



# Agenda

Council Meeting | Thursday, October 3, 2024 | 9:00 AM | Council Chambers

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Page

## A. CALL TO ORDER

## B. ADOPTION OF AGENDA

## C. ADOPTION OF MINUTES

3 - 6

1. **County Council Meeting Minutes**  
[Council Meeting - 19 Sep 2024 - Minutes](#)

## D. SUBDIVISION APPLICATIONS

7 - 14

1. **Subdivision Application #2024-0-116 – Fehr - SW1/4 15-10-19-W4M**  
[Subdivision Application #2024-0-116 – Fehr - SW1/4 15-10-19-W4M](#)

15 - 23

2. **Subdivision Application #2024-0-115 – Cage  
- Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M**  
[Subdivision Application #2024-0-115 – Cage - Lot 8, Block 3, Plan  
1212032 within SW1/4 1-9-21-W4M](#)

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3. **Subdivision Application #2024-0-122 – Van Diemen Poultry  
- Lot 1, Block 1, Plan 1910907 within SW¼ 4-12-19-W4M**  
[Subdivision Application #2024-0-122 – Van Diemen Poultry - Lot 1,  
Block 1, Plan 1910907 within SW¼ 4-12-19-W4M](#)

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4. **Subdivision Application #2024-0-117 – Mercer  
- SW1/4 33-09-21-W4M & NW1/4 28-09-21-W4M**  
[Subdivision Application #2024-0-117 – Mercer - SW1/4 33-09-21-W4M  
& NW1/4 28-09-21-W4M](#)

## E. PUBLIC HEARINGS - 10:00AM

42 - 60

1. **Bylaw 24-015 - Re-designate a portion of the SW 1-10-22-W4 from  
Rural Agriculture to Rural Recreation - Public Hearing**  
[Bylaw 24-015 - Re-designate a portion of the SW 1-10-22-W4 from  
Rural Agriculture to Rural Recreation - Public Hearing](#)

## F. DEPARTMENT REPORTS

**F.1. DEVELOPMENT & INFRASTRUCTURE**

- 61 - 87 F.1.1. **Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial- First Reading**  
[Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 from Rural Agriculture to Rural General Industrial - First Reading](#)
- 88 - 95 F.1.2. **Speed Limit Reduction Request**  
[Speed Limit Reduction Request](#)
- 96 - 98 F.1.3. **Town of Coalhurst ACP Application Letter of Support: Regional Recreational Pathway Study**  
[Town of Coalhurst ACP Application Letter of Support - Regional Recreational Pathway Study](#)

**F.2. CORPORATE SERVICES**

- 99 - 101 F.2.1. **Tax Penalty Waiver Request - Albion Ridge Farms Ltd.**  
[Tax Penalty Waiver Request - Albion Ridge Farms Ltd.](#)

**G. CORRESPONDENCE**

- 102 - 105 1. **Covenant Foundation - Harvest Moon Ball Sponsorship**  
[Covenant Foundation - Harvest Moon Ball Sponsorship](#)
- 106 2. **MD of Willow Creek - 31st Legacy of Our Land Banquet**  
[MD of Willow Creek - 31st Legacy of Our Land Banquet](#)

**H. NEW BUSINESS**

**I. CLOSED SESSION**

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

**J. ADJOURN**



# Minutes

Council Meeting | Thursday, September 19, 2024 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, September 19, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

**PRESENT:**

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Jennifer Place
- Director, Operations Ryan Thomson
- Director, People & Culture Jared Zeller
- Executive Assistant Candice Robison

## A. CALL TO ORDER

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

Reeve Campbell read the following land acknowledgement:

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

## B. ADOPTION OF AGENDA

593-2024	Deputy Reeve Kuerbis	MOVED that the September 19, 2024 Lethbridge County Council Meeting Agenda be adopted as amended.	CARRIED
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## C. ADOPTION OF MINUTES

### C.1. County Council Meeting Minutes

594-2024	Councillor Sayers	MOVED that the September 5, 2024 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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## OFFICIAL OATH OF OFFICE FOR DIVISION 5

The newly elected Division 5 Councillor Kevin Slomp was sworn in.

## D. DEPARTMENT REPORTS

### D.1. CORPORATE SERVICES

#### D.1.1. 2024 Business Tax Adjustments

595-2024	Councillor Hickey	MOVED that County Council approve the 2024 Business Tax adjustment requests as presented in the total amount of \$6,127.65.	CARRIED
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#### D.1.2. 2025 Budget Presentation Schedule

596-2024 Deputy Reeve Kuerbis MOVED that County Council approve the 2025 Budget Presentation Schedule as amended. CARRIED

**D.2. DEVELOPMENT & INFRASTRUCTURE**

**D.2.1. ACP Grant - Accessibility to Water Through Enhanced Irrigation Networks Study**

597-2024 Councillor Sayers MOVED that County Council approve an Alberta Community Partnership grant application for the *Accessibility to Water Through Enhanced Irrigation Networks Study* with Lethbridge County as the managing partner. CARRIED

**D.3. ADMINISTRATION**

**D.3.1. South Region Agricultural Service Board Conference - County of Newell**

598-2024 Deputy Reeve Kuerbis MOVED that two members of the ASB committee wishing to attend the South Region ASB Conference in the County of Newell be authorized to do so. CARRIED

**D.3.2. Canada's Outstanding Young Farms National Event**

599-2024 Deputy Reeve Kuerbis MOVED that Lethbridge County provide sponsorship to the Canada's Outstanding Young Farmers National Event being held in Lethbridge November 27 - December 1, 2024 at the Gold level in the amount of \$5,000.00 from the Councillor Donations Reserve. CARRIED

600-2024 Deputy Reeve Kuerbis MOVED that Council authorize up to three representative and their guest to attend the event on behalf of the County as required. CARRIED

**D.4. OPERATIONS**

**D.4.1. 2025 Capital Equipment Purchasing**

601-2024 Deputy Reeve Kuerbis That Council approve the 2025 Fleet Capital Budget for purchasing requirements. CARRIED

**E. CORRESPONDENCE**

**E.1. CPAA August 2024 E-News**

Council reviewed the CPAA August 2024 E-News.

**E.2. Alberta Municipal Affairs - 2025 Fire Services Training Program Grant**

Council reviewed correspondence from Alberta Municipal Affairs regarding the 2024 Fire Services Training Program Grant.

**E.3. County of Lethbridge Community Learning Council AGM Invitation**

Council reviewed an invitation for the County of Lethbridge Community Learning Council Annual General Meeting being held on October 3, 2024.

**E.4. People's Republic of China Invite**

Council reviewed an invitation to the People's Republic of China 75th Anniversary Reception being held on September 26, 2024.

**F. COUNTY COUNCIL AND COMMITTEE UPDATES**

**F.1. Lethbridge County Council Attendance Update - August 2024**



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

**Division 1**

**Councillor Lorne Hickey**

August 1 Lethbridge County Council Meeting  
August 20 Whoop Up Days Pancake Breakfast  
August 20 Mayor's Whoop Up Days BBQ – County Booth  
August 28 Audit Committee Meeting

**Division 2**

**Reeve Tory Campbell**

August 1 Lethbridge County Council Meeting  
August 1 Chinook Arch Library Board Meeting  
August 6 Coaldale Potable Water Reservoir Groundbreaking  
August 7 Farmland Taxation Presentation, Vulcan  
August 8 Link Pathway Phase 1 Grand Opening  
August 9 Meeting with 360 Review Consultant  
August 10 Coaldale Summer Fest Parade  
August 13 Meeting with Minister Schow  
August 17 Picture Butte Jamboree Days Parade  
August 19 COR Audit Interview  
August 20 Whoop Up Days Pancake Breakfast  
August 23 Lethbridge Pro Rodeo Hospitality Event  
August 24 Lethbridge Exhibition Casino  
August 28 Audit Committee Meeting

**Division 3**

**Councillor Mark Sayers**

August 1 Lethbridge County Council Meeting  
August 10 Coaldale Summer Fest Parade  
August 13 RMA Town Hall Meeting  
August 20 Whoop Up Days Pancake Breakfast  
August 20 Whoop Up Days Parade  
August 20 Mayors Whoop Up Days BBQ – County Booth  
August 20 Brighter Together Tour reception  
August 21 Brighter Together Tour

**Division 4**

**Deputy Reeve John Kuerbis**

August 1 Lethbridge County Council Meeting  
August 28 Audit Committee Meeting

**Division 6**

**Councillor Klaas VanderVeen**

August 1 Lethbridge County Council Meeting  
August 7 Link Pathway Meeting  
August 8 Grand Opening Link Pathway  
August 17 Picture Butte Parade  
August 23 SAEWA Board Meeting

**Division 7**

**Councillor Morris Zeinstra**

August 1 Lethbridge County Council Meeting  
August 7 Link Pathway Meeting  
August 17 Picture Butte Parade  
August 20 Whoop Up Days Pancake Breakfast  
August 20 Mayors Whoop Up Days BBQ – County Booth

**H. ADJOURN**

602-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 10:06 a.m.  
CARRIED

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Reeve

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CAO

# AGENDA ITEM REPORT

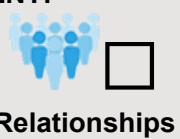
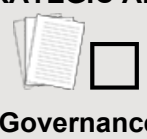


**Title:** Subdivision Application #2024-0-116 – Fehr  
- SW1/4 15-10-19-W4M  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 23 Sep 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 25 Sep 2024
Cole Beck, Chief Administrative Officer	Approved - 25 Sep 2024

## STRATEGIC ALIGNMENT:



## EXECUTIVE SUMMARY:

The application is to subdivide a 4.99 acre first parcel out farmstead subdivision from a title of 154.04 acres for country residential use. The proposal does meet the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2024-0-116 be approved subject to the conditions as outlined in the draft resolution.

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

The proposed subdivision is the first subdivision from the 1/4-section and meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The isolated single-parcel subdivision policies are within Land Use Bylaw No. 24-007 that allow one subdivision per 1/4-section, which the proposed first parcel-out subdivision complies with.
- The bylaw criteria stipulate a minimum 2.0-acre to maximum 10.0-acre parcel size to capture existing improvements (thus the proposed 4.99-acres complies).
- All private servicing requirements are in place, including water from a hauled private cistern system, septic field, public road access, and private utilities.

## BACKGROUND INFORMATION:

Located approximately 5¼-miles northeast of the Town of Coaldale, and 3½-miles east of Northeast Reservoir The proposal is to separate the farmyard and agricultural operations.

The purpose is to subdivide the very northwest corner of the ¼-section for an established farmstead. The north boundary of the ¼-section is bounded by an SMRID irrigation canal. The proposed east boundary is angled to follow the crop line and end of the irrigation pivot for the agricultural land. The main dwelling's septic field system also extends into the unirrigated area east of the main yard. The septic field will remain within the confines of the newly created acreage parcel title once subdivided. Access will continue to be provided from the west municipal road allowance with an existing approach in place to a driveway. There are a couple abandoned gas wells situated within the ¼-section, but they located near the east ¼-section line and are well removed from the area of the yard. There are no confined feeding operations located in proximity to this proposal.

Overall, the proposal is the first parcel out subdivision from the ¼-section and meets the criteria of Land Use Bylaw No. 24-007. The 4.99 acre parcel size and other components of the application conform to the County's subdivision policies and the residual agricultural parcel size exceeds the minimum required. The application was circulated to the required external agencies and no easements or concerns were expressed regarding the application (at time of agenda preparation).

**ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve the subdivision if it determines it is not suitable and the title would remain as is.

Pros:

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

Cons:

- the decision would likely be appealed as the County's criteria have been met.

**FINANCIAL IMPACT:**

None, and the existing tax situation will remain as is..

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform       Consult       Involve       Collaborate       Empower

**ATTACHMENTS:**

[5A Lethbridge County 2024-0-116 Approval Diagrams 2024-0-116](#)

## RESOLUTION

2024-0-116

**Lethbridge County**                      **Country Residential** subdivision of SW1/4 15-10-19-W4M

THAT the Country Residential subdivision of SW1/4 15-10-19-W4M (Certificate of Title No. 201 233 663), to subdivide a 4.99 acre (2.02 ha) first parcel out farmstead subdivision from a title of 154.04 acres (62.34 ha) for country residential use; BE APPROVED subject to the following:

### CONDITIONS:

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

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the 4.99 acre parcel size and other components of the application conform to the County's subdivision policies as a first parcel out subdivision.

### INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

(e) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the information and wish to provide the following comments:

- Alberta Health Services recommends the applicant provide verification to the approving authority that there is sufficient and approved water allocation.
- The planning advisor noted abandoned oil or gas lines/wells. Alberta Health Services (AHS) recommends that these items be appropriately addressed according to requirements of the regulator (Alberta Energy Regulator).
- We do not object to the application at this time.

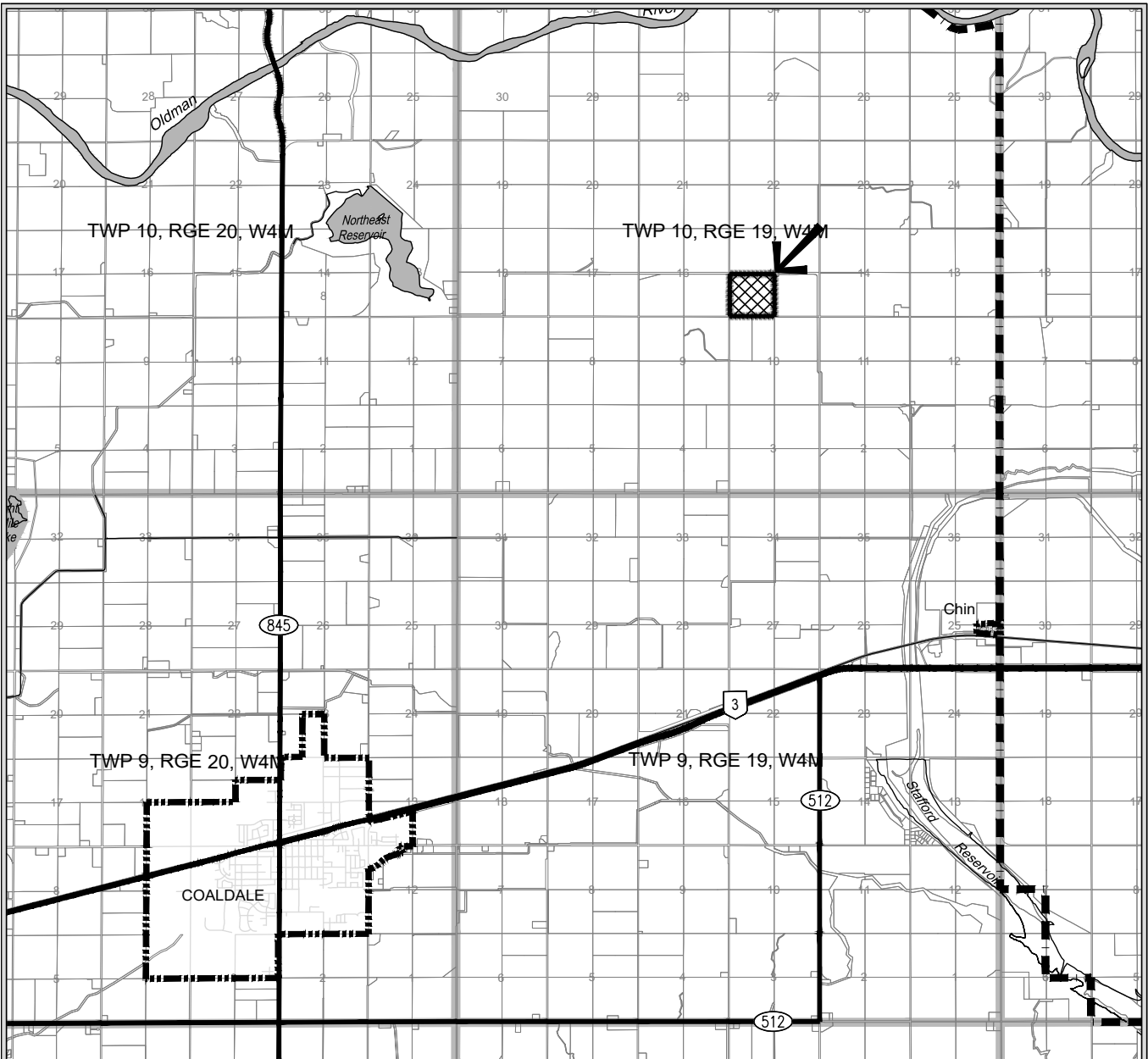
We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require any further information, please don't hesitate to contact me.”

