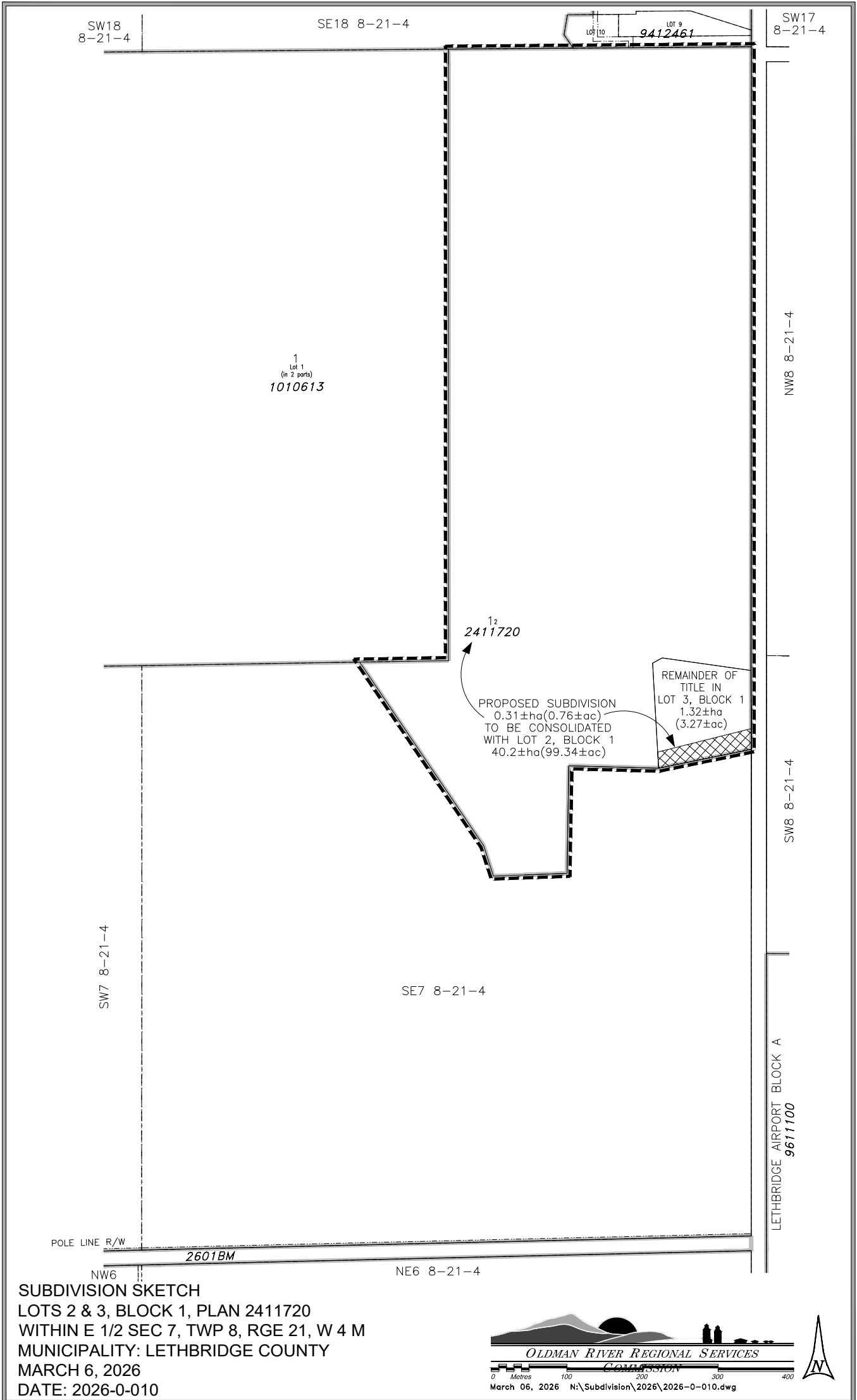
REEVE

DATE



SUBDIVISION LOCATION SKETCH
LOT 3, BLOCK 1, PLAN 2411720
WITHIN SE 1/4 SEC 7, TWP 8, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JANUARY 22, 2026
FILE: 2026-0-010







SUBDIVISION SKETCH
 LOTS 2 & 3, BLOCK 1, PLAN 2411720
 WITHIN E 1/2 SEC 7, TWP 8, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 MARCH 6, 2026
 DATE: 2026-0-010

AERIAL PHOTO DATE: 2024



March 06, 2026 N:\Subdivision\2026\2026-0-010.dwg

AGENDA ITEM REPORT



Title: Subdivision Application #2026-0-005 – RME Ventures Group Ltd.
- Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M (Chinook Industrial Park)

Meeting: Council Meeting - 02 Apr 2026

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 24 Mar 2026
Approved - 25 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to subdivide an 83.89-acre title and create 17 industrial lots, ranging in size from 2.02-acres to 20.37-acres, one 13.83-acre PUL, and 5.57-acres of roadway, for Rural General Industrial use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2026-0-005 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, the IDP, the ASP (as amended), and the municipal subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The industrial subdivision policies are within Land Use Bylaw (LUB) No. 24-007 that allows subdivision of land designated to Rural General Industrial (RGI) use.
- The land is subject to the *Chinook Industrial 2018 Area Structure Plan (ASP) Bylaw No. 18-012*, and later amended by Bylaw No. 23-008 (ASP amendment).
- The Lethbridge County and the City of Lethbridge Intermunicipal Development Plan (IDP) applies (Policy Area 4, Sub-area 1). The IDP allows subdivision of these lands provided an ASP was adopted and the County's standards and criteria are met.
- The proposal aligns with the MDP and the County's *Industrial-Commercial Land Use Strategy* which supports industrial subdivisions for planned business parks and identified these lands as a business growth area.

BACKGROUND INFORMATION:

Located within the Chinook Industrial Park ASP, situated east of 43 St. N. and the City of Lethbridge-County boundary. The proposal is for the final phase (Phase 3) of the multi-lot industrial land to be subdivided in the industrial park.

The proposal entails that a larger 20.37-acre parcel will be developed on the north portion to accommodate a RME dealership. A single 4.00-acre lot will be located in the very northwest corner. The southern portion will be comprised of 15 individual lots averaging just over 2-acres each in size. Access to the southern lots will be from a new internal roadway that aligns with 18 Ave to the west in the City. In accordance with the ASP, the lots will be serviced by City treated water and private onsite systems or a holding tank for sewage. Current city sanitary infrastructure is not capable of accommodating the flows from the development. The payment of any levies and fees for infrastructure and any City of Lethbridge levies applicable shall be addressed as a condition of approval. All shallow utilities (gas, electricity, telecommunications) can be provided. The proposed Lot 3PUL, Block 4 is to accommodate a stormwater pond to collect site drainage in accordance with the Stormwater Management Plan and which will be taken over by the County. The subject land is relatively flat with a natural drainage pattern flowing towards the southeast but there is an existing break in topography located centrally within the parent parcel where the natural drainage begins to flow to the northeast. There are no environmental concerns or abandoned gas wells affecting this subdivision. Engineering work has been completed by ISL Engineering on behalf of the proponents and submitted to the County. A Phase 1 ESA, a geotechnical investigation, and a TIA have all been prepared and provided with the ASP and subsequent redesignation applications. The engineering and servicing aspects of the proposal, including stormwater management, will be addressed through the terms of the Development Agreement.

Overall, the application and industrial lot sizes meet the criteria of the Land Use Bylaw No. 24-007 for the RGI land use district. The proposal conforms to the IDP and to the adopted ASP. The application was circulated to the required external agencies with no concerns expressed. There will be a need for utility and drainage easements to be registered. The City of Lethbridge has no objections provided the servicing matters and fees are addressed. (At the time of agenda report Alberta Transportation was reviewing the subdivision file and previous comments/conditions provided in relation to the TIA.)

ALTERNATIVES / PROS / CONS:

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

Pros:

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

Cons:

- a refusal would likely be appealed by the applicants to the LPRT as the County's subdivision criteria have been met and the appropriate ASP and zoning are in place

FINANCIAL IMPACT:

Non direct to the County. However, the County will benefit from future industrial business taxes and a substantial MR payment on 83.89-acres of land (10% at \$60,000 per acre).

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2026-0-005 Lethbridge County Approval](#)

[2026-0-005 - Diagrams](#)

RESOLUTION

2026-0-005

Lethbridge County

Industrial subdivision of Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M

THAT the Industrial subdivision of Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M (Certificate of Title No. 241 188 150 (Pending Transfer at LTO)), to subdivide an 83.89-acre title and create 17 industrial lots, ranging in size from 2.02-acres to 20.37-acres (0.817 to 8.243 ha), one 13.83-acre (5.598 ha) PUL, and 5.57-acres (2.25 ha) of roadway, for Rural General Industrial use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 83.89-acres at the market value of \$60,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that once paid, the existing Deferred Reserve caveat registered on the title (Registration No. 241053435) be discharged in its entirety concurrently with the final endorsement.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. This agreement may address the requirements for roads, drainage, servicing, and the provision of any applicable security, servicing fees, improvement levy payments, including the 43 Street levy, as applicable.
3. That a final subdivision plan of survey, as prepared by an Alberta Land Surveyor, shall be provided for final endorsement as approved.
4. The applicant is responsible for paying to Lethbridge County their development portion of the Endeavour to Assist in the recovery of the costs for the original Chinook Area Structure Plan, calculated at \$62,586.03, prior to final endorsement.
5. The applicant is responsible for payment of the applicable servicing and off-site levy fee payments, applicable to their proposal, including the City of Lethbridge fees (43 Street levy, Water Agreement Connection Fee), which may be addressed through the terms of the Development Agreement.
6. That an easement agreement and surveyed drainage right-of-way plan, as prepared by an Alberta Land Surveyor, shall be provided to be registered for a 10-metre swale near the east boundary to be dedicated for drainage as per the tentative subdivision plan.
7. That a 3.5m utility right-of-way be registered along the lot frontages and a 9m utility right-of-way along the west perimeter of the PUL, as per the tentative subdivision plan, in conjunction with associated easement agreement(s) shall be established, as required by the municipality.
8. That the applicant shall meet and conditions or requirements of Alberta Transportation and Economic Corridors (ATEC). If requested by ATEC, the applicant shall be responsible for providing at their expense any updates of the TIA, and the associated costs of any road and intersection upgrades for 43 St. and Highway 3 as required, which may be addressed in the terms of the Development Agreement with Lethbridge County.

9. That the applicant shall be responsible for the costs associated with the relocation of the buried TELUS Optic cable line (R/W Plan 881 0684) and shall provide the necessary utility easement and right-of-way required by TELUS to accommodate the relocation.

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 industrial subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the proposal and subdivision conforms to the Chinook Industrial Area Structure Plan (as amended by Bylaw No. 23-008). The proposed industrial lot sizes conform to the County's subdivision criteria for industrial land use.
4. The land is located within the City of Lethbridge and County IDP boundary and the Subdivision Authority is satisfied that the proposal conforms to the IDP policies, and the conditions imposed will adequately address any matters pertaining to the City and associated infrastructure.

INFORMATIVE:

- (a) With this application being the last phase of the Chinook Industrial Area Structure Plan the Municipal Reserve provisions shall be provided as a cash-in-lieu payment and addressed as per the Deferred Reserve caveat registered on the title.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) City of Lethbridge – Janet Gutsell, Senior Subdivision Planner:

“The City of Lethbridge has reviewed the subdivision proposal and has the following comments:

 - The Developer is required to enter into a service agreement with the City of Lethbridge which will cover the infrastructure required by the development from the City of Lethbridge. The Service Agreement will outline development triggers for said infrastructure and any costs associated with the infrastructure installation. Required infrastructure may include water or transportation infrastructure including but not limited to additional travel lanes and traffic signals. For more information on the Service Agreement, please contact Byron Buzunis, Urban Construction Manager, at Byron.Buzunis@lethbridge.ca.

The City has no concerns with the proposal provided the proposed subdivision complies with the ASP and with the applicable policies of the Intermunicipal Development Plan adopted by Lethbridge County and City of Lethbridge.”
- (e) Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities, however we would like to have the opportunity to review at development stages.

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

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

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

- (g) No objections from ATCO Gas.

- (h) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2026-0-005. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of the application is to subdivide and create 17 lots for industrial use, one PUL, and roadway for Rural General Industrial use. The land is located within the Chinook Industrial Park Area Structure Plan, situated east of 43 Street N and the City of Lethbridge. The land is relatively flat and was most recently used for agricultural purposes. Proposed water services are City of Lethbridge, and proposed sewer services are private onsite systems.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards. Please feel free to contact me with any questions or concerns.”

- (i) SMRID – Phyllis Jensen, Central Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application and has the following comments:

- Before any discharge of water into the SMRID works or if water is required from SMRID to fill the stormwater pond, a conveyance agreement must be entered into with the SMRID. Because this stormpond will be operated by Lethbridge County, rather than a private party – the annual agreement currently in place with SMRID will meet this requirement.
- SMRID has reviewed the ILS stormwater management plan, detention pond and proposed outlet for this phase and have provided comments in a September 17, 2025 letter. The comments and conditions of the letter must be met.
- In order for SMRID to execute the consent to register a subdivision, any outstanding balances owed by the applicant will need to be paid in full.
- A fee of \$300.00 plus G.S.T. will be due upon approval of the future subdivision application by the District.

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

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s)

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department has concerns about operational and safety impacts to the highway (Highways 3 & 4) should this subdivision be approved. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. Transportation and Economic Corridors commented on Bylaw 23-008 indicating the Traffic Impact Assessment (TIA) for the development area be amended to cover the intersection of 43rd Street (Highway 4) and Highway 3. Transportation and Economic Corridors has not received any updates and the previous TIA should be updated for this proposed development. <https://open.alberta.ca/publications/traffic-impact-assessment-guidelines>

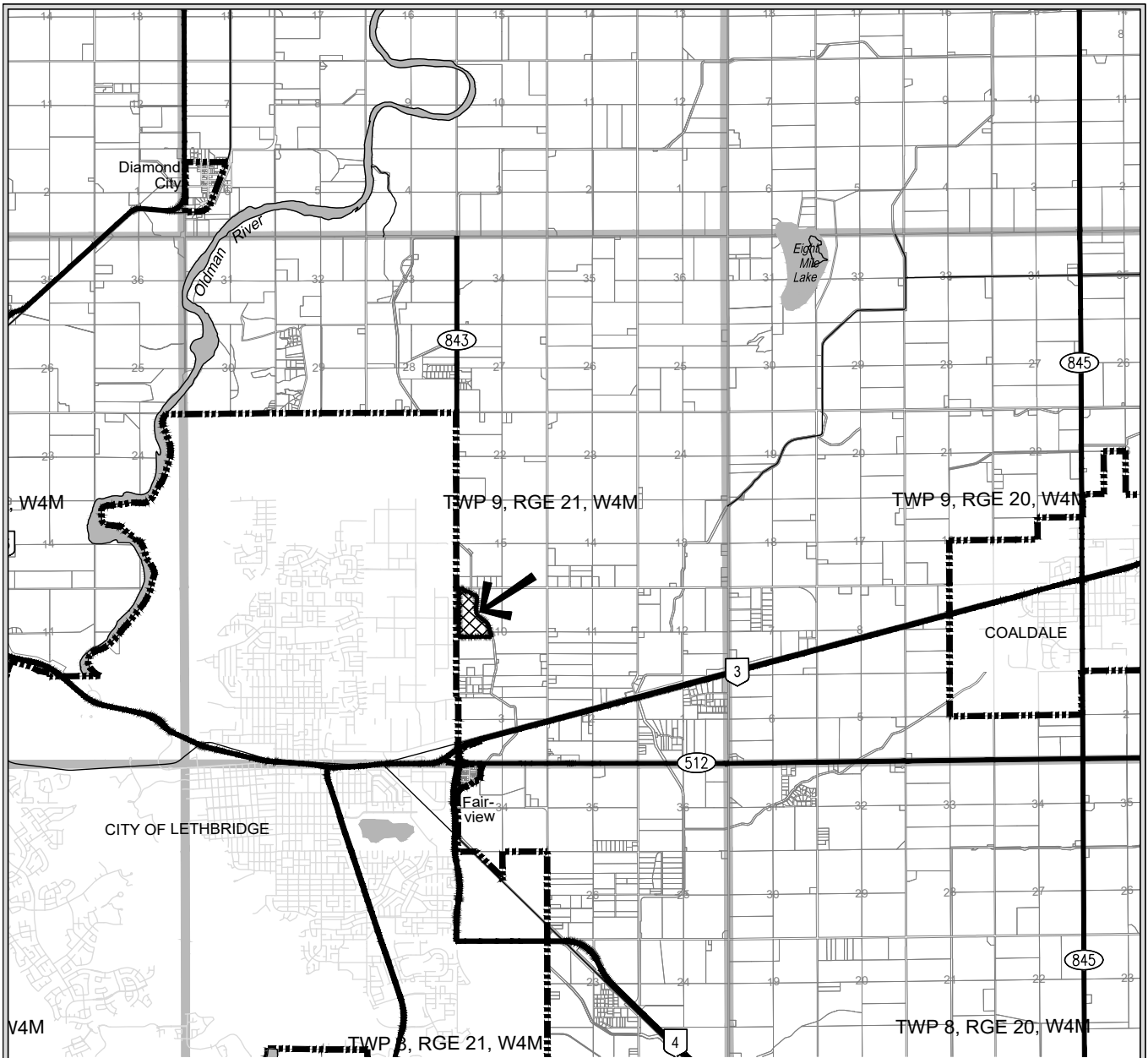
<https://open.alberta.ca/publications/who-pays-for-highway-improvements-caused-by-single-developments-multiple-developments>

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.”

MOVER

REEVE

DATE

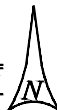


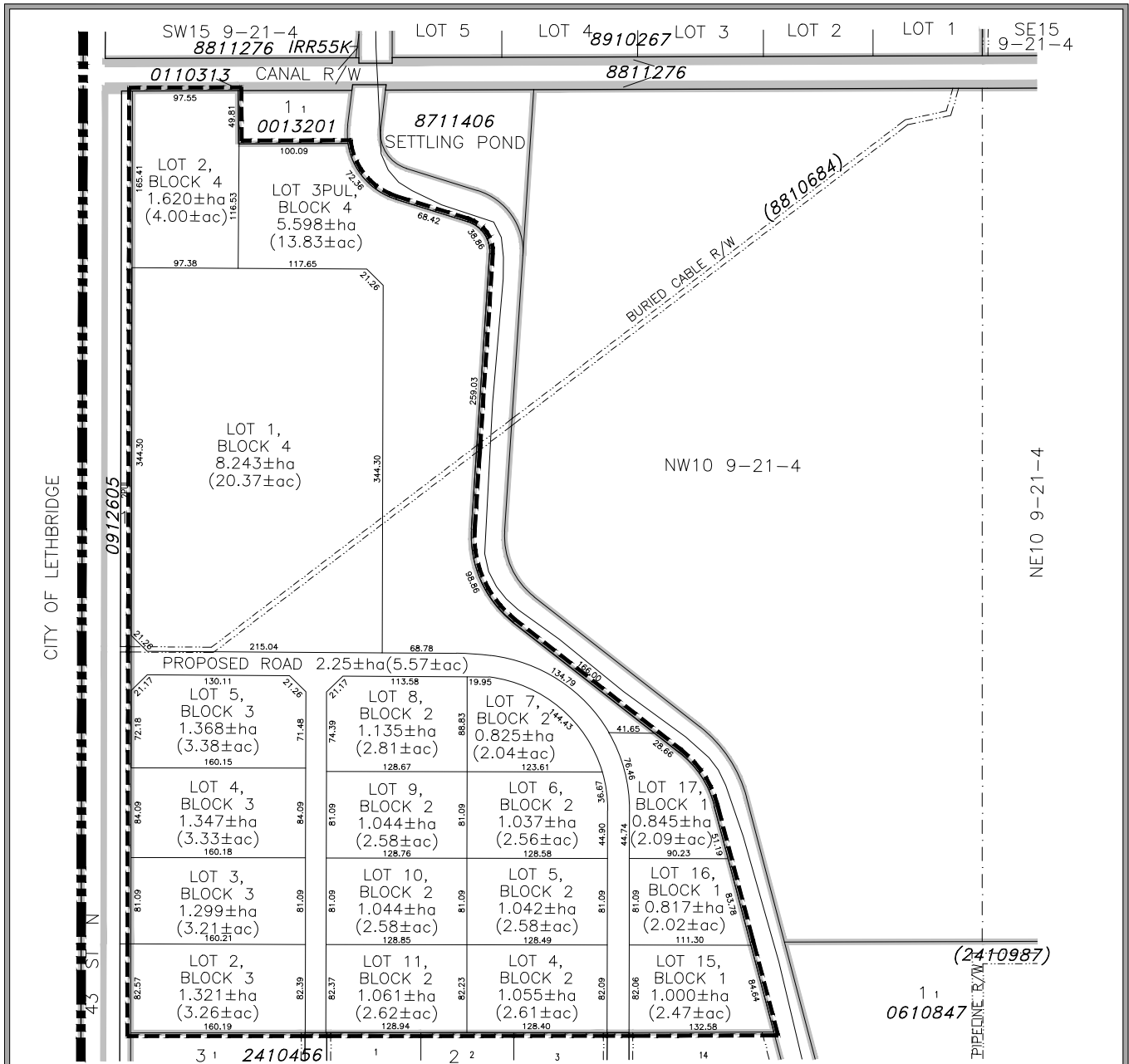
SUBDIVISION LOCATION SKETCH
LOT 5, BLOCK 1, PLAN 1113171 WITHIN
W 1/2 SEC 10, TWP 9, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: FEBRUARY 2, 2026
FILE No: 2026-0-005

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



February 02, 2026 N:\Subdivision\2026\2026-0-005.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by GeoVerra (AB) Ltd. file no. 24-02635-002-SUB-TENT-R0

LOT 5, BLOCK 1, PLAN 1113171 WITHIN

W 1/2 SEC 10, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 2, 2026

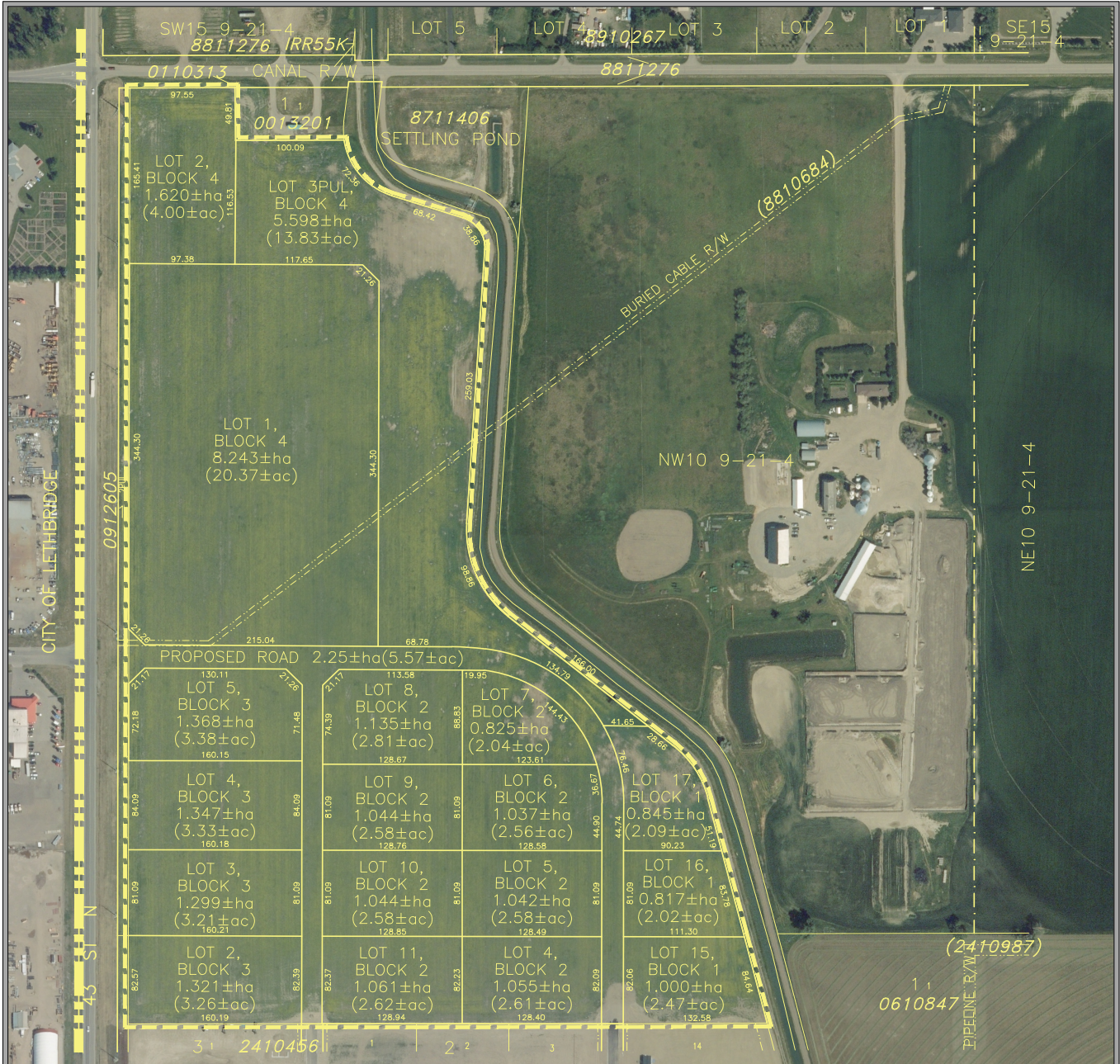
FILE No: 2026-0-005



0 Metres 100 200 300 400

February 02, 2026 N:\Subdivision\2026\2026-0-005.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by GeoVerra (AB) Ltd. file no. 24-02635-002-SUB-TENT-R0

LOT 5, BLOCK 1, PLAN 1113171 WITHIN

W 1/2 SEC 10, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 2, 2026

FILE No: 2026-0-005



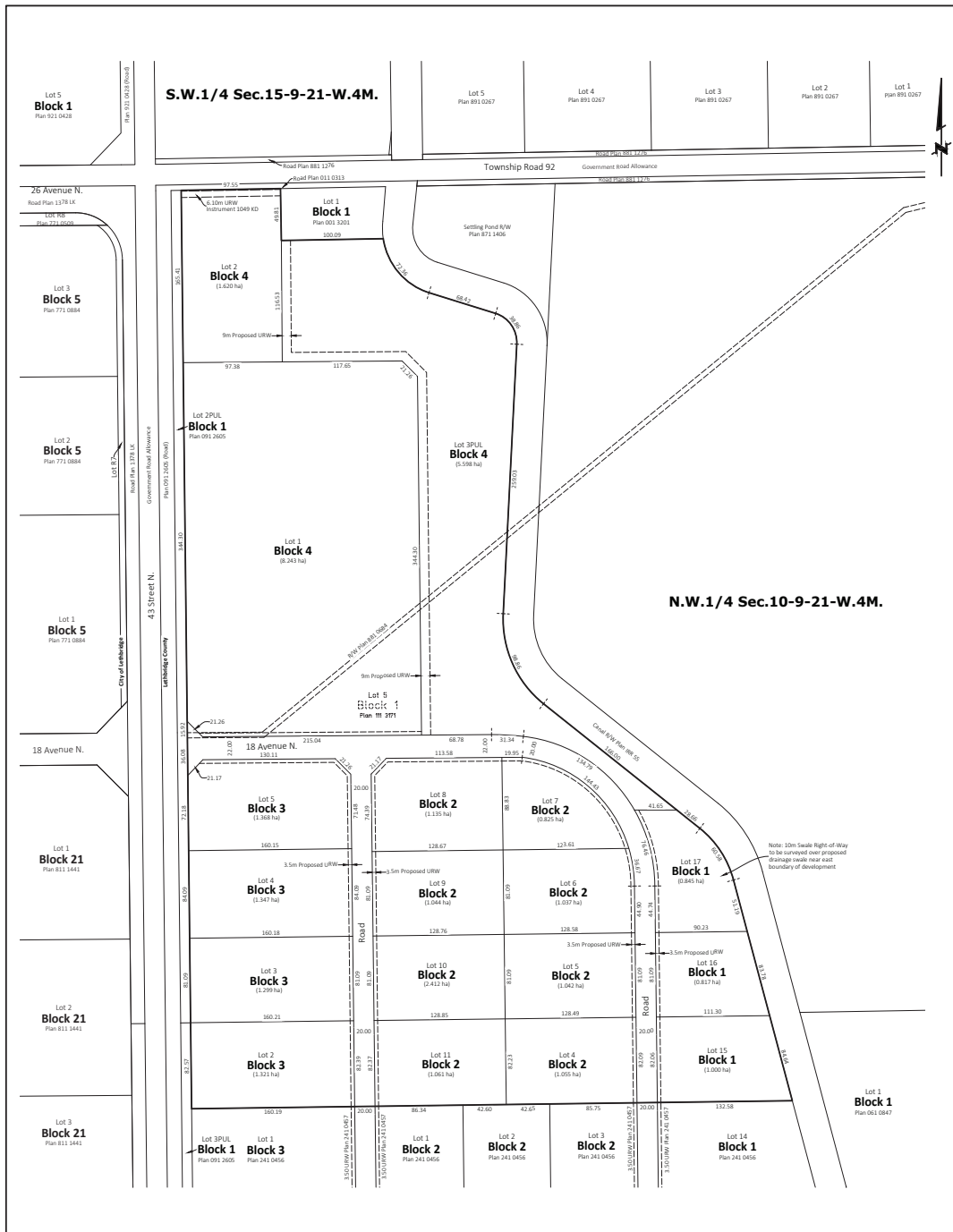
OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 02, 2026 N:\Subdivision\2026\2026-0-005.dwg



AERIAL PHOTO DATE: 2024



AREAS:
 Within Lot 5, Block 1, Plan 111 3171 = 33,943 ha

OWNER(S):
 Prairieview Seed Potatoes Ltd.

APPROVING AUTHORITY:
 Oldman River Regional Services Commission
 File: _____

LEGEND:
 Area dealt with by this plan bounded thus: _____
 Proposed Right-of-way boundaries thus: - - - - -
 All distances are in metres and are from post to post unless shown otherwise.
 Distances along curved boundaries are arc distances.
 Coordinates and bearings are referred to NAD83 (Original) STM, referenced to the meridian at 114° W, and were derived from GNSS observations to NSCM 440462.
 Combined Scale factor used = 0.999855

ABBREVIATIONS:

STM	3-Digital Triangulation Network	PUL	Public Utility Lot
ASCM	Alberta Survey Control Marker	R/W	Right-of-way
E.	East	Rge.	Range
GNSS	Global Navigation Satellite System	S.	South
ha	Hectare	Sec.	Section
m	Metres	Twp.	Township
M.	Mound or Meridian	URW	Utility Right-of-way
N.	North	W	West
NAD	North American Datum		

SURVEYED BY:
 Michael Andrew Thompson, A.L.S.



TENTATIVE PLAN
 Showing
PROPOSED SUBDIVISION
 of
Lot 5, Block 1
Plan 111 3171
 within
W.1/2 Sec.10
Twp.9 - Rge.21 - W.4M.
Chinook Industrial Park Phase 1
Lethbridge County - Alberta
2025



GeoVerra (AB) Limited Partnership
 Toll Free: 1-800-465-6233
 www.geoverra.com

Plan Date: Oct. 24, 2025
 Project No.: 24-02035
 File: 24-02035-002-SUB-TENT-40
 Details: GN - ADM - MAT



“Property assessment is the cornerstone of municipal financing. The importance of ensuring that the highest quality assessment services are provided to every urban and rural municipality cannot be overstated.”

Assessment Roll Summary: 2025 Assessments for the 2026 Tax Year

Presented by Lance Wehlage, AMAA



Presentation Overview

Assessment Key Dates

Market Changes

Assessment Growth

Median Residential Assessments (2016-2026)

Municipal Comparisons

Assessment Overview



Assessment Methodology

In Alberta, the Assessor is legislated to prepare assessments annually. Assessments are legislated based on market value using mass appraisal methodology.



Key Assessment Dates

Reflects the market value of property as of July 1, 2025, and the physical condition date of December 31, 2025.

Market Change

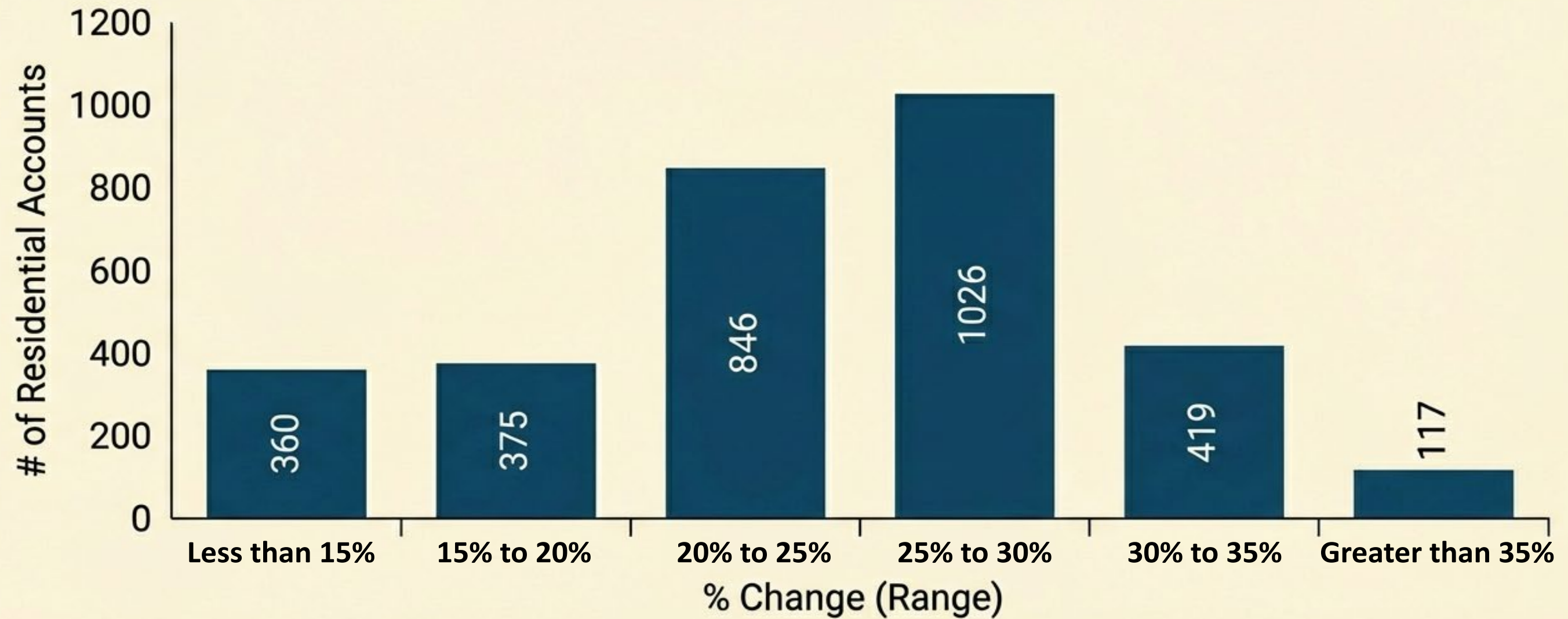
Market Change is the year over year changes in market conditions that have resulted in increases or decreases from July 1, 2024 to July 1, 2025.



Includes increases or decreases in value due to changing market demands for certain locations or physical characteristics.

2026 Tax Year - Year over Year Assessment Change

Overall Residential +25.2%



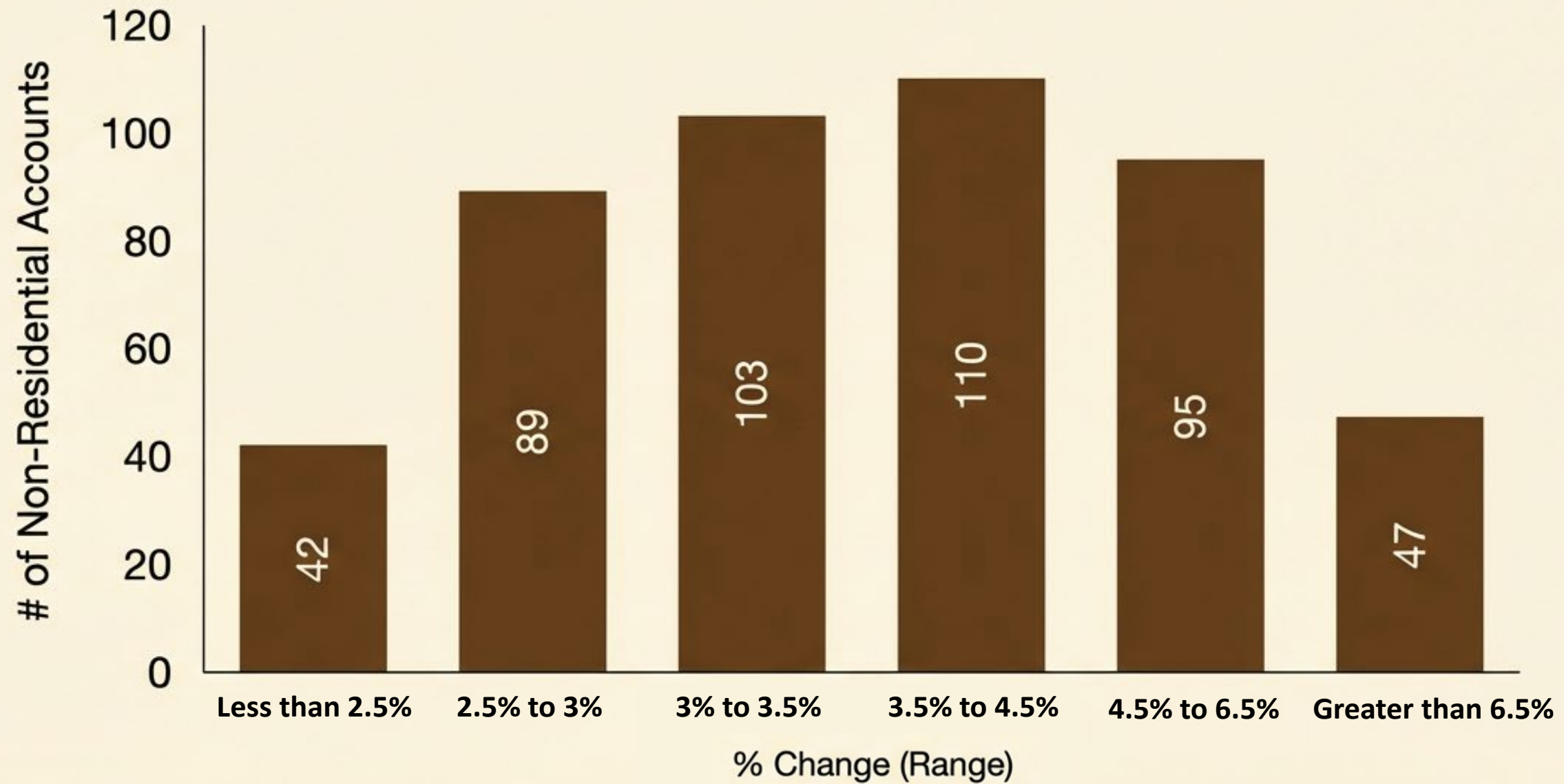
Residential Market Change by Division



Division	2025 Tax Year	2026 Tax Year	% Change
Division 1	279,402,050	345,797,790	23.8%
Division 2	158,235,490	198,861,310	25.7%
Division 3	261,062,540	321,860,130	23.3%
Division 4	283,623,910	353,058,200	24.5%
Division 5	158,264,640	202,145,790	27.7%
Division 6	157,927,080	199,783,730	26.5%
Division 7	121,352,310	156,315,170	28.8%
	1,419,868,020	1,777,822,120	25.2%

2026 Tax Year - Year over Year Assessment Change

Overall Non-Residential +4.9%

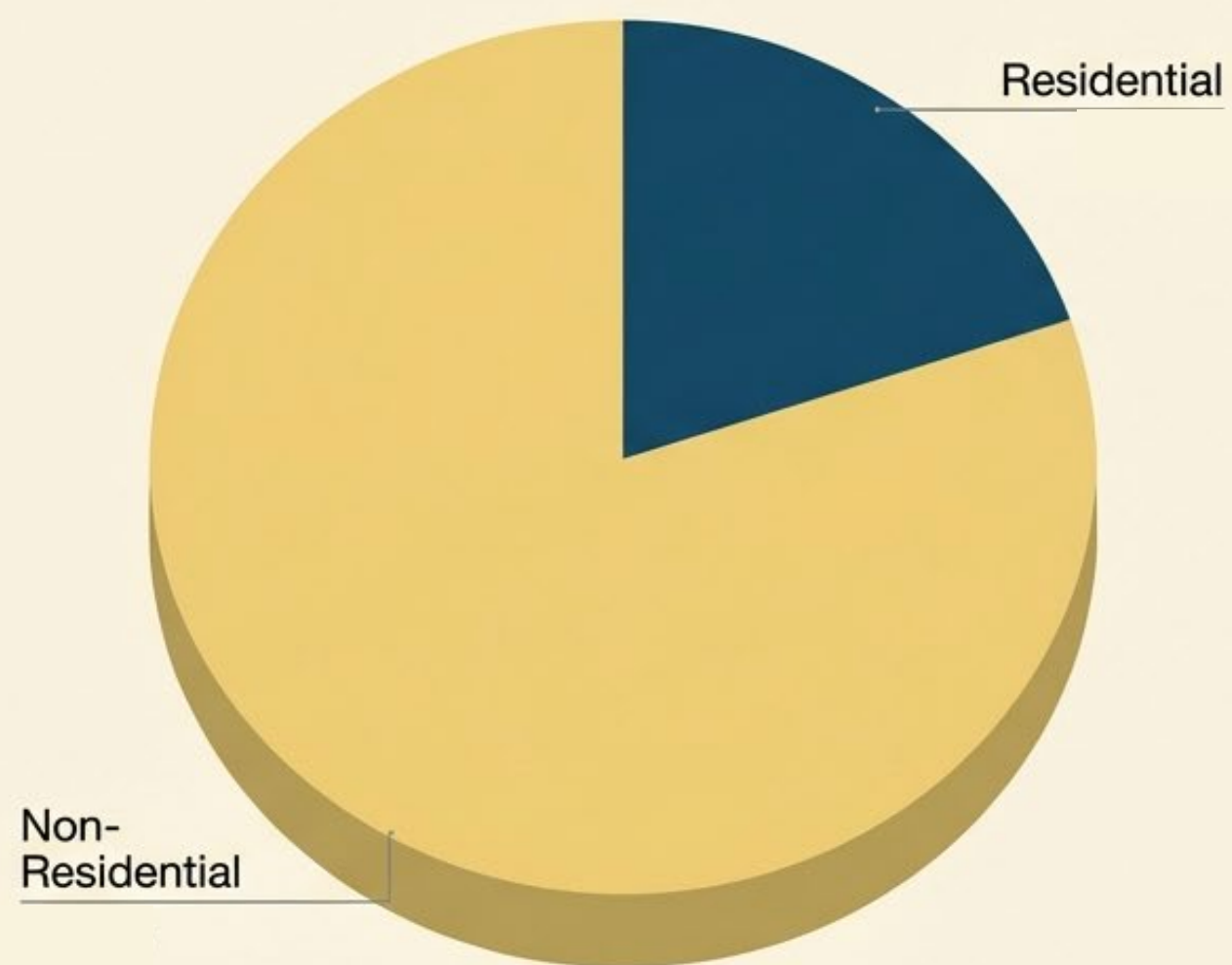


Non-Residential Market Change by Division



Division	2025 Tax Year	2026 Tax Year	% Change
Division 1	198,624,380	207,623,420	4.5%
Division 2	62,921,880	67,794,490	7.7%
Division 3	248,827,170	259,642,040	4.3%
Division 4	74,810,200	77,957,520	4.2%
Division 5	24,714,480	25,999,970	5.2%
Division 6	17,988,470	19,333,210	7.5%
Division 7	9,358,260	9,821,170	4.9%
	637,244,840	668,171,820	4.9%

Assessment Growth



Residential

Growth:
36,696,430

Previous Assessment Base:
1,419,868,020

2.6%

Non-Residential

Growth:
143,657,790

Previous Assessment Base:
637,244,840

22.5%

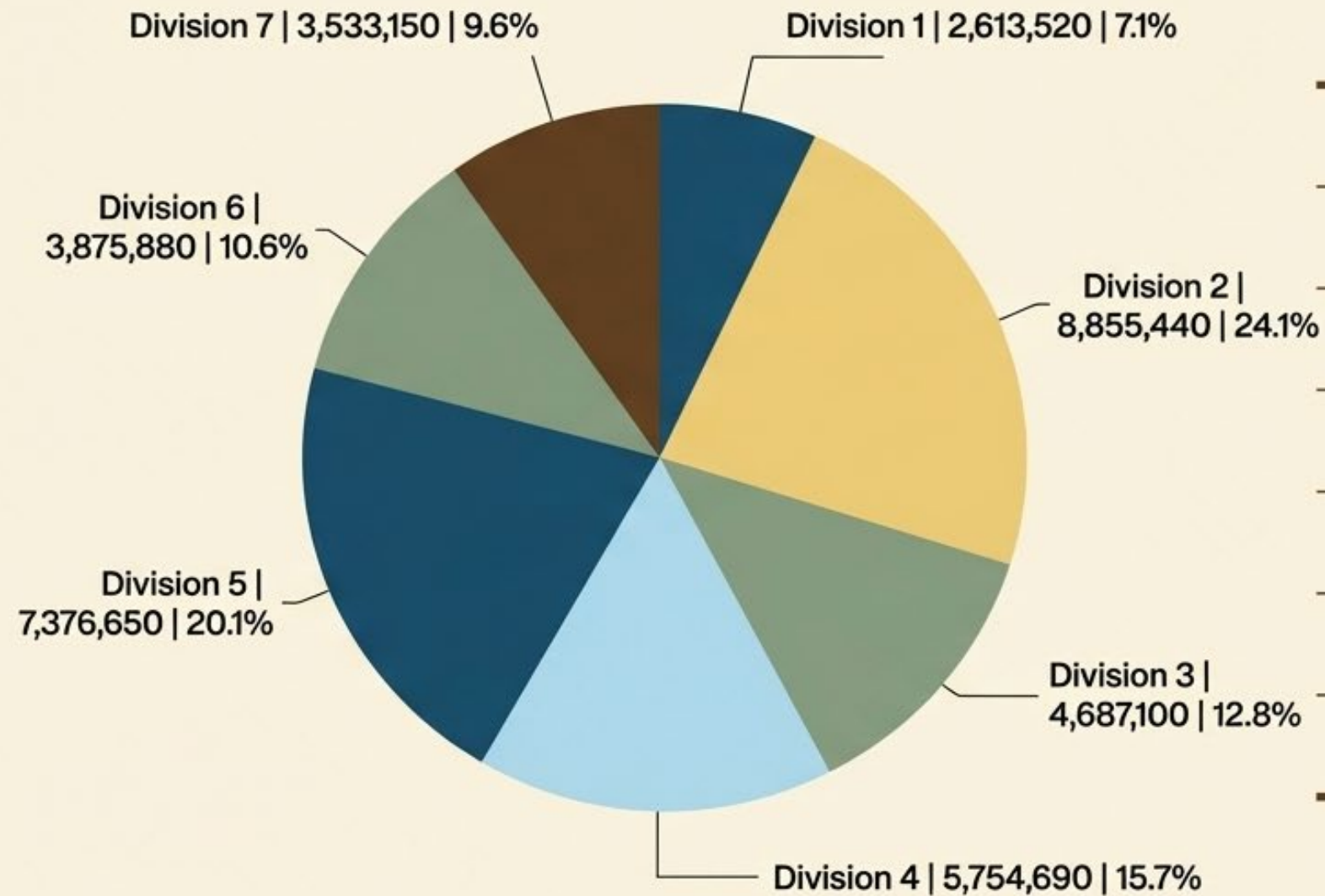
Total

Growth:
180,354,220

Previous Assessment Base:
2,057,112,860

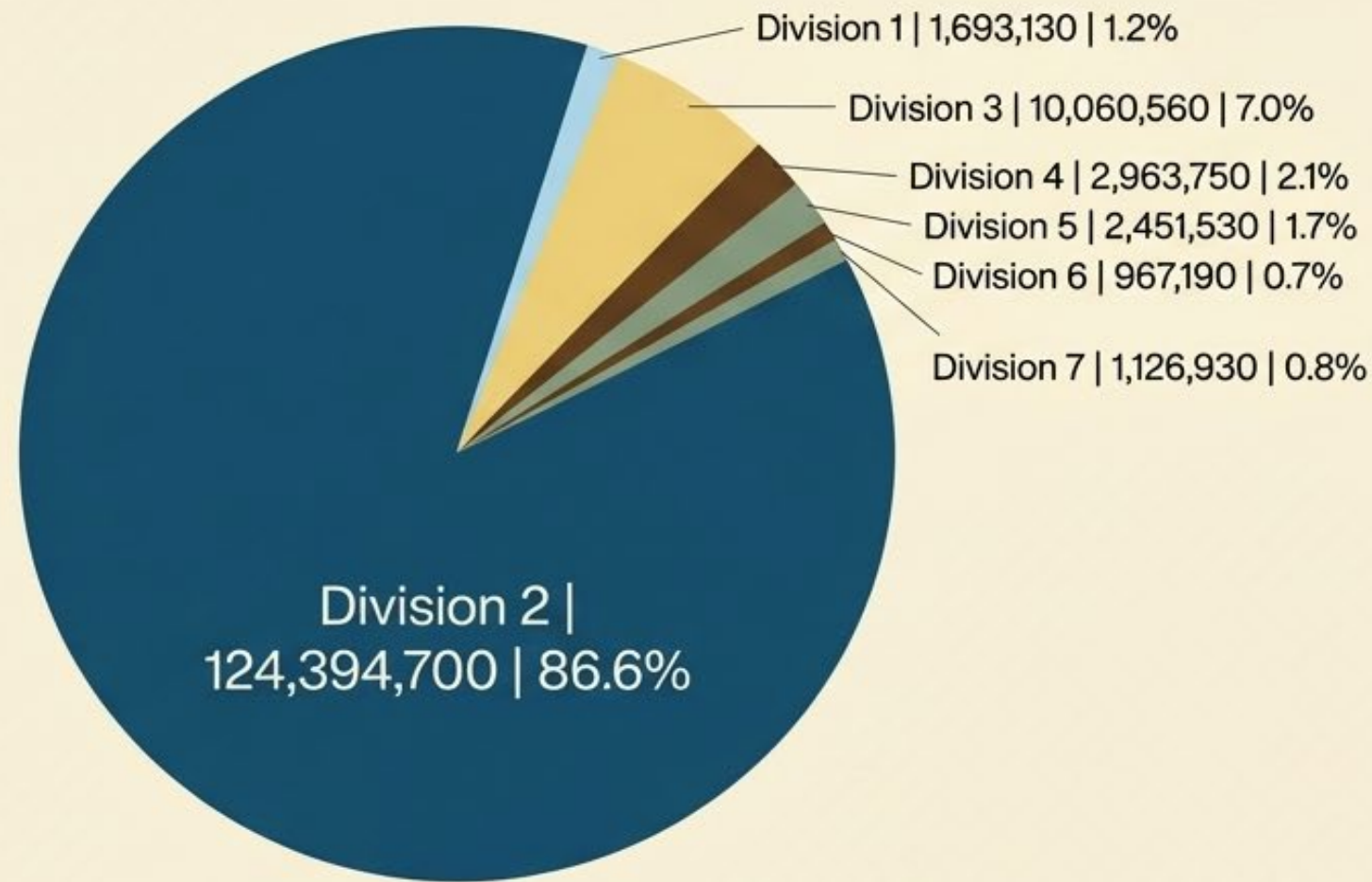
8.8%

Residential Growth by Division



Division	Residential Growth	% of Total Growth
1	2,613,520	7.1%
2	8,855,440	24.1%
3	4,687,100	12.8%
4	5,754,690	15.7%
5	7,376,650	20.1%
6	3,875,880	10.6%
7	3,533,150	9.6%
36,696,430		

Non-Residential Growth by Division

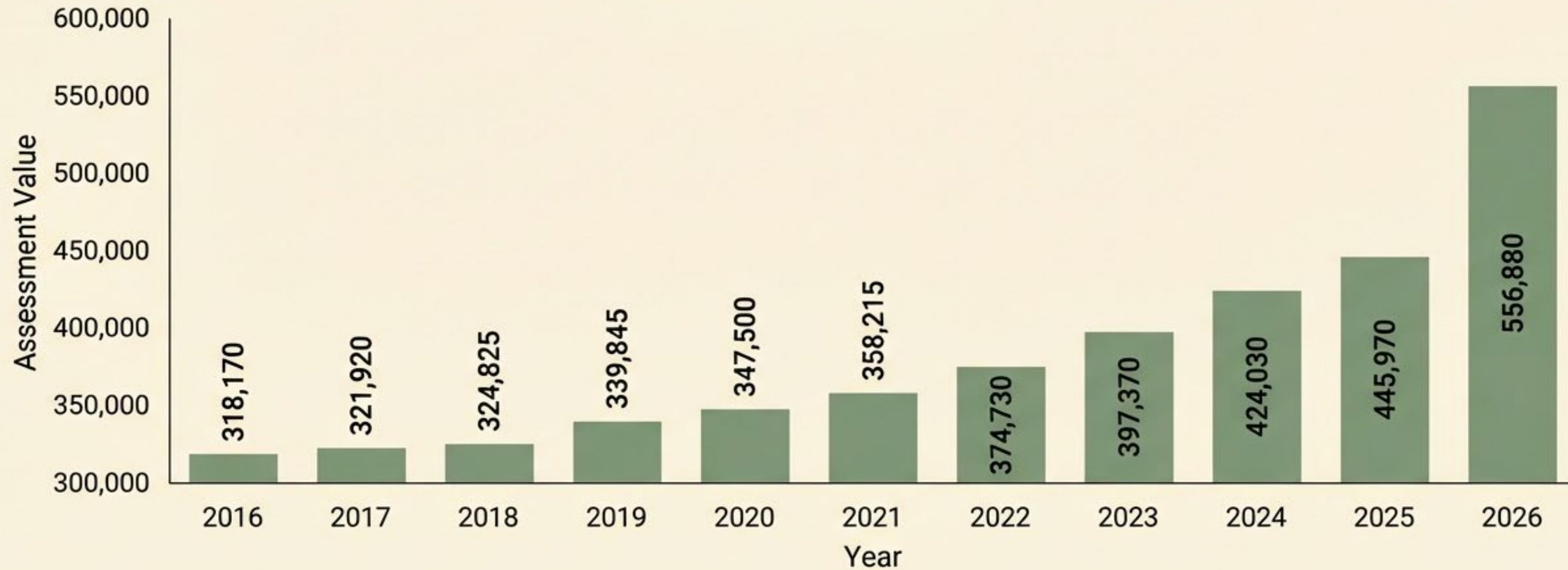


Division	Non-Residential Growth	% of Total Growth
1	1,693,130	1.2%
2	124,394,700	86.6%
3	10,060,560	7.0%
4	2,963,750	2.1%
5	2,451,530	1.7%
6	967,190	0.7%
7	1,126,930	0.8%
143,657,790		

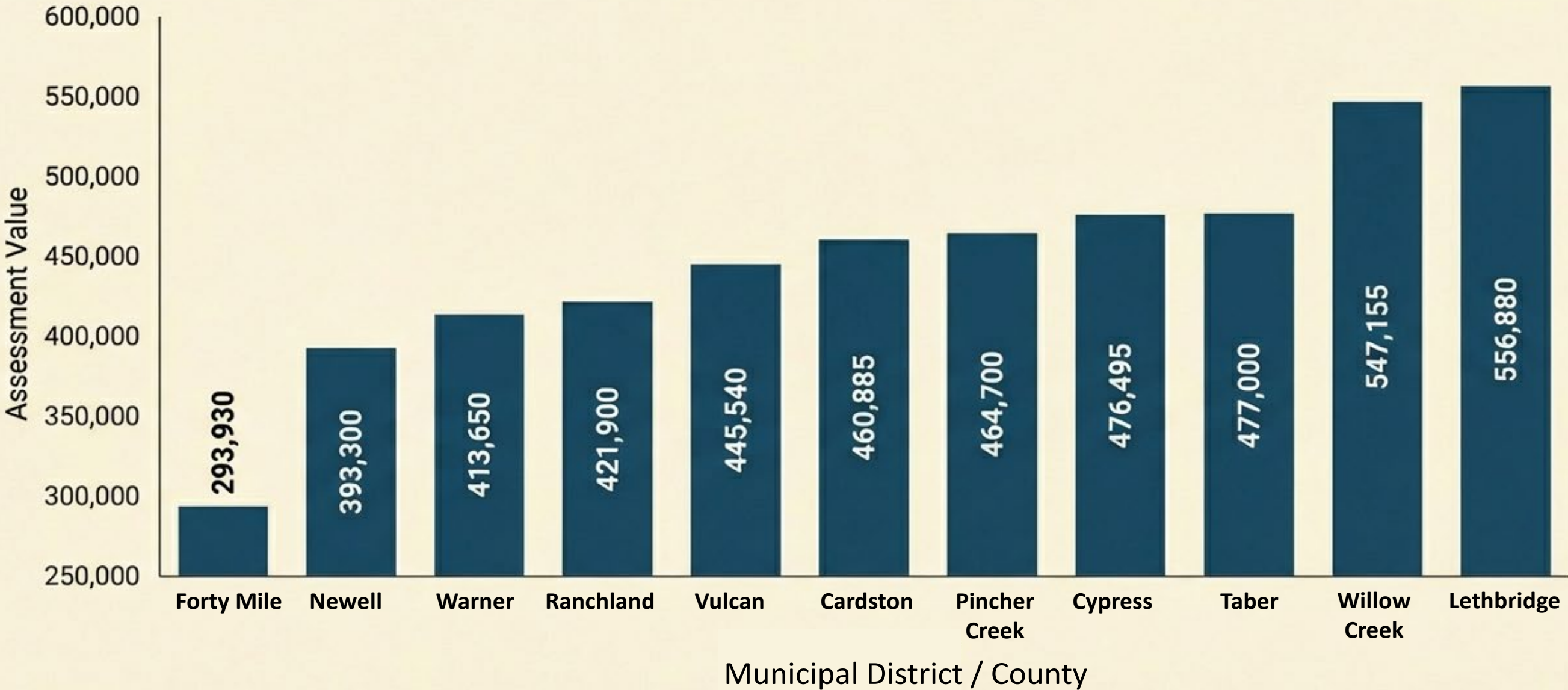
Median Single Family Dwelling Assessment (2016 - 2026)



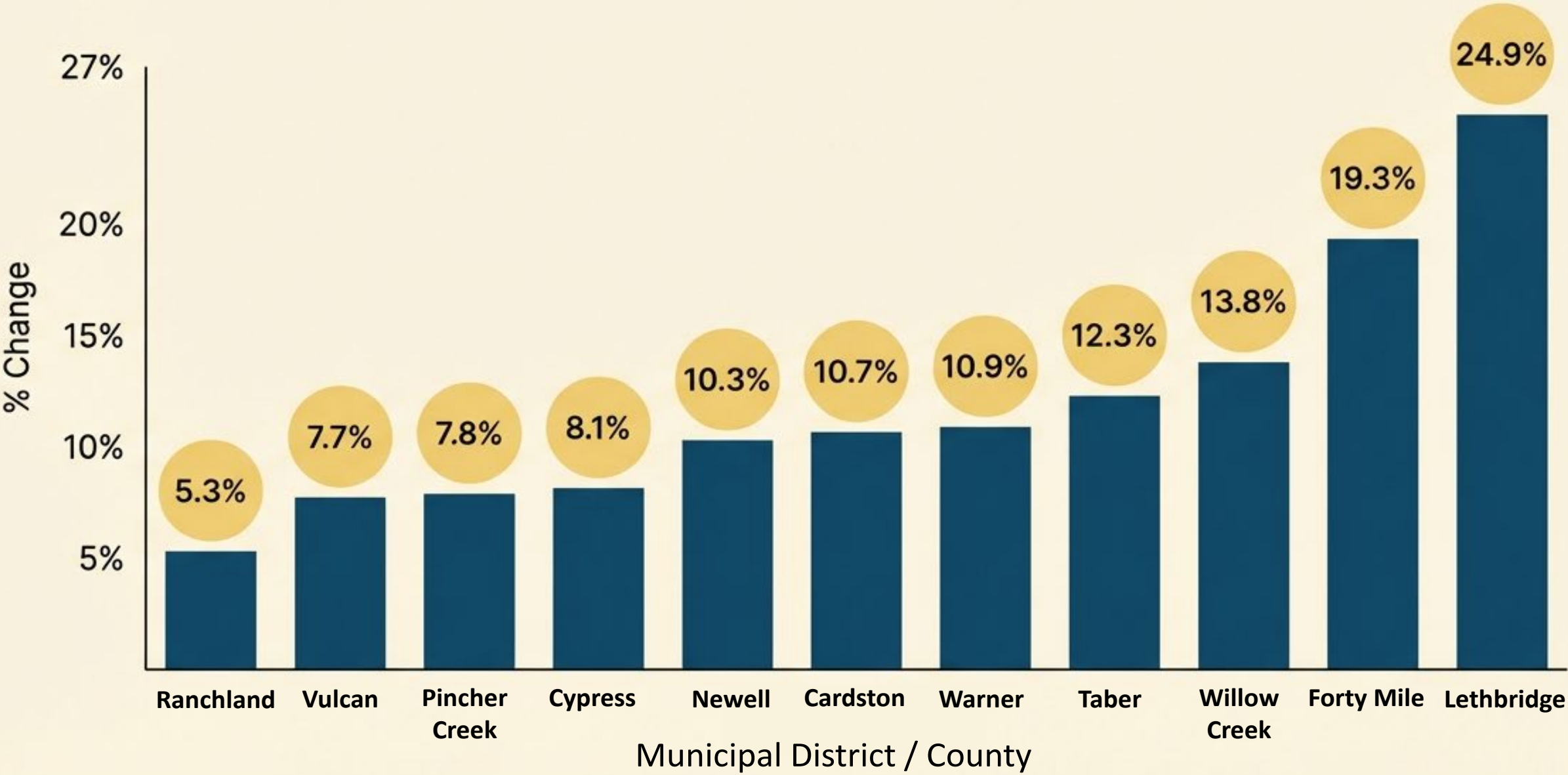
Assessment Value



Municipal Comparisons - SFD



Year over Year - % Change, Median Single Family Dwelling Assessment



Questions?



NotebookLM

AGENDA ITEM REPORT



Title: Bylaw No. 25-028 – Public Hearing for Amendment to the Land Use Bylaw to amend Part 8 Subdivision Criteria with minor complimentary text amendments to Part 3 Land Use Districts

Meeting: Council Meeting - 02 Apr 2026

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The proposed amendments to Part 8 Subdivision Criteria of Lethbridge County's Land Use Bylaw No. 24-007 (LUB 24-007) are intended to update the policies and enable the potential subdivision of a Legacy Yard Site from a title of 80-acres provided certain criteria are met. Additionally, amendments are proposed to better clarify required parcel sizes, revise the maximum number of parcels that may be created per 1/4-section, and remove the specific Confined Feeding Operation (CFO) subdivision policies. The proposed changes would enable the Subdivision Authority more discretion in making decisions. The updates will align with the County's commitment to be responsive to landowner's situations while fulfilling its obligations with respect to the South Saskatchewan Regional Plan (SSRP) for municipalities to provide an appropriate mix of agricultural and residential land uses developed in an orderly, efficient, and compatible manner.

RECOMMENDATION:

That Bylaw No. 25-028, be read a second time (as amended).
That Bylaw No. 25-028, be read a third time (as amended).

REASON(S) FOR RECOMMENDATION(S):

The proposed amendments allow the Subdivision Authority more discretion in making subdivision decisions. Additionally, the proposed policies have been slightly amended from First Reading to reflect Council's input and direction as provided.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Council is appointed as the Subdivision Approval Authority but is bound in decision making to the policies adopted by Council with the exception of granting variances to parcel sizes and other subdivision standards.
- Requests have been received from landowners to be able to subdivide long established/ generational farm yards from parcels that are less than a full ¼-section, typically on parcels that are 80-acre titles, but there is no policy to allow for such.
- Bylaw No. 25-028 received first reading on December 18, 2025. Subsequent to first reading, Council directed administration to prepare a subdivision policy review workshop to discuss the policies and the proposed amendments prior to proceeding with the public hearing, with the workshop occurring on February 5, 2026.

BACKGROUND INFORMATION:

The County has not allowed a yard to be subdivided from a title less than an unsubdivided ¼-section in over 40-years. The exceptions to this policy are the potential for a parcel 20-acres or less in size (or that contains 20-acres or less of farmable land), to be resplit one time into two titles, or a farmyard to be subdivided from the greater sized portion of a cut-off parcel title within the ¼-section. The County currently does not have a subdivision policy that allows for a subdivision from an 80-acre parcel.

The amendments to the Subdivision Criteria are to allow the potential subdivision of a Legacy Yard Site from a title of 80-acres at the discretion of the Subdivision Authority. The amendments include a definition and criteria of what constitutes a Legacy Yard Site (refer to Bylaw Schedule). The proposed revised policy if approved, will stipulate that no more than four parcels may be created per ¼-section in the *RA* and *UF* land use districts. This would be to allow each owner of an 80-acre title within a ¼-section the same equal opportunity. The additional amendments based on Council's direction subsequent to First Reading, include revising the time period of what constitutes a Legacy Yard Site (changed from 25 to 50 years) in the criteria and removing the specific time period from the definition, and adding a policy (4)(2)(f) that no further subdivision (resplit) of a Legacy Yard Site will be allowed.

The other proposed amendments to the subdivision policies include:

- Clarifying minimum parcel sizes. For consistency, the new standard states, "parcels shall be a minimum titled lot size of 0.8 ha (2-acres) with a suitable Developable Area of land" (as determined by the Subdivision or Development Authority).
- The individual Land Use Districts in Part 3 will be similarly amended for the described minimum parcel sizes to align with such a change.
- Simplify the maximum parcel size (currently a flexible size of 3.0 to 10-acres based on improvements) and simply state the maximum size is 10-acres.
- Remove the policy that prohibits a CFO from being subdivided on a title less than 80-acres in size. The agricultural subdivision policies and parcel sizes will be applied based on the applicable situation. (The previous policy is not relevant as the NRCB makes CFO decisions and it does not consider the County' subdivision policies).

The amending bylaw has been circulated to all County Departments and required external agencies for review. No objections or concerns were received.

The notice of the public hearing was advertised in the March 17 and 24 editions of the Sunny South News and on the County's website and social media accounts.

ALTERNATIVES / PROS / CONS:

County Council may refuse (defeat) second reading of Bylaw No. 25-028

Pros - none identified

Cons - refusal would limit the ability of the Subdivision Authority to have more discretion in making decisions on certain types of subdivision proposals.

FINANCIAL IMPACT:

None direct; however, it is noted that any future subdivision approved under a policy to subdivide a Legacy Yard Site from a subdivided title of 80-acres will be subject (in most cases) to providing a municipal reserve payment to the County.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw No 25-028 Reading page - as amended](#)
[PART 8 SUBDIVISION CRITERIA - proposed Updates March 2026 \(RED-GREEN TEXT\)](#)
[PART 8 SUBDIVISION CRITERIA - proposed Updates March 2026 \(CLEAN\) Schedule A](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 25-028

Bylaw No. 25-028 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007 (LUB 24-007), in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw No. 25-028 is to amend the Part 8 Subdivision Criteria of LUB 24-007 to update the policies, criteria and standards regarding the subdivision of land In Lethbridge County; to amend the Part 3 Land Use Districts and Regulations to align with the described parcel sizes with the Part 8 Subdivision Criteria updates; and to add to Part 9 Definitions a definition for a Legacy Yard Site;

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

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

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

1. To amend the Subdivision Criteria by removing the former Part 8 Subdivision Criteria of LUB No. 24-007 and replacing them in their entirety with the updated Part 8 Subdivision Criteria amendments as per the attached Schedule 'A'.
2. To amend the Land Use Districts and Regulations in Part 3 and Definitions in Part 9 as per the attached Schedule 'A'.
3. With the adoption of Bylaw No. 25-028, Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

GIVEN first reading this 18th day of December 2025.

Reeve

Chief Administrative Officer

GIVEN second reading, as amended, this 2nd day of April, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading, as amended, this 2nd day of April, 2026.

Reeve

Chief Administrative Officer

1 st Reading	
Public Hearing	
2 nd Reading	
3 rd Reading	

[Note: Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed. Green text are amendments since First Reading. Numbering is amended sequentially as required]

PART 8

SUBDIVISION CRITERIA

The following criteria in this schedule apply to the **Subdivision** of land for various land Uses:

1. GENERAL CRITERIA

These general criteria shall apply to all **Subdivision** applications:

- (1) Data provided to support a redesignation application may be required to be adopted by an Area Structure Plan or approved Conceptual Design Scheme. Area Structure Plans or Conceptual Design Schemes may be requested where:
 - (a) more than one owner is involved;
 - (b) several pieces of fragmented land are adjacent to the proposal;
 - (c) three or more Lots are to be created; and/or
 - (d) when internal Public **Roadways** are required.
- (2) In some areas of the County, statutory plans have been adopted and may contain certain standards or requirements that shall be complied with.
- (3) Potable water:
 - (a) All **Subdivisions** shall have a potable water supply suitable to Lethbridge County and Alberta Environment.
 - (b) In compliance with the *Water Act*:
 - (i) On **Subdivision** applications that create or amount to six or more Lots in a quarter section and propose to Use a licenced source of water, a certified water report will not be required as part of the application. The application will be circulated to the Water Resources Administrator, Alberta Environment for comment. A report would be required if requested by Alberta Environment.
 - (ii) On **Subdivision** applications that create or amount to six or more Lots in a quarter section and propose to Use an unlicensed water supply, a certified water report will be required with the application. The application and report will be circulated to the Water Resources Administrator, Alberta Environment for evaluation.
 - (iii) The Subdivision Authority should not consider the application for a decision until the comments are received.
- (4) Soil and geotechnical reports:
 - (a) Subdivision applicants may be requested to provide at their expense, a professional soil test/analysis at any time the Subdivision Authority is of the opinion it is warranted, to determine the suitability of the land for private sewage septic systems in relation to the **Subdivision** proposal.