\_\_\_\_\_  
MOVER

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
DATE

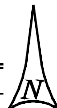


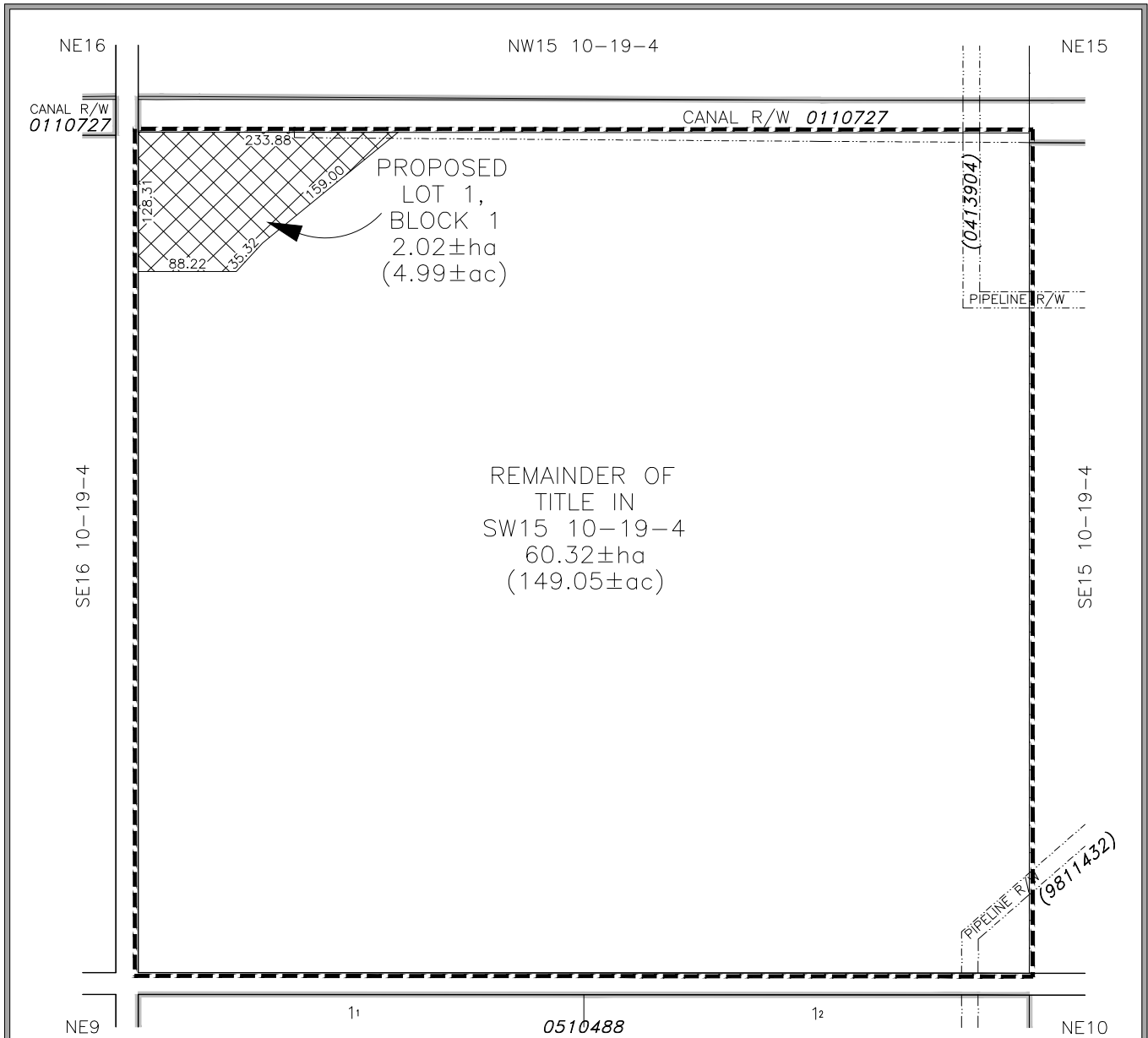
**SUBDIVISION LOCATION SKETCH**  
 SW 1/4 SEC 15, TWP 10, RGE 19, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: AUGUST 12, 2024  
 FILE No: 2024-0-116

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3102 16th AVENUE NORTH, LETHBRIDGE, AB T1H 0S3  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



August 12, 2024 N:\Subdivision\2024\2024-0-116.dwg





**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16431T

SW 1/4 SEC 15, TWP 10, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: AUGUST 12, 2024

FILE No: 2024-0-116



August 12, 2024 N:\Subdivision\2024\2024-0-116.dwg







**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16431T

SW 1/4 SEC 15, TWP 10, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: AUGUST 12, 2024

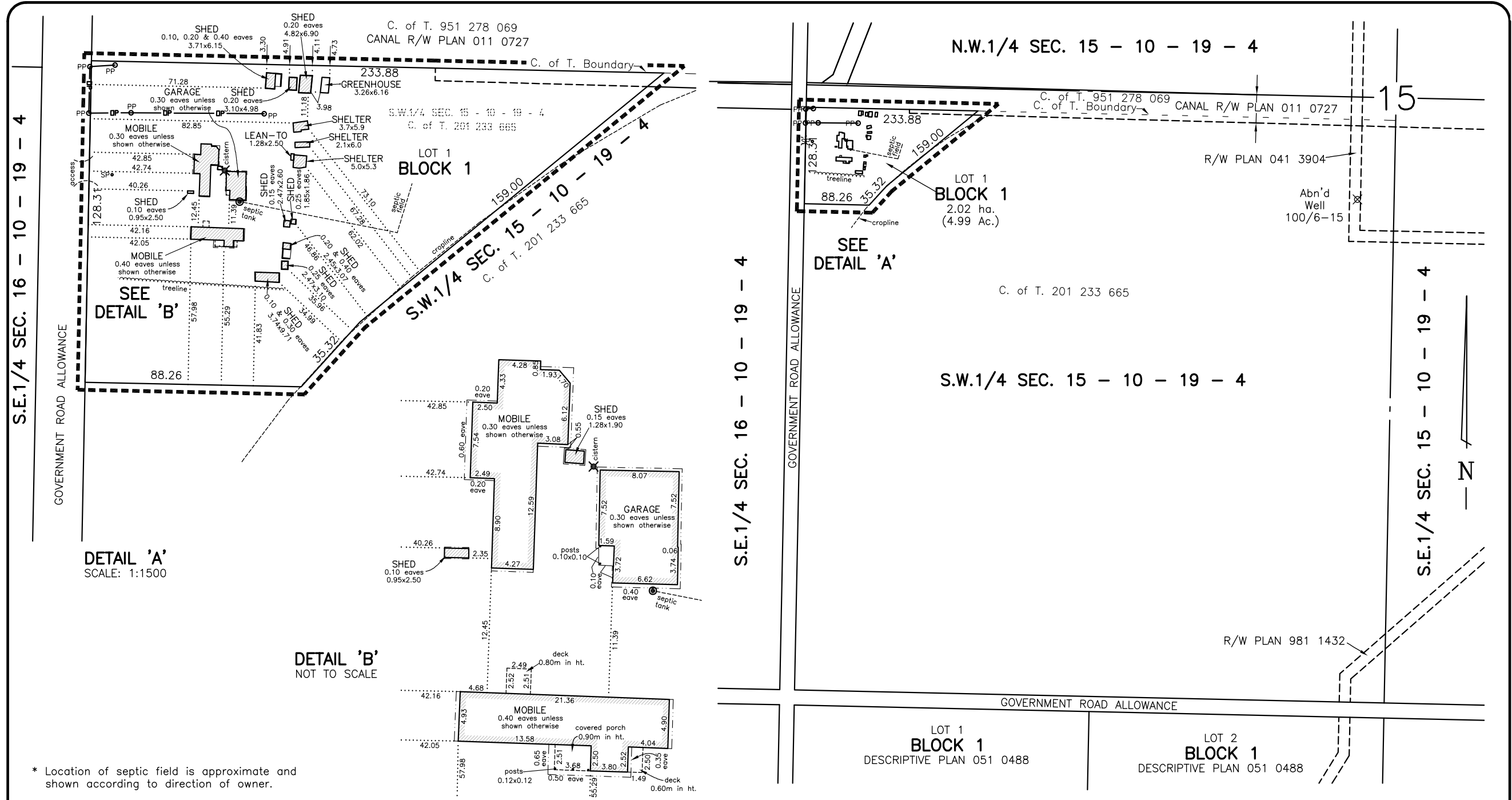
FILE No: 2024-0-116



0 Metres 100 200 300 400  
 August 12, 2024 N:\Subdivision\2024\2024-0-116.dwg



**AERIAL PHOTO DATE: 2018**



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

DETAIL 'A'  
SCALE: 1:1500

DETAIL 'B'  
NOT TO SCALE

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on July 4th, 2024		
	NOTE : Portion to be approved is outlined thus  and contains approximately 2.02 ha.		
	Distances are in metres and decimal parts thereof.		
	Overhead line is shown thus		
	PP stands for utility pole.		
	Fence lines are shown thus		
	Distances and areas are approximate and are subject to change upon final survey.		

**JACK & VONNA FEHR**

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
S.W.1/4 SEC. 15; TWP. 10; RGE. 19; W.4 M.

LETHBRIDGE COUNTY

**boa** brown okamura & associates ltd.

Professional Surveyors  
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE JULY 25/24
	CHECKED ZJP	JOB 24-16431
Z. J. Prosper A.L.S.	SCALE 1:5000	DRAWING 24-16431T

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2024-0-115 – Cage  
- Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M

**Meeting:** Council Meeting - 03 Oct 2024

**Department:** ORRSC

**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 19 Sep 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 25 Sep 2024
Cole Beck, Chief Administrative Officer	Approved - 25 Sep 2024

**STRATEGIC ALIGNMENT:**

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

## EXECUTIVE SUMMARY:

The application is to create two lots, 2.43 and 3.70 acres each respectively in size, from a title comprised of 6.13 acres, for grouped country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2024-0-115 be approved subject to the conditions as outlined in the draft resolution.

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

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

## PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council redesignated (rezoned) the land to the 'Grouped Country Residential - GCR' land use district in June 2011.
- The proposal meets the GCR subdivision criteria and district standards of the Lethbridge County Land Use Bylaw and the lots meet and exceed the bylaw's minimum 2.0-acre size.
- An Area Structure Plan (ASP) for all the land in the ¼-section located to the east side of the SMRID canal R/W was adopted in 2003 and later updated in 2014.
- The 2014 revised ASP indicated that up to two lots could be developed in this area. The proposal and lot layout conforms to the plan that has been approved for the land with the 2014 ASP amendment.

**BACKGROUND INFORMATION:**

Located immediately 2-½ miles east of the City of Lethbridge boundary and just north of Highway 512. This is the sixth phase of an ongoing grouped country residential plan and subdivision area that commenced in 1997 (referred to as the Pater Subdivision).

The lot to be resubdivided is located on the north end, on the north side of the internal subdivision road. The southern portion of the current lot contains a dwelling (proposed Lot 20), while the northern portion (proposed Lot 21) is vacant with no improvements on site. The dividing north/south property line will align evenly with adjacent lots to the west that have been resubdivided. Water for the existing residence is provided by the rural water co-op to a cistern and sewage is treated by private on-site mound system situated northeast of the dwelling. The new lot is proposed to be serviced in the same manner. The northerly lot is designed to have pan-handle driveway along the west boundary to provide direct access to the south municipal internal roadway (Pater Drive).

An updated soils analysis was undertaken for the north portion of the lot in 2011 with favorable results. The original developer prepared a drainage and storm water management plan. This proposal includes a drainage area being developed (approx. 30 x 120 m in size) and registered on the larger north 3.70-acre lot to help manage drainage onsite. The applicants will be required to provide any additional engineered drainage information/plans the County requires for this proposal.

Overall, the proposal conforms to the updated 2014 Area Structure Plan which allowed for two back-to-back lots with pan-handle driveway access on the basis that the lots must be at least 2.0 acres in size. The application also meets the GCR criteria of the County’s Land Use Bylaw. The application was circulated to the required external agencies with no concerns and no utility easements requested (at time of agenda report). An approval from Alberta Transportation (AT) is required (no response at time of agenda report).

**ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve if it determines the proposal is not suitable, and the parcel would remain as is.

Pros:

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

Cons:

- this would contradict the adopted ASP and the applicant's would have the right to appeal.

**FINANCIAL IMPACT:**

None direct, but the future tax situation may change with an increase in additional residential taxes paid.

**LEVEL OF PUBLIC PARTICIPATION:**

Inform
  Consult
  Involve
  Collaborate
  Empower

**ATTACHMENTS:**

- [5A Lethbridge County 2024-0-115 Approval Diagrams 2024-0-115](#)
- [Pater Subdivision - SW1-9-21W4 Area Structure Plan - Diagram 1](#)



## RESOLUTION

2024-0-115

**Lethbridge County**

**Country Residential** subdivision of Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M

THAT the Country Residential subdivision of Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M (Certificate of Title No. 131 268 045), to create two (2) lots, 2.43 and 3.70 acres (0.985 and 1.499 ha) each respectively in size, from a title comprised of 6.13 acres (2.48 ha), for grouped country residential use; BE APPROVED subject to the following:

### CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provide, at their expense a legal shared access easement(s) agreement to the satisfaction of the Subdivision Authority, to be registered to accommodate the sharing of the area for driveway accesses (along pan-handles) that straddle the common shared property line between the proposed lots as a result of subdivision, to be registered concurrently with the final endorsement of the subdivision.
4. The applicant is responsible for satisfying the County in regard to addressing drainage and receiving final approval from Lethbridge County regarding storm water drainage or lot grading with respect to consideration of the Malloy Drain Master Drainage Plan. The applicant may be required to provide additional engineering details or updates to the storm water management plan, as requested by the County.
5. That the applicant provides a final Plan of subdivision prepared by an Alberta Land Surveyor that corresponds to the approval of the Subdivision Authority.
6. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.
7. That any conditions or requirements as required by Alberta Transportation shall be provided prior to finalization.