- (b) Professional engineered geotechnical reports or tests may be requested to be provided at the applicant's expense to ensure the site being Subdivided is suitable in terms of topography, soil characteristics, slope stability, flooding subsidence, erosion and sanitary sewerage servicing.
- (5) Municipal Engineering Standards: The County has adopted an *Engineering Guidelines and Minimum Servicing Standards* manual which is to be consulted and applied to any type of Subdivision proposal on any lands. Developers will be responsible for complying with the requirements outlined in these standards and additional information may be requested by the County as deemed necessary. Conditions may be placed on a tentative Subdivision approval to address any servicing standards issues.
- (6) Applications for a redesignation to the Grouped Country Residential land Use shall be circulated for comment to:
 - (a) the Regional Health Authority,
 - (b) Alberta Agriculture, Food and Rural Development,
 - (c) Alberta Environment and Protected Areas,
 - (d) applicable Irrigation Use,
 - (e) Alberta Transportation if the Parcel is adjacent to or within 800 metres of a provincial highway, and
 - (f) any other provincial agency that may be affected by the proposal.
- (7) All requirements of this bylaw must be met for the proposed Parcel(s) and the Residual Lot.
- ~~(8) In all cases, a proposed Parcel and Residual Lot shall have at least 0.8 ha (2.0 acres) unless the Parcel is located within a hamlet or sanitary sewer provisions allow for smaller Parcels and the County has given the appropriate approval for this.~~
- (8) Each proposed Parcel and Residual Lot shall:
 - (a) have a minimum area of 0.8 ha (2.0 acres), or greater where required by the Subdivision or Development Authority;
 - (b) be eligible for smaller Parcel sizes only within a Hamlet or where sanitary sewer service permits, subject to County approval; and
 - (c) contain a suitable Building Envelope and Developable Area, as determined by the Subdivision or Development Authority in consideration of land constraints.
- (9) The proposed Lot to be Subdivided and the Residual Lot must both have direct legal and physical access to a Public Roadway. The Subdivision Authority may at its discretion, consider allowing access to a proposed Lot or Residual Lot by way of a registered easement or Right-of-Way in limited circumstances, such as when both direct legal and physical access is impossible due to a significant physical barrier (i.e., irrigation canal, river valley) which makes it impossible to obtain physical access to a Public Roadway. In such a circumstance, an easement or Right-of-Way plan may only be registered over one Parcel (title) to grant legal access to the isolated Parcel.

- (10) On an Unsubdivided Quarter-Section of land designated as *Rural Agriculture – RA* or *Urban Fringe – UF* the Subdivision Authority may only approve one initial **Subdivided title** from the quarter-section. With respect to the applicability of this policy:
- (a) The Subdivision Authority may consider a quarter-section to be unsubdivided if previous **Subdivisions** were for the purpose of Public or Quasi-Public Use (as defined in this bylaw).
 - (b) Further or additional limited **Subdivision** opportunity may be considered in some defined instances (e.g., **Subdivision** of Existing Small Titles, **Subdivision** of Cut-off (Fragmented) Parcels, **Subdivision of a Legacy Yard Site**, etc.) in accordance with the policies and criteria of this Part 8.
 - (c) Additional **Subdivision** criteria depending on the particular Use of the Parcel are identified in Sections **3 - 5** of this Part.

[For quarter-sections that have been **Subdivided**, the **Subdivision** policies and criteria as outlined in Sections **6 - 12** of this Part will be applicable apply and/or the Parcel's applicable designated land Use criteria and standards.]

- (11) The criteria stipulated in sections **2 - 5**, and **9 - 12** of this Part, apply to **Subdivisions** on lands designated as *Rural Agriculture – RA*, *Urban Fringe – UF* land Uses unless otherwise indicated.
- (12) The **Subdivision** of a proposed vacant Parcel shall only be considered by the Subdivision Authority in conformity to the applicable policies including Section 3, Extensive Agricultural Uses; **Section 5**, Country Residential (Single Lot Vacant Bareland); **Section 11**, Cut-off (Fragmented) Parcels; and **Section 12**, Property Realignment and Subdivision of Existing Small Titles.
- (13) Where a Parcel or Lot has been designated to a land Use that allows for multi-Lot **Subdivision** of land (e.g., *Grouped Country Residential - GCR*, *Rural General Industrial – RGI*, *Business Light Industrial- BLI*, *various hamlet Uses*, etc.) the applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

2. APPLYING MINIMUM DISTANCE SEPARATION CALCULATIONS TO SUBDIVISIONS

For the purpose of applying the Minimum Distance Separation calculation to **Subdivision** proposals, the following criteria shall be applied:

- (1) The proposal must meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation (CFO), as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and will be measured in the following manner:
- (a) For existing Farmsteads or **Country Residential Uses** with a Dwelling present – measured from the closet point of the existing Dwelling wall to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.
 - (b) For Vacant or Bareland Parcels – measured from the closet point of the existing or proposed new property line (whichever is closer) to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.

- (c) The MDS requirements shall apply to a CFO owner/operator who applies to **Subdivide** their own Dwelling from the quarter section or Parcel, including if the residence is located on the same site/Parcel that may contain their own livestock confined feeding operation.
 - (d) The MDS requirements do not apply to a Subdivision for an Industrial Subdivision or the Subdivision of a quarter-section into two 80-acre titles.
 - (e) The MDS requirements shall apply to a **Subdivision** for the purpose of a school, food establishment, commercial and high-use recreational Use.
- (2) The resubdivision of an existing title of land that contains 8.1 ha (20 acres) or less of farmable land shall not be permitted if the Parcel or existing Dwelling lies within any applicable MDS from an existing CFO.
- (3) An existing Farmstead or **Country Residential Use** that was in existence prior to a separate adjacent or neighbouring CFO being established may, at the sole discretion of the Subdivision Authority, be granted a Waiver of any MDS measurement that would normally be applied to a **Subdivision** proposal if:
- (a) it can be demonstrated to the satisfaction of the Subdivision Authority that the Farmstead or **Country Residential Use** was in fact developed/established before a neighbouring CFO was either granted a permit or began operations; and
 - (b) it can be determined that the CFO is limited in expansion capabilities due to the presence and location of the existing Dwelling; and
 - (c) it can be verified that the Dwelling in which the MDS is being applied to existed prior to August 1998, the date in which the MDS regulation became a policy in the *County of Lethbridge Land Use Bylaw No. 1170*.
 - (d) The owner/operator of a CFO who has on the same Parcel of the CFO a Farmstead or **Country Residential Use** containing a Dwelling that was in existence prior to August 1998 and/or their own CFO being established, are not applicable for consideration a relaxation of the MDS to their own operation as afforded in subsection (3)(a) through (c) as described above.

3. EXTENSIVE AGRICULTURAL USES

For the purpose of **Subdividing** or realigning areas or boundaries of agricultural titles **in the Rural Agriculture – RA, Urban Fringe – UF, and Hamlet Transitional / Agricultural – HT/A Uses** - the following criteria shall apply:

- (1) A previously Unsubdivided Quarter-Section of Irrigated or Dryland may be considered for **Subdivision** approval into two 32.4 ha (80 acres) titles provided other standards and requirements of the bylaw are met, including provisions (2) through (7) of this section.
- (2) No Irrigated or Dryland Parcel will be less than 32.4 ha (80 acres) in size except as provided in subsection (3).
- (3) Parcel sizes for **Extensive Agricultural Uses** on Irrigated or Dryland Parcels shall be:
 - (a) 32.4 ha (80 acres) having no registered exceptions from the title;
 - (b) 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.

- (4) The Subdivision Authority may only approve one separately titled **Subdivision** on an Unsubdivided Quarter-Section unless other criteria of this Part 8 apply. The approving authority may consider a quarter-section to be unsubdivided if previous **Subdivisions** were for the purpose of Public or Quasi-Public Use.
- (5) If a quarter-section has been **Subdivided** into two 32.4 ha (80 acres) titles, the 32.4 ha (80 acres) titles are ineligible to be further **Subdivided** to allow the creation of a separate title unless the land is designated to a land Use that permits additional **Subdivision**, or subsection (6) below is applicable, **or the criteria of Section 5 pertaining to Legacy Yard Sites may be applied.**
- (6) The **Subdivision** of an undeveloped or developed Cut-off (Fragmented) Parcel may be considered for approval from both a 64.8 ha (160 acres) and a 32.4 ha (80 acres) Parcel if it complies with the Cut-off (Fragmented) Parcel **Subdivision** criteria of **Section 11**, subsection (1).
- (7) Adjacent lands may be reconfigured and consolidated to achieve the minimum required Parcel size.

~~4. CONFINED FEEDING OPERATIONS~~

- ~~(1) The Subdivision Authority shall only approve an application for Subdivision for a confined feeding operation (CFO) as defined and established under the *Agricultural Operations Practices Act Standards and Administration Regulation*, if the Parcel has an area of 32.4 ha (80 acres) in size having no registered exceptions from the title, or 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or public Uses.~~
- ~~(2) The owner/operator of a CFO may subdivide from the Parcel containing the CFO a farmstead or country residential yard containing a Dwelling, or a vacant Parcel, provided that:

 - ~~(a) the Parcel is to be subdivided from a previously Unsubdivided Quarter Section or title containing 64.8 ha (160 acres) of land in consideration of Parcel sizes outlined in section 3 above or is a cut-off (fragmented) Parcel;~~
 - ~~(b) the proposal must meet or exceed the minimum distance separation (MDS) requirements from an existing confined feeding operation (CFO), as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and~~
 - ~~(c) the Parcel size, siting and suitability criteria stipulated in Sections 5, 6 or 12, depending on the type of proposal, can be met.~~~~

4. COUNTRY RESIDENTIAL USES (DEVELOPED RESIDENCES)

- (1) A proposed **Subdivision** for a Single Lot (Isolated) Country Residential Use for a developed residence may only be approved if:
 - (a) it is located on an Unsubdivided Quarter-Section or title containing 64.8 ha (160 acres) of land in consideration of Parcel sizes outlined in section 3 above; and,
 - (b) the area of the proposed Lot is as small as possible in order to conserve agricultural land but must contain a minimum 0.8 ha (2.0 acres) **in size or greater as may be required by the Subdivision Authority** developable land, with a maximum **flexible** Parcel size of **1.2 to 4.05** ha **(3.0 to 10 acres)** based on the existing improvements;
 - ~~(i) the Parcel size shall be limited by the location and extent of related buildings, structures and improvements, including septic systems, on the developed residence or farmstead site; and~~

- ~~(ii) by physical characteristics, well established tree shelterbelts, vegetation and such other land as is required to provide for physical access to the proposed Lot;~~
 - (c) the proposed Lot on which the Dwelling is located and the proposed Residual Lot both have direct legal and physical access to a Public Roadway;
 - (d) the size and location of the proposed Lot will not significantly affect the irrigation system of the area;
 - (e) the Dwelling unit located on the proposed Country Residential Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*.
- (2) A proposed Subdivision for a Legacy Yard Site (as defined in this Bylaw) from an agricultural title containing a minimum 28.3 ha (70 acres) within a previously Subdivided quarter-section may be approved at the sole discretion of the Subdivision Authority provided that:
- (a) the Subdivision Authority is satisfied the Legacy Yard Site is well established and has existed for at least ~~25~~ 50 years;
 - (b) the Subdivision will not result in ~~the creation of~~ more than four titled Parcels within the quarter-section;
 - (c) the Subdivided Lot is as small as reasonably possible to conserve agricultural land, but shall have a minimum 0.8 ha (2.0 acres) of land, a maximum of 4.05 ha (10 acres) based on the existing improvements and will result in a residual agricultural Parcel size of a minimum 28.3 ha (70 acres);
 - (d) the Yard has existing services or services that can be re-established. Any existing onsite private sewage system must be contained within the Lot boundary, or a new system must have sufficient area on the proposed Lot; and
 - (e) the criteria stipulated in Section 4, subsection (1)(c) through (e) also apply.
 - (f) Once subdivided as a Legacy Yard Site title, the resulting Lot created may not be further subdivided (or resplit) and divided into two separate titles (i.e., Section 12(2) of this Part 8 is not eligible for consideration.)
- (3) Variance or Waiver request ~~for determining~~ considerations by the Subdivision Authority for Parcels that exceed the maximum Parcel size ~~the Subdivision Authority will consider if~~ may include if:
- (a) the proposed Parcel is further developed with accessory buildings, such as sheds, shops and garages, Agricultural Buildings such as Quonsets and grain bins, structures such as storage compounds and/or storage or areas Used for farm machinery, produce and fertilizer, dugout and/or water well and septic system;
 - (b) the Parcel is of a compact size and physically defined by topography, historic or well-established shelterbelts or other physical characteristics; and
 - (c) the Parcel does not include any cultivated farmland, pasture land Used for grazing of animals or lands ~~determined to be more~~ suitable for agricultural production unless included within a shelterbelt and/or physically defined area. ~~Fencing alone, along with corrals and animal shelters, shall not constitute a physically defined area if it encompasses agricultural land or hazard lands that are not necessary for the habitation of the proposed Subdivision~~

~~and that may be left with the larger agricultural Parcel unless impractical to do so. Grain bins may also not constitute a physically defined area and may be excluded from the residential yard.~~

- (4) For any proposal that exceeds the maximum Parcel size, the Subdivision Authority **may determine the maximum size and** may exclude any feature or improvement **it determines is not necessary to be included in the Subdivision.** ~~for the habitation of the proposed Subdivision and that may be left with the larger agricultural Parcel such as fencing, grain bins, corrals and animal shelters.~~
- (5) Applications for Single Lot (Isolated) Country Residential Uses shall have the **Residual Lot** sizes outlined in Section **3(3) (1)(b)** of this Part.
- (6) In instances where a proposed **Subdivision** may result in a remaining or remnant land area that would be less than 100 m (328 ft.) in width between the new property line being created and the adjacent quarter section or adjacent property line, the Subdivision Authority may approve the proposal on the condition that the Parcel being **Subdivided** is to be squared-off or extended to the closest quarter section or adjacent property line to eliminate the intermediary strip of land.

5. ~~SINGLE LOT VACANT (BARELAND) COUNTRY RESIDENTIAL USES (SINGLE LOT VACANT / BARELAND)~~

- (1) A **Subdivision** which proposes to **Subdivide** a ~~farmstead Parcel~~ without a habitable Dwelling or create a vacant **Lot for a Single (Isolated) Country Residential Use** 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 **vacant** Lot to be created is a maximum of 1.2 ha (3 acres) in size; and
 - (b) the proposed ~~single residential~~ **vacant** Lot contains, in the opinion of the Subdivision Authority, a buildable site including a minimum 0.8 ha (2.0 acres) of ~~developable~~ land; and
 - (c) the proposed ~~single residential~~ **vacant** Lot can be serviced to the satisfaction of the ~~approval~~ **Subdivision Authority**, including the provision of potable water and septic; and
 - (d) the proposed **vacant** Lot and the **Residual Lot** both have direct legal and physical access to a Public Roadway to the satisfaction of the Subdivision Authority; and
 - (e) the access is satisfactory to Alberta Transportation **and Economic Corridors** where the access is onto or in close proximity to a primary highway; and
 - (f) the size and location of the proposed **vacant** Lot will not significantly affect any irrigation system in the area; and
 - (g) the Parcel boundary of the proposed vacant ~~country residential~~ Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and
 - (h) the development on the proposed ~~single residential~~ **vacant** Lot will not, in the opinion of the Subdivision Authority, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational Use of a river valley, water body, environmentally sensitive area or special scenic location; and

- (i) the applicant has a professional soils tests/analysis done at their expense to ensure that the soil characteristics are capable of supporting a private septic system. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Municipal Affairs, with a copy of the report submitted to the Subdivision Authority as a condition of **Subdivision** approval unless deemed necessary as part of the submitted application; and
 - (j) the **Subdivision** application includes a tentative **Subdivision** plan as prepared by a certified Alberta Land Surveyor which illustrates the location, area and dimensions of the Parcel to be **Subdivided**.
- (2) Applications for vacant **Lot for a Single (Isolated) Country Residential Use** shall have the **Residual Lot** sizes outlined in Section 3(3) ~~(1)(b)~~ of this Part.

6. GROUPED COUNTRY RESIDENTIAL USES

- (1) ~~Except where lands have been redesignated to the *Grouped Country Residential – GCR Use*, the Subdivision Authority shall not approve any application for Subdivision approval which would create three or more adjacent (contiguous) Country Residential Parcels or three four Parcels per quarter section in the *Rural Agriculture – RA, Urban Fringe – UF* land Uses.~~
- (2) Lands defined as Higher Quality Agricultural Land should not be approved for Grouped Country Residential Uses; but Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting **Subdivision** on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.
- (2) No area shall be approved for the **Subdivision** of Grouped Country Residential **Use** unless it is specifically designated for the Use under the Land Use Bylaw.
- (3) Grouped Country Residential development will be discouraged in areas shown in the Municipal Development Plan as being land where Confined Feeding Operations are encouraged.
- (4) Grouped Country Residential Uses will be encouraged to locate within the areas shown in the Municipal Development Plan as being areas where Confined Feeding Operations are restricted. In these areas, with an approved Area Structure Plan **or Conceptual Design Scheme**, Council may redesignate Parcels of land having consideration for:
 - (a) protection of Higher Quality Agricultural Land,
 - (b) comments from affected persons,
 - (c) effects on the irrigation system,
 - (d) servicing capabilities or constraints,
 - (e) storm water drainage,
 - (f) other applicable policies of the Municipal Development Plan.
- ~~(5) Except where lands have been redesignated to the *Grouped Country Residential – GCR Use*, the Subdivision Authority shall not approve any application for Subdivision approval which would create more than three Parcels per quarter section in the *Rural Agriculture – RA, Urban Fringe – UF and Lethbridge Urban Fringe – LUF* land Use Uses.~~

7. COMMERCIAL AND INDUSTRIAL USES

- (1) Lands defined as Higher Quality Agricultural Land should not be approved for Industrial or Commercial Use **Subdivisions**; Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting **Subdivision** on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.
- (2) No area shall be approved for the **Subdivision** of Industrial/Commercial Use unless it is specifically designated for the Use under the Land Use Bylaw. The applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply to the **Subdivision**, which are dependent on the type of Use proposed and the availability of servicing.
- (3) Where there are more than four contiguous Industrial/Commercial designated Parcels proposed or in an intermunicipal area where it is required, an Area Structure Plan or Conceptual Design Scheme will be submitted to support the development. The proposed **Subdivision** must conform to the plan approved for the land.
- (4) Industrial and Commercial Uses will be encouraged to locate within the areas shown in the Municipal Development Plan. In these areas, Council may redesignate Parcels of land having consideration for:
 - (a) protection of Higher Quality Agricultural Land,
 - (b) comments from affected persons,
 - (d) servicing capabilities or constraints,
 - (e) storm water drainage,
 - (f) **access and proximity to major transportation networks,**
 - (g) other applicable policies of the Municipal Development Plan.
- (5) Except where lands have been redesignated to an Industrial or Commercial Use, the Subdivision Authority shall not approve any application for **Subdivision** approval which would create an Industrial or Commercial Parcel **unless it is the initial Subdivision from the quarter-section and the Use is permissible in the applicable Use.**

8. HAMLET RESIDENTIAL AND OTHER HAMLET USES

For **Subdivisions** for various residential or other Uses within designated hamlets, the applicable hamlet land Use minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

9. NON-RESIDENTIAL USES

- (1) When approving an application for **Subdivision** of a proposed non-residential principal Use as listed within the *Rural Agriculture – RA or Urban Fringe – UF* land Uses, either on Parcels developed or on vacant (bareland), the following shall apply:
 - (a) the maximum Parcel size shall be 4.05 ha (10 acres) in size where improvements are present; or
 - (b) if vacant, the proposed Lot to be created shall be a maximum of 1.2 ha (3 acres) in size; or

- (c) shall otherwise be limited to 32.4 ha (80 acres) in size having no registered exceptions from the title, or 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.
 - (d) All **Subdivision** proposals shall have the **Residual Lot** sizes as outlined in Section 3 (1)(b) of this Part.
- (2) If this type of **Subdivision** is approved, this will preclude the ability of a separate **County Residential ~~yard~~ Use** or Farmstead title to be **Subdivided** from the quarter-section.

10. PUBLIC AND INSTITUTIONAL USES

- (1) A **Subdivision** application for Public and Institutional Uses as defined by the Land Use Bylaw may be recommended for approval if:
- (a) the Subdivision Authority is satisfied that suitable, existing alternative Parcels are not reasonably available in an urban or rural area in the vicinity;
 - (b) for an existing Public and Institutional Use, the Parcel size is limited to the developed portion of the site only to encompass improvements;
 - (c) the legal and physical access, including access to the residual agricultural Lot, satisfies Alberta Transportation **and Economic Corridors** in the case of a provincial highway or Lethbridge County in the case of municipal roads; and
 - (d) the Subdivision Authority is satisfied that the Use is suitable, serviceable and will be developed as proposed.
- (2) The maximum Parcel size shall be as determined suitable at the discretion of the Subdivision Authority with consideration for the proposed Use and the land area required to accommodate it.
- (3) The minimum Parcel size for Public and Institutional Uses shall be 1.2 ha (3.0 acres) of ~~developable~~ land for private septic treatment systems or other such minimum as may be established under an adopted Area Structure Plan, ~~or~~ approved **Conceptual Design Scheme**, **or as required by the Subdivision or Development Authority**.
- (4) A **Subdivision** or existing certificate of title for a Public Use may be exempted from the maximum ~~three~~ **four** titles per quarter section policy.
- (5) For a **Subdivision** of a Public and Institutional Use in a County hamlet, the standards and Parcel size criteria of the *Hamlet Public / Institutional - HP/I* land Use shall apply.

11. CUT-OFF (FRAGMENTED) PARCEL

- (1) Subdivision of an undeveloped or developed Cut-off (Fragmented) Parcel may be approved if:
- (a) the proposed Lot is separated from the residual by:
 - (i) a registered exception from the title (e.g. Roadway, Irrigation Use canal, rail line);
 - (ii) a registered title that is owned by a Public or Quasi-public department or agency (e.g. municipal, provincial, irrigation Use, rail company);
 - (iii) a feature that creates a significant physical barrier to Use of both sides as a unit (this may include a coulee, embankment, river valley, rail line, developed Public Roadway, Irrigation Use reservoirs or canals for the conveyance and delivery of water, or a

permanent waterbody — trees, shrubs, or tree shelter belts and private or landowner constructed ditches or canals shall not be considered as a feature that creates a significant physical barrier and shall not be eligible for **Subdivision** as a cut-off Parcel);

- (b) the proposed Lot and **Residual Lot** both have physical and legal access, or the Subdivision Authority is acceptable to access by a limited easement or Right-of-Way in accordance with policy 1(9);
 - (c) the results of a Minimum Distance Separation (MDS) calculation from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation* shall be considered;
 - (d) neither the proposed Lot or the **Residual Lot** is occupied by a confined feeding operation.
- (2) At the discretion of the Subdivision Authority, a registered title containing 160 acres or a quarter section which has been **Subdivided** pursuant to the above cut-off **Subdivision** policy or previous provincial policies (refer to Section 11(3) below) may be eligible for the **Subdivision** of an existing Farmstead, **Country Residential Use or Legacy Yard Site** from the greater half (area) of the Cut-Off (Fragmented) quarter section provided that the proposal is consistent with the requirements established for the ~~Single Lot~~ **Country Residential Use (Developed Residence)** Parcels outlined in Section 5 of this Part, and the **Subdivision** does not result in the creation of more than ~~three~~ **four** titles per quarter section.
- (3) In respect of *Matters Related to Subdivision and Development Regulation 43/2002*, a quarter section is considered unsubdivided if it is a Parcel of land that has been created pursuant to section 86(2)(d) of the *Planning Act RSA 1980* on or before July 6, 1988, or pursuant to section 29.1 of the *Subdivision Regulation (AR 132/78)*, from a quarter section, lake Lot, river Lot or settlement Lot if that Parcel of land constitutes more than ½ of the area that was constituted by that quarter section, lake Lot, river Lot or settlement Lot.

12. PROPERTY REALIGNMENT AND SUBDIVISION OF EXISTING SMALL TITLES

The **Subdivision** of a Parcel to accommodate a property or boundary realignment, or a Parcel of poor-quality land containing 8.1 ha (20 acres) or less of farmable land, may be approved subject to the following:

- (1) In the case of enlargement, reduction or realignment of existing separate titles (Parcels):
 - (a) the additional lands required are to accommodate existing or related improvements, or to rectify encroachment or access issues; or
 - (b) the proposal is to rectify or rationalize existing titles, occupancy, cultivation or settlement patterns; and
 - (c) no additional Parcels are created over and above those presently in existence; and
 - (d) the proposed new Lot and the proposed **Residual Lot** will continue to have direct legal and physical access to a Public Roadway, adequate development setbacks, and a suitable building site; and
 - (e) the size, location and configuration of the proposed Lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities.
- (2) An existing title of land that contains 8.1 ha (20 acres) or less of farmable land and considered by Council to be poor agricultural land may be divided into two Parcels if:

- (a) the required Minimum Distance Separation (MDS) distance to any neighbouring CFOs is met, and
 - (b) both Parcels have direct physical and legal access to a Public Roadway, and
 - (c) both Parcels have a suitable developable building site with the required minimum area as defined by the Land Use Bylaw, and
 - (d) the minimum Parcel size of each of the Lots shall not be less than 0.8 ha (2.0 acres) in size or greater as may be required by the Development Authority, and
 - (e) the Subdivision does not result in the creation of more than ~~three~~ four titles per quarter section, or result in the creation of three adjacent (contiguous) Country Residential Lots.
 - (f) Any proposal that would create more than ~~three~~ four titles per quarter section or would result in creating three adjacent (contiguous) Country Residential Lots (including existing adjacent Lots under separate title) would be required to provide the applicable Conceptual Design Scheme or Area Structure Plan and must apply for a redesignation of the land, prior to a Subdivision application being considered.
- (3) For the purpose of determining a “farmable or unfarmable area of land” as referenced in Section 13(2) above, the Subdivision Authority may at its discretion, consider:
- (a) An “unfarmable area” to include registered irrigation rights-of-way, natural land features such as coulees, steep embankments, rivers, streams or seasonal creeks, wetlands, and land that is impractical or difficult to farm due to steep slopes, sloughs/swamps. Generally, the Subdivision Authority will not consider man made improvements, tree shelter belts, or agricultural lands that are fenced off to be included as an “unfarmable area”.
 - (b) “farmable land” to specifically include any cultivated or uncultivated farmland, pasture land Used for grazing of animals, lands suitable for agricultural or horticultural production, or land that may be incorporated or returned into agricultural production.

13. SUBDIVISION IN PROXIMITY TO THE CANAMEX FREEWAY

The Subdivision of a Parcel of land in proximity to the designated Canamex Freeway will be reviewed in consideration of **Part 4, General Land Use Provision, B. Servicing and Site Suitability, Section 45, Canamex Freeway Development and Siting Requirements.**

Land Use Bylaw No. 24-007

Part 3, Land Use District and Regulations - Amendments to standards in the listed land uses

(Additions as outlined in red/green text, strike throughs to remove text)

RURAL AGRICULTURE - RA

3. MINIMUM PARCEL AND LOT SIZES

(1) Extensive Agriculture

- (a) existing Parcels;
- (b) quarter sections or Parcels ~~Subdivided~~ in accordance with Part 8 – Subdivision Criteria;
- (c) cut-off Parcels at the discretion of the Subdivision Authority;
- (d) all other Parcels shall be a minimum 0.8 ha (2 acres) ~~of developable land~~ or greater as may be required by the Subdivision or Development Authority.

(2) Farmsteads or Isolated Country Residential

- (a) existing Parcels;
- (b) minimum 0.8 ha (2 acres) ~~of developable land~~ or greater as may be required by the Subdivision or Development Authority.

Add global text amendment to the Section 3 Minimum Lot Size in each of the following Land Uses:

- URBAN FRINGE – UF
- GROUPED COUNTRY RESIDENTIAL – GCR
- RURAL GENERAL INDUSTRIAL – RGI
- BUSINESS LIGHT INDUSTRIAL – BLI
- RURAL COMMERCIAL – RC

3. MINIMUM LOT SIZE

(1) The minimum required Parcel or Lot size shall be:

- (a) existing Parcels;
- (b) 0.8 ha (2 acres) of developable land or greater as may be ~~reasonably~~ required by the Subdivision or Development Authority to support the proposed use.

RURAL RECREATIONAL - RR

3. MINIMUM PARCEL SIZE

Minimum Parcel sizes shall be at the discretion of the Subdivision and Development Authority based on the type of proposal with the following standards being applied:

- (1) The minimum Parcel size for any Use which is not municipally serviced but which requires a means of sewage disposal shall be:
 - (a) 0.8 ha (2 acres) in area **or greater as may be required by the Subdivision or Development Authority.**
 - (b) as indicated in an approved Area Structure Plan or Conceptual Design Scheme.

Part 9, Definitions - Amendments

Add new definition:

Legacy Yard Site means the developed area of a long established rural property that contains an existing residential Dwelling or that formerly contained a residence, and contains or may have contained other accessory buildings, structures and improvements such as shop buildings, dugouts, various agricultural out-buildings, tree shelter belts, etc., and that has been in place for ~~a minimum period of 25 years~~ **multiple generations**. This Use is commonly associated with the property of generational farming families and the classification of such acknowledges the historical settlement patterns of the area and allows for the preservation of long established homesteads or farms, which can have significant community and heritage value.

Schedule 'A'

Bylaw No. 25-028

Amendments to Land Use Bylaw No. 24-007

The described amendments are to replace Part 8 Subdivision Criteria of the municipal Land Use Bylaw No. 24-007 in its entirety with the updated Part 8 Subdivision Criteria amendments as per the attached:

PART 8

SUBDIVISION CRITERIA

The following criteria in this schedule apply to the Subdivision of land for various land Uses:

1. GENERAL CRITERIA

These general criteria shall apply to all Subdivision applications:

- (1) Data provided to support a redesignation application may be required to be adopted by an Area Structure Plan or approved Conceptual Design Scheme. Area Structure Plans or Conceptual Design Schemes may be requested where:
 - (a) more than one owner is involved;
 - (b) several pieces of fragmented land are adjacent to the proposal;
 - (c) three or more Lots are to be created; and/or
 - (d) when internal Public Roadways are required.
- (2) In some areas of the County, statutory plans have been adopted and may contain certain standards or requirements that shall be complied with.
- (3) Potable water:
 - (a) All Subdivisions shall have a potable water supply suitable to Lethbridge County and Alberta Environment.
 - (b) In compliance with the *Water Act*:
 - (i) On Subdivision applications that create or amount to six or more Lots in a quarter section and propose to Use a licenced source of water, a certified water report will not be required as part of the application. The application will be circulated to the Water Resources Administrator, Alberta Environment for comment. A report would be required if requested by Alberta Environment.
 - (ii) On Subdivision applications that create or amount to six or more Lots in a quarter section and propose to Use an unlicensed water supply, a certified water report will be required with the application. The application and report will be circulated to the Water Resources Administrator, Alberta Environment for evaluation.
 - (iii) The Subdivision Authority should not consider the application for a decision until the comments are received.

- (4) Soil and geotechnical reports:
 - (a) Subdivision applicants may be requested to provide at their expense, a professional soil test/analysis at any time the Subdivision Authority is of the opinion it is warranted, to determine the suitability of the land for private sewage septic systems in relation to the Subdivision proposal.
 - (b) Professional engineered geotechnical reports or tests may be requested to be provided at the applicant's expense to ensure the site being subdivided is suitable in terms of topography, soil characteristics, slope stability, flooding subsidence, erosion and sanitary sewerage servicing.
- (5) Municipal Engineering Standards: The County has adopted an *Engineering Guidelines and Minimum Servicing Standards* manual which is to be consulted and applied to any type of Subdivision proposal on any lands. Developers will be responsible for complying with the requirements outlined in these standards and additional information may be requested by the County as deemed necessary. Conditions may be placed on a tentative Subdivision approval to address any servicing standards issues.
- (6) Applications for a redesignation to the Grouped Country Residential land Use shall be circulated for comment to:
 - (a) the Regional Health Authority,
 - (b) Alberta Agriculture, Food and Rural Development,
 - (c) Alberta Environment and Protected Areas,
 - (d) applicable Irrigation Use,
 - (e) Alberta Transportation if the Parcel is adjacent to or within 800 metres of a provincial highway, and
 - (f) any other provincial agency that may be affected by the proposal.
- (7) All requirements of this bylaw must be met for the proposed Parcel(s) and the Residual Lot.
- (8) Each proposed Parcel and Residual Lot shall:
 - (a) have a minimum area of 0.8 ha (2.0 acres), or greater where required by the Subdivision or Development Authority;
 - (b) be eligible for smaller Parcel sizes only within a Hamlet or where sanitary sewer service permits, subject to County approval; and
 - (c) contain a suitable Building Envelope and Developable Area, as determined by the Subdivision or Development Authority in consideration of land constraints.
- (9) The proposed Lot to be Subdivided and the Residual Lot must both have direct legal and physical access to a Public Roadway. The Subdivision Authority may at its discretion, consider allowing access to a proposed Lot or Residual Lot by way of a registered easement or Right-of-Way in limited circumstances, such as when both direct legal and physical access is impossible due to a significant physical barrier (i.e., irrigation canal, river valley) which makes it impossible to obtain physical access to a Public Roadway. In such a circumstance, an easement or Right-of-Way plan may only be registered over one Parcel (title) to grant legal access to the isolated Parcel.

- (10) On an Unsubdivided Quarter-Section of land designated as *Rural Agriculture – RA* or *Urban Fringe – UF* the Subdivision Authority may only approve one initial Subdivided title from the quarter-section. With respect to the applicability of this policy:
- (a) The Subdivision Authority may consider a quarter-section to be unsubdivided if previous Subdivisions were for the purpose of Public or Quasi-Public Use (as defined in this bylaw).
 - (b) Further or additional limited Subdivision opportunity may be considered in some defined instances (e.g., Subdivision of Existing Small Titles, Subdivision of Cut-off (Fragmented) Parcels, Subdivision of a Legacy Yard Site, etc.) in accordance with the policies and criteria of this Part 8.
 - (c) Additional Subdivision criteria depending on the particular Use of the Parcel are identified in Sections 3 - 5 of this Part.

[For quarter-sections that have been Subdivided, the Subdivision policies and criteria as outlined in Sections 6 - 12 of this Part will be applicable apply and/or the Parcel's applicable designated land Use criteria and standards.]

- (11) The criteria stipulated in sections 2 - 5, and 9 - 12 of this Part, apply to Subdivisions on lands designated as *Rural Agriculture – RA*, *Urban Fringe – UF* land Uses unless otherwise indicated.
- (12) The Subdivision of a proposed vacant Parcel shall only be considered by the Subdivision Authority in conformity to the applicable policies including Section 3, Extensive Agricultural Uses; Section 5, Country Residential (Single Lot Vacant / Bareland); Section 11, Cut-off (Fragmented) Parcels; and Section 12, Property Realignment and Subdivision of Existing Small Titles.
- (13) Where a Parcel or Lot has been designated to a land Use that allows for multi-Lot Subdivision of land (e.g., *Grouped Country Residential - GCR*, *Rural General Industrial – RGI*, *Business Light Industrial- BLI*, *various hamlet Uses*, etc.) the applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

2. APPLYING MINIMUM DISTANCE SEPARATION CALCULATIONS TO SUBDIVISIONS

For the purpose of applying the Minimum Distance Separation calculation to Subdivision proposals, the following criteria shall be applied:

- (1) The proposal must meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation (CFO), as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and will be measured in the following manner:
- (a) For existing Farmsteads or Country Residential Uses with a Dwelling present – measured from the closet point of the existing Dwelling wall to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.
 - (b) For Vacant or Bareland Parcels – measured from the closet point of the existing or proposed new property line (whichever is closer) to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.