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposal conforms to the amended 2014 Area Structure Plan that indicates up to two (2) lots may be developed for this title provided that no lots were to be less than 2.0 acres in size. The proposal aligns with the plan that illustrated two back-to-back lots with pan-handle driveway access for the northern lot.
4. The application meets the criteria of the Lethbridge County's Land Use Bylaw in regard to the subdivision of land designated as grouped country residential.

**INFORMATIVE:**

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required as it was previously provided on a 2011 subdivision approval.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

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

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

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

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

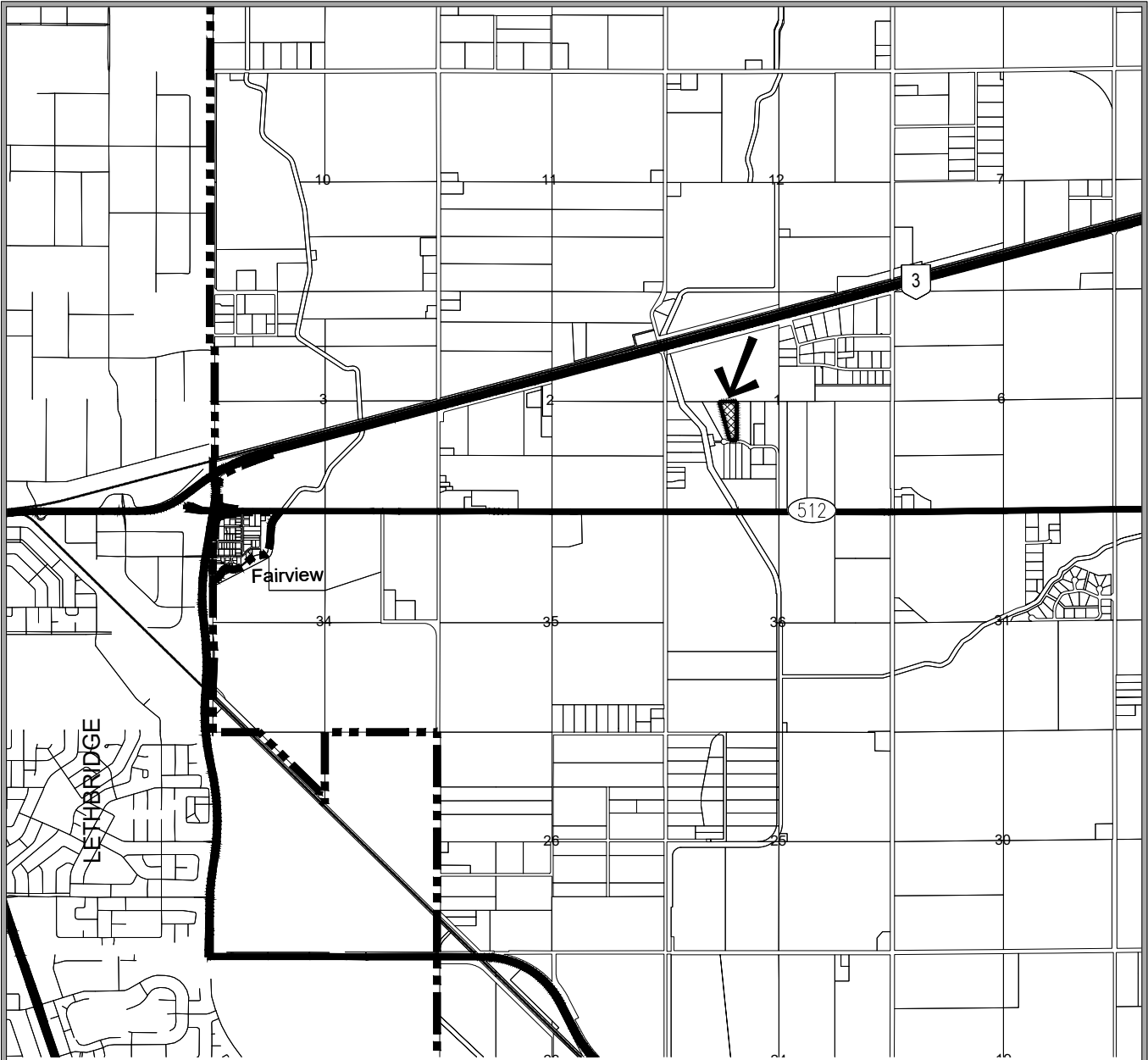
- (f) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).
- (g) SMRID – Phyllis Monks, Land Administrator:

“SMRID has a pipeline that is within the north portion of these lots, we have an easement agreement that I have attached for your purposes and the knowledge of the applicant. We will need to ensure that no development occurs within the north 20 meters of the lot, in order to protect the pipeline. As noted there is an active water cooperative and the applicant will need to apply to them for any water service. The applicant will require a Consent to Register to be signed by SMRID prior to registering the subdivision plan, an invoice is attached for the applicant for the \$250 fee. Documents can be sent to our office for signing when they are ready to proceed.”

\_\_\_\_\_  
MOVER

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REEVE

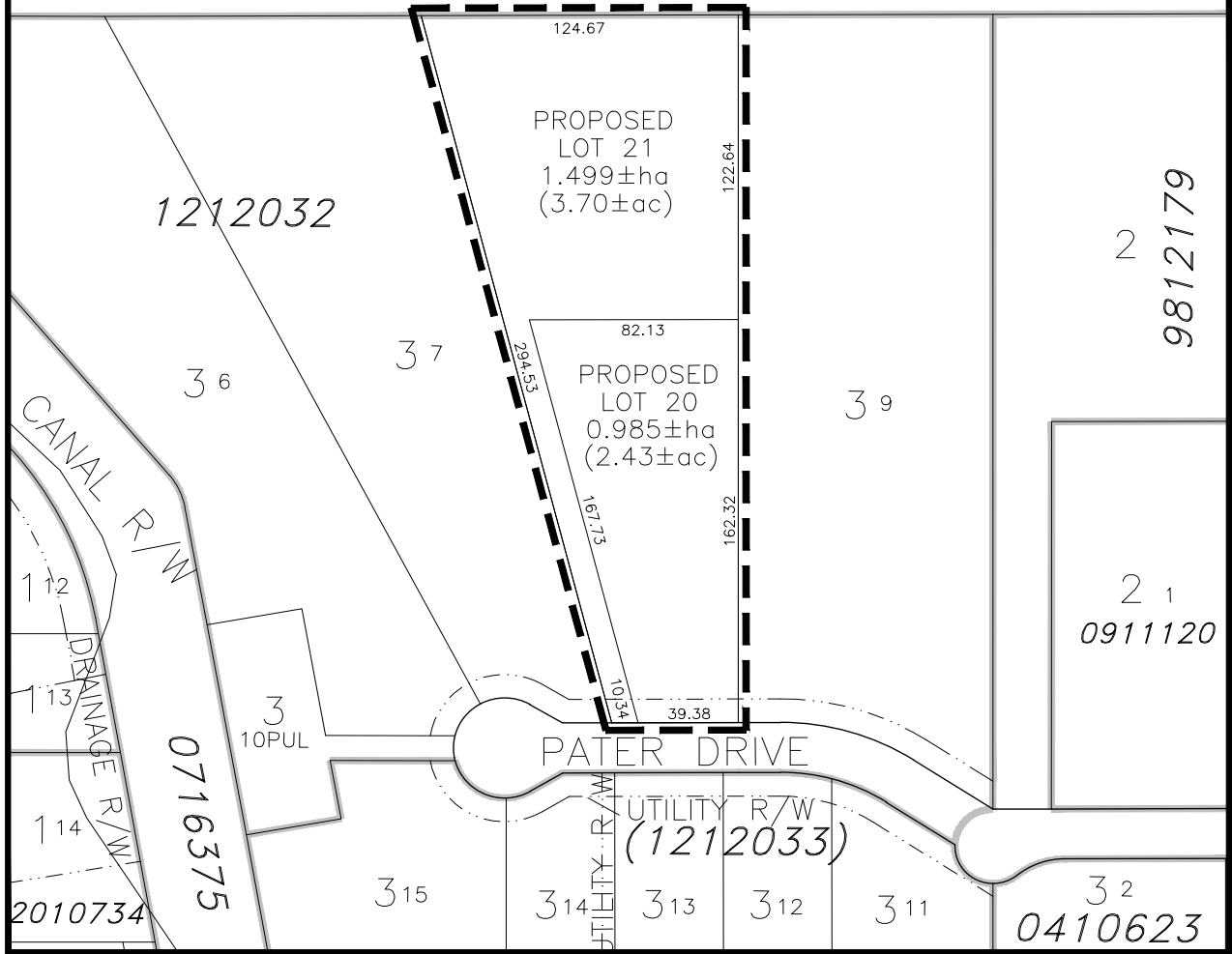
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SUBDIVISION LOCATION SKETCH  
 LOT 8, BLOCK 3, PLAN 1212032 WITHIN  
 SW 1/4 SEC 1, TWP 9, RGE 21, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: AUGUST 13, 2024  
 FILE: 2024-0-115



NW1 9-21-4



### SUBDIVISION SKETCH

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 219161LS\_PRO\_SUB

LOT 8, BLOCK 3, PLAN 1212032 WITHIN

SW 1/4 SEC 1, TWP 9, RGE 21, W 4 M

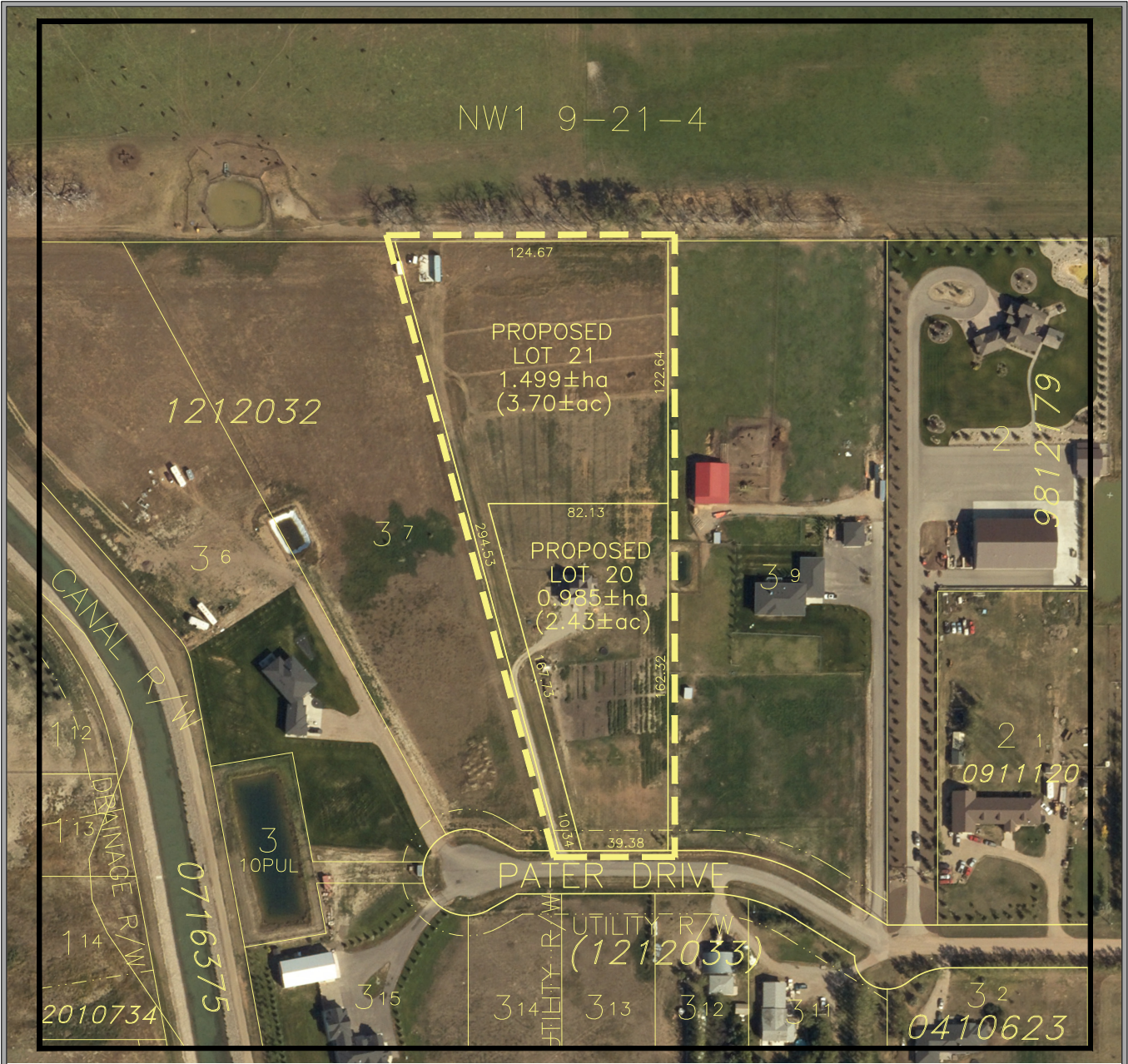
MUNICIPALITY: LETHBRIDGE COUNTY

DATE: AUGUST 13, 2024

FILE: 2024-0-115







**SUBDIVISION SKETCH**

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 219161LS\_PRO\_SUB  
 LOT 8, BLOCK 3, PLAN 1212032 WITHIN  
 SW 1/4 SEC 1, TWP 9, RGE 21, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: AUGUST 13, 2024  
 FILE: 2024-0-115



**AERIAL PHOTO DATE: 2018**



N.W. 1/4 SEC. 1 - 9 - 21 - W4M

**PLAN**


SHOWING  
**PROPOSED SUBDIVISION**

OF  
**LOT 8, BLOCK 3, PLAN 121 2032**

WITHIN  
**N.E. 1/4 SEC. 1, TWP. 9, RGE. 21, W4M**





**LETHBRIDGE COUNTY**

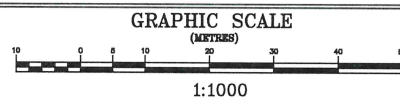
**LEGEND**

AREA OF INTEREST IS OUTLINED THUS ..  AND CONTAINS 2.484 ha

DISTANCES ARE IN METRES AND DECIMALS THEREOF

- E. .... EAST
- ha ..... HECTARE
- m ..... METRES
- M ..... MERIDIAN
- N. .... NORTH
- No. .... NUMBER
- L= ..... LENGTH OF ARC
- Reg. .... REGISTRATION
- RGE. .... RANGE
- R/W ..... RIGHT OF WAY
- S ..... SOUTH
- SEC. .... SECTION
- TWP. .... TOWNSHIP
- W ..... WEST

- Buildings are shown thus 
- Ponding is shown thus 
- North Property is shown thus 
- South Property is shown thus 



**REGISTERED OWNERS**  
STEVEN CAGE AND MARGARITA CAGE

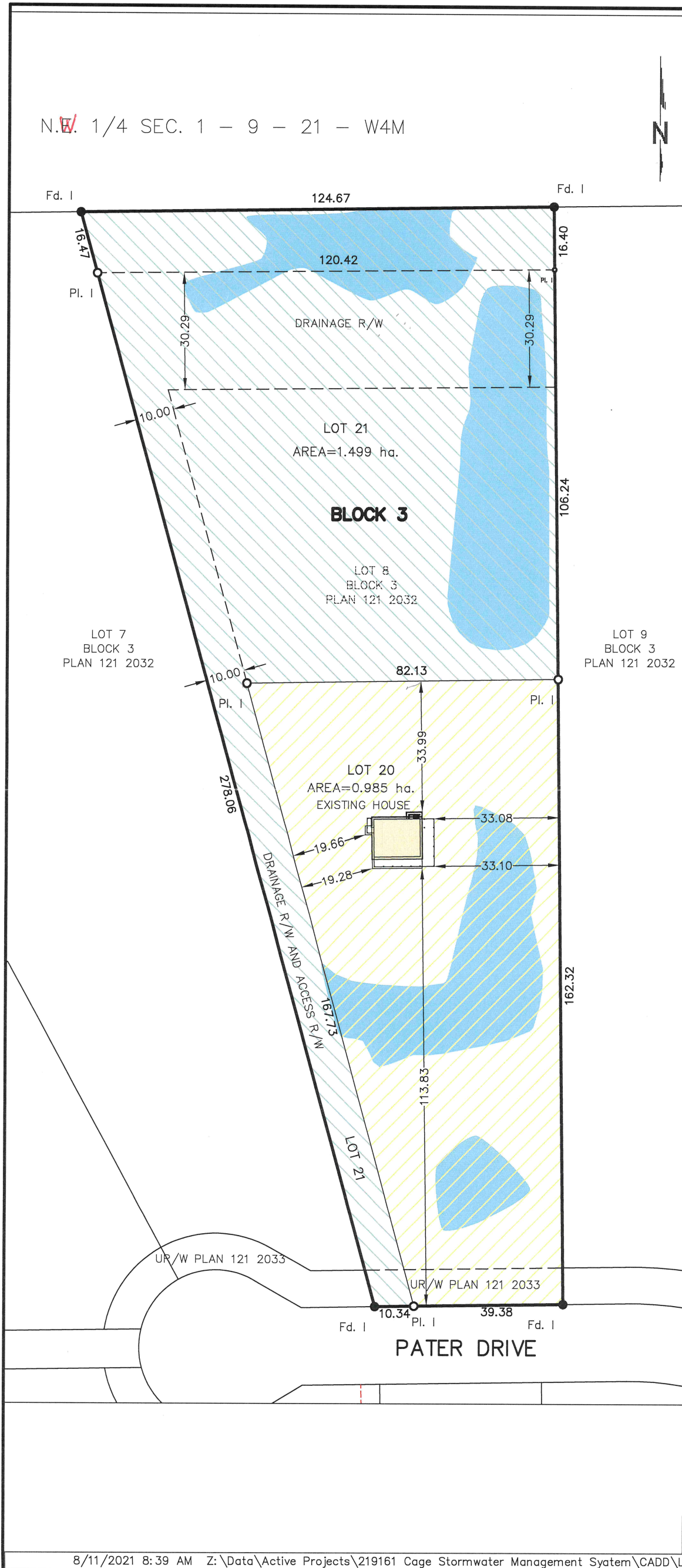
**ALBERTA LAND SURVEYOR**  
BRUCE A. BARNETT, A.L.S. Reg. No. 615

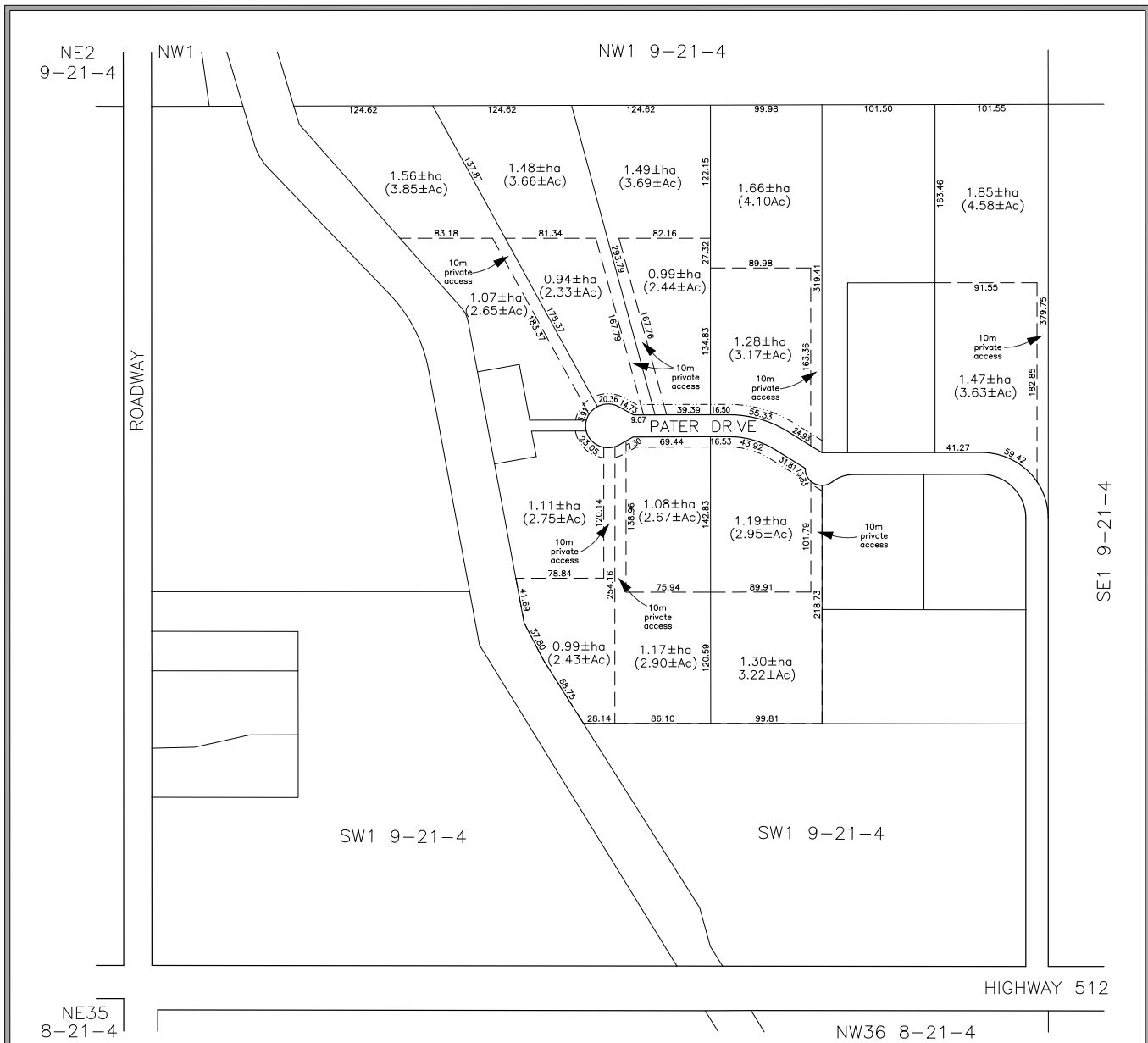
DATE OF SURVEY:  
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**MARTIN GEOMATIC CONSULTANTS LTD.**  
LETHBRIDGE, ALBERTA

DRAWN BY: JIML CLIENT: STEVEN CAGE  
FILE No.: 219161LS\_PRO\_SUB.dwg





**DIAGRAM 1**  
**PATER SUBDIVISION AREA STRUCTURE PLAN**  
 SW 1/4 SEC 1, TWP 9, RGE 21, W 4 M  
 SUBDIVISION OVERLAY  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: SEPTEMBER 25, 2014



--- PROPOSED LOT LINES

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2024-0-122 – Van Diemen Poultry  
- Lot 1, Block 1, Plan 1910907 within SW¼ 4-12-19-W4M

**Meeting:** Council Meeting - 03 Oct 2024

**Department:** ORRSC

**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 23 Sep 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 25 Sep 2024
Cole Beck, Chief Administrative Officer	Approved - 26 Sep 2024

**STRATEGIC ALIGNMENT:**

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

## EXECUTIVE SUMMARY:

The application is to create a 6.00 acre farmyard parcel from a cut-off/fragmented quarter-section title comprised of 78.68 acres for country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2024-0-122 be approved subject to the conditions as outlined in the draft resolution.

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

The proposal meets the provincial Subdivision and Development Regulations, and the farmstead subdivision from a municipal cut-off/fragmented parcel policies as stated in the Land Use Bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The proposal conforms to the bylaw criteria as a subdivision from a title classified as a fragmented, cut-off parcel due to the highway (and former CPR railway) severing the parent ¼-section. As the ¼-section title severance was the result of the CPR and provincial government’s actions and not the landowner, the landowner is eligible to subdivide.
- The proposal meets the bylaw criteria regarding a farmstead subdivision from the greater-half (area) of a cut-off/fragmented ¼-section title of land.
- The 6.00 acre parcel size conforms to the bylaw’s minimum 2.0 acre to maximum 10.0 acre size requirements, and the remnant land exceeds the minimum 70.00 acre agricultural parcel size.

**BACKGROUND INFORMATION:**

Located approximately 1/2-mile west of the Hamlet of Turin, immediately south of Highway 25. The proposal is to subdivide an existing farmyard in the south portion to create a separate title for the residential yard.

The parent 1/4-section was severed by both Highway 23 and the former CPR rail-line, with no direct or physical access available to the north/south side due to the highway and rail, which resulted in the original cut-off parcel title. The yard contains a dwelling, shop, and various minor farm outbuildings. The angled yard configuration is as proposed to allow for a circular pivot on the adjacent agricultural portion. This will result in the northwest corner of the yard being cut and a portion of the existing trees/shelter belt will be situated on the remnant agricultural title. The owner may remove any vegetation they determine is necessary if it interferes with the pivot irrigation system. The applicant's residence is serviced by a private cistern system and an individual on-site septic field system located to the north of the dwelling. Access is provided direct to the south municipal road allowance with an approach in place.

There are no abandoned gas wells or historical features identified. There is a confined feeding operation (CFO) located north of the highway, approximately 908 m to the north of the residence. The CFO has a permit for 16,500 head of beef finishers (capped in its numbers at this location) which requires a minimum distance separation (MDS) of 815 m to be applied. The residence meets the MDS and it is further noted the farmyard was developed in the late 1950s, well prior to both the CFO and the MDS policy coming into effect.

Overall, the proposal meets the criteria of the County's Land Use Bylaw for a farmstead subdivision from the greater half (area) of a cut-off/fragmented title of land. The application was circulated to the required external agencies, including Alberta Transportation, and no concerns were expressed regarding the application and no utility easements are requested (at time of agenda preparation).

**ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve the subdivision if it determines it is not suitable and the title would remain as is.

Pros:

- are no advantages to denying the subdivision as it meets the subdivision criteria of the County.

Cons:

- the decision would likely be appealed as the County's criteria have been met.

**FINANCIAL IMPACT:**

The tax situation will remain as is, but the County will benefit from a municipal reserve payment of approximately \$6,000 that is applicable.

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform
  Consult
  Involve
  Collaborate
  Empower

**ATTACHMENTS:**

[5A Lethbridge County 2024-0-122 Approval Diagrams 2024-0-122](#)

## RESOLUTION

2024-0-122

**Lethbridge County**                      **Country Residential** subdivision of Lot 1, Block 1, Plan 1910907 within SW1/4 4-12-19-W4M

THAT the Country Residential subdivision of Lot 1, Block 1, Plan 1910907 within SW1/4 4-12-19-W4M (Certificate of Title No. 211 004 103 +1), to create a 6.00 acre (2.43 ha) farm yard parcel from a cut-off/fragmented quarter-section title comprised of 78.68 acres (31.84 ha) for country residential use; BE APPROVED subject to the following:

**RESERVE:** The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 6.00-acres at the market value of \$10,000 per acre with the actual acreage and amount (approx. \$6,000) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

### CONDITIONS:

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

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the proposal conforms to the criteria of the bylaw regarding a subdivision of a yard from a cut-off/fragmented quarter-section title of land.
4. No objections have been received on the application and the proposal meets the minimum distance separation (MDS) applied to the closest CFO in proximity. Additionally, the house and yard were developed in the late 1950s, well prior to the MDS policy coming into effect.

### INFORMATIVE:

- (a) The payment of Municipal Reserve is applicable on the parcel pursuant to Section 663 of the MGA and shall be provided as cash-in-lieu on the 6.00 acres.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

2024-0-122  
Page 1 of 2

- (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) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).
- (e) 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) 25

**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

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

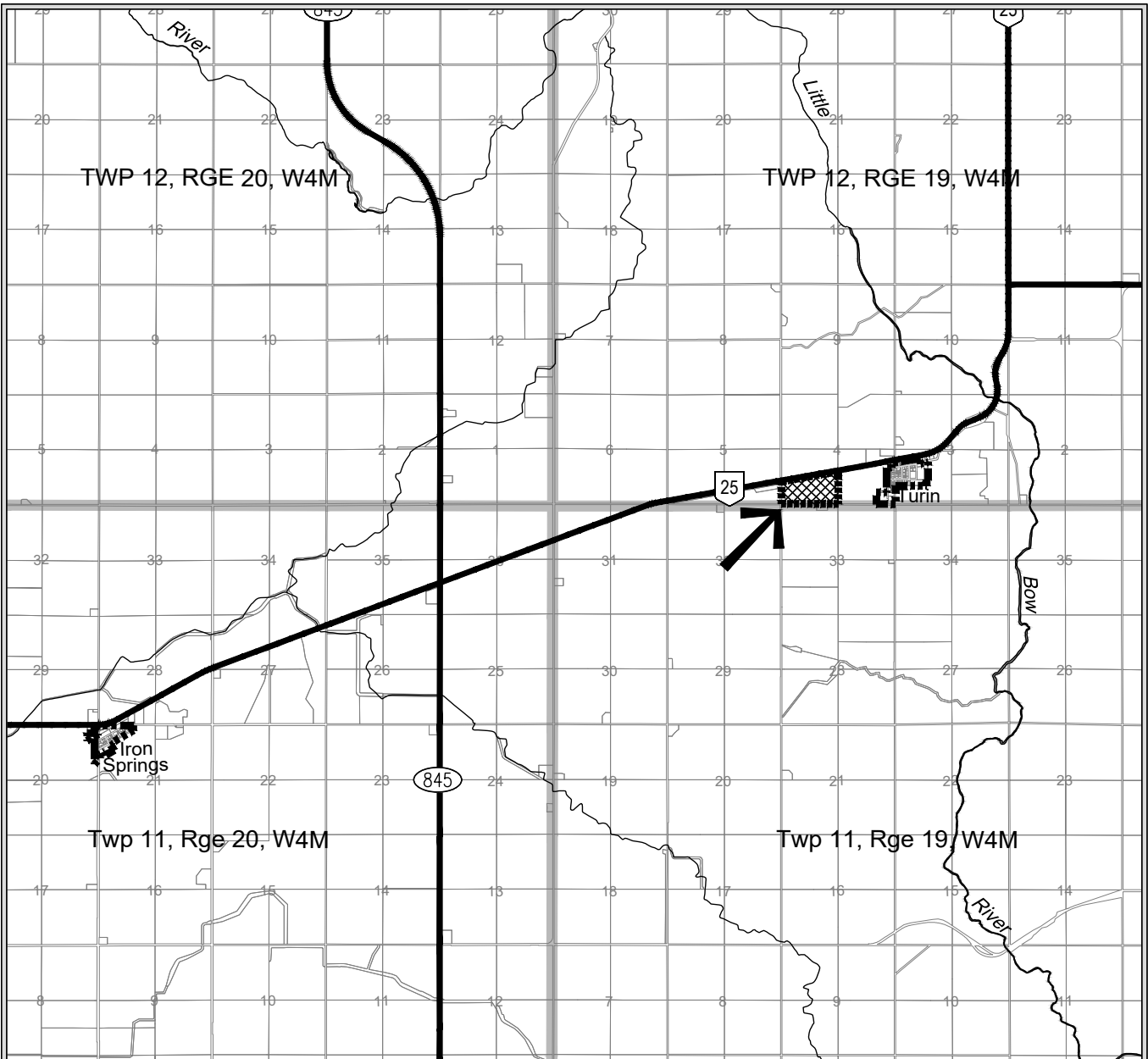
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