- (c) The MDS requirements shall apply to a CFO owner/operator who applies to Subdivide their own Dwelling from the quarter section or Parcel, including if the residence is located on the same site/Parcel that may contain their own livestock confined feeding operation.
 - (d) The MDS requirements do not apply to a Subdivision for an Industrial Subdivision or the Subdivision of a quarter-section into two 80-acre titles.
 - (e) The MDS requirements shall apply to a Subdivision for the purpose of a school, food establishment, commercial and high-use recreational Use.
- (2) The resubdivision of an existing title of land that contains 8.1 ha (20 acres) or less of farmable land shall not be permitted if the Parcel or existing Dwelling lies within any applicable MDS from an existing CFO.
- (3) An existing Farmstead or Country Residential Use that was in existence prior to a separate adjacent or neighbouring CFO being established may, at the sole discretion of the Subdivision Authority, be granted a Waiver of any MDS measurement that would normally be applied to a Subdivision proposal if:
- (a) it can be demonstrated to the satisfaction of the Subdivision Authority that the Farmstead or Country Residential Use was in fact developed/established before a neighbouring CFO was either granted a permit or began operations; and
 - (b) it can be determined that the CFO is limited in expansion capabilities due to the presence and location of the existing Dwelling; and
 - (c) it can be verified that the Dwelling in which the MDS is being applied to existed prior to August 1998, the date in which the MDS regulation became a policy in the *County of Lethbridge Land Use Bylaw No. 1170*.
 - (d) The owner/operator of a CFO who has on the same Parcel of the CFO a Farmstead or Country Residential Use containing a Dwelling that was in existence prior to August 1998 and/or their own CFO being established, are not applicable for consideration a relaxation of the MDS to their own operation as afforded in subsection (3)(a) through (c) as described above.

3. EXTENSIVE AGRICULTURAL USES

For the purpose of Subdividing or realigning areas or boundaries of agricultural titles in the *Rural Agriculture – RA*, *Urban Fringe – UF*, and *Hamlet Transitional / Agricultural – HT/A* Uses - the following criteria shall apply:

- (1) A previously Unsubdivided Quarter-Section of Irrigated or Dryland may be considered for Subdivision approval into two 32.4 ha (80 acres) titles provided other standards and requirements of the bylaw are met, including provisions (2) through (7) of this section.
- (2) No Irrigated or Dryland Parcel will be less than 32.4 ha (80 acres) in size except as provided in subsection (3).
- (3) Parcel sizes for Extensive Agricultural Uses on Irrigated or Dryland Parcels shall be:
 - (a) 32.4 ha (80 acres) having no registered exceptions from the title;
 - (b) 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.

- (4) The Subdivision Authority may only approve one separately titled Subdivision on an Unsubdivided Quarter-Section unless other criteria of this Part 8 apply. The approving authority may consider a quarter-section to be unsubdivided if previous Subdivisions were for the purpose of Public or Quasi-Public Use.
- (5) If a quarter-section has been Subdivided into two 32.4 ha (80 acres) titles, the 32.4 ha (80 acres) titles are ineligible to be further Subdivided to allow the creation of a separate title unless the land is designated to a land Use that permits additional Subdivision, or subsection (6) below is applicable, or the criteria of Section 5 pertaining to Legacy Yard Sites may be applied.
- (6) The Subdivision of an undeveloped or developed Cut-off (Fragmented) Parcel may be considered for approval from both a 64.8 ha (160 acres) and a 32.4 ha (80 acres) Parcel if it complies with the Cut-off (Fragmented) Parcel Subdivision criteria of Section 11, subsection (1).
- (7) Adjacent lands may be reconfigured and consolidated to achieve the minimum required Parcel size.

4. COUNTRY RESIDENTIAL USES (DEVELOPED RESIDENCES)

- (1) A proposed Subdivision for a Single Lot (Isolated) Country Residential Use for a developed residence may only be approved if:
 - (a) it is located on an Unsubdivided Quarter-Section or title containing 64.8 ha (160 acres) of land in consideration of Parcel sizes outlined in section 3 above; and,
 - (b) the area of the proposed Lot is as small as possible in order to conserve agricultural land but must contain a minimum 0.8 ha (2.0 acres) in size or greater as may be required by the Subdivision Authority, with a maximum Parcel size of 4.05 ha (10 acres);
 - (c) the proposed Lot on which the Dwelling is located and the proposed Residual Lot both have direct legal and physical access to a Public Roadway;
 - (d) the size and location of the proposed Lot will not significantly affect the irrigation system of the area;
 - (e) the Dwelling unit located on the proposed Country Residential Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*.
- (2) A proposed Subdivision for a Legacy Yard Site (as defined in this Bylaw) from an agricultural title containing a minimum 28.3 ha (70 acres) within a previously Subdivided quarter-section may be approved at the sole discretion of the Subdivision Authority provided that:
 - (a) the Subdivision Authority is satisfied the Legacy Yard Site is well established and has existed for at least 50 years;
 - (b) the Subdivision will not result in ~~the creation of~~ more than four titled Parcels within the quarter-section;
 - (c) the Subdivided Lot is as small as reasonably possible to conserve agricultural land, but shall: have a minimum 0.8 ha (2.0 acres) of land, a maximum of 4.05 ha (10 acres) based on the existing improvements and will result in a residual agricultural Parcel size of a minimum 28.3 ha (70 acres);

- (d) the Yard has existing services or services that can be re-established. Any existing onsite private sewage system must be contained within the Lot boundary, or a new system must have sufficient area on the proposed Lot; and
 - (e) the criteria stipulated in Section 4, subsection (1)(c) through (e) also apply.
 - (f) Once subdivided as a Legacy Yard Site title, the resulting Lot created may not be further subdivided (or resplit) and divided into two separate titles (i.e., Section 12(2) of this Part 8 is not eligible for consideration.)
- (3) Variance or Waiver request considerations by the Subdivision Authority for Parcels that exceed the maximum Parcel size may include if:
- (a) the proposed Parcel is further developed with accessory buildings, such as sheds, shops and garages, Agricultural Buildings such as Quonsets and grain bins, structures such as storage compounds and/or storage or areas Used for farm machinery, produce and fertilizer, dugout and/or water well and septic system;
 - (b) the Parcel is of a compact size and physically defined by topography, historic or well-established shelterbelts or other physical characteristics; and
 - (c) the Parcel does not include any cultivated farmland, pasture land Used for grazing of animals or lands determined to be more suitable for agricultural production unless included within a shelterbelt and/or physically defined area.
- (4) For any proposal that exceeds the maximum Parcel size, the Subdivision Authority may determine the maximum size and may exclude any feature or improvement it determines is not necessary to be included in the Subdivision.
- (5) Applications for Single Lot (Isolated) Country Residential Uses shall have the Residual Lot sizes outlined in Section 3(3) of this Part.
- (6) In instances where a proposed Subdivision may result in a remaining or remnant land area that would be less than 100 m (328 ft.) in width between the new property line being created and the adjacent quarter section or adjacent property line, the Subdivision Authority may approve the proposal on the condition that the Parcel being Subdivided is to be squared-off or extended to the closest quarter section or adjacent property line to eliminate the intermediary strip of land.

5. COUNTRY RESIDENTIAL USES (SINGLE LOT VACANT / BARELAND)

- (1) A Subdivision which proposes to Subdivide a Parcel without a habitable Dwelling or create a vacant Lot for a Single (Isolated) Country Residential Use 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 vacant Lot to be created is a maximum of 1.2 ha (3 acres) in size; and
 - (b) the proposed vacant Lot contains, in the opinion of the Subdivision Authority, a buildable site including a minimum 0.8 ha (2.0 acres) of land; and
 - (c) the proposed vacant Lot can be serviced to the satisfaction of the Subdivision Authority, including the provision of potable water and septic; and
 - (d) the proposed vacant Lot and the Residual Lot both have direct legal and physical access to a Public Roadway to the satisfaction of the Subdivision Authority; and

- (e) the access is satisfactory to Alberta Transportation and Economic Corridors where the access is onto or in close proximity to a primary highway; and
 - (f) the size and location of the proposed vacant Lot will not significantly affect any irrigation system in the area; and
 - (g) the Parcel boundary of the proposed vacant Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and
 - (h) the development on the proposed vacant Lot will not, in the opinion of the Subdivision Authority, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational Use of a river valley, water body, environmentally sensitive area or special scenic location; and
 - (i) the applicant has a professional soils tests/analysis done at their expense to ensure that the soil characteristics are capable of supporting a private septic system. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Municipal Affairs, with a copy of the report submitted to the Subdivision Authority as a condition of Subdivision approval unless deemed necessary as part of the submitted application; and
 - (j) the Subdivision application includes a tentative Subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, area and dimensions of the Parcel to be Subdivided.
- (2) Applications for vacant Lot for a Single (Isolated) Country Residential Use shall have the Residual Lot sizes outlined in Section 3(3) of this Part.

6. GROUPED COUNTRY RESIDENTIAL USES

- (1) Except where lands have been redesignated to the *Grouped Country Residential – GCR Use*, the Subdivision Authority shall not approve any application for Subdivision approval which would create three or more adjacent (contiguous) Country Residential Parcels or four Parcels per quarter section in the *Rural Agriculture – RA, Urban Fringe – UF* land Uses.
- (2) Lands defined as Higher Quality Agricultural Land should not be approved for Grouped Country Residential Uses; but Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting Subdivision on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.
- (2) No area shall be approved for the Subdivision of Grouped Country Residential Use unless it is specifically designated for the Use under the Land Use Bylaw.
- (3) Grouped Country Residential development will be discouraged in areas shown in the Municipal Development Plan as being land where Confined Feeding Operations are encouraged.
- (4) Grouped Country Residential Uses will be encouraged to locate within the areas shown in the Municipal Development Plan as being areas where Confined Feeding Operations are restricted. In these areas, with an approved Area Structure Plan or Conceptual Design Scheme, Council may redesignate Parcels of land having consideration for:
 - (a) protection of Higher Quality Agricultural Land,

- (b) comments from affected persons,
- (c) effects on the irrigation system,
- (d) servicing capabilities or constraints,
- (e) storm water drainage,
- (f) other applicable policies of the Municipal Development Plan.

7. COMMERCIAL AND INDUSTRIAL USES

- (1) Lands defined as Higher Quality Agricultural Land should not be approved for Industrial or Commercial Use Subdivisions; Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting Subdivision on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.
- (2) No area shall be approved for the Subdivision of Industrial/Commercial Use unless it is specifically designated for the Use under the Land Use Bylaw. The applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply to the Subdivision, which are dependent on the type of Use proposed and the availability of servicing.
- (3) Where there are more than four contiguous Industrial/Commercial designated Parcels proposed or in an intermunicipal area where it is required, an Area Structure Plan or Conceptual Design Scheme will be submitted to support the development. The proposed Subdivision must conform to the plan approved for the land.
- (4) Industrial and Commercial Uses will be encouraged to locate within the areas shown in the Municipal Development Plan. In these areas, Council may redesignate Parcels of land having consideration for:
 - (a) protection of Higher Quality Agricultural Land,
 - (b) comments from affected persons,
 - (d) servicing capabilities or constraints,
 - (e) storm water drainage,
 - (f) access and proximity to major transportation networks,
 - (g) other applicable policies of the Municipal Development Plan.
- (5) Except where lands have been redesignated to an Industrial or Commercial Use, the Subdivision Authority shall not approve any application for Subdivision approval which would create an Industrial or Commercial Parcel unless it is the initial Subdivision from the quarter-section and the Use is permissible in the applicable Use.

8. HAMLET RESIDENTIAL AND OTHER HAMLET USES

For Subdivisions for various residential or other Uses within designated hamlets, the applicable hamlet land Use minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

9. NON-RESIDENTIAL USES

- (1) When approving an application for Subdivision of a proposed non-residential principal Use as listed within the *Rural Agriculture – RA or Urban Fringe – UF* land Uses, either on Parcels developed or on vacant (bareland), the following shall apply:
 - (a) the maximum Parcel size shall be 4.05 ha (10 acres) in size where improvements are present; or
 - (b) if vacant, the proposed Lot to be created shall be a maximum of 1.2 ha (3 acres) in size; or
 - (c) shall otherwise be limited to 32.4 ha (80 acres) in size having no registered exceptions from the title, or 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.
 - (d) All Subdivision proposals shall have the Residual Lot sizes as outlined in Section 3 (1)(b) of this Part.
- (2) If this type of Subdivision is approved, this will preclude the ability of a separate County Residential Use or Farmstead title to be Subdivided from the quarter-section.

10. PUBLIC AND INSTITUTIONAL USES

- (1) A Subdivision application for Public and Institutional Uses as defined by the Land Use Bylaw may be recommended for approval if:
 - (a) the Subdivision Authority is satisfied that suitable, existing alternative Parcels are not reasonably available in an urban or rural area in the vicinity;
 - (b) for an existing Public and Institutional Use, the Parcel size is limited to the developed portion of the site only to encompass improvements;
 - (c) the legal and physical access, including access to the residual agricultural Lot, satisfies Alberta Transportation and Economic Corridors in the case of a provincial highway or Lethbridge County in the case of municipal roads; and
 - (d) the Subdivision Authority is satisfied that the Use is suitable, serviceable and will be developed as proposed.
- (2) The maximum Parcel size shall be as determined suitable at the discretion of the Subdivision Authority with consideration for the proposed Use and the land area required to accommodate it.
- (3) The minimum Parcel size for Public and Institutional Uses shall be 1.2 ha (3.0 acres) of land for private septic treatment systems or other such minimum as may be established under an adopted Area Structure Plan, approved Conceptual Design Scheme, or as required by the Subdivision or Development Authority.
- (4) A Subdivision or existing certificate of title for a Public Use may be exempted from the maximum e four titles per quarter section policy.
- (5) For a Subdivision of a Public and Institutional Use in a County hamlet, the standards and Parcel size criteria of the *Hamlet Public / Institutional - HP/I* land Use shall apply.

11. CUT-OFF (FRAGMENTED) PARCEL

- (1) Subdivision of an undeveloped or developed Cut-off (Fragmented) Parcel may be approved if:

- (a) the proposed Lot is separated from the residual by:
 - (i) a registered exception from the title (e.g. Roadway, Irrigation Use canal, rail line);
 - (ii) a registered title that is owned by a Public or Quasi-public department or agency (e.g. municipal, provincial, irrigation Use, rail company);
 - (iii) a feature that creates a significant physical barrier to Use of both sides as a unit (this may include a coulee, embankment, river valley, rail line, developed Public Roadway, Irrigation Use reservoirs or canals for the conveyance and delivery of water, or a permanent waterbody — trees, shrubs, or tree shelter belts and private or landowner constructed ditches or canals shall not be considered as a feature that creates a significant physical barrier and shall not be eligible for Subdivision as a cut-off Parcel);
 - (b) the proposed Lot and Residual Lot both have physical and legal access, or the Subdivision Authority is acceptable to access by a limited easement or Right-of-Way in accordance with policy 1(9);
 - (c) the results of a Minimum Distance Separation (MDS) calculation from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation* shall be considered;
 - (d) neither the proposed Lot or the Residual Lot is occupied by a confined feeding operation.
- (2) At the discretion of the Subdivision Authority, a registered title containing 160 acres or a quarter section which has been Subdivided pursuant to the above cut-off Subdivision policy or previous provincial policies (refer to Section 11(3) below) may be eligible for the Subdivision of an existing Farmstead, Country Residential Use or Legacy Yard Site from the greater half (area) of the Cut-Off (Fragmented) quarter section provided that the proposal is consistent with the requirements established for the Country Residential Use (Developed Residence) Parcels outlined in Section 5 of this Part, and the Subdivision does not result in the creation of more than four titles per quarter section.
- (3) In respect of *Matters Related to Subdivision and Development Regulation 43/2002*, a quarter section is considered unsubdivided if it is a Parcel of land that has been created pursuant to section 86(2)(d) of the *Planning Act RSA 1980* on or before July 6, 1988, or pursuant to section 29.1 of the *Subdivision Regulation (AR 132/78)*, from a quarter section, lake Lot, river Lot or settlement Lot if that Parcel of land constitutes more than ½ of the area that was constituted by that quarter section, lake Lot, river Lot or settlement Lot.

12. PROPERTY REALIGNMENT AND SUBDIVISION OF EXISTING SMALL TITLES

The Subdivision of a Parcel to accommodate a property or boundary realignment, or a Parcel of poor-quality land containing 8.1 ha (20 acres) or less of farmable land, may be approved subject to the following:

- (1) In the case of enlargement, reduction or realignment of existing separate titles (Parcels):
 - (a) the additional lands required are to accommodate existing or related improvements, or to rectify encroachment or access issues; or
 - (b) the proposal is to rectify or rationalize existing titles, occupancy, cultivation or settlement patterns; and
 - (c) no additional Parcels are created over and above those presently in existence; and

- (d) the proposed new Lot and the proposed Residual Lot will continue to have direct legal and physical access to a Public Roadway, adequate development setbacks, and a suitable building site; and
 - (e) the size, location and configuration of the proposed Lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities.
- (2) An existing title of land that contains 8.1 ha (20 acres) or less of farmable land and considered by Council to be poor agricultural land may be divided into two Parcels if:
- (a) the required Minimum Distance Separation (MDS) distance to any neighbouring CFOs is met, and
 - (b) both Parcels have direct physical and legal access to a Public Roadway, and
 - (c) both Parcels have a suitable developable building site with the required minimum area as defined by the Land Use Bylaw, and
 - (d) the minimum Parcel size of each of the Lots shall not be less than 0.8 ha (2.0 acres) in size or greater as may be required by the Development Authority, and
 - (e) the Subdivision does not result in the creation of more than four titles per quarter section, or result in the creation of three adjacent (contiguous) Country Residential Lots.
 - (f) Any proposal that would create more than four titles per quarter section or would result in creating three adjacent (contiguous) Country Residential Lots (including existing adjacent Lots under separate title) would be required to provide the applicable Conceptual Design Scheme or Area Structure Plan and must apply for a redesignation of the land, prior to a Subdivision application being considered.
- (3) For the purpose of determining a “farmable or unfarmable area of land” as referenced in Section 13(2) above, the Subdivision Authority may at its discretion, consider:
- (a) An “unfarmable area” to include registered irrigation rights-of-way, natural land features such as coulees, steep embankments, rivers, streams or seasonal creeks, wetlands, and land that is impractical or difficult to farm due to steep slopes, sloughs/swamps. Generally, the Subdivision Authority will not consider man made improvements, tree shelter belts, or agricultural lands that are fenced off to be included as an “unfarmable area”.
 - (b) “farmable land” to specifically include any cultivated or uncultivated farmland, pasture land Used for grazing of animals, lands suitable for agricultural or horticultural production, or land that may be incorporated or returned into agricultural production.

13. SUBDIVISION IN PROXIMITY TO THE CANAMEX FREEWAY

The Subdivision of a Parcel of land in proximity to the designated Canamex Freeway will be reviewed in consideration of **Part 4, General Land Use Provision, B. Servicing and Site Suitability, Section 45, Canamex Freeway Development and Siting Requirements.**

Land Use Bylaw No. 24-007

- Amendments to standards in the listed land uses of Part 3, Land Use District and Regulations

(Additions as outlined in red text, strike throughs to remove text)

RURAL AGRICULTURE - RA

3. MINIMUM PARCEL AND LOT SIZES

(1) Extensive Agriculture

- (a) existing Parcels;
- (b) quarter sections or Parcels subdivided in accordance with Part 8 – Subdivision Criteria;
- (c) cut-off Parcels at the discretion of the Subdivision Authority;
- (d) all other Parcels shall be a minimum 0.8 ha (2 acres) or greater as may be required by the Subdivision or Development Authority.

(2) Farmsteads or Isolated Country Residential

- (a) existing Parcels;
- (b) minimum 0.8 ha (2 acres) or greater as may be required by the Subdivision or Development Authority.

Add global text amendment to the Section 3 Minimum Lot Size in each of the following Land Uses:

- URBAN FRINGE – UF
- GROUPED COUNTRY RESIDENTIAL – GCR
- RURAL GENERAL INDUSTRIAL – RGI
- BUSINESS LIGHT INDUSTRIAL – BLI
- RURAL COMMERCIAL – RC

3. MINIMUM LOT SIZE

(1) The minimum required Parcel or Lot size shall be:

- (a) existing Parcels;
- (b) 0.8 ha (2 acres) of developable land or greater as may be required by the Subdivision or Development Authority to support the proposed use.

RURAL RECREATIONAL - RR

3. MINIMUM PARCEL SIZE

Minimum Parcel sizes shall be at the discretion of the Subdivision and Development Authority based on the type of proposal with the following standards being applied:

- (1) The minimum Parcel size for any Use which is not municipally serviced but which requires a means of sewage disposal shall be:
 - (a) 0.8 ha (2 acres) in area or greater as may be required by the Subdivision or Development Authority.
 - (b) as indicated in an approved Area Structure Plan or Conceptual Design Scheme.

- Amendments to Part 9, Definitions

Add new definition:

Legacy Yard Site means the developed area of a long established rural property that contains an existing residential Dwelling or that formerly contained a residence, and contains or may have contained other accessory buildings, structures and improvements such as shop buildings, dugouts, various agricultural out-buildings, tree shelter belts, etc., and that has been in place for multiple generations. This Use is commonly associated with the property of generational farming families and the classification of such acknowledges the historical settlement patterns of the area and allows for the preservation of long established homesteads or farms, which can have significant community and heritage value.

AGENDA ITEM REPORT



Title: Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection - Public Hearing
Meeting: Council Meeting - 02 Apr 2026
Department: Development & Infrastructure
Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The proposed text amendments to the Municipal Development Plan (MDP) Plan Policies are intended to modernize and streamline the rezoning process for large-scale commercial solar projects. The proposed changes would require future projects to redesignate to a Solar Energy Commercial (SEC) Overlay District, rather than proceeding through a project-specific Direct Control district. In addition, the proposed amendments remove policy provisions that fall outside County jurisdiction. These updates will reduce administrative burden for both applicants and administration while maintaining Council oversight over proposed large-scale commercial solar energy projects.

RECOMMENDATION:

That Bylaw 26-005, be read a second time.

That Bylaw 26-005, be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed amendments will apply consistent oversight for large-scale commercial solar projects while reducing administrative burden for both applicants and administration.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP) Bylaw 22-001 was adopted in 2022, Part 4 Plan Policies, which established requirements for large-scale commercial solar projects.
- Municipal Development Plan (MDP), Policy 13.1 enables County Council to create policies and regulations in the Land Use Bylaw as it determines are necessary, to address development standards for specific energy developments.

BACKGROUND INFORMATION:

Lethbridge County's MDP outlines the considerations and requirements for large-scale commercial solar projects. Under the current MDP policies, large-scale commercial solar developments are required to rezone to a Direct Control district.

The County currently has three (3) Direct Control bylaws pertaining to solar energy commercial projects, Bylaw 18-029, 19-031, and 19-032. The combined area of the three projects is 410 acres.

While this process ensures Council oversight for each project, it is cumbersome to administer and does not apply consistent zoning regulations across all solar energy proposals.

A cross-jurisdictional scan was conducted to identify municipal best practices. Municipal approaches to commercial solar development typically range from treating such projects as discretionary uses within rural agricultural districts, to creating dedicated solar districts or overlay zones, or regulating development through direct control provisions.

The proposed text amendments include the following:

- Redirect rezoning decisions by requiring redesignation to a SEC Overlay District, with final approval to be made by Council. This will reduce administrative burden for both applicants and administration while ensuring consistent oversight for future solar energy projects.
- Remove provisions outside of County jurisdiction, including references to the sequencing of Alberta Utilities Commission (AUC) approvals and setbacks related to the airport. Under the Municipal Government Act, Section 619(1) an approval granted by AUC prevails over any municipal statutory plan.

The SEC Overlay District, which will be considered under Bylaw 26-006 is intended to provide consistent zoning regulations for large-scale commercial solar collection facilities.

Overlay District

An overlay district is a zoning tool that applies additional regulations or standards to a defined geographic area on top of the underlying (base) zoning district. The base zoning remains in effect, while the overlay introduces supplementary requirements or considerations to address specific land use objectives, constraints, or community priorities.

The proposed SEC Overlay District will regulate Solar Collection Facility, Commercial developments. Each solar project proposal will be required to apply to amend the Land Use Bylaw to add the SEC Overlay District to the applicable parcels. At the time of development, applicants will also be required to apply for a Development Permit and comply with the regulations outlined in the SEC Overlay District.

Circulation

As required by Lethbridge County's Intermunicipal Development Plans, the proposed amendments to the MDP were circulated to the County's 11 adjacent municipalities on February 2, 2026. The County received responses from three (3) municipalities, all of which indicated no comment. The amendments were advertised in the Sunny South on March 17 and 24.

ALTERNATIVES / PROS / CONS:

1. To refuse second reading of Bylaw 26-005

Pros - None

Cons - Would delay the consideration of solar energy rezoning applications.

FINANCIAL IMPACT:

There are no direct financial implications associated with the proposed amendments. There will be an opportunity cost benefit in staff time gained through streamlining solar energy rezoning applications and development review.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 26-005 - Amendment to LUB Reading Page](#)
[Bylaw 26-005 Schedule A MDP Text Amendments](#)
[Bylaw 26-005 MDP Redline](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 26-005

Bylaw 26-005 of Lethbridge County being a bylaw for the purpose of amending Municipal Development Plan Bylaw 22-001, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-005 is to amend Part 4 Plan Policies, text related to Large-Scale Commercial Solar Collection.

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

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

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

1. To amend the former Part 4 Plan Policies MDP No. LUB No. 22-001 Sections 13.15 to 13.20 and replacing them in their entirety with the updated Part 4 Plan Policies amendments as per the attached Schedule 'A'.
2. With the adoption of Bylaw No. 26-005, Bylaw No. 22-001, being the Municipal Development Plan, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'

Bylaw No. 26-005

Amendments to Municipal Development Plan Bylaw 22-001

The described amendments are to replace sections of the Municipal Development Plan No. 22-001 with the updated Sections 13.15 – 13.20 amendments as per the attached:

Part 4 Plan Policies

Large-scale Commercial Solar Collection

- 13.15 Development proposals for commercial solar collection facilities must be redesignated to the Solar Energy Commercial (SEC) overlay district for a decision to be made by Council on the suitability of the use.
- 13.16 The County will attempt to balance the establishment of large-scale commercial solar collection facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.
- 13.17 County Council will consider the following with regards to the siting of commercial solar collection facilities:
- (a) Use of poor quality, lowest production land and dry corners is preferred.
 - (b) Use of cut-off, fragmented, irregular shaped parcels are preferred.
 - (c) Use of parcels with no irrigation rights is preferred.
 - (d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.
 - (e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.
- 13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on rezoning applications for solar energy facility, commercial proposals that also are submitted for approval to the Alberta Utilities Commission (AUC).
- 13.19 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

[Note: Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed.]

Lethbridge County Municipal Development Plan – Bylaw 22-001

Part 4 Plan Policies

No amendments to Sections 13.0 to 13.14

Large-scale Commercial Solar Collection

- 13.15 Development proposals for commercial solar collection facilities must be redesignated to the **Solar Energy Commercial (SEC) overlay** ~~Direct Control land use~~ district for a decision to be made by ~~County~~ Council on the suitability of the use ~~and the issuance of a development permit.~~
- 13.16 The County will attempt to balance the establishment of large-scale commercial solar collection facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.
- 13.17 County Council will consider the following with regards to the siting of commercial solar collection facilities:
- (a) Use of poor quality, lowest production land and dry corners is preferred.
 - (b) Use of cut-off, fragmented, irregular shaped parcels are preferred.
 - (c) Use of parcels with no irrigation rights is preferred.
 - (d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.
 - (e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.
- 13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on **rezoning applications for solar energy facility, commercial** ~~whether to support or oppose Commercial Solar Collection Facility~~ proposals that ~~also are will ultimately need to be~~ submitted for approval to the Alberta Utilities Commission (AUC). ~~to obtain the necessary provincial approval to establish and operate.~~

~~13.19 Commercial Solar Collector Facilities must not be located within 3.2 km (2.0 miles) of the Lethbridge Airport unless the technology of the associated photovoltaic cells is determined to be such a type that no glare or reflection is produced.~~

- 13.19 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

No amendments to Sections 13.21 to 13.24

AGENDA ITEM REPORT



Title: Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4 - Public Hearing

Meeting: Council Meeting - 02 Apr 2026

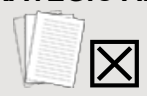
Department: Development & Infrastructure

Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:



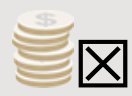
Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Administration is proposing an amendment to the Land Use Bylaw to add the Solar Energy Commercial (SEC) Overlay District to Part 3, along with a designation application to apply the overlay to nine parcels located approximately 3.5 km south of the City of Lethbridge.

The SEC Overlay District would establish a consistent regulatory framework for large-scale commercial solar projects while maintaining Council’s authority to consider each proposal prior to development. The designation for the SEC Overlay District would facilitate the approved Lethbridge 2 (17 MW) and Lethbridge 3 (140 MW) Solar Projects on approximately 1,358 acres of land currently zoned Rural Agriculture.

The proposal aligns with Municipal Development Plan (MDP) policies supporting renewable energy development.

RECOMMENDATION:

That Bylaw 26-006, be read a second time.
That Bylaw 26-006, be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed text amendment and redesignation of the subject lands to the SEC Overlay District aligns with Lethbridge County’s MDP, which supports the establishment of regulations for solar

energy development proposals. Approval of the amendment would enable the proposed Lethbridge 2 and 3 Solar Projects to proceed in accordance with County policy direction.

PREVIOUS COUNCIL DIRECTION / POLICY:

- MDP, Policy 13.2 encourages new alternative or renewable energy developments within the County, with consideration given to the type of technology proposed and the potential impacts on neighbouring land uses, particularly higher-density residential development.
- MDP, Policy 13.1 enables County Council to establish policies and regulations within the Land Use Bylaw, as deemed necessary, to address development standards for specific energy developments.
- MDP, Policy 13.17 states that County Council will consider the siting of commercial solar projects in areas where agricultural land quality is low and where there are no irrigation rights, where possible.

BACKGROUND INFORMATION:

Text Amendment – Addition of Solar Energy Commercial (SEC) Overlay District to Part 3

The proposed amendment to the Land Use Bylaw would add the SEC Overlay District to Part 3. The intent of this amendment is to streamline and simplify rezoning applications for large-scale commercial solar energy projects.

The proposed SEC Overlay District is intended to facilitate solar energy development in a consistent, transparent, and policy-aligned manner, while ensuring that Council retains the authority to review proposals prior to development proceeding.

The overlay district establishes development requirements applicable to all solar energy projects, including the submission of:

- a detailed site plan;
- a decommissioning plan;
- a weed and pest management plan; and
- a fire safety and mitigation plan.

These requirements were previously addressed through the use of a Direct Control District or under Part 7 – Alternative/Renewable Energy Developments and Part 9 - Definitions. The proposed amendment consolidates these provisions within a standardized overlay framework.

Circulation

Internal departments and external agencies, including the County's eleven (11) adjacent municipalities, were circulated for comment. No objections were received. The amendments were advertised in the Sunny South on March 17 and 24.

Designation Application – Addition of SEC Overlay District to Subject Parcels

An application has been received to apply the SEC Overlay District to the following parcels:

- A Portion of SW-36-7-22-4;
- SE-36-7-22-4;
- SW-31-7-21-4;
- Portion of NE-25-7-22-4;
- NW-30-7-21-4;
- NE-30-7-21-4;
- SE-31-7-21-4;
- Portion of SW-30-7-21-4; and

- SE-30-7-21-4.

The application, submitted by Lethbridge Three Solar Corporation, proposes the construction and operation of the 17-megawatt Lethbridge 2 Solar Project and the 140-megawatt Lethbridge 3 Solar Project.

The project area is located approximately 3.5 km south of the City of Lethbridge and encompasses approximately 1,358 acres across nine (9) privately owned parcels. The projects have received approval from the Alberta Utilities Commission (AUC).

Under the Municipal Government Act, Section 619(2) when an application is received for a land use bylaw amendment or development permit and the application consists with an approval granted by AUC, the municipality must approve the application to the extent that it complies with the approval granted by AUC.

The subject lands are currently zoned Rural Agriculture (RA). The lands are cultivated but not irrigated. The AUC has identified the project area as non-irrigated land with moderate limitations to sustained agriculture (Class 3 under the Land Suitability Rating System).

As part of the AUC review process, the applicant completed a Participant Involvement Program, which included the distribution of information packages, hosting open houses, and conducting personal consultations with all landowners within 400 metres of the project boundaries. During the consultation process, comments and questions related to noise, glare, and environmental considerations were addressed by the applicant to the satisfaction of the AUC.

Circulation

Internal departments and external agencies were circulated for comment regarding the proposed application. No objections were received. Notices were sent to landowners within 1 mile (1,600m) on March 16 and the application was advertised in the Sunny South on March 17 and 24.

ALTERNATIVES / PROS / CONS:

- 1. To refuse second reading of Bylaw 26-006.
- Pros - None
 Cons - Delays the project timelines of the approved solar project

FINANCIAL IMPACT:

If the project proceeds to development, the solar infrastructure would be assessed at the linear tax rate, with estimated annual tax revenue of approximately \$1.5 million.

LEVEL OF PUBLIC PARTICIPATION:

Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [Council Public Hearing April 3](#)
- [Bylaw 26-006 - Amendment to LUB Reading Page](#)
- [Bylaw 26-006 LUB Text Amendments - Redline](#)
- [Bylaw 26-006 Schedule A - LUB Text Amendments](#)
- [Bylaw 26-006 Schedule B Add SEC Overlay District - Map](#)

[Schematic Site Layout](#)
[Application Forms Combined](#)

Bylaw 26 - 006

Schedule A: Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3

Schedule B: To Add SEC Overlay District to Subject Lands

Background

- Lethbridge County received NUE Lethbridge 2 and 3 rezoning application.
 - Administration identified an opportunity to improve process and implementation for large scale renewable energy projects
- Lethbridge County led Bylaw 26-005 MDP amendment and worked collaboratively with NUE on the Bylaw 26-006 LUB amendments.

Schedule A – LUB Amendment

- Add the Solar Energy Commercial (SEC) Overlay District to Part 3
- The overlay district establishes development requirements applicable to all solar energy projects, including the submission of:
 - a detailed site plan;
 - a decommissioning plan;
 - a weed and pest management plan; and
 - a fire safety and mitigation plan.
- Consequential amendments to Part 7 - Alternative/Renewable Energy Developments and Part 9 - Definitions, to remove redundancy and maintain consistency.