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**

**LOT 1, BLOCK 1, PLAN 1910907  
 WITHIN SW 1/4 SEC 4, TWP 12, RGE 19, W 4 M**

**MUNICIPALITY: LETHBRIDGE COUNTY**

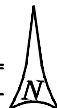
**DATE: AUGUST 20, 2024**

**FILE No: 2024-0-122**

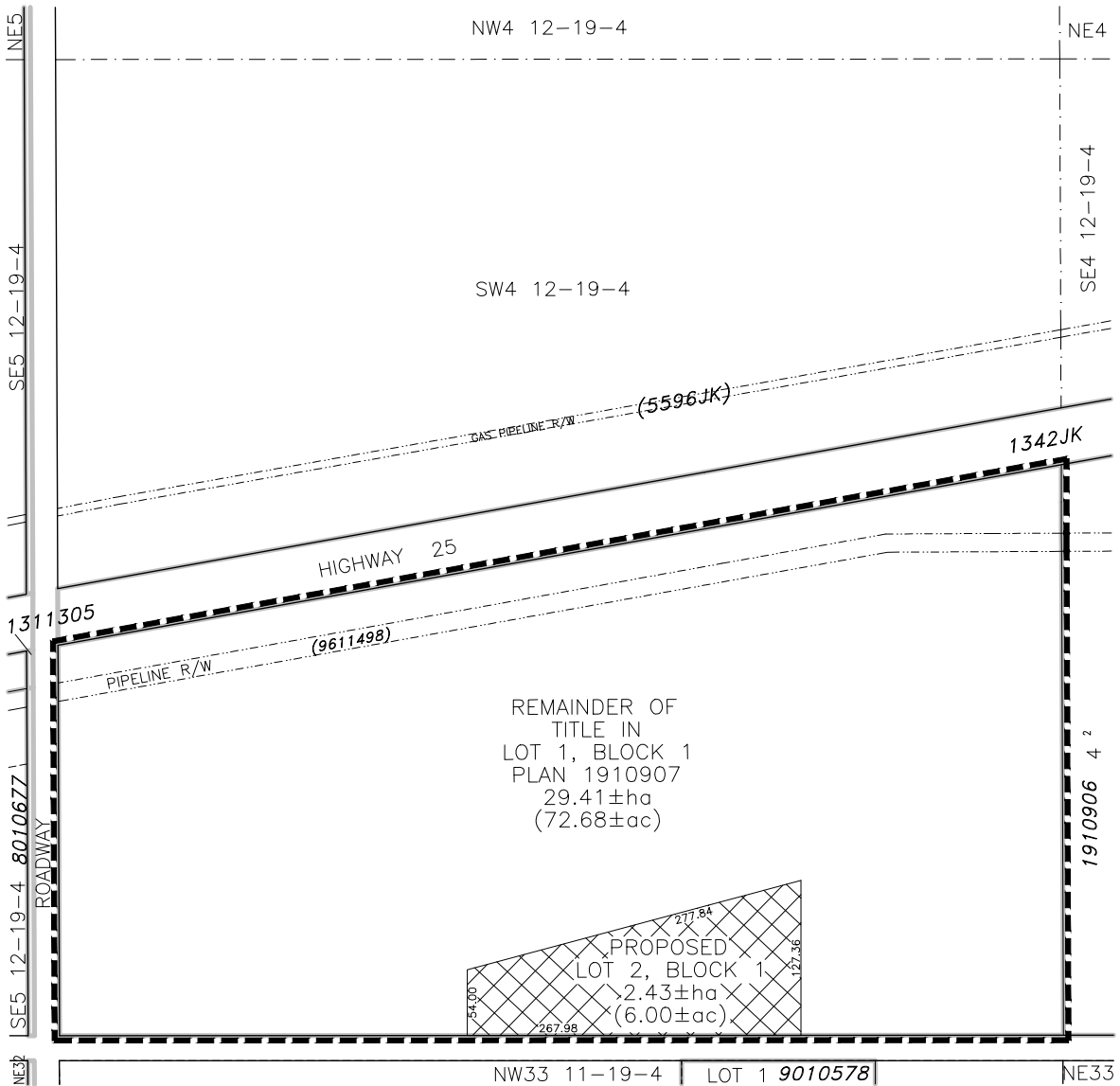
MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3102 10th AVENUE NORTH, LETHBRIDGE, AB T1N 1S6  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



August 20, 2024 N:\Subdivision\2024\2024-0-122.dwg







**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16438T

**LOT 1, BLOCK 1, PLAN 1910907**

**WITHIN SW 1/4 SEC 4, TWP 12, RGE 19, W 4 M**

**MUNICIPALITY: LETHBRIDGE COUNTY**

**DATE: AUGUST 20, 2024**

**FILE No: 2024-0-122**



August 20, 2024 N:\Subdivision\2024\2024-0-122.dwg





**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16438T

**LOT 1, BLOCK 1, PLAN 1910907**

**WITHIN SW 1/4 SEC 4, TWP 12, RGE 19, W 4 M**

**MUNICIPALITY: LETHBRIDGE COUNTY**

**DATE: AUGUST 20, 2024**

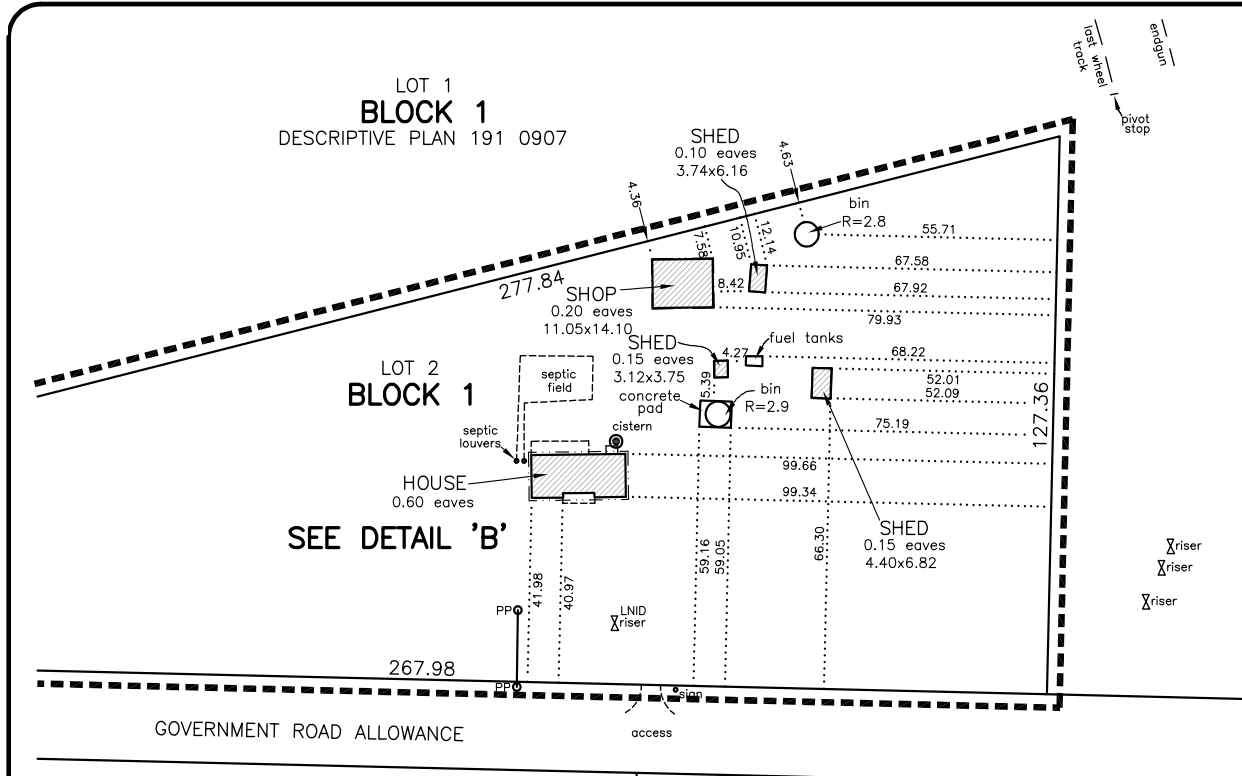
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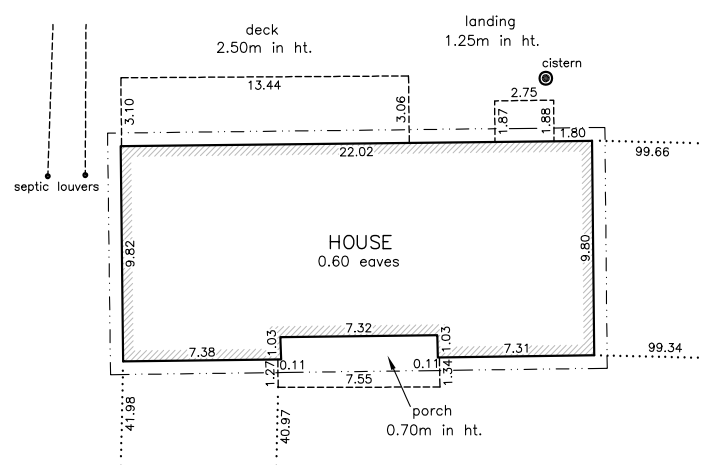
August 20, 2024 N:\Subdivision\2024\2024-0-122.dwg



**AERIAL PHOTO DATE: 2019**

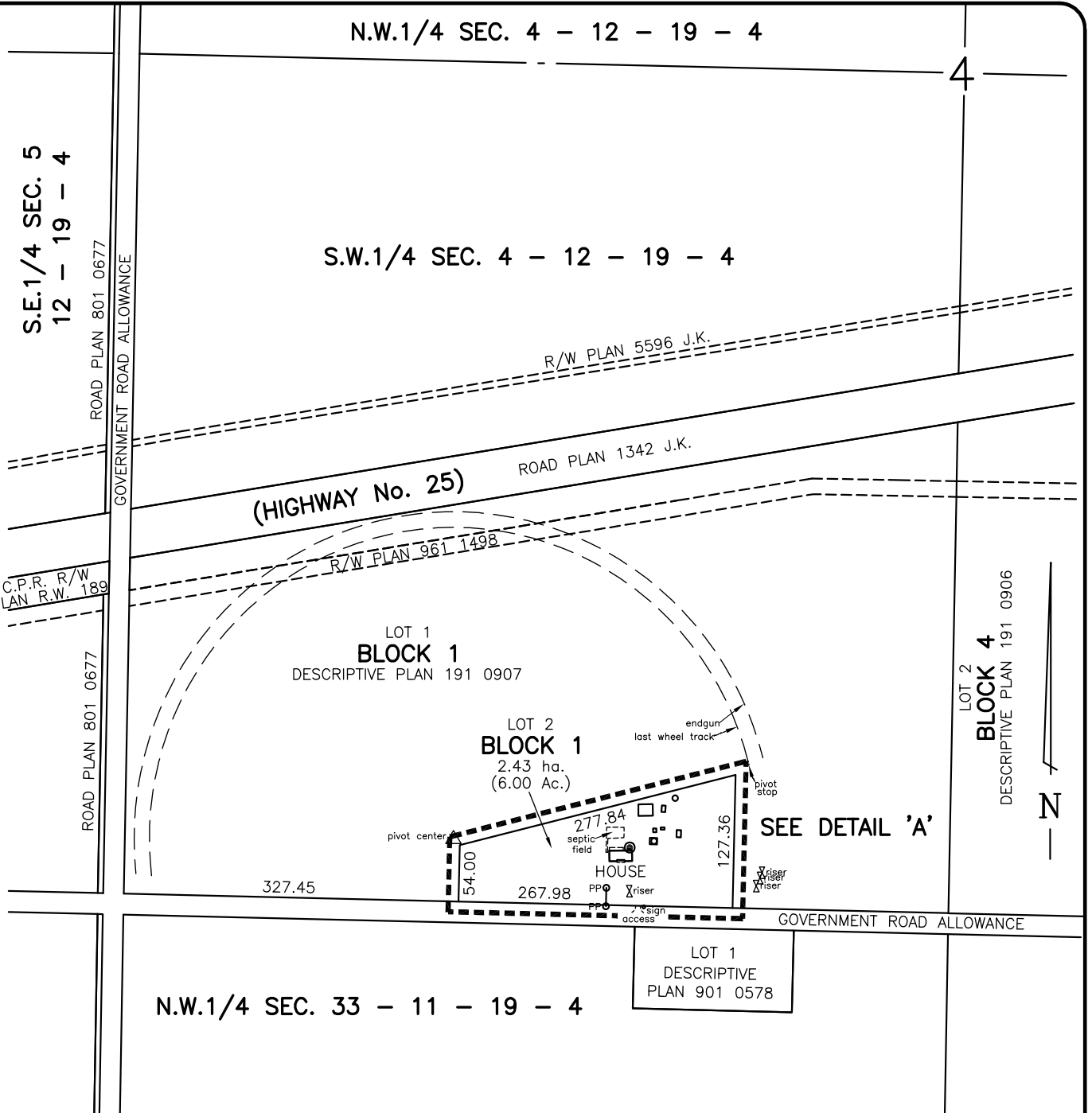


N.W.1/4 SEC. 33 - 11 - 19 - 4  
**DETAIL 'A'**  
 SCALE: 1:1500



**DETAIL 'B'**  
 NOT TO SCALE

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



**VAN DIEMAN POULTRY FARM LTD.**

TENTATIVE PLAN SHOWING SUBDIVISION  
 of part of  
 LOT 1; BLOCK 1; DESCRIPTIVE PLAN 191 0907  
 all within  
 S.W.1/4 SEC. 4; TWP. 12; RGE. 19; W.4 M.  
 LETHBRIDGE COUNTY



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

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on July 16th, 2024		
	NOTE : Portion to be approved is outlined thus  and contains approximately 2.43 ha. Distances are in metres and decimal parts thereof. Overhead line is shown thus  PP stands for utility pole.		
	Distances and areas are approximate and are subject to change upon final survey.		