Schedule B

- Add the SEC Overlay District to the following parcels:
 - A Portion of SW-36-7-22-4;
 - SE-36-7-22-4;
 - SW-31-7-21-4;
 - Portion of NE-25-7-22-4;
 - NW-30-7-21-4;
 - NE-30-7-21-4;
 - SE-31-7-21-4;
 - Portion of SW-30-7-21-4; and
 - SE-30-7-21-4.



Policy Alignment

- MDP encroaches new alternative or renewable energy developments within the County
- MDP enables County Council to establish policies and regulations within the Land Use Bylaw
- Aligns with County Core Values – Continuous improvement, Collaboration, Results-Oriented, and Sustainability
- Financial Impact – solar infrastructure would be assessed at linear tax rate, estimated annual revenue of aprox. \$1.5 million

Recommendation & Outcome

Recommendation: That Bylaw 26-006 be read a second and third time.

- Schedule A – Consistent Tool for Lethbridge County to apply regulations and requirements for all large-scale commercial projects
- Schedule B – Allows the Lethbridge 2 and 3 Solar Project to proceed towards the next project stages, under their Alberta Utilities Commission (AUC) approved project.



QUESTIONS

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 26-006

Bylaw 26-006 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-006 is to amend Land Use Bylaw 24-007, by:

- a) adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations;
- b) amend Part 7 – Alternative/Renewable Energy Developments to align large-scale solar collector facility requirements with the Part 3 amendments;
- c) amend Part 9 – Definitions to update the definitions of “Solar Energy Collector Facility” and “Battery Energy Storage System (BESS), Commercial”; and
- d) to add the Solar Energy Commercial (SEC) Overlay District to the following lands:
 - i. Portion of SW-36-7-22-4
 - ii. SE-36-7-22-4
 - iii. SW-31-7-21-4
 - iv. Portion of NE-25-7-22-4
 - v. NW-30-7-21-4
 - vi. NE-30-7-21-4
 - vii. SE-31-7-21-4
 - viii. Portion of SW-30-7-21-4
 - ix. SE-30-7-21-4containing approximately 550 hectares (1,358 acres), more or less, as shown on Schedule “B”.

AND WHEREAS the amendments are as described in Schedule “A” and the designation is shown in Schedule “B”.

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

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

1. Land Use Bylaw 24-007 is hereby amended by adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations, by revising Part 7 – Alternative/Renewable Energy Developments; and by revising Part 9 – Definitions, as set out in Schedule “A”.
2. Land Use Bylaw 24-007 is hereby amended to add the Solar Energy Commercial (SEC) Overlay District to the following lands, as shown on Schedule “B” attached to and forming part of this bylaw:
 - Portion of SW-36-7-22-4
 - SE-36-7-22-4
 - SW-31-7-21-4
 - Portion of NE-25-7-22-4
 - NW-30-7-21-4
 - NE-30-7-21-4
 - SE-31-7-21-4
 - Portion of SW-30-7-21-4
 - SE-30-7-21-4

3. With the adoption of Bylaw No. 26-006, Bylaw No. 24-007, being the Land Use Bylaw, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

[Note: Proposed amendments/additions are highlighted or strikethrough for policies or criteria to be removed.]



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RURAL COMMERCIAL – RC PART 3 (RC) | 1
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HAMLET RESIDENTIAL – HR PART 3 (HR) | 1
HAMLET COMMERCIAL – HC PART 3 (HC) | 1
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PART 3

LAND USE DISTRICTS AND REGULATIONS

PART 3

LAND USE DISTRICTS AND REGULATIONS

1. LAND USE DISTRICTS

The municipality is divided into those land use districts shown on the Land Use Districts Maps listed in Section 2 of this Part and shall be known by the following identifying names and symbols:

RURAL AGRICULTURE	– RA
URBAN FRINGE	– UF
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL GENERAL INDUSTRIAL	– RGI
BUSINESS LIGHT INDUSTRIAL	– BLI
RURAL COMMERCIAL	– RC
RURAL RECREATIONAL	– RR
HAMLET RESIDENTIAL	– HR
HAMLET COMMERCIAL	– HC
HAMLET INDUSTRIAL	– HI
HAMLET PUBLIC / INSTITUTIONAL	– HP/I
HAMLET DIRECT CONTROL	– HDC
HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
DIRECT CONTROL	– DC
SOLAR ENERGY COMMERCIAL (OVERLAY)	– SEC

2. LAND USE DISTRICTS MAPS (see Part 10)

(1) Lethbridge County (and detailed diagrams)

(2) Designated Hamlets of:

Chin	Kipp
Diamond City	Monarch
Fairview	Shaughnessy
Iron Springs	Turin

SOLAR ENERGY COMMERCIAL - SEC

1. PURPOSE

The Solar Energy Commercial (SEC) District, established as an overlay district, is designed specifically to regulate the development of Solar Collection Facility, Commercial. Within the SEC District, the land use regulations and requirements of the underlying zoning district continue to apply, ensuring that the established land use is maintained alongside the development of Solar Collection Facility, Commercial.

If the regulation is not listed below, the underlying district regulation shall apply.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

(2) Discretionary Uses

Battery Energy Storage System (BESS), Commercial
Solar Collection Facility, Commercial

(3) Prohibited Uses

◆ Any use which is not listed as either a Permitted or Discretionary Use in this overlay district or the underlying district, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.

3. MINIMUM SETBACK REQUIREMENTS

(1) Side and Rear Yard

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway.

(2) Special Setback Requirements

Setbacks shall apply only to the perimeter of the Solar Energy Facility. Internal setbacks between arrays or equipment located on adjacent parcels forming part of the same project are not required.

4. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

(a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the Highways Development Protection Regulation;

- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the Highways Development Protection Regulation;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

5. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority.

6. SOLAR COLLECT FACILITY DEVELOPMENT REQUIREMENTS

- (1) Development permit applications for a Solar Collection Facility, Commercial shall be accompanied by the following information:
- (a) The approval by the Alberta Utilities Commission for the Solar Collection Facility, Commercial.
 - i. A detailed site plan including:
 - the entire parcel,
 - all roads used for construction, access and egress, and reclamation of the site,
 - all existing structures,
 - any proposed buildings and the proposed array(s),
 - all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land (including residential dwellings within 2km); and
 - Detailed information showing any proposed temporary storage and/or laydown yard locations on the property during the construction phase(s).
 - ii. Detailed information about the system type, number of structures, height of structures, and the energy process, storage (grid tied or battery storage), and rated output.
 - iii. Descriptions, drawings, with dimensions, showing the footings system, the mounting system, racking and/or tethering that is to occur, the type and size of solar panels, the minimum clearance of solar collectors from grade within the proposed installation.

- iv. Preliminary grading/drainage plan, including site construction/grading plan with details on proposed management practices for any soil stripping and erosion control.
 - v. A copy of the public consultation completed, or participant involvement program submitted as part of the application to AUC and/or a copy of the public information that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters.
 - vi. Identification of any sensitive, environmental, or topographical features.
 - vii. A decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needs to address the discontinuation and end-of-life of the project;
 - viii. A vegetation, weed and pest management plan that addresses how invasive plant, weeds, and pest will be controlled during the construction period and the projected lifespan of the development, to be reviewed by Lethbridge County Agricultural Services;
 - ix. A landscaping and screening plan showing how the installation will be visually screened from neighboring parcels and adjacent roadways is to be submitted to the satisfaction of the County and in accordance with any screening standards or guidelines applicable on the subject lands. This plan will include sufficient construction details, plant lists and minimum sizes, and cost estimates.
 - x. A Fire Safety Plan submitted with the application for review and approval by the Safety Codes Officer prior to project commencement.
 - xi. A Fire Mitigation Strategy submitted for review and approval by the County's Emergency Services department. Any changes to the fire mitigation plan, the solar installation layout, spacing between solar collectors, the screening plan or any other aspect of the project as requested by the County's Emergency Services department must be undertaken and resubmitted to the satisfaction of the County's Emergency Services department prior to the submission of the development permit for consideration.
 - xii. An Emergency Response Plan prepared by a qualified professional and approved by the County's Emergency Management Department prior to the submission of the development permit.
 - xiii. A Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and emergency response plans for the benefit of landowners and businesses within the vicinity of the solar installation is to be submitted to the satisfaction of the County's Emergency Management Department prior to the submission of the development permit for consideration.
- (2) Development Permits issued for Solar Collection Facility, Commercial are required to be completed within 48 months of the date of issuance of the Development Permit.
- (3) The Approving Authority may impose conditions as authorized in other sections of the Land Use Bylaw or any reasonable condition to ensure suitability, compatibility and to mitigate potential impacts, consistent with and giving consideration to the terms and conditions of the AUC approval.

- (a) A Development Agreement for the following:
- i. interior and/or exterior road construction, or upgrades;
 - ii. for undertaking the actions as noted in the approved Soil Management and Erosion Control Plan and the approved Vegetation, Weed and Pest Management Plan are met; or
 - iii. for undertaking the actions as noted in the approved Decommissioning and Reclamation Plan.
- (b) Copies of executed Crossing Agreements for all collector lines that are proposed within the Municipal rights of way.
- (c) A stormwater management plan, (including grading and drainage);
- (d) Prior to commencing construction, a Construction Traffic Management Plan has been submitted and approved by the County, and any required Road Use Agreement or Road Use Maintenance Agreement has been executed.
- (e) The operator and/or landowner shall be responsible for preventing soil loss, erosion, and deterioration from taking place in accordance with the approved management plan and the Alberta Soil Conservation Act.;
- (f) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the approved management plan and the Alberta Weed Control Act.
- (g) All recommendations and actions noted in the approved Fire Safety Plan, Fire Mitigation Plans, Emergency Response Plans and Neighbour Response Plans will be required to be undertaken to the satisfaction of the County.
- (h) Require the provision of financial security, in a form and amount acceptable to the municipality, to ensure that municipal conditions imposed on the Development Permit are complied with during construction and development activities.
- Where the development is subject to provincial reclamation security requirements under applicable provincial legislation, including the *Alberta Environmental Protection and Enhancement Act*, the Development Authority shall not require municipal financial security for the same reclamation or remediation obligations, unless the Development Authority determines that:
- i. If the development, or any portion of the development, is not subject to provincial reclamation security; or
 - ii. the municipal conditions relate to matters not addressed by the provincial security, including but not limited to road damage, drainage impacts, erosion control, or protection of municipal infrastructure.



PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. DEFINITIONS

In addition to the definitions in Part 9 of this bylaw, the following definitions apply to this Part:

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

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

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and typically converts what used to be waste, into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Biodiesel means a clean burning alternative fuel, produced from domestic, renewable resources, such as soy oil and other feedstocks. Biodiesel is made through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil.

Bioenergy means the energy stored in organic matter to generate electricity. This organic matter can include agricultural residues, animal manure, waste wood, wood chips and bark. Bioenergy can be generated in a variety of ways such as Thermal treatment, Anaerobic digestion, Biofuel or Landfill gas.

Biofuel means a fuel derived from biological raw materials or biomass (recently living organisms or their metabolic by-products, such as manure from cows). It is a renewable energy source and typically, it is considered a fuel with an 80% minimum content by volume of materials derived from living organisms harvested within ten years preceding its manufacture.

Blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Geothermal Energy means thermal energy that is generated and stored in the Earth.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on an axis horizontal to the earth's surface.

Meteorological (MET) Tower is a free-standing tower or a removed mast, which carries measuring instruments with meteorological instruments such as thermometers and wind anemometer. Typically, for wind farms these mount anemometers at a range of heights up to the hub height of the proposed wind turbines (up to heights of 80 meters) and they log the wind speed data at frequent intervals (e.g. every ten minutes) for at least one year and often for two or more.

Micro-hydro means a type of hydroelectric power that typically produces up to 100 kW of electricity using the natural flow of water. These installations can provide power to an isolated home or small community, or are sometimes connected to electric power networks.

Over Speed Control means a device which prevents excessive rotor speed.

Rotor's Arc means the largest circumferential path travelled by a blade.

Small Wind Energy Conversion System (SWECS) means a micro-generation wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 10 kW and which will be used primarily to reduce onsite consumption of utility power:

Type A Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that is either roof mounted or has a tower which does not exceed 12.19 metres (40 ft.) in height.

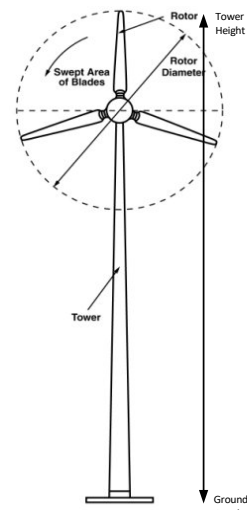
Type B Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that has a tower which is greater than 12.19 metres (40 ft.) in height but does not exceed 24.38 metres (80 ft.) in height.

Solar Collector means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

Solar Collector (Individual) means a smaller-scale solar device, array, or panel that transforms direct solar energy into electrical or thermal energy and is primarily utilized on-site, on an individual parcel, lot, or building, for the sole or primary consumption of the landowner, resident or occupant.

Solar Collection Facility, Commercial (utility-scale) means a grouping of multiple devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses no located on-site or for distribution and/or sale offsite and typically will tie-in and feed or sell power to the provincial electrical grid transmission or distribution system. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

Total Height means the height from grade to the highest vertical



extension of a SWECS. In the case of a SWECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Tower means the structure which supports the rotor above grade (average ground level).

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that is greater than 10kW, the purpose of which is to produce wind energy for the commercial market. These are typically referred to as commercial or industrial wind farms.

2. SOLAR COLLECTORS

SOLAR COLLECTOR INDIVIDUAL

(1) A solar collector (individual) attached to a wall or roof of a building may be permitted in any land use district as an accessory structure without the requirement for a development permit (see Part 2, Development Not requiring A Development Permit, subject to the following:

- (a) A solar collector (individual) mounted on a roof:
 - (i) may project a maximum of 1.22 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
 - (ii) must not extend beyond the outermost edge of the roof.



- (b) A solar collector (individual) mounted to a wall:
 - (i) must be located such that it does not create undue glare on neighbouring property or public roadways;
 - (ii) must be located a minimum of 2.44 metres (8 ft.) above grade;
 - (iii) may project a maximum of 1.52 metres (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
 - (iv) may project a maximum of 0.61 metres (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.



(2) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

- (a) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:

- (i) must be located such that it does not create undue glare on neighbouring property or public roadways; and
- (ii) must not exceed 4.5 m (15 ft.) in height above existing grade when oriented at maximum tilt, in the GCR and HR land use districts; and
- (iii) must not exceed 6.1 m (20 ft.) in height above existing grade when oriented at maximum tilt, in all other land use districts where the use is allowed.



- (b) In addition to the above two standards (2)(a)(i) and (ii), a free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building in any hamlet residential land use district must not be located in the front, secondary front, or side yard.
- (3) Individual free-standing (e.g., ground, pole mount) solar collectors on a parcel that primarily produce power for an individual property, shall apply for a development permit and are deemed to be a discretionary use.
- (4) The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert, and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be redesignated to Direct Control and shall be required to obtain a development permit and comply with the following subsection 5.

SOLAR COLLECTOR FACILITY ~~YES~~, COMMERCIAL

- (5) Developments for Sollar Collector Facility, Commercial shall make an application to amend the Land Use Bylaw to add the Solar Energy Commercial (SEC) overlay district to the subject lands. All regulations set forth in the SEC in Part 3 apply to the Development.
- ~~(6) Development permit applications for solar collector facility commercial (utility scale) installations shall be accompanied by the following additional information:~~
 - ~~(a) a site suitability analysis including but not limited to: topography; soil characteristics; environmental features and issues; accessibility to a road; compatibility with surrounding land uses; potential impacts to agricultural land and irrigation operations; potential visual impacts, storm water management; and consistency with the policies of the Municipal Development Plan and Land Use Bylaw. If applicable; depending on the type of proposal, availability of water supply, sewage disposal system and solid waste disposal may also need to be provided;~~
 - ~~(b) information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;~~
 - ~~(c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output, and details on the estimated reflection produced from the solar panels;~~
 - ~~(d) preliminary grading/drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control;~~
 - ~~(e) access to and any potential impacts to public roads;~~

- ~~(f) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;~~
 - ~~(g) decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needed to address the discontinuation and end of life of the project;~~
 - ~~(h) feasible plans and details on methods of weed control management;~~
 - ~~(i) information regarding setbacks to structures or uses on the site from neighbouring residential dwellings on adjacent parcels of land and the identification (with setbacks) of any clustered or grouped county residential developments located within 2.0 km (1.2 miles);~~
 - ~~(j) any information regarding general public safety and security measures; and~~
 - ~~(k) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;~~
- ~~(7) Applications for solar collector facilities commercial (utility scale) installations are permitted to be completed within 48 months of the date of issuance of the development permit.~~

~~CONDITIONS OF APPROVAL~~

- ~~(8) As a condition of a development permit approval for a Solar Collection Facility/Commercial (utility scale) development for land designated to Direct Control, Council may impose or instruct the Development Authority to apply, in addition to any other conditions either stipulated or as authorized in other sections of the Land Use Bylaw, the following specific conditions:~~
- ~~(a) require a condition to enter into a Development Agreement and either a Road Use Agreement or Road Use Maintenance Agreement with the Lethbridge County to address road maintenance and repairs that may arise from the development;~~
 - ~~(b) place restrictions on the location, height and type of fencing used for the site;~~
 - ~~(c) require the application of approved weed control measures as the landowner/developer shall be responsible for controlling invasive plant threats and weeds in accordance with the *Alberta Weed Control Act*. A vegetation and weed management plan must be provided to the satisfaction of the municipality, to be reviewed by the Agricultural Services Board and Agricultural Fieldman;~~
 - ~~(d) stipulate grading, stockpiling, and soil erosion control measures. The landowner/developer shall be responsible to prevent soil loss or deterioration from taking place in accordance with the *Alberta Soil Conservation Act*. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water;~~
 - ~~(e) the minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion;~~
 - ~~(f) the landowner/developer shall be responsible to ensure surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors; and~~
 - ~~(g) require the provision of financial security in an amount and type acceptable to the municipality to ensure municipal imposed conditions on the development permit are met.~~



~~[This is not the same as financial security for future reclamation of the project which is a separate security and to be provided to the province as required.]~~

~~(9) Any required financial security deposit shall be provided in a form and amount to be determined appropriate by the Development Authority based on specific site conditions during the construction period to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.~~

[No Amendments to Sections 3 to 5]



PART 9

DEFINITIONS

PART 9

DEFINITIONS

In this land use bylaw, words in the singular include the plural, and words using the masculine gender include the feminine gender.

B

Battery Energy Storage System (BESS), Commercial means one or more devices, structures, or systems, including batteries, battery modules, containers, enclosures, inverters, cooling or ventilation systems, fire suppression systems, transformers, substations, and associated utility infrastructure, that store electrical energy for later use, redistribution, or sale, whether or not co-located with an electricity generation facility.

S

Solar Collection Facility, Commercial (utility-scale) means a grouping of multiple devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses located on-site or for distribution and/or sale offsite and typically will tie-in and feed or sell power to the provincial electrical grid transmission or distribution system. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

[All other Definitions remain unamended]

Schedule 'A'
 Bylaw No. 26-006
 Amendments to Land Use Bylaw No. 24-007

The described amendments are to replace sections of the municipal Land Use Bylaw No. 24-007 with the updated Sections amendments as per the attached:

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APPENDIX A **Telecommunication, Radiocommunication and Broadcast Antenna Systems
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Telecommunication Siting Protocol Application & Checklist



PART 3

LAND USE DISTRICTS AND REGULATIONS

PART 3

LAND USE DISTRICTS AND REGULATIONS

1. LAND USE DISTRICTS

The municipality is divided into those land use districts shown on the Land Use Districts Maps listed in Section 2 of this Part and shall be known by the following identifying names and symbols:

RURAL AGRICULTURE	– RA
URBAN FRINGE	– UF
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL GENERAL INDUSTRIAL	– RGI
BUSINESS LIGHT INDUSTRIAL	– BLI
RURAL COMMERCIAL	– RC
RURAL RECREATIONAL	– RR
HAMLET RESIDENTIAL	– HR
HAMLET COMMERCIAL	– HC
HAMLET INDUSTRIAL	– HI
HAMLET PUBLIC / INSTITUTIONAL	– HP/I
HAMLET DIRECT CONTROL	– HDC
HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
DIRECT CONTROL	– DC
SOLAR ENERGY COMMERCIAL (OVERLAY)	– SEC

2. LAND USE DISTRICTS MAPS (see Part 10)

(1) Lethbridge County (and detailed diagrams)

(2) Designated Hamlets of:

Chin	Kipp
Diamond City	Monarch
Fairview	Shaughnessy
Iron Springs	Turin

SOLAR ENERGY COMMERCIAL – SEC (*Overlay District*)

1. PURPOSE

The Solar Energy Commercial (SEC) Overlay District, established as an overlay district, is designed specifically to regulate the development of Solar Collection Facility, Commercial. Within the SEC District, the land use regulations and requirements of the underlying zoning district continue to apply, ensuring that the established land use is maintained alongside the development of Solar Collection Facility, Commercial.

If the regulation is not listed below, the underlying district regulation shall apply.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) **Permitted Uses**

(2) **Discretionary Uses**

Battery Energy Storage System (BESS), Commercial
Solar Collection Facility, Commercial

(3) **Prohibited Uses**

◆ *Any use which is not listed as either a Permitted or Discretionary Use in this overlay district or the underlying district, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.*

3. MINIMUM SETBACK REQUIREMENTS

(1) **Side and Rear Yard**

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway.

(2) **Special Setback Requirements**

Setbacks shall apply only to the perimeter of the Solar Energy Facility. Internal setbacks between arrays or equipment located on adjacent parcels forming part of the same project are not required.

4. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

- (a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the Highways Development Protection Regulation;

- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the Highways Development Protection Regulation;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

5. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority.

6. SOLAR COLLECT FACILITY DEVELOPMENT REQUIREMENTS

- (1) Development permit applications for a Solar Collection Facility, Commercial shall be accompanied by the following information:
- (a) The approval by the Alberta Utilities Commission for the Solar Collection Facility, Commercial.
 - i. A detailed site plan including:
 - the entire parcel,
 - all roads used for construction, access and egress, and reclamation of the site,
 - all existing structures,
 - any proposed buildings and the proposed array(s),
 - all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land (including residential dwellings within 2km); and
 - Detailed information showing any proposed temporary storage and/or laydown yard locations on the property during the construction phase(s).
 - ii. Detailed information about the system type, number of structures, height of structures, and the energy process, storage (grid tied or battery storage), and rated output.
 - iii. Descriptions, drawings, with dimensions, showing the footings system, the mounting system, racking and/or tethering that is to occur, the type and size of solar panels, the minimum clearance of solar collectors from grade within the proposed installation.
 - iv. Preliminary grading/drainage plan, including site construction/grading plan with

details on proposed management practices for any soil stripping and erosion control.

- v. A copy of the public consultation completed, or participant involvement program submitted as part of the application to AUC and/or a copy of the public information that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters.
 - vi. Identification of any sensitive, environmental, or topographical features.
 - vii. A decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needs to address the discontinuation and end-of-life of the project;
 - viii. A vegetation, weed and pest management plan that addresses how invasive plant, weeds, and pest will be controlled during the construction period and the projected lifespan of the development, to be reviewed by Lethbridge County Agricultural Services;
 - ix. A landscaping and screening plan showing how the installation will be visually screened from neighboring parcels and adjacent roadways is to be submitted to the satisfaction of the County and in accordance with any screening standards or guidelines applicable on the subject lands. This plan will include sufficient construction details, plant lists and minimum sizes, and cost estimates.
 - x. A Fire Safety Plan submitted with the application for review and approval by the Safety Codes Officer prior to project commencement.
 - xi. A Fire Mitigation Strategy submitted for review and approval by the County's Emergency Services department. Any changes to the fire mitigation plan, the solar installation layout, spacing between solar collectors, the screening plan or any other aspect of the project as requested by the County's Emergency Services department must be undertaken and resubmitted to the satisfaction of the County's Emergency Services department prior to the submission of the development permit for consideration.
 - xii. An Emergency Response Plan prepared by a qualified professional and approved by the County's Emergency Management Department prior to the submission of the development permit.
 - xiii. A Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and emergency response plans for the benefit of landowners and businesses within the vicinity of the solar installation is to be submitted to the satisfaction of the County's Emergency Management Department prior to the submission of the development permit for consideration.
- (2) Development Permits issued for Solar Collection Facility, Commercial are required to be completed within 48 months of the date of issuance of the Development Permit.
- (3) The Approving Authority may impose conditions as authorized in other sections of the Land Use Bylaw or any reasonable condition to ensure suitability, compatibility and to mitigate potential impacts, consistent with and giving consideration to the terms and conditions of the AUC approval.

- i. interior and/or exterior road construction, or upgrades;
 - ii. for undertaking the actions as noted in the approved Soil Management and Erosion Control Plan and the approved Vegetation, Weed and Pest Management Plan are met; or
 - iii. for undertaking the actions as noted in the approved Decommissioning and Reclamation Plan.
- (b) Copies of executed Crossing Agreements for all collector lines that are proposed within the Municipal rights of way.
- (c) A stormwater management plan, (including grading and drainage);
- (d) Prior to commencing construction, a Construction Traffic Management Plan has been submitted and approved by the County, and any required Road Use Agreement or Road Use Maintenance Agreement has been executed.
- (e) The operator and/or landowner shall be responsible for preventing soil loss, erosion, and deterioration from taking place in accordance with the approved management plan and the Alberta Soil Conservation Act.;
- (f) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the approved management plan and the Alberta Weed Control Act.
- (g) All recommendations and actions noted in the approved Fire Safety Plan, Fire Mitigation Plans, Emergency Response Plans and Neighbour Response Plans will be required to be undertaken to the satisfaction of the County.
- (h) Require the provision of financial security, in a form and amount acceptable to the municipality, to ensure that municipal conditions imposed on the Development Permit are complied with during construction and development activities.

Where the development is subject to provincial reclamation security requirements under applicable provincial legislation, including the *Alberta Environmental Protection and Enhancement Act*, the Development Authority shall not require municipal financial security for the same reclamation or remediation obligations, unless the Development Authority determines that:

 - i. If the development, or any portion of the development, is not subject to provincial reclamation security; or
 - ii. the municipal conditions relate to matters not addressed by the provincial security, including but not limited to road damage, drainage impacts, erosion control, or protection of municipal infrastructure.



PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. DEFINITIONS

In addition to the definitions in Part 9 of this bylaw, the following definitions apply to this Part:

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

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

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and typically converts what used to be waste, into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Biodiesel means a clean burning alternative fuel, produced from domestic, renewable resources, such as soy oil and other feedstocks. Biodiesel is made through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil.

Bioenergy means the energy stored in organic matter to generate electricity. This organic matter can include agricultural residues, animal manure, waste wood, wood chips and bark. Bioenergy can be generated in a variety of ways such as Thermal treatment, Anaerobic digestion, Biofuel or Landfill gas.

Biofuel means a fuel derived from biological raw materials or biomass (recently living organisms or their metabolic by-products, such as manure from cows). It is a renewable energy source and typically, it is considered a fuel with an 80% minimum content by volume of materials derived from living organisms harvested within ten years preceding its manufacture.

Blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Geothermal Energy means thermal energy that is generated and stored in the Earth.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on an axis horizontal to the earth's surface.

Meteorological (MET) Tower is a free-standing tower or a removed mast, which carries measuring instruments with meteorological instruments such as thermometers and wind anemometer. Typically, for wind farms these mount anemometers at a range of heights up to the hub height of the proposed wind turbines (up to heights of 80 meters) and they log the wind speed data at frequent intervals (e.g. every ten minutes) for at least one year and often for two or more.

Micro-hydro means a type of hydroelectric power that typically produces up to 100 kW of electricity using the natural flow of water. These installations can provide power to an isolated home or small community, or are sometimes connected to electric power networks.

Over Speed Control means a device which prevents excessive rotor speed.

Rotor's Arc means the largest circumferential path travelled by a blade.

Small Wind Energy Conversion System (SWECS) means a micro-generation wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 10 kW and which will be used primarily to reduce onsite consumption of utility power:

Type A Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that is either roof mounted or has a tower which does not exceed 12.19 metres (40 ft.) in height.

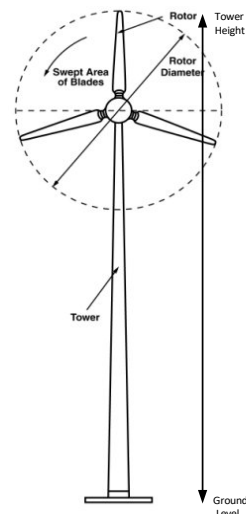
Type B Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that has a tower which is greater than 12.19 metres (40 ft.) in height but does not exceed 24.38 metres (80 ft.) in height.

Solar Collector means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

Solar Collector (Individual) means a smaller-scale solar device, array, or panel that transforms direct solar energy into electrical or thermal energy and is primarily utilized on-site, on an individual parcel, lot, or building, for the sole or primary consumption of the landowner, resident or occupant.

Solar Collection Facility, Commercial means a grouping of devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses no located on-site or for distribution and/or sale offsite. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

Total Height means the height from grade to the highest vertical



extension of a SWECS. In the case of a SWECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Tower means the structure which supports the rotor above grade (average ground level).

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that is greater than 10kW, the purpose of which is to produce wind energy for the commercial market. These are typically referred to as commercial or industrial wind farms.

2. SOLAR COLLECTORS

SOLAR COLLECTOR INDIVIDUAL

(1) A solar collector (individual) attached to a wall or roof of a building may be permitted in any land use district as an accessory structure without the requirement for a development permit (see Part 2, Development Not requiring A Development Permit, subject to the following:

- (a) A solar collector (individual) mounted on a roof:
 - (i) may project a maximum of 1.22 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
 - (ii) must not extend beyond the outermost edge of the roof.



- (b) A solar collector (individual) mounted to a wall:
 - (i) must be located such that it does not create undue glare on neighbouring property or public roadways;
 - (ii) must be located a minimum of 2.44 metres (8 ft.) above grade;
 - (iii) may project a maximum of 1.52 metres (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
 - (iv) may project a maximum of 0.61 metres (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.



(2) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

- (a) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:

- (i) must be located such that it does not create undue glare on neighbouring property or public roadways; and
- (ii) must not exceed 4.5 m (15 ft.) in height above existing grade when oriented at maximum tilt, in the GCR and HR land use districts; and
- (iii) must not exceed 6.1 m (20 ft.) in height above existing grade when oriented at maximum tilt, in all other land use districts where the use is allowed.



- (b) In addition to the above two standards (2)(a)(i) and (ii), a free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building in any hamlet residential land use district must not be located in the front, secondary front, or side yard.
- (3) Individual free-standing (e.g., ground, pole mount) solar collectors on a parcel that primarily produce power for an individual property, shall apply for a development permit and are deemed to be a discretionary use.
 - (4) The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert, and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be redesignated to Direct Control and shall be required to obtain a development permit and comply with the following subsection 5.

SOLAR COLLECTOR FACILITY, COMMERCIAL

- (5) Developments for Solar Collector Facility, Commercial shall make an application to amend the Land Use Bylaw to add the Solar Energy Commercial (SEC) overlay district to the subject lands. All regulations set forth in the SEC in Part 3 apply to the Development.



PART 9

DEFINITIONS

PART 9

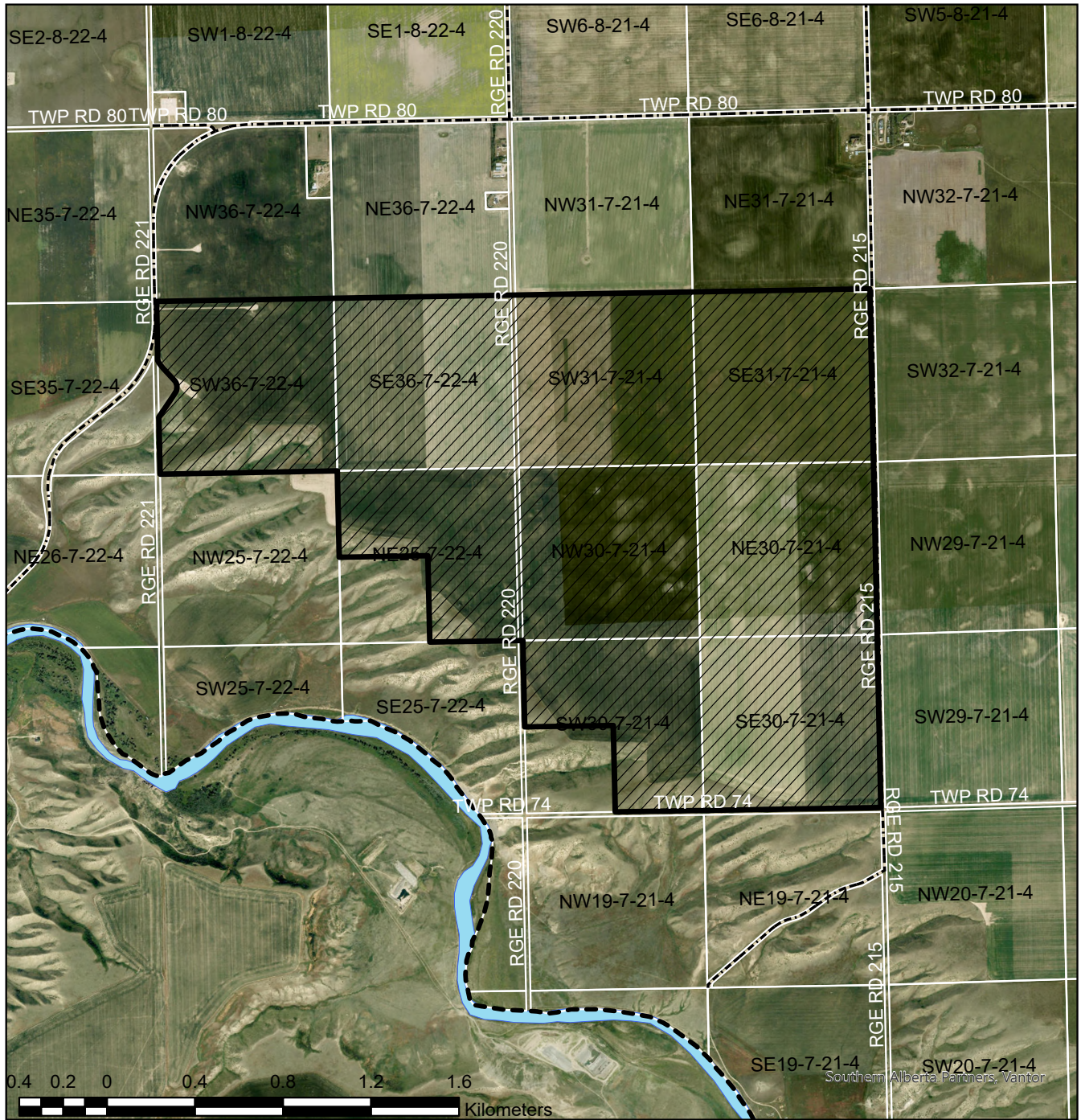
DEFINITIONS

B

Battery Energy Storage System (BESS), Commercial means one or more devices, structures, or systems, including batteries, battery modules, containers, enclosures, inverters, cooling or ventilation systems, fire suppression systems, transformers, substations, and associated utility infrastructure, that store electrical energy for later use, redistribution, or sale, whether or not co-located with an electricity generation facility.

S

Solar Collection Facility, Commercial means a grouping of devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses located on-site or for distribution and/or sale offsite. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.