APPROVED	DRAWN CJB	DATE AUG. 8/24
	CHECKED DJA	JOB 24-16438
	SCALE	DRAWING
D. J. Amantea, A.L.S.	1:5000	24-16438T

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2024-0-117 – Mercer  
- SW1/4 33-09-21-W4M & NW1/4 28-09-21-W4M

**Meeting:** Council Meeting - 03 Oct 2024

**Department:** ORRSC

**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 23 Sep 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 25 Sep 2024
Cole Beck, Chief Administrative Officer	Approved - 26 Sep 2024

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

This application is to subdivide and reconfigure two existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 46.36 & 95.10 acres each respectively in size, and create two new titles at 4.99 & 136.47 acres, for country residential and agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2024-0-117 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, and the municipal reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a realignment/reconfiguration of titles and property lines without an increase in titles. In this application the applicant starts with two titles and will end up with two but in a different layout/size.
- The policies require a minimum distance separation (MDS) applied to nearby confined feeding operations (CFOs). In this case an MDS of 611 m would apply from the closest CFO, and the proposed acreage could enable a residence to be setback outside this distance.
- The land is within Policy Area 3 of the City of Lethbridge and Lethbridge County IDP. The proposal aligns with the IDP policy that allows for subdivisions that conform to the County's agricultural subdivision policies (which this reconfiguration of titles does).

**BACKGROUND INFORMATION:**

Located a half-mile north of the City of Lethbridge boundary, and just over half-mile west of Highway 843. The proposal is to accommodate a reconfiguration of the two titled land holdings of the applicant and create a smaller county residential parcel and an enlarged agricultural parcel.

The land contains no improvements and is irrigated agricultural land that is bounded on the east by an SMRID canal. The purpose is to subdivide a 4.99 acre vacant residential acreage title in the very northwest, while the remainder of land in the SW 33-9-21-W4 will be consolidated to the south agricultural title (NW 28-9-21-W4M) to combine all the land under the irrigation pivot onto one larger title (136.47 acres). The proposed acreage's SW side being angled as it encompasses the area of the dry pivot corner. A future residence will be serviced by a private cistern (haul) system for water and an onsite septic field for sewage. Both reconfigured parcels have legal access from the west municipal road. The proposed future Canamex is identified to be sited approximately between the two existing parent parcels; however, the reconfiguration should not change the existing Canamex land situation and Alberta Transportation has no objections. A grandfathered CFO is situated to the northwest with 7500 head of beef finishers. A MDS of 611 m is applicable and the proposed lot corner is at 594 m; however, with the County's road setbacks applied, any residence would then be set back approximately 622 m at a minimum. With the parcel being 4.99 acres in size, a residence can be sited even a further distance and outside the 611 m MDS.

Overall, the proposal meets the bylaw criteria for a reconfiguration of titles with no additional titles being created above what presently exist. Since a consolidation of land is occurring and the agricultural title is being enlarged, there is rationale to allow the 4.99 acre size parcel (instead of the usual 3 acre max for a vacant lot). Additionally, it is the dry corner and will also ensure a suitable developable area outside the MDS to the nearby CFO. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). The City had no objections. Alberta Culture exempted the applicant from Historical Resources Act approval (as the adjacent land is flagged as HRV5p (paleontological)).

**ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve if it is determined the proposed reconfiguration is not suitable or alternatively could reduce the acreage lot size to not exceed 3.0-acres.

Pros:

- there are no advantages to denying the subdivision as no additional titles are being created and the proposed 4.99-acre lot is a dry corner.

Cons:

- the decision could be appealed by the applicants as the County's reconfiguration of titles subdivision criteria are met.

**FINANCIAL IMPACT:**

None direct, but a municipal reserve payment of approx. \$7,485 would be paid to the County.

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform**       **Consult**       **Involve**       **Collaborate**       **Empower**

**ATTACHMENTS:**

[5A Lethbridge County 2024-0-117 Approval](#)

[Diagrams 2024-0-117](#)



## RESOLUTION

2024-0-117

**Lethbridge County**

**Agricultural and Country Residential** subdivision of SW1/4 33-9-21-W4M & NW1/4 28-9-21-W4M

THAT the Agricultural and Country Residential subdivision of SW1/4 33-9-21-W4M & NW1/4 28-9-21-W4M (Certificate of Title No. 231 239 107, 231 239 107 +1), to subdivide and reconfigure two existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 46.36 & 95.10 acres (18.7 & 38.48 ha) each respectively in size, and create two new titles at 4.99 & 136.47 acres (2.02 & 55.23 ha), for county residential and agricultural use; BE APPROVED subject to the following:

**RESERVE:** The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 4.99-acres at the market value of \$15,000 per acre with the actual acreage and amount (approx. \$7,485) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

### CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a professional soils analysis and report, to the satisfaction of the Subdivision Authority, to verify soil suitability on the 4.99-acre lot for a private on-site septic system.
4. That the applicant submits a surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
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 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 application meets the County's subdivision criteria as a reconfiguration of titles, with no additional titles being created above what presently exist, as separate standalone titles are not being created, but the land being subdivided and consolidated is between existing titles.
4. The Subdivision Authority is satisfied that the proposal aligns with the City of Lethbridge and IDP policy that allows for subdivisions that conform to the County's agricultural subdivision policies for a reconfiguration of titles, and no objections have been received by the City on the application.

2024-0-117  
Page 1 of 3

**INFORMATIVE:**

- (a) The payment of 10% Municipal Reserve pursuant to Section 663 of the MGA must be provided as cash-in-lieu payment on the 4.99-acre title, with the final amount to be determined at the final stages, with this application, as the ¼-section has previously been subdivided.
- (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 no concerns with the proposed subdivision application with the understanding that this proposal complies with the applicable policies of the Intermunicipal Development Plan adopted by the Lethbridge County and City of Lethbridge.

It is expected that siting of any building meet the required setbacks from the existing uses.

- (e) 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.”

- (f) 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) 843, 3X

**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

**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



(g) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the information and wish to provide the following comments:

- The planning advisor noted a nearby confined feeding operation and the potential to meet the minimum distance separation (MDS). AHS advises against development that would conflict with the MDS. Please consider potential future conflicts with the CFO before any development.
- We do not object to the application at this time.

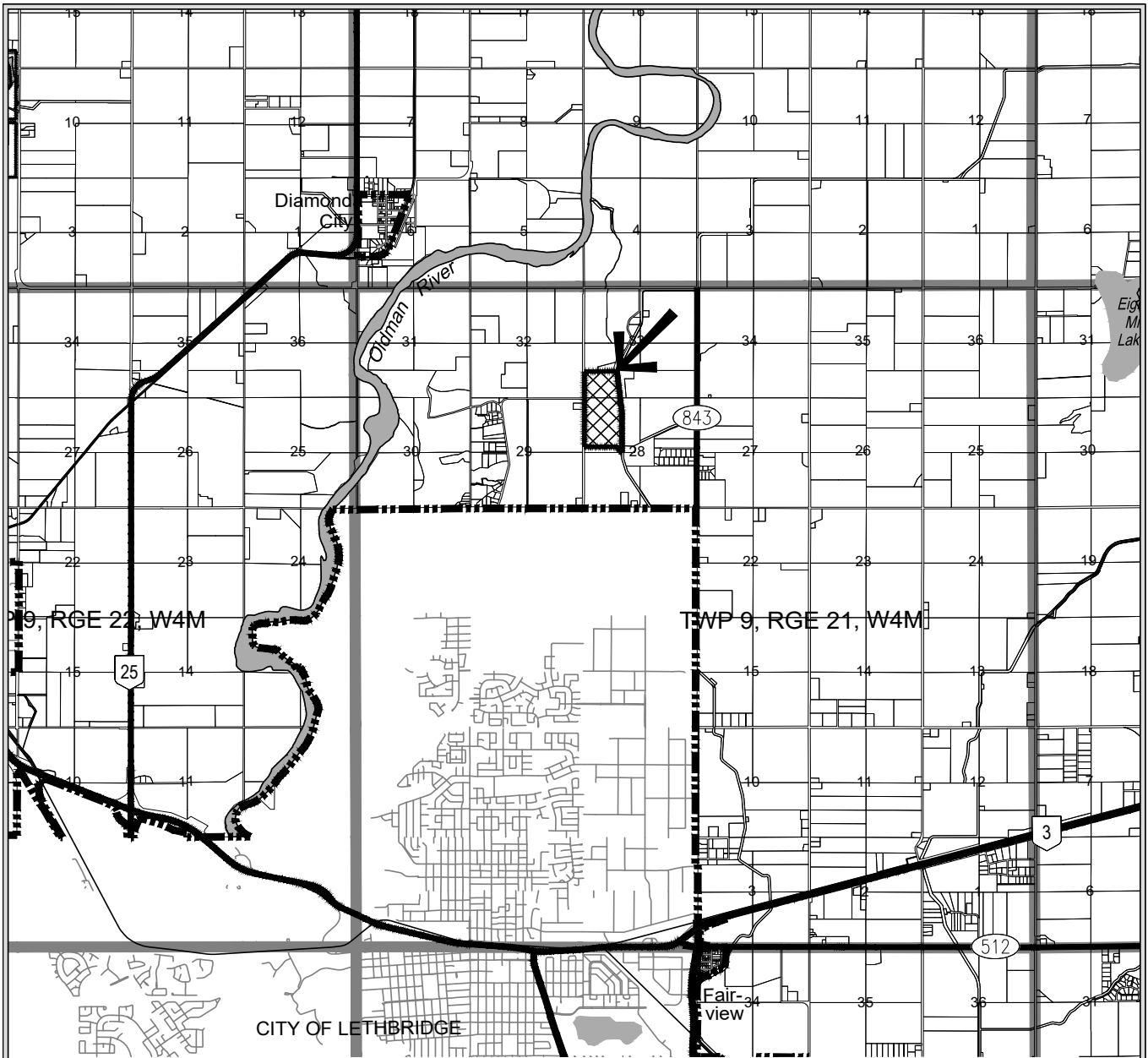
We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require any further information, please don't hesitate to contact me.”

\_\_\_\_\_  
MOVER

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
DATE

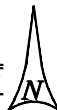


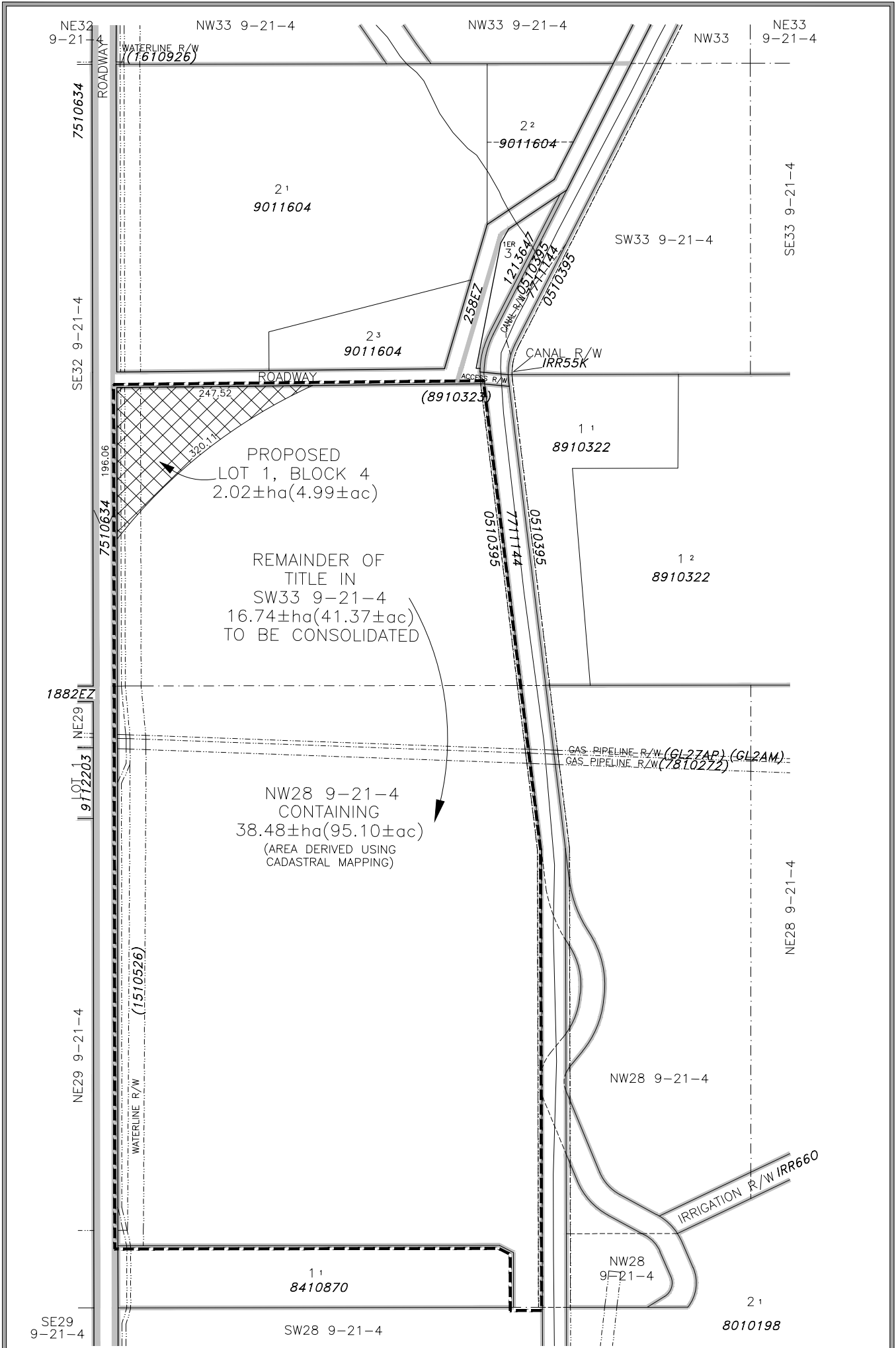
**SUBDIVISION LOCATION SKETCH**  
 NW 1/4 SEC 28, TWP 9, RGE 21, W 4 M &  
 SW 1/4 SEC 33, TWP 9, RGE 21, W 4 M  
 MUNICIPALITY: LETHBRIDGE COUNTY  
 DATE: AUGUST 13, 2024  
 FILE No: 2024-0-117

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



August 13, 2024 N:\Subdivision\2024\2024-0-117.dwg





**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16436

NW 1/4 SEC 28, TWP 9, RGE 21, W 4 M &

SW 1/4 SEC 33, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: AUGUST 13, 2024

FILE No: 2024-0-117

**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

0 Metres 100 200 300 400

August 13, 2024 N:\Subdivision\2024\2024-0-117.dwg







**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16436

SW 1/4 SEC 33, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

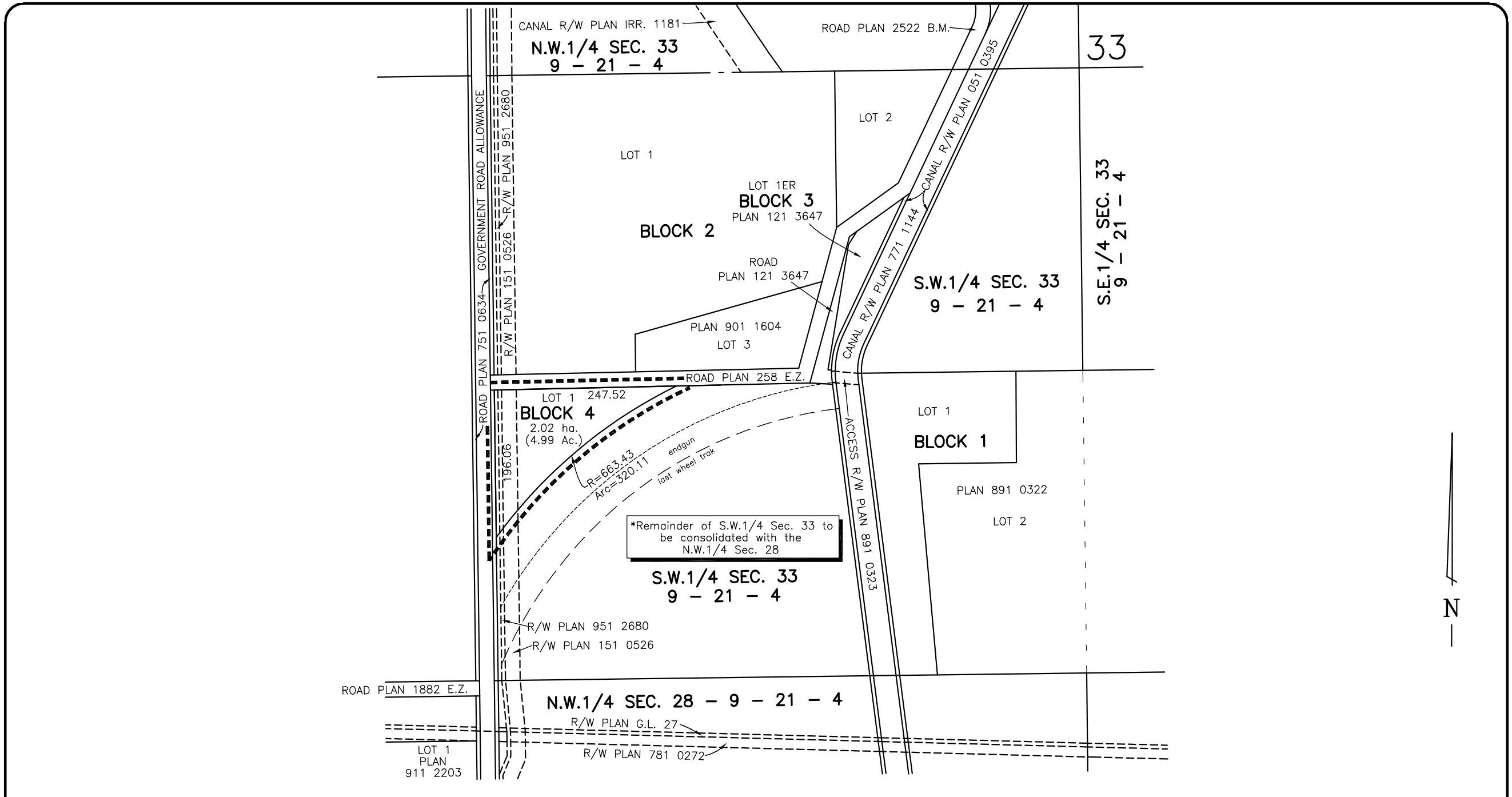
DATE: AUGUST 13, 2024

FILE No: 2024-0-117

AERIAL PHOTO DATE: 2018








NO.	REVISION	DATE	BY
	Improvements shown were surveyed on July 5th, 2024 NOTE : Portion to be approved is outlined thus <b>-----</b> and contains approximately 2.02 ha. Distances are in metres and decimal parts thereof.		
	Distances and areas are approximate and are subject to change upon final survey.		

**TROY & TAMIE MERCER**

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
S.W.1/4 SEC. 33; TWP. 9; RGE. 21; W.4 M.

LETHBRIDGE COUNTY



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

APPROVED	DRAWN CJB	DATE JULY 25/24
	CHECKED ZJP	JOB 24-16436
	SCALE	DRAWING
Z. J. Prosper A.L.S.	1:5000	24-16436T

# AGENDA ITEM REPORT



**Title:** Bylaw 24-015 - Re-designate a portion of the SW 1-10-22-W4 from Rural Agriculture to Rural Recreation - Public Hearing  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** Development & Infrastructure  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 23 Sep 2024  
Approved - 23 Sep 2024

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

An application has been made to re-designate a portion of the SW 1-10-22-W4 (South of Highway 25) from Rural Agriculture to Rural Recreation.

## RECOMMENDATION:

That Bylaw 24-015 be read a second time.  
That Bylaw 24-015 be read a third time.

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

The proposed re-designation complies with the County's Municipal Development Plan and the Industrial-Commercial Land Use Strategy.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use
- Bylaw 24-015 was given first reading on September 5, 2024.

## BACKGROUND INFORMATION:

An application has been made to re-designate a portion of the SW 1-10-22-W4 from Rural Agriculture to Rural Recreation. The intent of the rezoning is to allow for the development of the parcel for an Equestrian Facility and Rodeo Grounds. The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors:

- Transportation and Economic Corridors has accepted a Traffic Impact Assessment (TIA) for proposed intersection improvements to accommodate the proposed development. The intersection improvements need to be constructed and in place prior to the facility opening. Therefore, we do not have any objections to the proposed land use re-designation and/or favorable consideration by the Lethbridge County land use authority. The proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a permit from Alberta Transportation.
- ATCO Gas/Pipeline -no concerns
- Telus -no concerns
- LNID - no concerns

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

- The parcel was previously used for farming purposes with a residence and two chicken barns (on the west side). The parcel has about 25 acres (split between two areas) of developable land due to the two coulee draws on the north-east side of the parcel.
- The nature of the proposed rezoning and anticipated uses are similar to those of a commercial use and policies of Section 10 (Industrial & Commercial Land Use) and the Industrial-Commercial Land Use Strategy can be applied.
  - The Industrial-Commercial Land Use Strategy (Policy 5.3.1) and Municipal Development Plan ( Policy 10.21) provides criteria for the approval of an isolated commercial/industrial use include proximity to a highway, compatibility with adjacent land uses, and proximity/access to utilities/services. The proposed rezoning application is compliance with the the siting criteria.

The notice of the public hearing was advertised in the September 10 and 17 editions of the Sunny South News and on the County's website and social media accounts.

**ALTERNATIVES / PROS / CONS:**

County County may refuse second reading of the bylaw.  
 Pros - any concerns identified would be addressed  
 Cons - loss of development opportunities and tax revenue

**FINANCIAL IMPACT:**

If the bylaw was approved, future development would be taxed at the County's commercial tax rate.

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform     
  Consult     
  Involve     
  Collaborate     
  Empower

**ATTACHMENTS:**

- [Bylaw 24-015 Application](#)
- [24\\_015\\_RA\\_RR Map](#)
- [Bylaw 24-015 - Gait n Rein - Amendment to LUB](#)
- [Fred and Susan VanHell Comments](#)



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

OFFICE USE		
Date of Application: <u>July 16, 2024</u>	Assigned Bylaw	No. <u>24-015</u>
Date Deemed Complete: <u>July 17, 2024</u>	Application & Processing Fee:	\$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to 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:** Grait N Rein Equestrian

**Mailing Address:** Po Box 1236      **Phone:** 403 634 9426  
Picture Butte AB      **Phone (alternate):** \_\_\_\_\_  
 \_\_\_\_\_      **Fax:** \_\_\_\_\_

**Postal Code:** T0K 1V0

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

<b>Name of Owner:</b> _____	<b>Phone:</b> _____
<b>Mailing Address:</b> _____	<b>Applicant's interest in the property:</b> <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
_____	
<b>Postal Code:</b> _____	

**PROPERTY INFORMATION**

**Municipal Address:** 100043 Highway 25

**Legal Description:**    Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 OR Quarter SW Section 1 Township 10 Range 22 - W4





### 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):

Agriculture

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

Recreational / equestrian (Rural Recreation)

#### SITE DESCRIPTION:

Describe the lot/parcel dimensions \_\_\_\_\_ and lot area/parcel acreage 35.9 acres  
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

#### OTHER INFORMATION:

Section 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)

July 15 - 2024

DATE

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

#### TERMS

1. Subject to the provisions of the Land Use Bylaw No. 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.



Rezoning request

## LETHBRIDGE COUNTY



The Future home of Gait n Rein equestrian center is located at 100043 Highway 25 just west of Diamond City AB. Po Box 1236 Picture Butte AB. A sister company to Summit Livestock Ltd.

### The objective of the Centre

The purpose of the facility is to accommodate the current need for an equestrian center within Lethbridge County. Currently there are numerous riding arenas within Lethbridge County but are either private use only or have reached capacity for their clients.

Our desire for the facility is to have a location that community members in the equestrian world to be able to gather here and use the facility at a low cost. As we all know there are many immigrant workers that are employed in our Agriculture based county. A lot of these employees are trained in pen checking, horse training, or other equine disciplines and need a place to be able to train, learn and board horses.

If you look south of the border almost every small town has a rodeo grounds for a county fair, rodeo, or event center. Our intention is to recreate that feeling of community within Lethbridge County.

## Design of facility

- To construct 4 more outdoor riding arenas with dimensions of 80'x200 with a sand base to allow clients of all disciplines to use the facility on a membership basis
- To construct 1 indoor riding arena with dimensions of 150'x300' for year round use for equestrians of all disciplines.
- Currently converting one of the previous poultry barns to a small stable to board horses
- The current plan is to build a larger stable on the property to accommodate the boarding of approx. 35 horses
- Create a walking path for equestrians around the entire property
- Build a small dry campground for equestrians to use during weekend shows

## List of future projects at Gait n Rein equestrian center

- Indoor stable
- 4 outdoor riding arena
- 1 indoor riding arena
- Small 12 stall dry campground (no power or septic required) (gravel pads)
- Café, tack store, bagged feed store
- 

It is my request to Lethbridge County to redesignate the current zoning from agriculture to Recreational for the purpose of an equine facility. Please see attached information prepared by Stantec engineers with a complete TIA completed for the facility. This study was completed with the intention of separating the existing residence away from the equestrian center. This is no longer required as we have designated this residence as a managers home and will leave it this way. If in the future this needs to be changed we will revisit with Lethbridge County and Alberta Transportation.

Please Contact me with any and all comments or concerns at [clint@summitlivestock.ca](mailto:clint@summitlivestock.ca) or 4036349426

Sincerely



July 16, 2024

Clint deLeeuw

Gait N Rein Equestrian Center



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0022 088 967                                      4;22;10;1;SW                                      231 259 908

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 10  
SECTION 1

ALL THAT PORTION OF THE SOUTH WEST QUARTER  
THAT LIES SOUTH EAST OF THE SOUTH EASTERLY LIMITS  
OF RAILWAY PLAN RW189  
CONTAINING 14.53 HECTARES (35.9 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF  
THE SOUTH EASTERLY LIMIT OF THE RAILWAY ON PLAN RW189 WITH THE SOUTHERLY  
BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION 1; THENCE NORTH EASTERLY  
ALONG THE SOUTH EASTERLY LIMIT OF THE SAID RAILWAY A DISTANCE OF 270 FEET;  
THENCE SOUTH EASTERLY PERPENDICULAR TO THE SOUTH EASTERLY LIMIT OF THE SAID  
RAILWAY A DISTANCE OF 250 FEET TO THE SOUTHERLY BOUNDARY OF THE SAID SOUTH  
WEST QUARTER OF SECTION 1 TO THE POINT OF COMMENCEMENT  
CONTAINING 0.312 HECTARES (0.77 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 221 293 812

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 259 908	28/08/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GAIT N REIN EQUESTRIAN LTD.  
OF PO BOX 1236  
PICTURE BUTTE  
ALBERTA T0K 1V0

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF AUGUST,  
2023 AT 09:58 A.M.

ORDER NUMBER: 48203969

CUSTOMER FILE NUMBER: 140-00001



\*END OF CERTIFICATE\*

---

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

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



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0022 110 209            4;22;10;1;SW                      231 259 908 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 10  
SECTION 1

THAT PORTION OF THE SOUTH WEST QUARTER BOUNDED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF  
THE SAID QUARTER SECTION WITH THE SOUTH EASTERN LIMIT OF  
THE RAILWAY ON PLAN RW 198; THENCE NORTH EASTERLY ALONG  
THE SAID SOUTH EASTERN LIMIT A DISTANCE OF 270 FEET; THENCE  
SOUTH EASTERLY PERPENDICULAR TO THE SAID SOUTH EASTERN  
LIMIT TO INTERSECTION WITH THE SAID BOUNDARY; THENCE  
WESTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF  
COMMENCEMENT

CONTAINING 0.312 OF A HECTARE (0.77 OF AN ACRE) MORE OR  
LESS

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

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 231 244 768

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 259 908	28/08/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GAIT N REIN EQUESTRIAN LTD.  
OF PO BOX 1236  
PICTURE BUTTE  
ALBERTA T0K 1V0

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 231 259 908 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1084EJ . 31/07/1931 CAVEAT  
RE : EASEMENT  
CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.