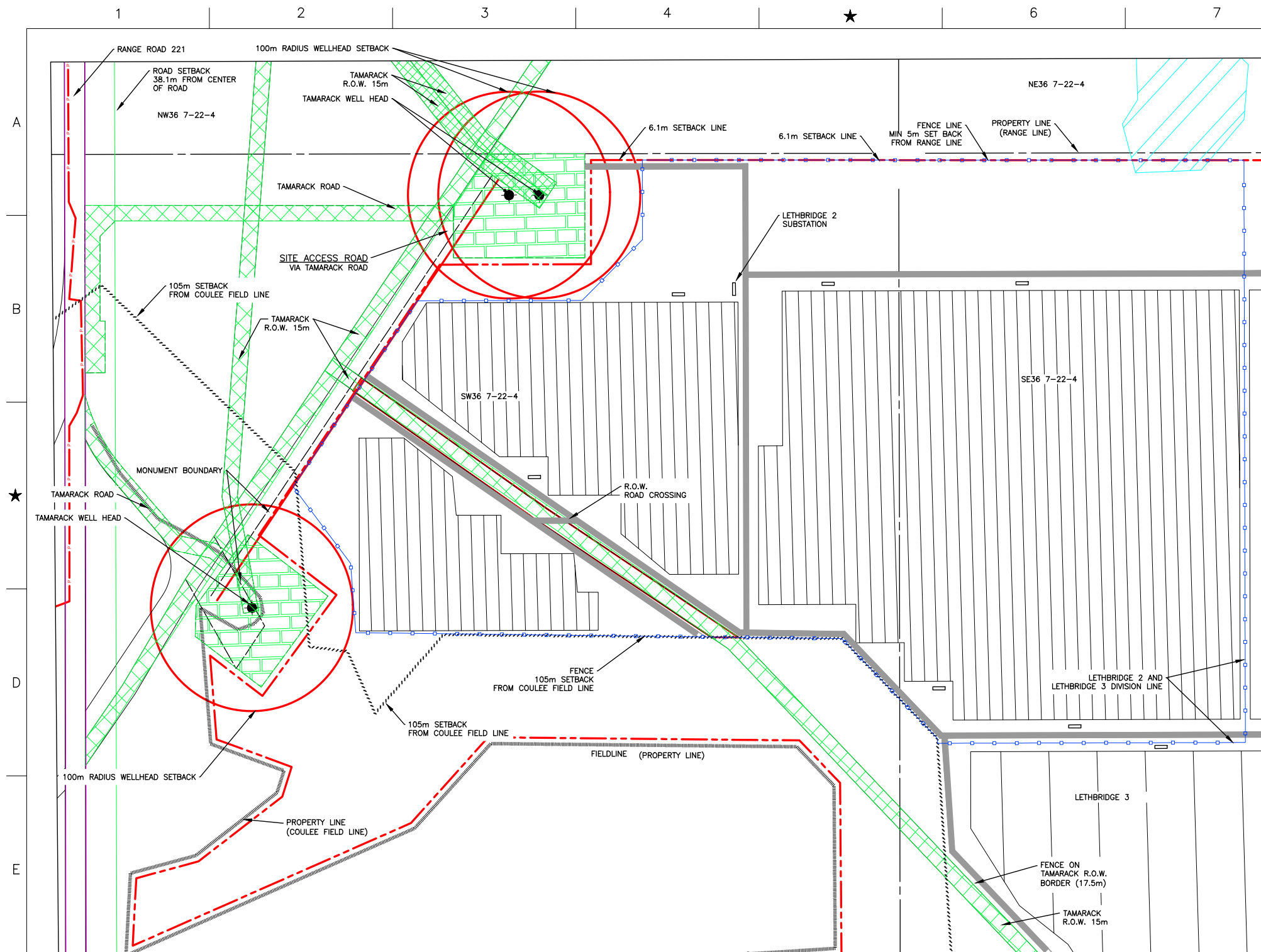
Bylaw 26-006: Schedule B: To Add Solar Energy Commercial (SEC) Overlay District to the Subject Lands

Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; SE-30-7-21-4;

Approximately 1358.66 Acres, Located in Lethbridge County, AB

 26-006 Solar Energy Commercial (SEC) Overlay District





GENERAL NOTES	
COORDINATES:	LSW SW/SE-36-007-22 W4M LETHBRIDGE COUNTY, ALBERTA
NOMINAL DC-POWER:	20.4 MW DC
NOMINAL AC-POWER:	17.0 MW AC
MODULE:	TRINA 660W
INVERTER:	SUNGROW SG350HX

CONSTRUCTION	
TABLE:	SINGLE AXIS TRACKING SYSTEM
AXIS/TILT:	EAST/WEST/-60° TO 60°
DIST. BETWEEN MODULES ON A TABLE:	15mm
DIST. BETWEEN TABLES IN A ROW:	6m CENTER
DIST. BETWEEN ROW IN A FIELD:	0.5m / 2.5m

ELECTRICAL CONCEPT	
MAXIMUM SYSTEM VOLTAGE DC:	800V
TOTAL NUMBER OF MODULES:	30900
STRING LENGTH:	28 MODULES
STRING PER INVERTER:	8-9
DC/AC RATIO TOTAL:	1.2

TOTAL AREA DEVELOPMENT	
TOTAL AREA:	0.421 km ²
USED AREA:	0.307 km ²
FENCE LENGTH:	2.79 km
ROAD LENGTH:	2.49 km

LEGEND

- MODULE TABLE
- ROAD
- NEW FENCE
- PROPERTY LINE
- SUBSTATION AREA
- OVERHEAD POSTS/LINE
- BURIED ELECTRICAL TRENCH
- PANIC GATE
- TRANSFORMER
- EPHEMERAL WATERBODY
- TEMP GRAMINOIC MARSH
- PIPELINE R.o.W.
- WELL SITE AREA

SCALE 1:2

0 50 100 200 m

CLIENT

low carbon

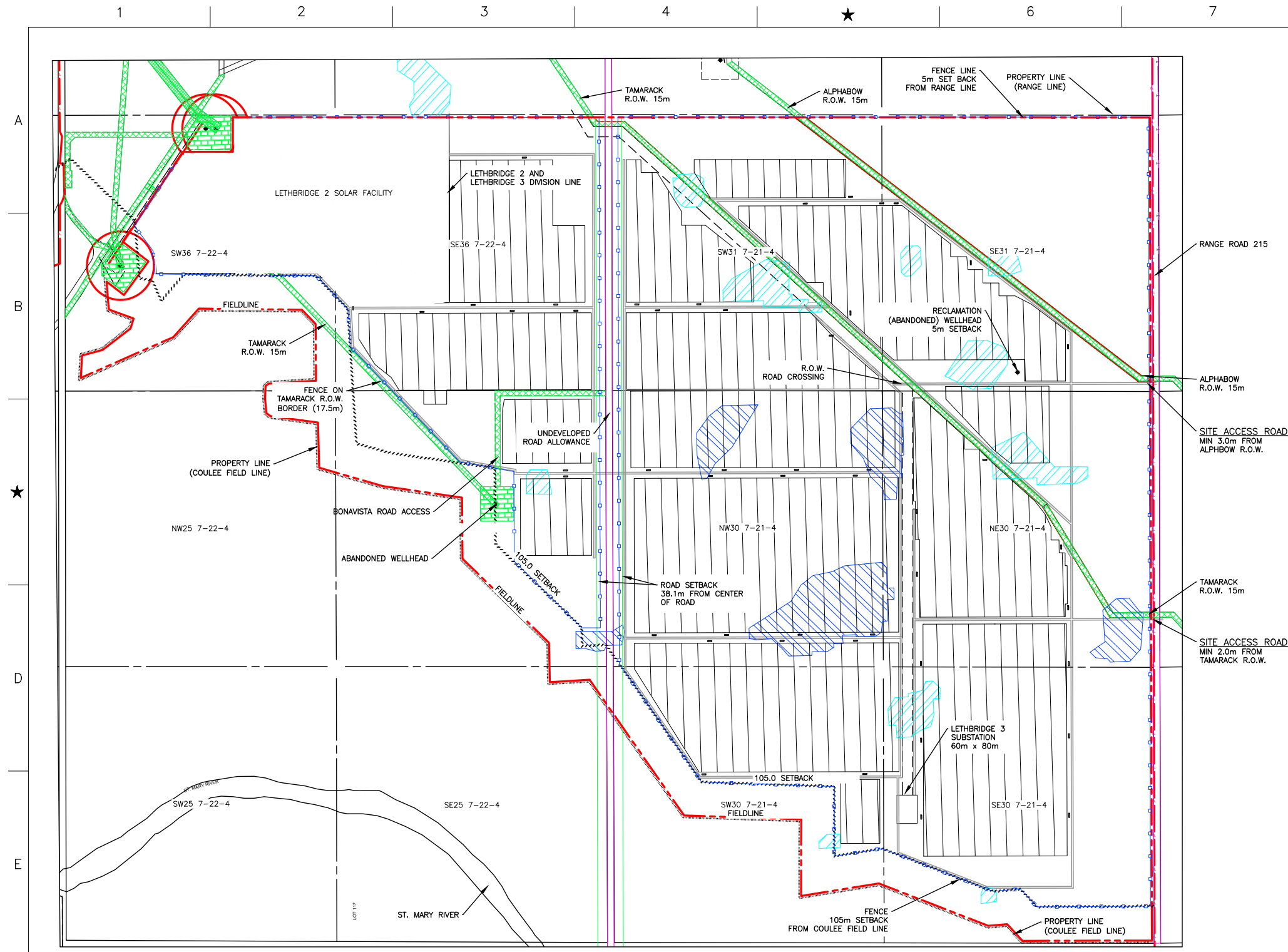
NU-E

BLUESTAR ENGINEERING LTD.

NU-E LETHBRIDGE 2
LSW SW/SE-36-007-22 W4M
SOLAR FACILITY
APPLICATION PLOT PLAN

DRAWING #	REFERENCE DRAWING TITLE	REV.	DATE	REVISION DESCRIPTION	PRJ#	DWN	CHKD	QC	ENG	ENGINEER STAMP / PERMIT
		A	2023.10.19	ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		B	2023.12.19	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		C	2024.02.26	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		D	2024.02.27	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	

\\bluestar.local\data\Drafting\2022 Projects\227200 - Nu-E\227201 - Lethbridge 2\Drawings\7000 ELC\227201-00-ELC-1000-02_RD_(APPLICATION PLOT PLAN).dwg (B.Morrissey) February 27, 2024 - 1:54pm



GENERAL NOTES	
COORDINATES:	LSL SW/SE-36-007-22 W4M LETHBRIDGE COUNTY, ALBERTA
NOMINAL DC-POWER:	168.0 MW DC
NOMINAL AC-POWER:	140.0 MW AC
MODULE:	TRINA - 660W
INVERTER:	SUNGROW SG350HX

CONSTRUCTION	
TABLE:	SINGLE AXIS TRACKING SYSTEM
AXIS/TILT:	EAST/WEST/-60° TO 60°
DIST. BETWEEN MODULES ON A TABLE:	15mm
DIST. BETWEEN TABLES IN A ROW:	6m CENTER
DIST. BETWEEN ROW IN A FIELD:	0.5m / 2.5m

ELECTRICAL CONCEPT	
MAXIMUM SYSTEM VOLTAGE DC:	800V
TOTAL NUMBER OF MODULES:	284256
STRING LENGTH:	28 MODULES
STRING PER INVERTER:	9
DC/AC RATIO TOTAL:	1.2

TOTAL AREA DEVELOPMENT	
TOTAL AREA:	4.011 km ²
USED AREA:	2.962 km ²
FENCE LENGTH:	10.76 km
ROAD LENGTH:	17.01 km

LEGEND

- MODULE TABLE
- ROAD
- NEW FENCE
- PROPERTY LINE
- SUBSTATION AREA
- OVERHEAD POSTS/LINE
- BURIED ELECTRICAL TRENCH
- PANIC GATE
- TRANSFORMER
- EPHEMERAL WATERBODY
- TEMP GRAMINOIC MARSH
- PIPELINE R.O.W.
- WELL SITE AREA

SCALE 1:6

0 50 100 200 300 400 500 METERS

DRAWING #	REFERENCE DRAWING TITLE	REV.	DATE	REVISION DESCRIPTION	PRJ#	DWN	CHKD	QC	ENG	ENGINEER STAMP / PERMIT
		A	2023.10.19	ISSUED FOR REVIEW	227202	BLM	NGZ		NGZ	
		B	2023.12.19	RE-ISSUED FOR REVIEW	227202	BLM	NGZ		NGZ	

CLIENT

BLUESTAR ENGINEERING LTD.

NU-E LETHBRIDGE 3
LSL: SW/SE-36-007-22 W4M
SOLAR FACILITY
APPLICATION PLOT PLAN

SCALE	1:6	SIZE	D	PROJ. No.	227202
DWG.No.	227202-DG-ELC-1000-02		REV	B	

PERMIT AND PROFESSIONAL STAMP AFFIXED APPLIES TO LATEST REVISION AS INDICATED IN TITLEBLOCK AND BY CLOUDED AREAS IF SHOWN.

\\bluestar.local\data\Drafting\2022 Projects\227202 - Nu-E\227202 - Lethbridge 3\Drawings\7000 ELC\227202-DG-ELC-1000-02_R B (APPLICATION PLOT PLAN).dwg (8Morrissey) December 19, 2023 - 10:12am



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH	Phone: _____
Mailing Address: _____ _____	Applicant's interest in the property:
Postal Code: _____	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026
DATE

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

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

_____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH	Phone: _____
Mailing Address: _____	Applicant's interest in the property:

Postal Code: _____	
	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter NE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
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In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: G.H. ALEXANDER FARMS LTD. **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NE Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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- geotechnical report; and/or
- soils analysis; and/or
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- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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TERMS

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH	Phone: _____
Mailing Address: _____ _____ _____	Applicant's interest in the property:
Postal Code: _____	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

- redesignating land to another district;
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- four or more lots could be created;
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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

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SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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TERMS

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH

Mailing Address: _____

Phone: _____

Applicant's interest in the property:

Agent
 Contractor
 Tenant
 Other _____

Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD. **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw No. 26-006	
Date Deemed Complete: Jan 30/26	Application & Processing Fee: \$ 13,500 Total (1,500 per title)	
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: G.H. ALEXANDER FARMS LTD. **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SE Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

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SITE DESCRIPTION:

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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SITE PLAN

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

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Pursuant to Land Use Bylaw No. 24-007

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Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD. **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

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PROPERTY INFORMATION

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Date Deemed Complete: <u>Jan 30/26</u>	Application & Processing Fee:	\$ <u>13,500 Total (1,500 per title)</u>
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

_____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: <u>G.H. ALEXANDER FARMS LTD.</u>	Phone: _____
Mailing Address: <u>75078, RANGE RD 220</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____

Postal Code: <u>T1K 8G5</u>	

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter SE Section 36 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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TERMS

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
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Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026
DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
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IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter SW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
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IF LAND USE REDESIGNATION:

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SITE DESCRIPTION:

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
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IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD. **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter SW Section 31 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

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SITE DESCRIPTION:

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OTHER INFORMATION:

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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- geotechnical report; and/or
- soils analysis; and/or
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SITE PLAN

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[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

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FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
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APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 36 Township 7 Range 22



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SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
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[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

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AGENDA ITEM REPORT



Title: Bylaw 26-008 - Advertising and Public Notification - Supplementary Report
Meeting: Council Meeting - 02 Apr 2026
Department: Growth & Engagement
Report Author: Trevor Lewington

APPROVAL(S):

Candice Robison, Legislative Coordinator & Executive Assistant Approved - 27 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Following first reading of Bylaw 26-008 "Advertising & Public Notification Bylaw" at the February 19, 2026 Council meeting, Lethbridge County received a total of four emailed submissions. This supplementary report addresses the substantive points raised in that correspondence and reaffirms the Administration's recommendation that Council proceed with adoption of Bylaw 26-008 and rescission of Policy 106 effective December 31, 2026.

At its core, the decision before Council is not simply about advertising channels or subscription costs, rather, it is a philosophical one about how Lethbridge County communicates with the people it serves, and whether the tools it uses reflect its identity and direction.

Lethbridge County has positioned itself as the most innovative agricultural community in Canada. That vision demands that the County lead, not lag, in how it connects with residents. The question is not whether local print journalism has value in the abstract as it may well have value to those who choose it. The question is whether \$60,000 of ratepayer funds spent annually on a single print format represents the best use of that investment, whether that format reflects how the majority of County residents actually seek and receive information, and whether the County's communications strategy serves the full breadth of its community.

Critically, nothing in the proposed bylaw prevents any resident from choosing to subscribe to the Sunny South News independently. The County is not eliminating access to local journalism, it is making a deliberate choice about how public funds are spent and through which channels the County itself communicates.

RECOMMENDATION:

That Council:

1. Proceed with second and third readings of Bylaw 26-008 "Advertising & Public Notification Bylaw," repealing Bylaw 23-013; and

2. Rescind Policy 106 effective December 31, 2026; and
3. Direct Administration to implement a phased resident communication plan through the remainder of 2026 to promote awareness of and transition primarily to the County's digital communication channels.

REASON(S) FOR RECOMMENDATION(S):

The written feedback received raises passionate arguments in defence of local print journalism, and Administration does not dismiss the genuine value that the Sunny South News provides to those who read it. That is not the question before Council.

The question is whether the format, the reach, and the value-for-money of the current arrangement justify \$60,000 of public expenditure annually in a community that is young, digitally connected, and committed to innovation. The data presented suggests it does not. The feedback received has not introduced new evidence that changes that assessment.

Council is asked to affirm its commitment to communicating with residents through modern, effective, County-controlled channels, while ensuring that no resident is denied access to information and that the transition is managed with care and transparency.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council's Strategic Plan and Business Plan Priorities.
Policy 106

BACKGROUND INFORMATION:

At its February 19, 2026 regular meeting, Council received Administration's presentation on Bylaw 26-008, proposing a shift in the County's public notification and advertising model from print to primarily digital channels, and the rescission of Policy 106 — a 1979 policy providing Sunny South News subscriptions to each registered property owner at County expense.

Administration offers the following response to the written feedback received.

1. The Data Supports the Administration's Findings

Feedback received argues that Administration's eight-week sample was selectively chosen and therefore unrepresentative of the Sunny South News's actual coverage of Lethbridge County.

The sample deliberately spanned two non-consecutive periods in September/October 2025 and January/February 2026 to provide a cross-section of the editorial calendar and reduce seasonal distortion. The claim that election and Year-in-Review content skewed the results actually strengthens Administration's position: if those were the editions most dominated by non-County content, they are precisely the editions that illustrate the County's low share of editorial attention.

More telling, the publication's own counter-analysis concedes that County coverage was absent in "perhaps one or two weeks" and that the typical volume is "1-2 articles" per edition spread across five municipalities the paper covers. On that basis, Lethbridge County may, in a given week, receive a single article. This is consistent with the earned-to-paid story ratio of 1.5:1 identified in Administration's presentation and remains the lowest of the three municipalities analyzed, and less than half the ratio achieved for Coaldale (3.25:1). The counter-analysis does not refute this finding; it corroborates it.

2. "Buy Local" Is Not a Communications Strategy

Feedback characterizes the shift to digital as inconsistent with a "Buy Local" ethic, suggesting that advertising revenue directed to social media platforms benefits American corporations rather than the local economy.

The County's obligation is to communicate effectively with ratepayers not to subsidize local businesses through its communications budget, however worthy those businesses may be. The digital channels proposed under Bylaw 26-008 are the County's own: the County website, the "County Insider" e-newsletter, Facebook, and YouTube. These are operated by County staff. They are, in the most direct sense, local — owned and run by the community's own government.

The "buy local" framing, taken as a principle, would argue equally against investing in any technology infrastructure, software platform, or modern communications tool that involves external providers. It is a rhetorical argument, not an analytical one, and it does not constitute a reason to maintain a specific print subsidy.

3. The County's Digital Reach Is Already Substantial

Feedback suggests the Administration overlooked the Sunny South News's digital presence, and that the existence of a link on the County's website to the publication's digital subscription reflects an existing digital relationship worth preserving.

Administration acknowledges the publication has a digital presence. However, a link on the County's website to a third-party paid subscription is not a County communication channel, it is a referral to a commercial product the County does not control, cannot rely upon for legal notification purposes, and pays separately to maintain.

The County's own direct digital reach in 2025 tells a different story, one of an organization already well-positioned to communicate independently and effectively:

- Website: 56,000 active users; 47,000 from Canada
- Facebook: 1.7 million views; 18,200 page visits; 537 new followers, up 53.9%
- E-Newsletter (County Insider): 1,112 active subscribers, up 26.9% year-over-year, with consistent growth
- YouTube: 61,000 views, up 88% year-over-year

These channels are growing. They are directly managed. They reach a broader audience than the publication's total paid circulation of 3,578 addresses and they do so at a fraction of the \$60,700 annual cost of the current arrangement.

4. Choosing Not to Subsidize Is Not Censorship

Feedback raises the concern that municipalities taking control of their own communications risks replacing independent journalistic coverage with unfiltered "party line" messaging, and that this shift represents a threat to the information available to residents.

Administration disagrees with this characterization in the strongest terms. Lethbridge County is not proposing to impede, restrict, or interfere with the Sunny South News's editorial operations in any way. The publication will remain free to cover County Council, County decisions, and County affairs as it always has. Independent local journalism does not depend on a municipal subsidy to exist and if

the argument is that it does, that is a matter for the publication and its owners to address, not a reason for ratepayers to bear the cost indefinitely.

Municipalities across Alberta and Canada communicate directly with residents every day without it constituting information control. What is proposed here is simply that the County communicate through its own channels, which it controls, rather than through a commercial publication it does not. Accepting the feedback's logic would mean any government that reviews a media subsidy is engaged in suppression, a principle that has no place in responsible fiscal governance.

5. The Demographic Reality Points in One Direction

The feedback does not meaningfully contest the demographic data presented. Lethbridge County has a median age of 32.8 years, with 52% of its population under 35. These are not characteristics of a community whose primary information channel is a weekly print newspaper.

The 12% of the population aged 65 and over — the cohort most likely to rely on print — is not left behind by the proposed approach. The phased implementation through 2026 allows time to educate residents on available digital channels. The County retains the ability to use print advertising for specific notifications where operationally or legally required. And, as noted above, any resident who values a print subscription remains entirely free to obtain one.

The County's vision of being the most innovative agricultural community in Canada means planning communications for the community as it is and as it is growing not anchoring it to the preferences of an earlier era.

6. The Publication's Own Admissions Confirm the Service Gap

Perhaps the most significant element of the feedback received is what it concedes, not what it contests. The response openly acknowledges that the Sunny South News has reduced editorial staffing, that a reporter no longer regularly attends Council meetings, and that the publication relies on council livestreams and archived recordings for meeting coverage. It frames these as reasonable cost-saving measures and that framing is understandable given the pressures facing print media.

But a publication cannot simultaneously argue that its coverage of Lethbridge County is adequate and that the resources it allocates to that coverage have materially declined. The service gap Administration identified in its analysis is not a construct of cherry-picked data, it is confirmed by the publication's own account of how it operates. The County is being asked to maintain \$60,000 in annual expenditure on a product whose provider has acknowledged, in writing, that it can no longer deliver what it once did.

7. Scrutiny of Public Spending Is Appropriate Governance

Feedback expresses disappointment that concerns about the publication's coverage were raised in a public meeting without prior notification, suggesting this caused reputational harm and that a local business would not have been treated in the same way.

Administration notes that the February 19 presentation was an analysis of a public expenditure, prepared for elected Council, presented at a public meeting. This is precisely how responsible municipal governance works. Council has not only the right but the obligation to examine whether

public funds are delivering value and to do so transparently. The fact that the subject of that scrutiny is a media organization does not make the scrutiny inappropriate; if anything, transparency in this context is especially important.

The comparison to a local feedlot or manufacturing business is not appropriate. Those businesses do not receive annual public subsidies in exchange for a service the County relies upon for resident communications. The relationship under review is a contractual and policy one, and its evaluation belongs in the public record.

ALTERNATIVES / PROS / CONS:

Option 1 (Recommended): Proceed with Bylaw 26-008 and rescind Policy 106 effective December 31, 2026

- Reallocates approximately \$60,700 annually into primarily County-controlled digital communication channels
- Aligns with demographic trends
- Retains flexibility to use print advertising on a case-by-case basis where required by legislation or operational need

Option 2: Decline to proceed

- Maintains current expenditure with no change to service level concerns identified in the analysis
- Forgoes opportunity to reinvest in more effective and direct communication channels

Option 3: Hybrid approach

- Proceed with Bylaw 26-008 or not
- Rescind Policy 106 or not

FINANCIAL IMPACT:

Current annual expenditure under Policy 106 and existing public notification processes is approximately \$60,700. The proposed bylaw and policy change would free this amount for reinvestment in County-operated digital communication infrastructure and programming while retaining the option for selected print advertising when needed or appropriate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

1. To whom it may concern,

We are very concerned about The Sunny South subscription service being cancelled. Many people enjoy having reading material in hand. We prefer books than kindle for example. There are also many people in the county that do not regularly use a computer (such as my husband) or even have one for that matter. We would prefer to pay for a subscription service than to have it cancelled, we think this is a very poor choice for our community. We would rarely choose to look on line for community information or for many other things either, as a whole we are becoming too dependent on on line communication and cutting out the personal touch. Thank you for your time

Gary and Gillian Capewell

2. To Lethbridge County Council:

I have concerns about Lethbridge county cancelling subscriptions to the Sunny South News. I faithfully read each edition of the SSN and look to it for notifications from Lethbridge County and I pay close attention to ones with land locations close to mine. I was really disappointed when the SSN stopped printing the full minutes of Council meetings and instead gave highlights but continued to read the paper and check all notifications from Lethbridge County. The newspaper is the first (and quite often the only) place that I look for County news.

If Lethbridge County Council decides to cancel subscriptions, will they continue to put notifications in the SSN? I, for one, would hope so. I will probably subscribe to the SSN, even if I need to pay for it, but I would hope that the County would still keep their notifications in it. I won't be as inclined to go on the County web page or Facebook page as I would be to read the newspaper. Since I do most of my reading in the bathroom, a newspaper is a lot handier than my computer monitor and my mouse!!! Respectfully,

Clarence Holthe, Turin

3. We are writing on behalf of the Shaughnessy Community Association and we would like you to know that we object to this bylaw coming into effect as a lot of our members do not use or have access to the internet. They look forward to receiving the Sunny South each week as it keeps them updated with what is happening in the County.

It's all fine and well to go paperless, however the needs of the citizens of the County are going to be curtailed because of an attempt to cut costs at the expense of the taxpayers. I myself read the Sunny south each

week and I would be missing it. We find that in the town of Shaughnessy the seniors population is well over the 14% you mentioned in the paper.

Thank you for taking our letter into consideration.

Helen Ruaben, On behalf of the Shaughnessy Community Association

4. I strongly wish that this by-law does not pass. As a senior resident, I do not have the equipment or knowledge on how to use this virtual communication being proposed. Young people understand and work with this method of communication. But us old timers, computer wise, are using the very simple things like reading the newspaper to find out what is happening in my community. Please wait a few years until the next generation of residents to change your policy. I read now that comments were to be submitted sooner. Please I hope my comments are noted and accepted. Keep news in Sunny South.

Irene Szulak

5. If the youth are pulled out, as an approximation, this would bring the 65+ group up by about 4%. A more realistic number to obtain in my opinion is homeowners. For example, my daughter's are in their late teens but do not own our home, and do not make decisions at that level. Honestly, with the cost of living, I would argue that almost everyone in LC that this bylaw change would pertain to is likely over 30. I personally use digital platforms for much of what I do in my work and leisure time but my husband and I find that professional magazines that I have changed to digital no longer get read, even leisure magazines. I think science is catching up with the negative impacts of spending our lives on screens, impact on health and longevity, etc. and I honestly find browsing through SSN print copy a positive activity in our digital world. Trying to avoid screens 30-60min before bed to optimize sleep - great time for a hard copy book, magazine or newspaper. I like learning about the surrounding communities and just this week saw that Lethbridge Polytechnic will be creating a Veterinary Pre-med program which may provide an opportunity for a career move for me that I would otherwise not have known about. I've worked at 2 veterinary teaching institutions from across Canada and because I followed my husband's career here in 2014 (he is a veterinary epidemiologist providing services for southern Alberta's extensive feedlot operations), have struggled with the loss of access to a relevant academic program where I can work and teach. Thank you Sunny South News!

I understand what you're saying about the next generation but swaying council to ignore elder generations and leave them in the dust by transitioning away from a traditional form of communication shows great disrespect to roots of our community. I'm not saying to not go digital, I just think the push for the full

transition is too much too soon (a full generation too soon) and at \$60K/year, each taxpayer is paying what, about \$6? To support and probably keep a community newspaper alive for a few more years until we all live in the digital world and don't care about anything going on around us? Or somehow learn to live with technology in a way that it actually enhances our lives which in some ways it currently does but without boundaries, the long term forecast is not good. Other countries are catching on and moving away from digital use in classrooms for example. As part of the generation that is witnessing these changes first hand, what I see is greatly concerning. I can only hope that Council will listen to the seniors and respect them. In my recent experience, Council has shown that they do not care about their citizen taxpayers so I will likely not waste my time participating in this process. I wish that I had known about the deadline for feedback to Council sooner but it is too late. I would have known about had you chosen to use social media, ironically. There was not 2 full weeks to be able to see the posting and respond when it was posted in SSN. This too is the world we live in. Fast, no time for research and a fair thought process, short attention spans affecting health and productivity. I am bearing witness to humans not only destroying their environment but their own brains and bodies. This is not an exaggeration. As a parent of young adults, I can honestly say that the world they are growing up in is far worse that the world I grew up in and digital technology is a significant contributing factor. Many pros and cons but the cons are starting to be more obvious and only the progressive societies have caught on. If you haven't already done so, I suggest you take the time to read *The Anxious Generation*.

Another thought although because I missed the short window to send to Council, I have to hope that you at least hear what I have to say before pushing through your agenda. Regarding community and coverage, what news do you expect SSN to regularly run on Lethbridge County? A lot of what happens in the community occurs in hamlets and towns *within* Lethbridge County and there is a lot of coverage of that in SSN, including the schools (I think with the exception of Sunnyside they all fall within boundaries of a town or hamlet?). I remember joking a few years back when there *was* more LC "coverage" and it would just be a half or full page of council minutes and each time, the same photo of council sized to fill in the rest of the space. I even joked with Tory and Carly (Tory and I were coaching hockey together in Coaldale at the time) that my daughter who was on the team would flip through the papers to find that photo of her coach! My thoughts are that if Lethbridge County goes fully digital and stops supporting SSN, then SSN may not even survive. I would have to talk to their office to find out how much support they have from other MGA's and general subscribership and the impact that this proposed change for 2027 would have. Will Lethbridge County run an actual news source that *includes* diverse opinion pieces and share what's going on in towns and hamlets, including their schools and at post-secondary institutions in Lethbridge? Likely not as that will cost much more the current subscriptions to SSN. So to clarify what I'd previously alluded to, residents of Lethbridge County are part of a broader community, including towns and hamlets that fall within the boundaries of

Lethbridge County. Having a printed community newspaper is still important at least to older generations, and not just 65+ so please don't make assumptions there. Many 65+ are fully capable of online access to information and many younger are feeling bombarded by this digital world so care needs to be taken with demographic assumptions. A survey that is sent to each household with the option to respond on paper or digitally (so that everyone knows about it and has equal access) would be the most transparent and thoughtful way to go. Yes this would incur a significant expense, but a Council decision that may contribute to the faster demise of yet another community newspaper would be a shame. Honestly, my kids have enjoyed clipping out articles over the years, especially with school and sports photos. Just last year, my daughter was Valedictorian for Coaldale Prairie Winds' first graduating class so we enjoyed reading the articles, seeing the photos of the grads and saving the paper as a keepsake. You want to engage the younger generations? They can still be engaged through relevant coverage especially with photos. I doubt anyone cares about or can keep track of digital news (especially since it can't be shared through social media for reasons I support). I struggle to come up with Lethbridge County-specific "news" that would be engaging. Perhaps the lack of coverage *is* the reason for this but what is going on that requires extensive coverage?

Jen Hendrick

6. Attn: Reeve Tory Campbell and Lethbridge County Council

As managing editor of the Sunny South News, and group publisher of the Alta Newspaper Group, LP, we agreed that in light of the presentation made to council at its Feb. 19 regular meeting regarding Bylaw 26-008 by Director of Growth and Engagement, Trevor Lewington, we wanted to take this opportunity to address some of the concerns and criticisms raised by Mr. Lewington and members of council regarding the value of the current relationship between our newspaper and the County.

While we certainly understand the impetus for municipalities and businesses to find cost savings where they can in today's environment, we would like to expand on some of the presentation's characterizations and assertions and provide an alternative narrative to the one being pushed here, namely that local print media is a dying anachronism that no longer holds any value for County residents.

Firstly, I would point out that if the municipality wants to move to a strictly digital advertising model, through social media or other methods, this comes with some significant economic baggage on the "Buy Local" front. While the Sunny South News, as part of the Alta Newspaper Group, LP, is entirely local within the southern Alberta region including offices, employees, property taxes and local advertising from regional businesses, including ourselves supporting local businesses through our needs and purchases, digital alternatives come with none of these local benefits. For instance, can anyone point out where Facebook or Google are making major investments in southern Alberta, or the County for that matter? The revenue

derived from digital advertising is leaving Canada every day and going directly into the coffers of these American corporate giants, who have little to no interest in supporting the various regions they squeeze for advertising dollars.

While the expense of our current relationship involving subscriptions is a significant consideration for the County, this comes at a discount to the municipality versus what a private citizen would pay for a regular subscription to the Sunny South News.

We were also disappointed to see how the presentation essentially cherry-picked a sampling of editions over an eight week period to support a specific argument - weeks which, as we have pointed out in our news coverage of this bylaw, included extensive municipal election coverage and Year-in-Review. Frankly, these were poor weeks to choose (or good ones, we suppose, if they support the argument) as an example of declining Lethbridge County coverage in the Sunny South News, as they were dominated by other content. In our own analysis (which consisted of every edition between Jan. 21 - July 29, 2025) the Sunny South News included at least 1-2 articles on the County - either written by us or submitted information and releases - with the exception of perhaps one or two weeks (please see attached document for reference). We would point out, as well, that Lethbridge County is only one of five other municipalities we cover in the Sunny South News area, which means that levels and volume of coverage fluctuates significantly from edition to edition.

And while County coverage is still a priority for us, business realities in the media industry have forced us to make tough decisions in recent years with regard to editorial staffing and other factors that have impacted our ability to cover our municipalities more effectively. Finding a pathway to sustainability - essentially so we can keep the doors open and the lights on - has been a long and difficult process. However, that doesn't make us any different from any other media in Southern Alberta, the province of Alberta or even throughout Canada - ask any media organization in this region if they have the same capacity to cover what they once did 10 years ago, and the answer you will receive will be invariably the same. All we can say is we do the best that we can, to cover what we can, with the resources we now have available to us. As an editor, and as a publisher, and every employee we work with, don't go to work every day because we believe that what we do is a complete waste of everyone's time - but that does seem to be what was being suggested in the presentation.

And there does seem to be an acceptance here - based on some comments from council and Mr. Lewington - about the perception of print media being a dying industry where editions aren't worth the paper they're printed on. Much of that, we would argue, is actually a false narrative that seems easy to believe, but the actual industry evidence and statistics say otherwise, much of it gathered through readership surveys conducted by industry advocate organizations such as the Alberta Weekly Newspaper Association and News Media Canada. We can provide much of that information upon request.

The presentation's analysis makes much of the fact that statistically, County coverage has recently been less than other municipalities in the Sunny South News coverage area. While that might be true, we would argue

that Lethbridge County news isn't the only reason a County subscriber reads an edition of our newspaper - depending on what communities and municipalities they are in close proximity to as residents, much of our content isn't exactly valueless to them if it isn't strictly Lethbridge County coverage. And while our coverage of the County may have declined, can anyone point to another media organization in this region that does more coverage of the municipality, broadcast or otherwise? Again, we do the best that we can with the resources that we have available to us.

To address a specific criticism of Coun. Hickey regarding coverage and equating a decline to not having a reporter in the room to attend meetings, we would say this: we are a business like any other, and we need to try to find cost savings where we can - much as the municipality is discussing here. While we would love to have a reporter in the room at every municipality we cover, for those that choose to livestream and archive their meetings, how does it profit us to pay someone to always be in the room when they can simply access the proceedings on their own time, and at their own convenience, while working on other business? Municipalities have to make hard decisions sometimes. We are no different. That being said, we applaud his suggestion about asking residents what they think of the value of their subscription, rather than making an arbitrary decision that has potential for backlash.

Another criticism, namely the timeliness of municipal briefs or minutes, reflects a misunderstanding of how things actually work in the print industry. Coverage of a meeting is usually broken down into the main stories, which are generally run in a timely fashion, but briefs/minutes are clean-up of everything else. These are often run later, as they're considered to be of less importance than the main specific stories on council decisions. Also, our understanding of our business agreement was that meeting highlights were to be prepared and provided to us for publication, but that no longer happens despite recent efforts on our part to revive that arrangement. This is something that other municipalities readily do already.

While media are pretty thick-skinned people that can handle a tough room, we also have concerns about the level of negative criticism that was levelled at us in public meeting format, without any prior notification considering our business relationship - one would have thought that after covering this municipality for 60 years, that might have at least warranted an email, phone call or preliminary conversation. While most people consider it open season to criticize media organizations, we don't think a local feedlot or a manufacturing business in the County would have been subject to this kind of public criticism from municipal officials. Reputational damage is a real thing, and it would be hard not to characterize this presentation and discussion as such.

Also absent from this presentation was any acknowledgement of our own digital footprint, such as our website and our online digital editions, including a portal to sign up for our digital edition on Lethbridge County's own website. We think it's quite disingenuous to suggest we're just a dying print organization that is resistant and ignorant of any digital evolution in our own industry. And what is the County going to do with these digitally paid subscriptions to the Sunny South News? Since the County wants to focus on digital means of communication and advertising, and are promoting these digital formats, should that not include a

digital copy of the Sunny South News? Your website certainly states that residents are free to request a digital subscription. The presentation mentioned nothing about this at the Feb. 19 regular council meeting.

What is also left unsaid here is that, not unlike many other municipalities, taking total control over the information and messaging being provided to residents and ratepayers is always going to be seem attractive to councils and administrations. We would suggest not every resident and ratepayer will celebrate a shift from a journalistic analysis to being fed the strict party line from their municipal officials as their only source of information on County business.

Finally, before any final decisions are made, I would like to request that the County ask its subscribers what they think about the coverage they receive in the Sunny South News, and if they feel that it no longer has any value for them.

Respectfully,

Trevor Busch
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Sunny South News: Jan 21 – July 29, 2025 – Lethbridge County Stories

Jan. 21 – One story by Nerissa McNaughton

Jan. 28 – One story by Kristine Jean

Feb. 4 - One story by Kristine Jean

Feb. 11 – Two stories on LC Council by Kristine Jean

Feb. 25 – One LC Council story by Kristine Jean

March 4 – One LC story submitted by LC

March 11 – Two Ag Week stories by Cal and Kristine – on two LC organizations

March 18 – One story submitted by LC

April 8 – One story submitted by LC

April 15 – One story submitted by LC

April 29 – One story submitted by LC

May 6 – One story on LC Council by Kristine Jean

May 13 – One story submitted by LC

May 20 – One story submitted by LC

May 27 – Two stories submitted by LC

June 3 - One story by Kristine Jean

June 10 – One story by Al Beeber

June 17 – One story submitted by LC

June 24 – Two stories – one submitted by LC and one on a LC related event by Kristine Jean

July 1 – One story submitted by LC

July 8 – One story submitted by LC (Council Highlights)

July 15 – One LC Council story by Kristine Jean

July 22 – Two stories submitted by LC

July 29 – One story submitted by LC

*Please Note: I also interviewed Trevor Lewington for a Lethbridge County story in our December 2025
Insight Magazine

AGENDA ITEM REPORT



Title: Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR)
Meeting: Council Meeting - 02 Apr 2026
Department: Development & Infrastructure
Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 16 Mar 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 16 Mar 2026
Cole Beck, Chief Administrative Officer	Approved - 17 Mar 2026

STRATEGIC ALIGNMENT:

 Goverance	 Relationships	 Region	 Prosperity
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EXECUTIVE SUMMARY:

An application has been received to redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR). The applicant is seeking this redesignation to allow for the subdivision of three (3) contiguous grouped country residential lots. The proposed redesignation aligns with Lethbridge County's Land Use Bylaw, which requires the redesignation to GCR prior to subdivision.

RECOMMENDATION:

That Bylaw 26-007, be read a first time.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is consistent with the Municipal Development Plan and the Grouped Country Residential Strategy, which supports the creation of residential parcels in areas with low agricultural productivity.

First reading will allow the County to proceed with the required public hearing and notification process.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP), Policy 4.13 permits landowners or developers to apply for land use redesignation in support of development proposals that may not align with existing land use districts.

- Municipal Development Plan (MDP), Policy 8.1 states the County will consider subdivision of 20 acres of letter for GCR Use.
- Municipal Development Plan (MDP), Policy 8.3 and the Grouped Country Residential Strategy supports locating GCR on cut-off and fragmented parcels, include the areas where agricultural productivity is low and cut off by coulee edges
- Land Use Bylaw (LUB), Part 8 Clause 13.2.f supports redesignating the parcel to GCR prior to considering subdivision because there is more than three adjacent (contiguous) country residential lots.

BACKGROUND INFORMATION:

The subject parcel (Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M)) is currently zoned Urban Fringe. The proposed redesignation to GCR is required to allow for future subdivision of three (3) contiguous grouped country residential lots ranging in size from 3 to 4.3 acres.

The parcels formerly contained an asphalt product facility that has been removed and exclaimd. A Phase 1 ESA was submitted to support the proposed residential use. There is a Historical Resource Value of 5A, which will be addressed at the subdivision phase. The three future parcel will haul water to site and be serviced by on-site septic systems. The applicant has expressed interest in developing all three lots within one year.

Internal departments and external agencies were circulated for comment, including the City of Lethbridge and Town of Coalhurst. No objections were received.

ALTERNATIVES / PROS / CONS:

1. To table Bylaw 26-007 for further information or discussion

Pros: Allows council to request additional information prior to considering first reading.

Cons: Delays the process for the Public Hearing.

FINANCIAL IMPACT:

There are no immediate financial implications. If the lots are developed, the County will benefit from the residential tax revenue.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

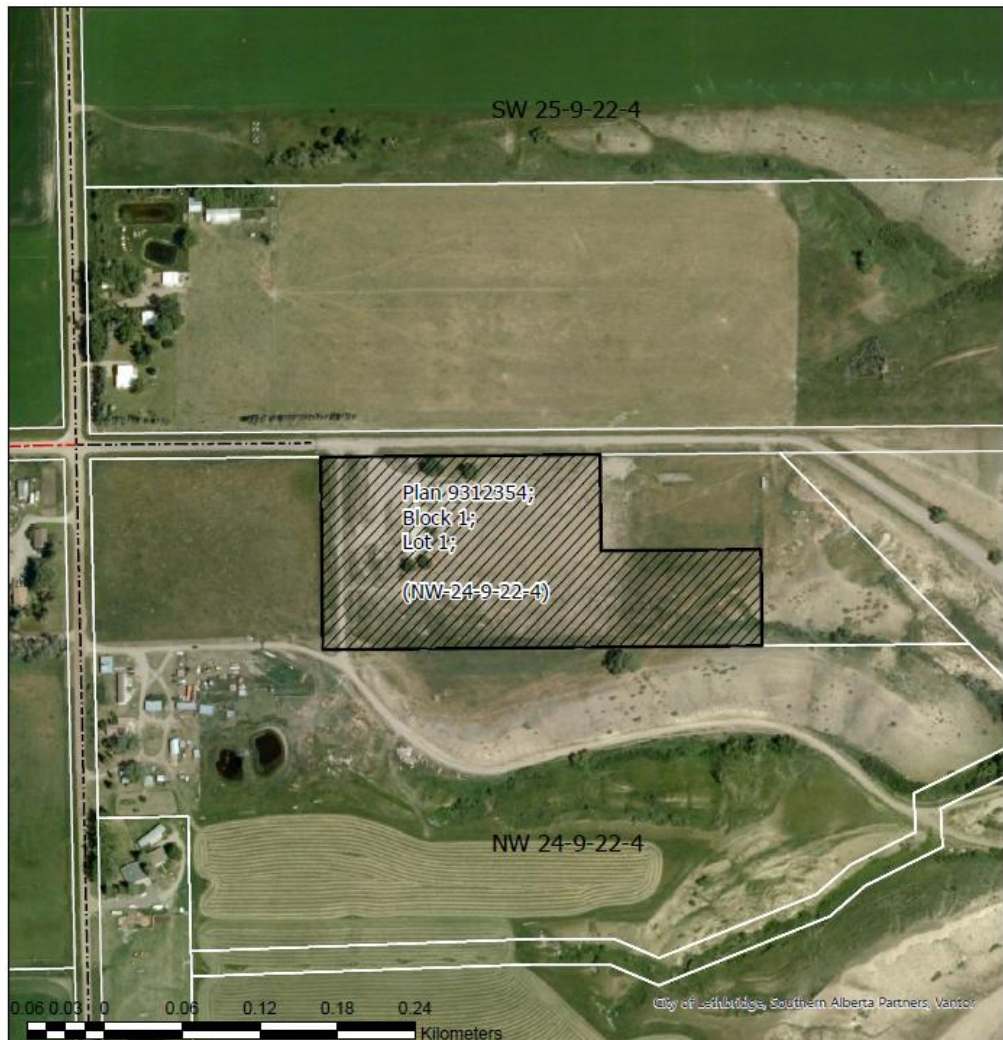
- [Bylaw 26-007 - Amendment to LUB Reading Page](#)
- [26-007 UF To GCR Rezoning Map](#)
- [Bylaw 26-007 Conceptual Design Scheme](#)
- [Bylaw 26 - 007 Application Form_Redacted](#)
- [Bylaw 26-007 Land Title](#)

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-007

Bylaw 26-007 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-007 is to redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown below;



Bylaw 26-007: Urban Fringe to Grouped Country Residential

**Plan 9312354; Block 1; Lot 1 (NW-24-9-22-4) Approximately 10.46 Acres
Located in Lethbridge County, AB**

 Bylaw 26-007 Urban Fringe to Grouped Country Residential


**LETHBRIDGE
COUNTY**

AND WHEREAS the redesignation of the lands is for the purpose of subdividing the parcel into three (3) grouped country residential lots and the designation will allow for land uses as prescribed in the Grouped Country Residential District;

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

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

1. To redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown on the map.
2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 2nd day of April 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.


Reeve

Chief Administrative Officer



Bylaw 26-007: Urban Fringe to Grouped Country Residential

**Plan 9312354; Block 1; Lot 1 (NW-24-9-22-4) Approximately 10.46 Acres
Located in Lethbridge County, AB**

 Bylaw 26-007 Urban Fringe to Grouped Country Residential

N



Conceptual Design Scheme

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

Legal Description of Lands Included:

Lot 1, Block 1, Plan 931 2354
Within N.W. ¼ Sec. 24, Twp. 9, Rge. 22, W4M.
Lethbridge County

Registered Owners:

Steven Zwartbol
Jaimie Slingerland

Prepared By: Brown, Okamura & Associates Ltd.
Reference File: 25-16901

Introduction

The concept plan and design scheme are to be used to support an application to re-zone Lot 1, Block 1, Plan 931 2354 from Urban Fringe (UF) to Group Country Residential (GCR). The subject properties are located on Township Road 10-1A and lie North East of the hamlet of Diamond City. The current titled area for lot 2 is 2.4 Acres and the area for lot 3 is 13.62 Acres. A rezoning to GCR would allow for a further subdivision of lot 3 into an additional lot in accordance with the Lethbridge County Municipal Development Plan. Any further subdivisions of the subject lots would require an Area Structure Plan be submitted. A tentative plan of the future subdivision has been prepared and can be found in Appendix A.

This report and application have been prepared and submitted by Brown, Okamura & Associated Ltd. (BOA) on behalf of the owners of Lot 1, Steven Zwartbol and Jaimie Slingerland.

Development Concept

The existing parcel is currently undeveloped. Historically, the westerly portion of the parcel contained an asphalt production facility. Those facilities have since been reclaimed and removed, with the exception of an abandoned gas line. The parcel is bounded to the west and south by an agricultural parcel and to the east by a recently subdivided parcel for residential purposes. The existing parcel is subject to a Historic Resource Value of 5A, indicating the potential for archaeological resources. Upon the subdivision stage, the application will be circulated to the Historic Resources Management Branch, who may require a Historic Resources Application to obtain clearance.

It is the intention of the landowner to subdivide the existing lot into 3 residential parcels, varying in size from 1.23 hectares (3.04 acres) to 1.77 hectares (4.37 acres). The configuration and terrain leave a suitable developable area for all three proposed lots.

Transportation

The existing and proposed parcels are bounded by Township Road 94 to the north, a full developed gravel road. The westerly and easterly lots contain an existing approach, with the proposed middle lot requiring an application for approach and to be constructed to municipal standards.

Potable Water

The potable water is proposed to be hauled to site, with cisterns installed at each of the proposed lots for storage. The owners are currently on the waiting list for the Lethbridge

County water co-op, which could be connected to the cisterns, should that service be provided in the future.

Sanitary Wastewater

The proposed lots in this subdivision will be serviced by individual on-site septic systems. At this time, no initial tests of the area have been conducted. Further investigation and design would be required in conjunction with a subdivision application for the proposed Group Country Residential subdivision.

Storm-water

The current natural drainage pattern of the site runs from west to east. The site currently contains minimal slope, besides the coulee in the south easterly most corner. Given the minimal amount of slope, it is not anticipated that there would be significant amounts of overland drainage between parcels.

Any dwellings constructed within the parcels would be graded in a manner to create positive drainage away from the dwellings. A grading plan may be required to the satisfaction of the Municipality, at the time of development, or as a condition of the subdivision.

Utilities

An existing single phase power line runs along the north side of Township Road 94. This existing overhead line could be tied into for servicing the three proposed lots.

The nearest Atco Gas distribution line runs along the west side of Range Road 221, approximately 300 meters west of the proposed GCR subdivision. This distribution line may be utilized as the service tie-in for the proposed parcels.

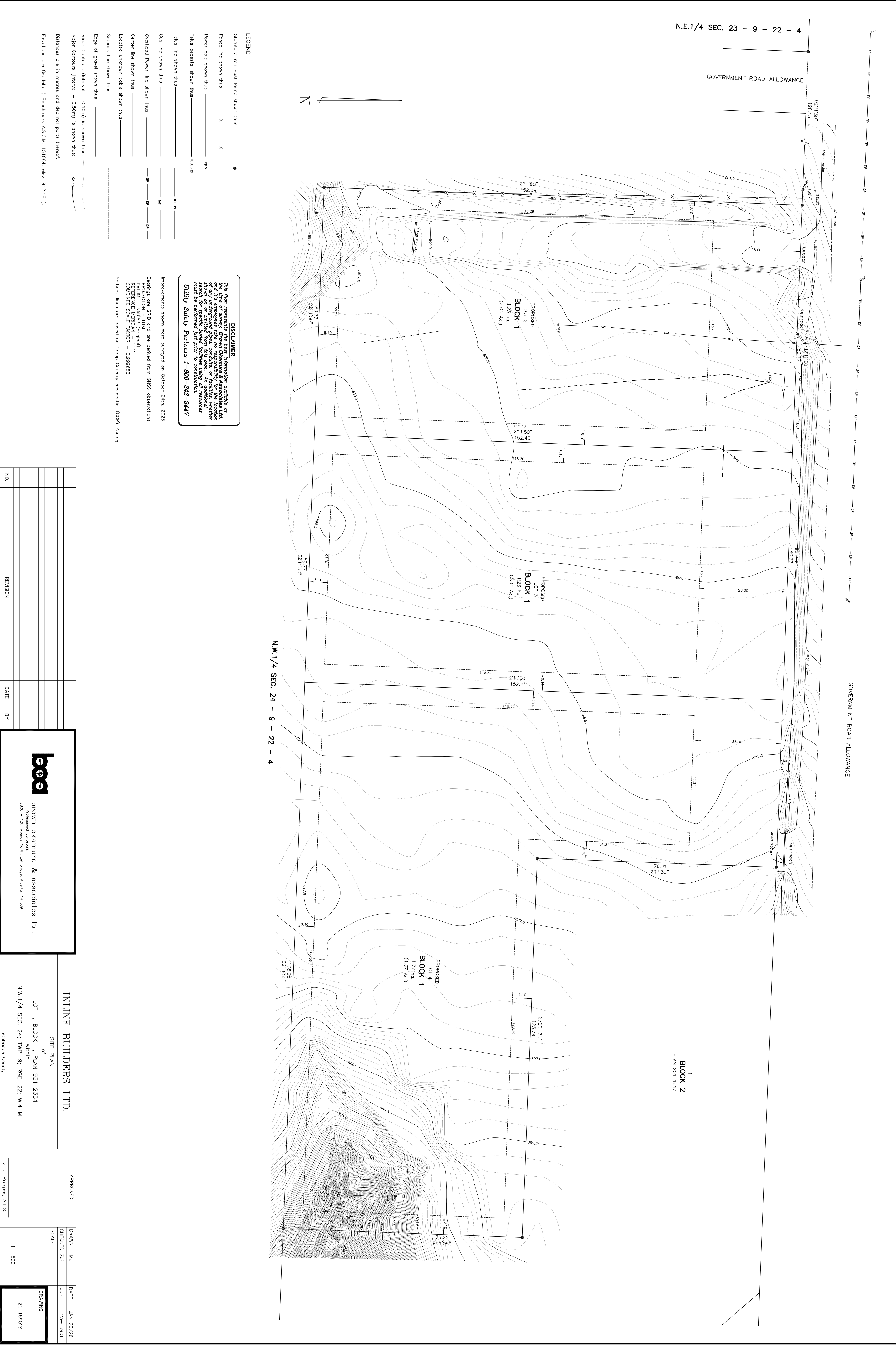
Closure

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

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

Appendix A – Tentative Plan Showing Subdivision

Sketch prepared by Brown, Okamura & Associates Ltd.



Appendix B – Existing Certificate of Title for parcel

Certificate of Title:



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0040 492 324 9312354;1;1 261 020 553

LEGAL DESCRIPTION

PLAN 9312354
BLOCK 1
LOT 1
CONTAINING 5.1780 HECTARES (12.8 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (ACRES)	MORE OR LESS
SUBDIVISION	2511817	0.943	(2.33)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;22;9;24;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 251 261 890 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 020 553	20/01/2026	TRANSFER OF LAND	\$530,000	SEE INSTRUMENT

OWNERS

STEVEN ZWARTBOL
OF BOX 1211
COALHURST
ALBERTA T0L 0V0
AS TO AN UNDIVIDED 50% INTEREST

JAIMIE SLINGERLAND
OF 1305-7TH STREET NORTH
LETHBRIDGE
ALBERTA T1H 1Y8
AS TO AN UNDIVIDED 50% INTEREST

(CONTINUED)

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

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



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

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

URBAN FRINGE

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

GROUPED COUNTRY RESIDENTIAL

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

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

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

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



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

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

[Redacted Signature]

Jaimie Slingerland

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 28, 2026

DATE

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

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0040 492 324 9312354;1;1 261 020 553

LEGAL DESCRIPTION

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BLOCK 1
LOT 1
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MUNICIPALITY: LETHBRIDGE COUNTY

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
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OWNERS

STEVEN ZWARTBOL
OF BOX 1211
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AS TO AN UNDIVIDED 50% INTEREST

JAIMIE SLINGERLAND
OF 1305-7TH STREET NORTH
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ALBERTA T1H 1Y8
AS TO AN UNDIVIDED 50% INTEREST

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Centennial Celebration



PICTURE BUTTE

100

— YEARS —

1926-2026



April 15, 1926, marked the opening of the Post Office putting Picture Butte on the map.

Commemorative Plaque Unveiling

11:00 AM Wednesday, April 15th, 2026.

In front of the Picture Butte Town Office.

Lunch to follow at the Picture Butte Community Center.

Contact Boyd Folden 403-315-2305 or Teresa Feist 403-394-6980 for more information.

Jack Leeuwenburgh



Date:19/03/26

County of Lethbridge

RE: Subject of Letter - Concern regarding road maintenance and dust control on Range Road 210

Dear Reeve and Council Members,

I am writing to you today as a concerned resident of the County of Lethbridge, Range Road 210.

My concern is the dust control on Range Road 210, coming off Hwy 4, going north.

- We are on a major haul route- the signs on the road clearly are there. The dust has been terrible:

-affecting our animals health- increased pneumonia in many of our purebred and commercial herd, which has affected the wellbeing of our herd and increased our veterinary costs.

-our personal health and wellbeing- we cannot sit outside without a cloud of dust blowing over us. Inside our homes we, also notice a constant layer of dust.

-This haul route had a calcium base in the past, and it is no longer that way. It is now a gravel road, which is very busy- Vehicles are going to Ranch Docs, starting at 7 AM, semis are going to Perlich Auction and back to Hwy 4 , and trucks coming to and from the Broxburn Business Park. The gravel trucks and others traffic going to and from Southern Excavating, also, goes on all throughout the day, and has impacted our air quality.

As a tax payer, I am requesting, on behalf of my company, Leeuwenburgh Farms and Leeuwenburgh Angus, and fellow community members, that the County resolve this

issue, and take care of its roads. The best solution would be to pave the road from Hwy 4 to the Brown Road, or all the way to Hwy 512. Another option would be to re-calcify the road to its previous condition.

You can reach me on my cell: [REDACTED] if you have any questions.

Thank you for your time and dedication to our county I look forward to your response on this matter and hope to see a positive resolution for our community.

Sincerely,

Jack Leeuwenbugh

A handwritten signature in blue ink, appearing to read "J. Leeuwenbugh", written in a cursive style.



Twenty-two Years of Local Value

Monthly Report

For Councils

March 2026

Dear Councilors,

At the request of our Executive, staff has put together a Value report for SouthGrow. With new councils in place (and communication of our work always being a hard problem to overcome) it seemed like a good moment to review the work that your association has done over the decades and how it has produced value for your ratepayers. Budgets are tight and responsible councils need to know what their dollars are funding.

This report aims to close that gap, remind our members of the work we've done and are doing, and inspire you with what is possible – because this organization is an efficient vehicle that can be used to propel forward even more future work.

ACTION REQUEST:

Please share this for inclusion in your council reports and use it to report on the work of the association as part of your regular reporting.

Sincerely,

Peter Casurella
Executive Director
SouthGrow Regional Initiative
1-403-394-0615

REMINDER OF UPCOMING EVENTS:

- Southern Alberta Economic Summit, March 26. (get yer tickets!)
- Next Quarterly Meeting – Thursday, April 23rd 6-8 pm.
- Economic Development for Elected Officials - May 8th (all day)

SouthGrow's Value

This document explains the value that SouthGrow creates for the communities of the region. SouthGrow is funded by member municipalities, which means local taxpayers help support its work. Because of that, it is important to clearly show what SouthGrow does and what communities receive in return. This document gathers real examples from SouthGrow's history and organizes them in a simple way so members can see the results of regional cooperation.

The goal of this document is to provide a clear and honest record of value. It focuses on measurable outcomes such as research, partnerships, training, and regional initiatives that benefit multiple communities. By documenting these results, SouthGrow can help members understand how working together strengthens the region and helps communities achieve things that would be harder to do alone.

How SouthGrow Creates Value for Our Communities

SouthGrow is a partnership of towns, villages, and counties in southern Alberta. These communities work together because some challenges are bigger than any one town. By sharing ideas, research, and resources, they can do more together than they could alone.

This document shows the real value SouthGrow has created for the region. It does this by looking at the work SouthGrow has done over many years and the benefits that work brought to local communities and taxpayers.

Regional organizations like SouthGrow create value in several ways. The work may look different each year, but most of it falls into seven types of value. These seven areas help explain why communities choose to work together.

1. Leveraged Funding

One of the clearest benefits of regional work is bringing new funding into the region. Many grants from provincial and federal governments are large and complex. Small municipalities often do not have the staff time or expertise to pursue them on their own. A regional organization can help identify opportunities, prepare applications, and manage projects.

SouthGrow has helped secure and coordinate funding for regional projects. One example is the **Peaks to Prairies EV Charging Network**. SouthGrow and Alberta SouthWest, put in mere tens of thousands of dollars, and then used that seed funding to stack large grant contributions from both Federal and Provincial Sources to reach a funding pot of over \$2 million. This funding enabled a 20-station network spanning southern Alberta opening up the region to EV travel.

REDAs are also excellent at leveraging their own members dollars with proven leverage ratios over 9:1 with a sustained multi-year trend. Over 13 years of professionally audited financials, for every \$1 that our membership has committed we have leveraged over 9 times. This is good value.

Year	Memberships	Total Budget	Leverage Ratio
2013	19,944.00	375,967.00	18.85
2014	17,477.00	652,550.00	37.34
2015	17,641.00	128,807.00	7.30
2016	20,029.00	182,766.00	9.13
2017	23,679.00	147,836.00	6.24
2018	31,927.00	383,072.00	12.00
2019	32,364.00	335,154.00	10.36
2020	37,049.00	375,835.00	10.14
2021	41,730.00	235,403.00	5.64
2022	49,605.00	169,900.00	3.43
2023	90,024.00	497,641.00	5.53
2024	93,336.00	871,800.00	9.34
2025	93,358.00	1,041,685.00	11.16
	568,163.00	5,398,416.00	9.50

2. Shared Research and Strategic Intelligence

Good decisions require good information. Many small municipalities do not have the budget to hire engineers or technical experts to study complex infrastructure issues on their own.

SouthGrow helps solve this problem by coordinating research that benefits many communities at once. This work gives local leaders better data when planning for growth, investment, and new services.

A strong example is the **SouthGrow Broadband Project Master Plan**. SouthGrow worked with technical consultants to study broadband service levels across the region and identify where major connectivity gaps existed. The study mapped infrastructure needs and outlined practical options for improving internet service in rural communities.

This shared research gave municipalities reliable information they could use when speaking with internet providers and applying for broadband funding programs. By producing the study once at the regional level, SouthGrow helped communities access professional technical analysis that would have been difficult and costly for them to obtain on their own.

This project led to several projects that were actioned on by our communities. Milk River worked with the Milk River Cable Club to deploy a high-speed pilot project and an infrastructure upgrade pilot project with Fortis Alberta. This led to technology validation and further deployments in Warner County, along with the data being used to secure federal funding for more network expansion across parts of Warner County and the County of 40 Mile. Additionally, the work informed a P3 in Vulcan County that involved SouthGrow building a coalition of 6 municipalities, aided by political influence from the Government of Alberta, to strike a deal with two private companies to upgrade internet access for the entire region. The Town of Cardston also used their plan to build and issue a public RFP for local system upgrades which prompted the incumbent to come to the table and provide the necessary upgrades.

3. Regional Coordination

Economic development works best when communities work together instead of competing with each other.

SouthGrow helps municipalities coordinate around shared regional priorities. By speaking with one voice, communities can have a stronger impact when working with provincial and federal governments.

A good example is SouthGrow's support for the **Highway 3 Twinning Development Association**. SouthGrow works with municipal partners across southern Alberta to advocate for the twinning of Highway 3, an important transportation corridor for agriculture, trade, and regional travel. In 2019 when the Association was going through a transition period, SouthGrow took over the administration of the organization, backed its nascent operations with funding and expertise, and professionally set it up to operate effectively as a lobby group. We administered it for 3 years, securing a strong member base, overseeing the production of a cost-benefit analysis from PricewaterhouseCooper, and gathering 5000 signatures on a petition. This work took Highway 3 from aspirations to results with the Premier Kenny announcing the Twinning of one section in 2021, and Premier Smith announcing the Twinning of the entire corridor the next year.

As our region's major east-west link this project is upgrading trade access and helping land investments that benefit the economy of the entire region.

By helping coordinate regional support for the project, SouthGrow ensured that rural communities have a stronger collective voice when discussing transportation infrastructure with provincial decision makers. This kind of regional coordination helps advance projects that benefit the entire region.



4. Capacity Building

Many smaller municipalities have limited economic development staff. Training and knowledge sharing can help local leaders make better decisions and respond to new opportunities.

SouthGrow regularly organizes training events, learning sessions, conferences, and forums for municipal councils, administrators, and economic development professionals. These sessions bring experts to the region and allow communities to learn from each other.

One example was the “**Community Energy Forums**” which SouthGrow hosted for a number of years. These events brought speakers and regional leaders together to discuss innovation, collaboration, and effective municipal leadership in the energy space. Ideas and industry connections at these events directly contributed to several of our Towns and Villages pursuing solar energy offsets, which has saved our communities many thousands of dollars in energy costs every year. Early success in places like Raymond, Stirling, Cardston, and Carmangay has led to widespread adoption and has spurred interest in programs like municipal energy management. The MEM program was also introduced to the region through our training events, and several towns embarked on programs with huge impacts. The Town of Taber in particular has realized savings of hundreds of thousands of dollars per year from their MEM program.

By providing training and connections in this space, SouthGrow seeded the necessary ideas, knowledge and connections for communities to pursue and realize big wins.

5. Network and Partnership Access

Strong partnerships are important for economic development. Regional organizations can connect communities to networks that might otherwise be hard to access.

SouthGrow works closely with organizations such as Community Futures Lethbridge Region, Economic Development Lethbridge, Lethbridge College, the University of Lethbridge, and the National Research Council’s Industrial Research Assistance Program.

Through these partnerships, SouthGrow helps link local businesses and communities to innovation programs, expertise, and funding opportunities. Some great examples of the impacts these programs have had are the success of Prairie Hill Farms in Lethbridge County, Advanced Ag in Raymond, or Flexihopper in Lethbridge.

Other major partnerships include:

- **The Blackfoot Signage Project** (5 organisations) which has funded over 200 signs for 49 organizations in the region.
- **The Southern Alberta Economic Summit** (7 organizations) which hosts a high-quality southern-Alberta specific ec dev summit
- **The Southern Alberta Alternative Energy Partnership**, (4 organizations) which pools resources to chase investments and engage the government on policy and which educated and marketed the investment opportunity in the lead up to the huge wave of investment in this space.
- **The Southern Alberta Investment and Trade Initiative** (4 organizations) which has done awareness marketing of Southern Alberta for 4 years with award winning results, raising the profile of the region on the global stage.

These relationships help ensure that rural communities remain connected to the broader economic development system in Alberta and help have even larger impacts for our members.



6. Regional Advocacy and Policy Influence

When communities speak with one voice, their message carries more weight. SouthGrow helps represent the interests of rural municipalities when governments are making policy decisions that affect economic development and infrastructure.

A strong example is SouthGrow’s participation in the **Cost Benefit Analysis for Alberta Broadband** which demonstrated a better than 3-1 return on investment from broadband infrastructure. This work helped demonstrate the economic and social benefits of improving broadband access in rural areas. By contributing regional data and perspectives, SouthGrow helped ensure that the needs of southern Alberta communities were included in the analysis. The result was a renewed funding program from Service Alberta for rural and remote communities to hit the 50/10 national connectivity target which led to funding opportunities for small ISP’s in rural southern Alberta like the Milk River Cable Club, Wifibre, and Xplornet.

This type of advocacy helps decision makers understand the importance of rural connectivity and supports stronger investment in broadband infrastructure across the region.

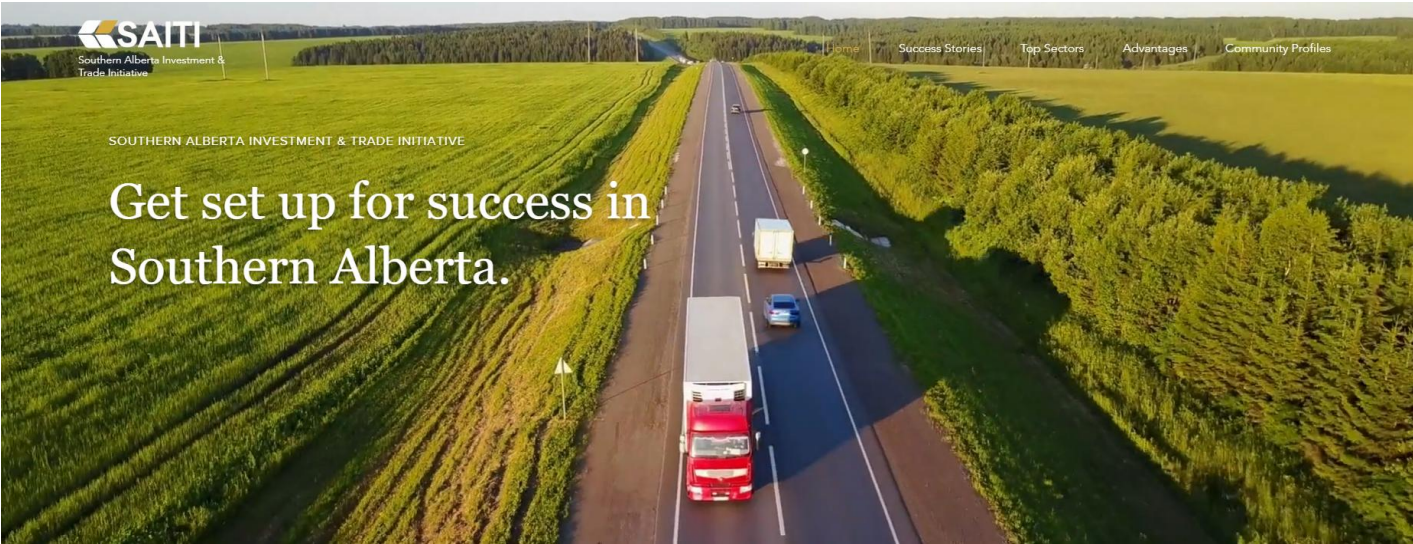
7. Regional Brand and Investment Readiness

Economic development also means helping people outside the region learn about the opportunities that exist in southern Alberta.

SouthGrow works with partners to promote the region to investors, businesses, and site selectors who are looking for new places to expand. This work helps ensure that rural communities are visible in provincial and global investment conversations.

Good examples are the **Southern Alberta Investment and Trade Initiative (SAITI)** and **SouthGrow’s Investment Readiness work with Invest Alberta**. Over four years of targeting marketing, SouthGrow has accumulated over 100 million views of awareness ads telling the story of our agrifood industry in southern Alberta BY global agri-food execs. This has resulted in a marked increase in awareness of the region and our value to the global industry. In 2024, SouthGrow helped profile the economic assets of every member community, including industrial land, infrastructure, and key sector opportunities. This information was added to Invest Alberta’s regional investment database so that site selectors and companies exploring Alberta can easily identify opportunities in southern Alberta communities.

This work helps ensure that rural communities are included when investors search for new locations and strengthens the region’s ability to compete for new business and investment.



Working Together for Regional Success

SouthGrow's work takes many forms. Sometimes it involves research, sometimes training, and sometimes advocacy or partnerships. But the goal is always the same: to help communities succeed by working together.

The following pages show examples of this work and the results it has produced. Each entry in the document helps demonstrate how regional cooperation can create real value for the people who live and work in southern Alberta.

This is not an exhaustive list either, nor does it account for the constant day-to-day supports that staff engages in, providing information, advice and support to members or connecting with stakeholders, building relationships with external entities, and maneuvering projects into place. **We do a lot.**

Recurring Initiatives

Year	Project	What it is	Why it matters	What did you get?
2009-Present	Regional Training	Every year SGRI provides free or subsidize training in Economic Development to regional councils and staff.	SGRI can provide affordable and efficient training to large groups at a time on issues of the day while giving our members a venue to connect and network.	Member councils and staff receive low-cost training close to home instead of arranging it alone.
2022-Present	Agri-food Conference Representation	SouthGrow budgets for staff to attend major agri-food conferences and trade events on behalf of the region.	This keeps staff current on industry trends and creates leads and contacts for southern Alberta.	The region gets current market intelligence and new investor or partner introductions without each community attending on its own. Members can access this knowledge.
2022-Present	Agri-food Scholarship Program	SouthGrow and partners fund scholarships for students pursuing agri-food careers in southern Alberta.	The program supports the next generation of workers and professionals in the region's largest industry.	Students receive direct financial help and the region strengthens its future agri-food workforce.
Multi-year	Community Energy Forums	SouthGrow, through the Southern Alberta Alternative Energy Partnership (SAAEP), organized regional Community Energy Forums that brought municipalities, utilities, industry experts, and energy innovators together to discuss emerging opportunities in renewable energy, electric vehicle infrastructure, municipal solar, and energy transition strategies. The events featured presentations, expert panels, and networking opportunities designed to share knowledge and connect communities with energy investment opportunities and funding programs.	Rural municipalities often lack access to specialized energy expertise and information about new technologies, funding programs, and regulatory changes. Without coordinated forums, communities risk missing opportunities to participate in emerging energy markets and infrastructure investments.	The forums gave municipal leaders and local stakeholders direct access to industry experts, utilities, and funding programs related to solar development, electric vehicle infrastructure, and energy transition initiatives. By connecting communities with partners and practical project examples, the events helped municipalities understand how to pursue new energy projects that could generate local revenue, reduce energy costs, and attract investment. This led to outcomes like several

				communitys fully offsetting municipal load with solar.
2013-Present	Ec Dev Newsletters	SouthGrow issues regular newsletters and updates on funding, policy, events, and economic development issues.	Regular information sharing helps members stay current and respond faster to opportunities and risks.	Members receive timely economic development information without having to monitor every source themselves.
Ongoing	Ec Dev Tool Library	SouthGrow developed and maintains an online Economic Development Tool Library that serves as a centralized repository of regional studies, planning documents, investment profiles, templates, and links to external economic development resources. The library is updated periodically to incorporate new research, funding programs, policy updates, and tools that member municipalities can use in their local economic development work.	Many rural municipalities do not have full-time economic development staff or the capacity to track evolving best practices, research, and funding programs. Without a centralized resource, communities would need to independently locate and interpret information that is often scattered across government and industry sources.	The Tool Library gives municipalities a single, trusted location to access research, templates, and planning resources that support local economic development efforts. By maintaining this shared knowledge base, SouthGrow reduces duplication of effort across communities and helps local staff and councils quickly access tools that would otherwise require significant time and cost to assemble individually.
2012-Present	Economic Development Summit	SouthGrow hosts regional economic development summits to share information, gather input, and connect partners.	The summit gives communities a place to hear about issues affecting the region and help shape SouthGrow priorities.	Members get region-specific training, networking, and a stronger voice in setting shared priorities.
2025-2026	Farm and Crop Conference	A proposed one-day conference focused on crop production, farm innovation, and producer issues in southern Alberta.	The plan responds to a gap for region-specific farm information and networking.	Farm producers gained access to the latest research, crop practices, and market information affecting their operations. This helps farmers improve yields, manage risk, and stay competitive in a changing agricultural industry.
2009-Present	Sponsorships	SouthGrow provides sponsorships for events and initiatives that align with its mandate and benefit member communities.	Small sponsorships help regional partners deliver more programming and create stronger local networks.	Members benefit from events and projects that SouthGrow helps enable without each municipality carrying the full cost.

Projects

Year	Project	What it is	Why it matters	What did you get?
2009-2010	Water for Economic Development	The Water for Economic Development project was a SouthGrow-led regional study that compiled and analyzed water licence, supply, and growth capacity data across member municipalities to provide a shared evidence base for long-term economic and infrastructure planning.	This study was a critical tool in providing long-term access to water licenses for economic development in the South-Saskatchewan Basin. Water access is critical for growth, and there is a charted pathway for access because of the work we did.	Communities received a shared water evidence base and a clearer path for planning future growth and infrastructure.
2013-2014	More than Enough Marketing Campaign	A regional marketing campaign which was SouthGrow's first major global marketing push.	SouthGrow was learning how to build awareness marketing and advance our messaging to a world that didn't know who we are or why we mattered in agrifood.	The campaign introduced southern Alberta's agricultural strengths and business advantages to audiences outside the region. This increased awareness among potential investors, companies, and partners who may bring new business and markets to local producers.
2013-2014	Community Renewable Energy Toolkit	SouthGrow's renewable energy co-op project produced toolkits for First Nations and other communities interested in local renewable energy development.	The toolkits gave communities practical guidance on how to organize and move renewable energy projects forward.	Communities received planning tools they could use to assess and structure local renewable energy projects.
2014-2015	Investment Attraction and Lead Generation Project	SouthGrow worked with MNP and member communities to build current community profiles and move from research into targeted investment attraction and lead generation.	Good profiles and investment material are needed before communities can market themselves to outside firms or respond to leads.	Members received updated profiles, stronger investment material, and training to improve local attraction and retention efforts.
2017 - 2021	On Farm Energy and Solar PVP Program	SouthGrow administered a program for the Ministry of Ag and Forestry providing program support for 25 counties in southern Alberta.	Our team helped producers in southern Alberta access over \$11.5 million in energy efficiency grants to improve on-farm equipment and reduce costs.	Producers in southern Alberta received help accessing on-farm energy funding and equipment upgrades.
2017-2018	SouthGrow Community Business Retention, Expansion, and Marketing Plans	SouthGrow commissioned a region-wide Business Retention, Expansion and Marketing study and conducted interviews with each member municipality. The project produced a customized economic development and marketing plan for all 24 SouthGrow communities.	Many rural communities lack the staff or resources to conduct detailed business retention research or develop formal economic development strategies.	Each community received a practical plan identifying local assets, business opportunities, and marketing priorities to support business retention and investment attraction. This gave municipal leaders clearer direction on how to support existing businesses and pursue new economic development opportunities.

2017-2018	Broadband Master Plan	SouthGrow's 2017 Broadband Master Plan benchmarked member communities, explained the problem, and laid out steps to improve service.	A shared plan helped communities understand the broadband gap and coordinate next steps.	Members received a practical roadmap for improving service instead of starting from scratch community by community.
2018-2019	Red Tape Project	SouthGrow planned and developed a red tape reduction project in response to provincial interest in barriers to growth.	Reducing unnecessary process barriers can make investment, non-profit work, and municipal projects easier to advance.	Businesses in SouthGrow community had items that impact them submitted for review and inclusion in reducing red tape. Notably, grant application processes and reporting for municipalities improved.
2018-2021	Townfolio Profiles	SouthGrow purchased and rolled out Townfolio community profiles for member communities as a shared investment readiness tool.	These profiles gave communities current, web-ready information for investors and site selectors.	Member communities got a professional information tool at group rates and lower maintenance burden.
2019-2020	Farm Efficiency Demonstration Trailer	SouthGrow built a demonstration trailer under its farm efficiency work to show producers practical technologies and program options.	Demonstration equipment helps producers understand savings and make informed decisions before buying.	Producers could see technologies in action and better assess potential energy and efficiency savings.
2019-2020	Broadband Finish Line Project	SouthGrow commissioned community-specific plans for places still below 50/10 internet service to identify realistic upgrade options.	The project moved the region from broad planning to actionable last-mile solutions.	Communities received custom upgrade pathways instead of a one-size-fits-all broadband plan.
2020-2026	EV Bus	SouthGrow helped secure funding for a year-long electric bus pilot for the Highway 4 corridor. The project eventually pivoted to the Claresholm and Vulcan handibus group.	The pilot intends to test lower-emission regional transit infrastructure and new service options in real world rural conditions.	The region gained access to capital and project management for a transit pilot that local groups likely could not deliver alone.
2020-2021	Economic Recovery Taskforce	SouthGrow and Economic Development Lethbridge convened an economic recovery taskforce during the pandemic to share supports and advice.	Businesses needed fast, reliable information and problem solving during a fast-moving crisis.	Regional businesses received coordinated advice, updates, and volunteer support during COVID disruption. Importantly, the project provided free professional services to business owners across the region.
2020-2021	POP Site Project - Vulcan County	SouthGrow brokered P3 deal in Vulcan County that included local communities, government, and private firms to upgrade obsolete network infrastructure.	Upgrading POP site infrastructure was a practical way to improve speeds across a large rural area.	Communities in Vulcan County gained access to faster internet service and stronger backbone infrastructure.

2021-2022	Invest Alberta / Ag and Forestry IA Supports	SouthGrow worked with provincial partners including Invest Alberta and Alberta Agriculture & Forestry to connect southern Alberta communities and regional businesses with provincial investment attraction programs and sector development initiatives. This included sharing information on provincial programs, facilitating connections between communities and provincial agencies, and supporting regional participation in agriculture and value-added investment opportunities.	Provincial investment attraction programs often operate at a scale that can be difficult for smaller rural municipalities or businesses to access directly. Without regional coordination, many communities would have limited awareness of available provincial supports or how to position projects for investment attraction.	SouthGrow helped bridge the gap between provincial investment programs and rural communities by ensuring that local opportunities in agriculture and food processing were visible to provincial agencies. This improved the region's ability to participate in provincial investment initiatives and increased the likelihood that southern Alberta projects would receive attention from investors and government programs.
2021-2022	Exhibition Park Virtual Reality Supports	SouthGrow sponsored a 3D virtual walkthrough model for Exhibition Park's agri-food hub proposal.	A strong visual model helped the project explain its case to funders and decision makers.	The project team gained a better tool to support a successful funding case for major regional infrastructure.
2021-2022	Nobleford Incinerator Pilot Project	SouthGrow investigated the feasibility of a community-scale micro-incineration pilot with Nobleford.	The work tested whether a small community waste solution could be viable under the right conditions.	The community received an early-stage feasibility review that clarified whether to keep pursuing the concept.
2021-2023	FDI Global Outreach Phase 1 and 2	SouthGrow worked with a professional Lead Generation firm to get special introductions to 12 leads over 2 years who were seriously interested in investing in Southern Alberta.	Southern Alberta often suffers from a lack of visibility on the global stage. Using Lead Gen professionals to introduce us skips marketing and awareness building stages when attracting investment.	Increased awareness by major global agrifood companies of the value proposition and investment potential of the region.
2021-2024	SouthWestern Alberta Tourism Collaboration	SouthGrow partnered with Tourism Lethbridge to develop and market regional tour routes over a multi-year period.	Joint tourism marketing can promote more destinations than any one community can market alone.	The region gained shared tourism products such as themed routes that help draw visitors across multiple communities.
2021-2025	Zero Emissions Vehicle Infrastructure Program	SouthGrow applied for and managed a Natural Resources Canada program to subsidize EV charging stations across the region.	Charging infrastructure lowers the barrier to EV adoption and prepares communities for changing transportation needs.	Municipalities, institutions, and businesses gained access to subsidy dollars and project administration for charger installs.
2022 to Present	SouthGrow Power Project	SouthGrow advanced a proposed solar project intended to create a long-term revenue stream for the organization while adding local generation.	A new earned-revenue source could improve long-term sustainability and reduce reliance on public funding and grant programs.	If successful, the REDA will be largely financially self-sustaining, guarding municipalities against member rate increases and providing a stable funding floor while expanding fiscal capacity to have more impact.
2022-2023	ARRCUS Energy Mapping Project	The SAAEP Partnership worked with a company called ARRCUS to display hourly energy production in southern Alberta on the SAAEP website.	Showing the strong renewable energy market helped us tell the green energy story to companies and also emphasize the	The region got a visual data tool that really showed how important renewable production has become and which helps investor conversations.

			depth of renewable energy investment in-region.	
2022-2023	Broadband Completions (Vulcan County, Highway 4, Town of Cardston)	SouthGrow worked with partners to complete broadband projects in Vulcan County, along Highway 4, and in Cardston-area communities.	These projects addressed known last-mile or backbone gaps that limited reliable modern service.	More communities crossed the 50/10 threshold or moved closer to it through coordinated regional work.
2022-2023	Rural Immigration Pathways Training	SouthGrow planned rural immigration pathway training as part of labour force and retention work.	Labour shortages are a major regional constraint and communities need tools to attract and retain workers.	Regional stakeholders enjoyed a one-day conference discussing issues and solutions which led to the expansion of Rural immigration programs across the region.
2022-2025	Local Intel Profiles	SouthGrow brokered a group deal for Local Intel community profiles for member communities.	Shared procurement reduced costs and improved access to investor-facing information tools.	At least 13 communities received group-rate community profiles without negotiating alone.
2022-Present	Global Investment Attraction Marketing	SouthGrow and partners refreshed and ran a global digital marketing campaign to promote agrifood opportunities in southern Alberta.	Regional digital marketing helps place local opportunities in front of outside investors and site selectors.	The region gained a shared external marketing campaign and common content that local communities could also use.
2023-2024	IEDC Accreditation	SouthGrow joined the International Economic Development Council and pursued Accredited Economic Development Organization status.	Accreditation can strengthen credibility, improve systems, and benchmark practice against international standards.	Members benefit from stronger organizational standards and outside validation of SouthGrow's economic development practice.
2023-2024	Community Ec Dev Matchmaking	SouthGrow surveyed member communities about local economic development projects and offered introductions where interests aligned.	Communities often work on similar issues but do not always know who else is doing related work.	Members got connections to peers, examples, and resources that can reduce duplication and speed up local projects.
2024-2025	Organizational Sustainability	SouthGrow began formal sustainability planning to determine how the organization can remain viable with or without future provincial funding.	Long-term planning is necessary when grant programs are uncertain.	Members get a clearer path for maintaining regional services instead of reacting only when funding changes.
2025-2026	Tarrif Response Taskforce / Export Expansion Project	SouthGrow partnered with several other associations to provide response work to newly imposed tarriffs from the United States. SouthGrow began to work on Trade and Export development.	Southern Alberta has a strong over-reliance on a single market. Encouraging trade diversification is a way to guard against economic shocks.	SouthGrow did a fact-finding mission to Japan which got us invited to pitch in China as well. A \$500 million biofuel investment was landed for Alberta, and a industry-led mission to Japan was planned for the following year.

Studies

Year	Project	What it is	Why it matters	What did you get?
2003	Confectionary Opportunity Profile	SouthGrow produced an investment attraction profile highlighting the region's advantages for sugar confectionery manufacturing, including access to sugar beet production, irrigation agriculture, transportation corridors, and low operating costs.	Rural communities often struggle to attract food processing investment because companies lack clear information about local supply chains, logistics, and cost advantages.	The report promoted the SouthGrow region to potential food processors by demonstrating competitive advantages such as access to sugar beets, a modern Rogers Sugar refinery in Taber, and lower operating costs compared to U.S. locations. This positioned the region as a potential location for confectionery manufacturing investment and job creation.
2003	Solar Energy Opportunity Profile	SouthGrow produced an investment attraction report outlining the region's potential for solar energy development, including solar electricity, solar thermal, and passive solar applications.	Emerging renewable energy industries require detailed information about local resources, research capacity, and market conditions before companies consider locating projects in a region.	The report positioned the SouthGrow region as a competitive location for solar energy investment by highlighting strong solar insolation levels, supportive municipalities, research capacity in Alberta, and transportation access to North American markets. This helped promote the region to renewable energy companies and investors looking for new development locations.
2003	Agricultural Assessment - Grow your Own	SouthGrow commissioned an agricultural sector assessment that analyzed the region's agricultural strengths, infrastructure, and emerging value-added opportunities.	Agriculture is the backbone of the regional economy, but producers and communities often struggle to identify where new value-added processing or diversification opportunities exist.	The study identified practical opportunities for producers and processors such as greenhouse and organic vegetables, pulse processing, essential oils, and pet product manufacturing. This helped communities and agricultural businesses better understand where new value-added agriculture investment and diversification could occur in the region.

2004	Ready Meals Opportunity Profile	SouthGrow developed an investment opportunity profile examining the feasibility of establishing a regional ready-meals and meal-component production facility to supply institutional and consumer markets.	Demand for convenient, nutritious prepared foods is growing rapidly among busy families and institutional buyers such as hospitals, seniors facilities, and correctional institutions.	The profile highlighted a potential \$2.5–\$3 million food processing opportunity that could create 15–20 jobs while sourcing a large share of ingredients from local farms. By identifying a viable institutional market of roughly 940,000 meals annually, the project positioned regional producers and processors to capture more value from SouthGrow-grown agricultural products.
2004-2006	Gateway to Alberta Phase 1 and Phase 2	A multi-phase early SouthGrow initiative that profiled logistics and trade opportunities linked to southern Alberta's gateway position.	The work helped identify sector opportunities and frame the region as a place for trade and investment.	It gave the region an early strategic case for cluster development and investment marketing.
2006-2007	Alternative Energy Opportunity Profile	SouthGrow commissioned a regional assessment examining opportunities to develop wind and solar energy industries, municipal renewable energy applications, and a regional carbon credit system involving agriculture and municipalities.	Southern Alberta has some of the strongest wind and solar resources in Canada, positioning the region to attract renewable energy manufacturing, project development, and related service industries.	The study identified opportunities for SouthGrow communities and farm producers to participate in renewable energy development and carbon credit markets. It highlighted the potential for wind and solar manufacturing, municipal solar installations, and carbon credit pooling that could generate new revenue streams for farmers, livestock operators, and local governments.
2006-2007	Feasibility Study – Integrated Bio-Diesel Refinery	SouthGrow partnered with regional economic development organizations and industry partners to support a feasibility study examining the viability of developing an integrated biodiesel refinery and oilseed crushing facility in Southern Alberta.	The project explored how the region's strong oilseed production base could support value-added biofuel manufacturing while contributing to the growing renewable energy economy.	The feasibility study assessed opportunities to convert locally grown oilseeds into biodiesel through a regional crushing and refining facility, creating a potential new market for farm producers while generating value-added processing jobs and strengthening the region's role in renewable fuels.
2007-2008	Green Growth Plan (SAAEP Economic Development Plan)	A Southern Alberta Alternative Energy Partnership plan that examined how to grow the alternative energy economy in the region.	The plan helped organize regional thinking around wind, solar, bioenergy, and related investment opportunities.	Partners received a shared economic development framework instead of working on energy issues in isolation.

2007-2008	Waste to Energy Opportunity Profile	SouthGrow partnered with Economic Development Lethbridge and Alberta SouthWest through the Southern Alberta Alternative Energy Partnership (SAAEP) to commission an engineering study examining waste streams across the region and evaluating technologies that could convert municipal and agricultural waste into energy. The study analyzed regional waste generation, assessed waste-to-energy technologies such as gasification and plasma arc systems, and evaluated economic and operational considerations for potential facilities.	Municipal waste management costs were rising and most waste in the region was being landfilled. Communities needed credible analysis to determine whether new waste-to-energy technologies could reduce landfill demand and create economic value from waste streams.	The study provided municipalities with a regional understanding of waste volumes, disposal costs, and potential energy recovery options. It demonstrated that recovering energy from waste could significantly reduce landfill use while generating electricity and heat, helping communities explore long-term solutions that could lower waste management costs and create new economic opportunities.
2008-2009	Carbon Credit Opportunity Profile	SouthGrow produced an opportunity profile analyzing how farmers, feedlots, municipalities, and other organizations in the region could generate and sell carbon credits through emerging emissions trading systems. The report examined potential offset projects such as low-till farming, methane capture, improved manure management, and renewable energy integration.	Carbon markets were emerging as a new revenue opportunity for agricultural producers and municipalities, but participation required technical knowledge, verification processes, and scale to make projects economically viable.	The profile helped producers and local governments understand how carbon markets could create new income streams from improved environmental practices. It also identified the potential for cooperative or pooled approaches that could reduce administrative costs and allow more farms in the region to participate in carbon credit markets
2008-2009	Innovation and Commercialization Study	SouthGrow helped assess the case for a southern Alberta innovation and commercialization network and then facilitated the network's creation.	Businesses need better access to commercialization supports, research links, and technology advisors.	The region gained the foundation for RINSA, a shared innovation support network.
2009-2010	Productivity Improvement Study	SouthGrow led a regional productivity initiative that surveyed businesses, conducted focus groups, and analyzed productivity challenges in the region's manufacturing and value-added sectors to identify strategies for improving competitiveness and operational performance.	Productivity improvements drive economic growth by helping businesses produce more value with the same or fewer resources, increasing wages, competitiveness, and long-term economic stability.	The project connected regional manufacturers and value-added businesses through a productivity networking group, developed a regional productivity publication, and distributed 32,000 copies highlighting best practices and successful local companies. These efforts helped businesses in SouthGrow communities learn practical strategies to improve efficiency, adopt new technologies, and remain competitive in global markets.

2009-2010	SouthGrow Business Trends	SouthGrow commissioned a regional economic study analyzing business trends across southern Alberta communities, examining industry performance, business conditions, and emerging economic patterns affecting the region.	Local governments and economic development leaders need accurate data on business conditions in order to make informed decisions about investment attraction, workforce development, and economic policy.	The study provided SouthGrow communities with evidence-based insights about regional business trends, helping municipal leaders and economic developers understand which sectors were growing, which were struggling, and where new opportunities existed. This information helped communities make better decisions about economic development strategies and business support programs.
2009-2010	Wind Power Opportunity Profile	SouthGrow produced an investment attraction opportunity profile outlining the region's wind energy potential, including market trends, infrastructure advantages, and opportunities for wind turbine manufacturing, assembly, and project development in southern Alberta.	Renewable energy development can create major investment, construction jobs, and long-term energy infrastructure in rural regions with strong wind resources.	The report positioned SouthGrow communities as a prime location for wind energy development and related manufacturing by highlighting strong wind resources, transportation links along the CanaMEX corridor, and supportive municipal partnerships. This helped communities promote the region to renewable energy investors and developers seeking locations for wind farms, manufacturing, and supply chain operations
2010-2011	Bio Energy Opportunity Profile	SouthGrow served as the managing partner of the Southern Alberta Alternative Energy Partnership (SAAEP) and coordinated a multi-project research initiative examining bio-fuel and alternative energy opportunities for the region. The initiative included a biodiesel feasibility study, regional consultations through the Green Growth Plan, identification of bio-fuel industry investment opportunities, and analysis of waste-to-energy technologies relevant to southern Alberta.	Agricultural producers and rural communities were facing volatile commodity prices and increasing interest in renewable energy. Regional stakeholders needed credible research and coordinated planning to determine whether bio-fuel production, waste-to-energy systems, and alternative energy industries could become viable economic opportunities.	The initiative produced multiple technical studies and consultations that helped producers, municipalities, and investors evaluate new value-added markets for agricultural feedstocks such as canola. It also positioned southern Alberta as a region actively pursuing alternative energy investment and provided the information needed for producers and communities to participate in emerging renewable energy industries.
2015-2016	Broadband Infrastructure in SouthGrow	A broadband infrastructure study that documented regional assets, gaps, and service issues in southern Alberta.	Communities needed evidence before they could push for upgrades or plan local solutions.	Members received a clearer picture of broadband conditions and where future work should focus.

2015-2016	Hospitality and Tourism Investment Study	SouthGrow partnered with Alberta Culture and Tourism and regional partners to commission a comprehensive study identifying tourism development opportunities in the region and preparing investment-ready business cases to attract private tourism investors.	Tourism investment requires clear market data and defined opportunities before private investors will commit capital to new attractions, accommodations, or tourism businesses.	The study identified specific tourism development opportunities capable of increasing visitation and tourism spending in the region. It also produced investment packages and strategies to promote these opportunities to entrepreneurs and investors, helping position SouthGrow communities as destinations for new tourism businesses and economic growth.
2016-2017	Community Broadband Report	SouthGrow commissioned and coordinated the development of a regional broadband master plan to assess internet infrastructure gaps, map underserved areas, and identify strategic investment opportunities to improve high-speed internet access across SouthGrow member communities.	Reliable high-speed internet is essential infrastructure for modern rural economies, enabling businesses, farms, schools, and residents to participate fully in digital markets and services.	The master plan gave SouthGrow communities a shared roadmap for improving broadband connectivity and a credible evidence base to pursue provincial and federal infrastructure funding. This strengthened the region's ability to advocate for rural broadband investment and helped communities compete for programs designed to expand high-speed internet access.
2018-2019	MicroCHP Pilot Project	SouthGrow partnered with ATCO Gas and Alberta Agriculture and Forestry to administer an applied research project testing micro combined heat and power (microCHP) units in a real agricultural production facility. The project involved installing two microCHP units, monitoring their performance for a full year, and producing reports on energy usage, costs, and greenhouse gas impacts.	Energy costs are a major expense for agricultural operations. Producers need reliable data before investing in new technologies that could improve efficiency and reduce operating costs.	This project generated real-world data on an emerging energy technology in an agricultural setting, helping producers and policymakers understand whether microCHP systems could reduce energy costs and improve efficiency on farms. The findings also informed future government programs and private sector investment in on-farm energy technologies.
2019-2020	Regional Skills Gap Study	A regional labour market study focused on skills gaps and workforce needs in southern Alberta.	Understanding skills shortages helps shape future labour attraction and retention work.	The region gained evidence to guide future labour market projects instead of relying only on anecdote.

2019-2020	Renewable Energy Impact Report	SouthGrow commissioned an independent third-party analysis to evaluate the economic impacts, property value effects, and community experiences associated with the proposed Buffalo Plains wind project in Vulcan County.	Large renewable energy projects can create community debate, and municipal leaders need credible independent analysis to understand the real economic impacts and risks before supporting major developments.	The study provided communities with evidence-based analysis showing the potential economic benefits of the project, including millions in municipal tax revenue, landowner payments, construction jobs, and long-term employment. By clarifying real impacts and comparing experiences from other Alberta communities, SouthGrow helped local leaders and residents make informed decisions about renewable energy development in the region.
2019-2020	Cost Benefit Analysis of Alberta Rural Broadband	A study that examined the costs and benefits of better rural broadband access in Alberta. For maximal impact the study covered the entire province.	Evidence on costs and benefits strengthens the case for government and partner action. The benefits demonstrated were sizeable and convincing.	Members got research they could use in advocacy for better rural internet service. The study was influential in unlocking public funding for broadband projects at a time of tight budgets.
2021-2022	Terragraph Pilot Project	SouthGrow evaluated and piloted Terragraph wireless broadband technology in southern Alberta, coordinating a trial deployment in Milk River and developing regional expansion projects with internet service providers and municipalities. The initiative included building a community scale pilot network and preparing shovel ready regional deployments for multiple villages and hamlets.	Small rural communities often face extremely high costs for fibre broadband infrastructure, leaving them behind in the digital economy. Affordable alternatives are needed to deliver high speed connectivity to villages that traditional providers will not serve.	SouthGrow helped identify and demonstrate a lower cost technology capable of delivering fibre like internet speeds to rural villages for a fraction of the cost of traditional fibre builds. By coordinating pilots, partnerships with local ISPs, and funding applications, SouthGrow advanced a scalable model that could close the digital divide for multiple small communities in southern Alberta.
2022-2023	Regional Grad Retention Strategy	SouthGrow served as funding partner and convener for a regional graduate retention strategy project.	Keeping young talent in the region is important for long-term labour force and business growth.	Partners received a regional strategy to inform future retention and workforce projects.

Collaborations

Year	Project	What it is	Why it matters	What did you get?
2004 to Present	REDA Collaboration	SouthGrow works with Alberta's other Regional Economic Development Alliances on shared advocacy, provincial relationships, and joint initiatives.	A collective voice gives rural regions more influence than any one alliance speaking alone.	Members benefit from stronger provincial advocacy for REDA funding and rural economic development priorities.
2007 to Present	Southern Alberta Alternative Energy Partnership	SouthGrow is a founding partner in SAAEP, a regional collaboration focused on alternative and renewable energy development.	Energy issues cross municipal lines and require shared planning, policy work, and investment attraction.	Communities gain access to shared energy education, advocacy, and project development support.
2011 to Present	Regional Innovation Network of Southern Alberta	SouthGrow participates in RINSA with post-secondary, research, and economic development partners to support innovation and commercialization.	Rural businesses often need links to expertise and innovation systems beyond their own community.	The region gains a shared innovation network that connects businesses to support and technical resources.
2016 to Present	Southern Alberta Investment and Trade Initiative	SouthGrow helps lead SAITI, a regional investment and trade collaboration for southern Alberta.	A regional platform lets communities market shared strengths to outside investors and trade partners.	Members gain a broader investment and trade brand than most could build on their own.
2017 - 2020	Peaks to Prairies EV Network	SouthGrow participated in the Peaks to Prairies EV network work that linked charging infrastructure across southern Alberta.	A connected network makes EV travel more practical across rural areas and tourism corridors.	The region gained early EV corridor planning and infrastructure momentum that later supported charger programs.
2019 to Present	Highway 3 Twinning Development Association	SouthGrow supports H3TDA with board participation, matching funds, and advocacy support.	Highway 3 is a major trade and transportation corridor that affects business costs, safety, and investment readiness.	Members gain a stronger, coordinated voice for twinning and corridor improvements.
2020 to Present	Canada's Premier Food Corridor	SouthGrow supports Canada's Premier Food Corridor as a sub-regional cluster brand for agri-food growth.	Cluster branding helps market sector strengths that cross municipal boundaries.	The region gains another shared tool for promoting agri-food opportunities and partner projects.
2021 to Present	Canada's Western Gateway	SouthGrow supports Canada's Western Gateway as a sub-regional collaboration focused on trade and logistics positioning.	Trade and logistics opportunities often depend on corridor scale rather than single municipalities.	Members gain shared branding and coordination for corridor-based opportunities.
2023 - Present	Blackfoot Signage Project	SouthGrow and partners support a Blackfoot place-name signage program across southwestern Alberta.	The project advances reconciliation and strengthens cultural tourism through visible Indigenous place names.	Communities gain access to grant support, shared branding, and translation support for signage they may not deliver alone.

Community Supports

Year	Project	What it is	Why it matters	What did you get?
2012-2013	Community Ec Dev Strategies	SouthGrow supported community economic development strategies for member municipalities through planning work and local consultation.	Smaller communities often need outside help to build clear economic development priorities and action plans.	Members received local strategies and action items to guide future development decisions.
2012-2013	Investment Readiness Assessment	SouthGrow worked with member communities and site selection specialists to assess local investment readiness.	Communities need current information and preparedness before they can respond well to investor inquiries.	Members got a clearer picture of what they needed to improve to compete for investment.
2023-2024	Regional Investment Initiative with Invest Alberta	Through SAITI, SouthGrow worked with Invest Alberta to complete and share community opportunity profiles.	A province-connected profile system helps local opportunities move into wider investment conversations.	Member communities received profiles that could be shared with Invest Alberta and used in SouthGrow marketing. These profiles also inform Invest Alberta's internal database of opportunities.
2023-Present	Grant Advice Hotline	SouthGrow offers direct grant advice and funding strategy support to municipalities, non-profits, and regional partners.	Many groups need help finding the right grant and building a strong funding case.	Communities and partners receive expert support that can improve their chances of landing outside funding.
2024-2025	Housing Needs Assessments	SouthGrow completed affordable housing needs assessments for member communities that could not easily produce them on their own.	These assessments are often needed before communities can plan housing projects or pursue housing funding.	Members gained a required planning document to support housing strategy and grant applications.
2025-2028	Community Economic Development Program	SouthGrow secured funding for a three-year community economic development program and assigned dedicated staff support.	The program shifts more capacity to the local level while keeping regional support in place.	Member communities gain direct economic development support that many could not fund on their own.



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About SouthGrow Regional Initiative
 SouthGrow is an economic development alliance of twenty-nine south central Alberta communities committed to working together to achieve prosperity for the region. Representing over 180,000 people, SouthGrow is committed to assisting communities, organizations, businesses, and people in the region to further their economic development goals and to maintain the high quality of life.

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - February 2026
Meeting: Council Meeting - 02 Apr 2026
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 27 Mar 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

No motion required.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

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

ALTERNATIVES / PROS / CONS:

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

FINANCIAL IMPACT:

None at this time.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Lethbridge County Council Attendance Update - February 2026](#)

**Lethbridge County Council Attendance
February 2026**

Division 1

Councillor Lorne Hickey

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 17	Green Acres Executive Meeting & Finance Meeting
February 19	Lethbridge County Council Meeting
February 25	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 6	Ministerial Meet and Greet, U of L
February 18	EDL Board Meeting-Virtual
February 21	SACA Year of the Horse Spring Festival
February 23	Water Reservoir Tour, Town of Coaldale
February 26	Creative Activities Plan Launch, U of L

Division 3

Councillor Mark Sayers

February 4	Link Pathway Meeting
February 4	FCSS Board Meeting
February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 19	Lethbridge County Council meeting

Division 4

Deputy Reeve John Kuerbis

February 3	Weekly Meeting with Community Futures Executive Director
February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 10	Weekly Meeting with Community Futures Executive Director
February 17	Weekly Meeting with Community Futures Executive Director
February 19	Lethbridge County Council Meeting

February 23 Water Reservoir Tour, Town of Coaldale
February 25 Meeting with Prairies Can
February 25 Community Futures Board Meeting

Division 5

Councillor Kevin Slomp

February 5 Lethbridge County Council Meeting
February 5 Land Use Bylaw Workshop
February 9 Meeting with Director, Growth & Engagement
February 11 Library System Board Orientation (Teams)
February 19 Lethbridge County Council Meeting

Division 6

Councillor Eric Van Essen

February 5 Lethbridge County Council Meeting
February 5 Land Use Bylaw Workshop
February 7 Coaldale Chamber Awards Banquet
February 13 Meeting with Director, Growth & Engagement
February 19 Lethbridge County Council Meeting

Division 7

Councillor Tony Ankermann

February 5 Lethbridge County Council Meeting
February 5 Land Use Bylaw Workshop
February 19 Lethbridge County Council Meeting
February 21 SACA Year of the Horse Spring Festival
February 23 Water Reservoir Tour, Town of Coaldale
February 28 Turin Community Pancake Breakfast Meet & Greet