741 091 031 27/09/1974 IRRIGATION ORDER/NOTICE  
THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE  
NORTHERN IRRIGATION DISTRICT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 231 259 908

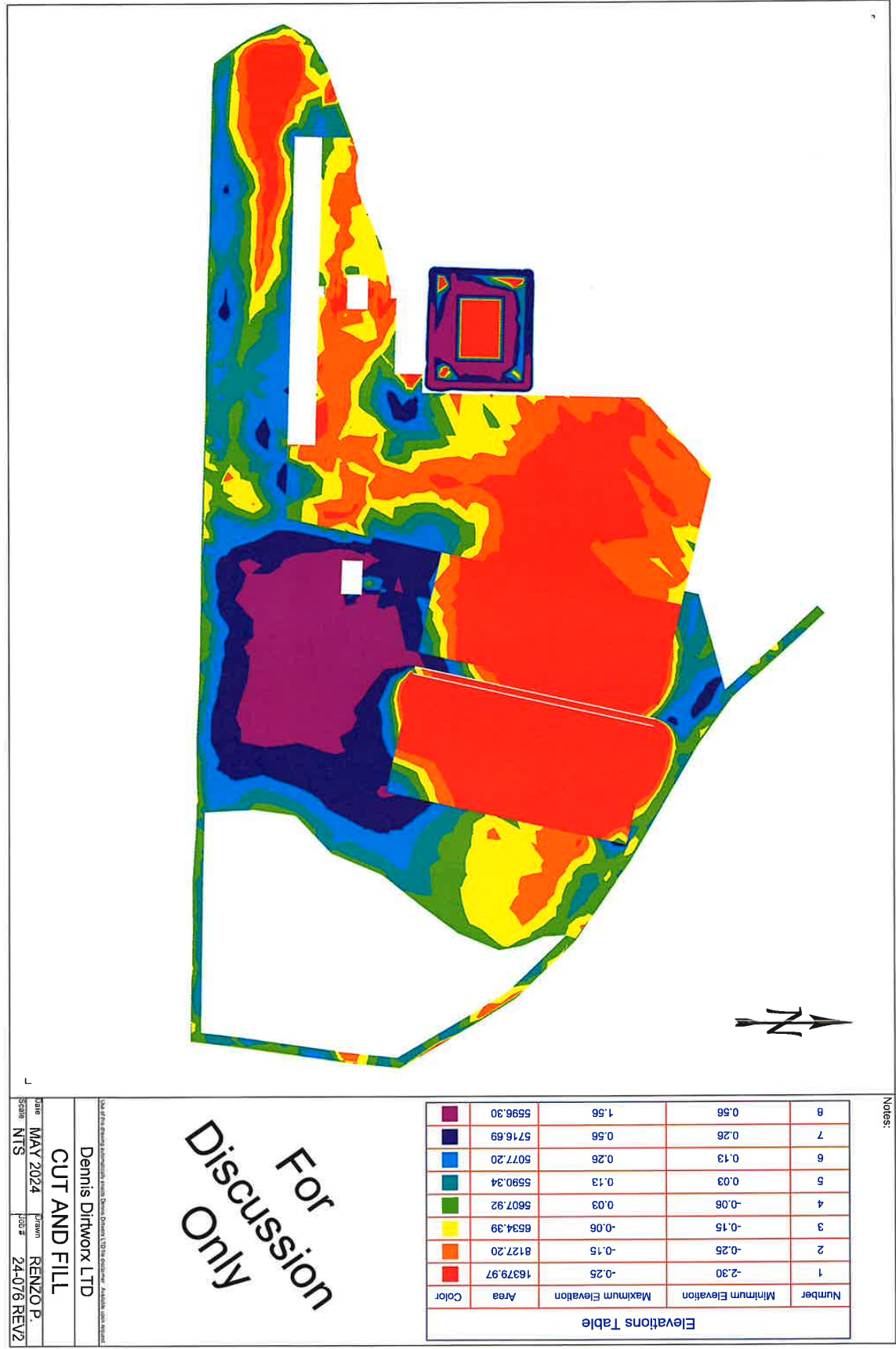
REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
5619DI .	06/05/1926	RESTRICTIVE COVENANT
1084EJ .	31/07/1931	CAVEAT RE : EASEMENT CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.
4275HD .	04/09/1956	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7853HB "GAS LINE REGISTRATION NUMBER CORRECTED JAN 13/17 BY 171011566"
8394JH .	10/06/1965	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
001 119 211	05/05/2000	UTILITY RIGHT OF WAY GRANTEE - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 011251215) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 041243375) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 161182657)
141 176 690	11/07/2014	EASEMENT AS TO PORTION OR PLAN:PORTION OVER AND FOR BENEFIT: SEE INSTRUMENT
141 176 691	11/07/2014	EASEMENT AS TO PORTION OR PLAN:PORTION OVER AND FOR BENEFIT: SEE INSTRUMENT

TOTAL INSTRUMENTS: 008

( CONTINUED )





Notes:

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-2.30	-0.25	16379.97	Red
2	-0.25	-0.15	8127.20	Orange
3	-0.15	-0.06	6534.39	Yellow
4	-0.06	0.03	5607.92	Light Green
5	0.03	0.13	5590.34	Green
6	0.13	0.26	5077.20	Blue
7	0.26	0.56	5716.69	Dark Blue
8	0.56	1.56	5596.30	Purple

For Discussion Only

Date: MAY 2024  
 Scale: NTS  
 Drawn: RENZO P.  
 Job #: 24-076 REV2  
 Dennis Dirtworx LTD  
 CUT AND FILL



Imagery ©2023 CNES / Airbus, Maxar Technologies, S. Alberta MD's and Counties, Map data ©2023 50 m





**Bylaw 24-015: Rural Agriculture (RA) to Rural Recreational (RR)**

**Parcels: Portions of SW 1-10-22-W4 (South of Highway 25) Approx 35.9 Acres  
Located in Lethbridge County, AB**



 24-015 Rural Agriculture to Rural Recreation





**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 24-015**

Bylaw 24-015 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.

WHEREAS the purpose of Bylaw 24-015 is to re-designate a portion of SW 1-10-22-W4 from Rural Agriculture (RA) to Rural Recreation (RR) as shown below;



<b>Bylaw 24-015: Rural Agriculture (RA) to Rural Recreational (RR)</b>		N ▲
<b>Parcels: Portions of SW 1-10-22-W4 (South of Highway 25) Approx 35.9 Acres Located in Lethbridge County, AB</b>		
24-015 Rural Agriculture to Rural Recreation		

AND WHEREAS the re-designation of the lands will allow for the development of an equestrian facility and rodeo grounds;

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

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

GIVEN first reading this 5<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

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

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

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

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

1 <sup>st</sup> Reading	September 5, 2024
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> Reading	

**From:** [Fred Van Hell](#)  
**To:** [planning](#)  
**Subject:** Bylaw 24-015  
**Date:** Tuesday, September 17, 2024 7:16:04 PM

---

We have no issue with the Equestrian Centre & Rodeo Grounds, but are very concerned with the access off the highway how it is now. The way it is now, if more traffic including big trucks and trucks with stock trailers were to use it, there is a very high probability of serious accidents occurring! The access should be changed to the straight section of the highway instead of on the sharp curve, preferably with turn out lanes installed. Pretty sure the way it is now was just installed without permission or permits off of the existing approach put in by LNID. When LNID had the approach they only used it a few times a year - now if the property gets turned into an equestrian centre and rodeo grounds there will be a lot of traffic using it with the potential of dangerous problems.

Fred&Susan Van Hell.



# AGENDA ITEM REPORT



**Title:** Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial- First Reading  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** Development & Infrastructure  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 23 Sep 2024  
Approved - 24 Sep 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to relocate their long-haul trucking company to this site.

## RECOMMENDATION:

That Bylaw 24-016 be read a first time.

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

First reading of Bylaw 24-016 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use

## BACKGROUND INFORMATION:

An application has been made to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial. The intent of the application is to amend the zoning to allow for a long-haul trucking company to locate to this site.

The application has been circulated to all County Departments and external agencies for review and their comments as well as any planning/strategic planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in November 2024.

**ALTERNATIVES / PROS / CONS:**

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

**FINANCIAL IMPACT:**

If the bylaw was approved, future development would be taxed at the County's commercial/industrial tax rate.

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform       Consult       Involve       Collaborate       Empower

**ATTACHMENTS:**

- [Bylaw 24-016 Application Package](#)
- [24\\_016\\_RA\\_RGI - Map](#)
- [Bylaw 24-016 - RKO Truck Lines Ltd - Amendment to LUB](#)
- [Rural General Industrial District - Bylaw 24-007](#)



### FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE			
Date of Application:	August 21, 2024	Assigned Bylaw No.	24-016
Date Deemed Complete:	August 26, 2024	Application & Processing Fee:	\$ 1500.00
<input checked="" type="checkbox"/> Redesignation	<input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to 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:** Katelyn Olsen  
**Mailing Address:** 40 Stonecrest Point West  
Lethbridge, Alberta Canada  
**Phone:** 4039156872  
**Phone (alternate):** 4034480330  
**Email:** office@rkotrucklinesltd.com  
**Postal Code:** T1K 6W3

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

**Name of Owner:** R-KO Truck Lines Ltd. **Phone:** 4039156872  
**Mailing Address:** P.O Box 161  
Lethbridge, Alberta Canada  
**Applicant's interest in the property:**  
 Agent  
 Contractor  
 Tenant  
 Other R-KO Truck Lines Ltd, Owner  
**Postal Code:** T1J 3Y5

#### PROPERTY INFORMATION

**Municipal Address:** 94019 Dominion Road  
**Legal Description:** Lot(s) 1 Block 1 Plan 9011051  
 OR Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
SE-30-9-33-W4M



### 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 (R.A)

Proposed Land Use Designation (zoning) (if applicable): Rural General Industrial

#### SITE DESCRIPTION:

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

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

#### OTHER INFORMATION:

Section 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.*

Katelyn Olsen

R-KO Truck Lines Ltd.

**APPLICANT**

**REGISTERED OWNER** (if not the same as applicant)

August 21/2024

**DATE**

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

### TERMS

1. Subject to the provisions of the Land Use Bylaw No. 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.



## R-KO Truck Lines, Ltd

P.O Box 161  
Lethbridge, AB Canada T1K 6W3  
403-915-6872

Lethbridge County  
#100, 905 – 4th Avenue South  
Lethbridge, Alberta Canada, T1J 4E4

To Whom It May Concern,

I, Katelyn Olsen, Co-Owner of R-KO Truck Lines Ltd., along with my husband, Barry Olsen, am writing to the Lethbridge County Rezoning Committee to formally request a rezoning of Lot 1, Block 1, Plan 901 1051, commonly known as 94019 Dominion Road.

We have recently purchased this property with the intention of deconstructing the existing structures and constructing an office with an attached shop, from which R-KO Truck Lines will operate. R-KO Truck Lines is a family-owned and operated transportation company specializing in long-haul, heavy-haul, and oversized freight throughout Canada and the United States. The proposed development on the aforementioned land will accommodate key personnel, including but not limited to:

- Reception Staff
- Safety Staff
- Dispatch Staff
- Mechanic Staff

The proposed building will support our current dispatch operations and facilitate the expansion of these operations. Additionally, the facility will include a permitting agency and a heavy mechanical shop, primarily focused on maintaining and repairing our equipment and trailers, with the potential to service external equipment. The excess land on 94019 Dominion Road will be utilized for parking our trailer assets when not in use. We also plan to expand our fleet by adding a rotator, which will enhance our heavy-duty vehicle rescue services in the Southern Alberta Zone, offering repairs and temporary storage.

The property at 94019 Dominion Road has been acquired with irrigation rights, which we plan to utilize for irrigation purposes and potable water through an appropriate filtration system. We intend to develop a clean and manicured irrigation pond on the parcel to support these needs.

Attached are preliminary design images of the proposed building.

We believe that rezoning 94019 Dominion Road to a preferred commercial zone would offer significant advantages for commercial use for the following reasons:

### **1. Economic Benefits**

- **Increased Revenue:** Commercial properties typically generate higher tax revenues than residential properties, contributing more through property taxes, sales taxes, and business licenses, thereby strengthening the local government's financial foundation.
- **Job Creation:** Rezoning to commercial will attract businesses that provide employment opportunities, boosting the local economy and offering residents the convenience of working close to home.

[www.rkotrucklines.ca](http://www.rkotrucklines.ca) | [office@rkotrucklinesltd.com](mailto:office@rkotrucklinesltd.com)

## **2. Accessibility and Visibility**

- High Traffic Flow: The proximity to a highway and a railroad yard makes the area highly accessible, ideal for businesses that depend on visibility and ease of access, such as retail stores, restaurants, and service providers.
- Transportation and Logistics: Businesses involved in logistics, warehousing, or manufacturing will benefit from the easy access to highways and railroads, facilitating efficient goods movement.

## **3. Noise and Pollution Considerations**

- Suitability for Noise Levels: Commercial activities are better suited to areas with high noise levels from highways and railroads, whereas residential zones might struggle with noise pollution, potentially affecting residents' quality of life.
- Air Quality: Commercial zones can better accommodate the emissions and pollution associated with transportation hubs, while residential zones may face challenges in maintaining healthy air quality.

## **4. Land Use Efficiency**

- Maximizing Land Potential: The strategic location near transportation hubs makes the land ideal for commercial use, optimizing its value. Residential zones may underutilize this potential, as the land's advantages are less critical for housing.
- Supporting Infrastructure: Commercial zones can leverage existing infrastructure, such as roads and utilities, designed to handle higher traffic and energy demands, reducing the need for costly upgrades.

## **5. Attracting Complementary Businesses**

- Business Synergy: A commercial zone can attract a variety of businesses that benefit from each other's proximity, creating a vibrant economic cluster.
- Support Services: Businesses in the area can support and enhance the operations of the railroad yard by providing maintenance services, parts suppliers, or logistics support.

## **6. Avoiding Residential Conflicts**

- Minimizing Conflicts: Placing residential zones near highways and railroads can lead to conflicts over noise, safety concerns, and general dissatisfaction among residents. Commercial zones avoid these issues and align with the area's nature.
- Safety Considerations: Highways and railroad yards present safety risks that are less concerning for commercial properties compared to residential areas, where children and families may be present.

## **7. Supporting Regional Growth**

- Catalyst for Development: Establishing a commercial zone can act as a catalyst for further development in the region, attracting more businesses and potentially leading to the development of business parks, shopping centers, or industrial hubs.
- Infrastructure Development: The need for supporting infrastructure in a commercial zone can drive improvements in transportation, utilities, and services, benefiting the broader area.

## **8. Long-Term Sustainability**

- Adapting to Future Needs: Commercial zones can more readily adapt to changing economic conditions and technological advancements, whereas residential zones may be more rigid in their use and development.
- Increased Property Values: A successful commercial zone can increase surrounding property values, benefiting the local community and potentially leading to further investment in the area.

These points illustrate the numerous advantages of establishing a commercial zone in a location near a highway and railroad yard, offering economic, logistical, and developmental benefits that align well with the characteristics of the area.

As outlined in the attached preliminary plot design, we assure the committee that any development of the property will comply with all regulations and be supported by a comprehensive Level 4 engineering assessment. Full designs will be submitted through the appropriate channels to ensure compliance with egress requirements,



servicing, architectural controls, and traffic assessments. We have already initiated discussions with County officials regarding road ban access and have negotiated responsibility for rehabilitating Dominion Road from the Township 94 turn-off to ensure safe and suitable travel for R-KO equipment in compliance with road ban requirements.

We understand that this letter provides only an overview of the information your committee requires to make an informed decision regarding rezoning. We are fully prepared to collaborate with the County and the appointed committee to ensure that all necessary details are addressed. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'KO', with a long horizontal line extending to the right.

Katelyn Olsen  
Co-Owner, Office Manager  
R-KO Truck Lines Ltd.  
Phone: 403-915-6872  
Email: [office@rkotrucklinesltd.com](mailto:office@rkotrucklinesltd.com)





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7	ISSUED FOR REVIEW	2023 07 16

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Renderings	
Project number	22-091
Date	2023 07 18
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7	ISSUED FOR REVIEW	2023 07 18

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Renderings

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22-091

Renderings

Project number 22-091

Date 2023 07 18

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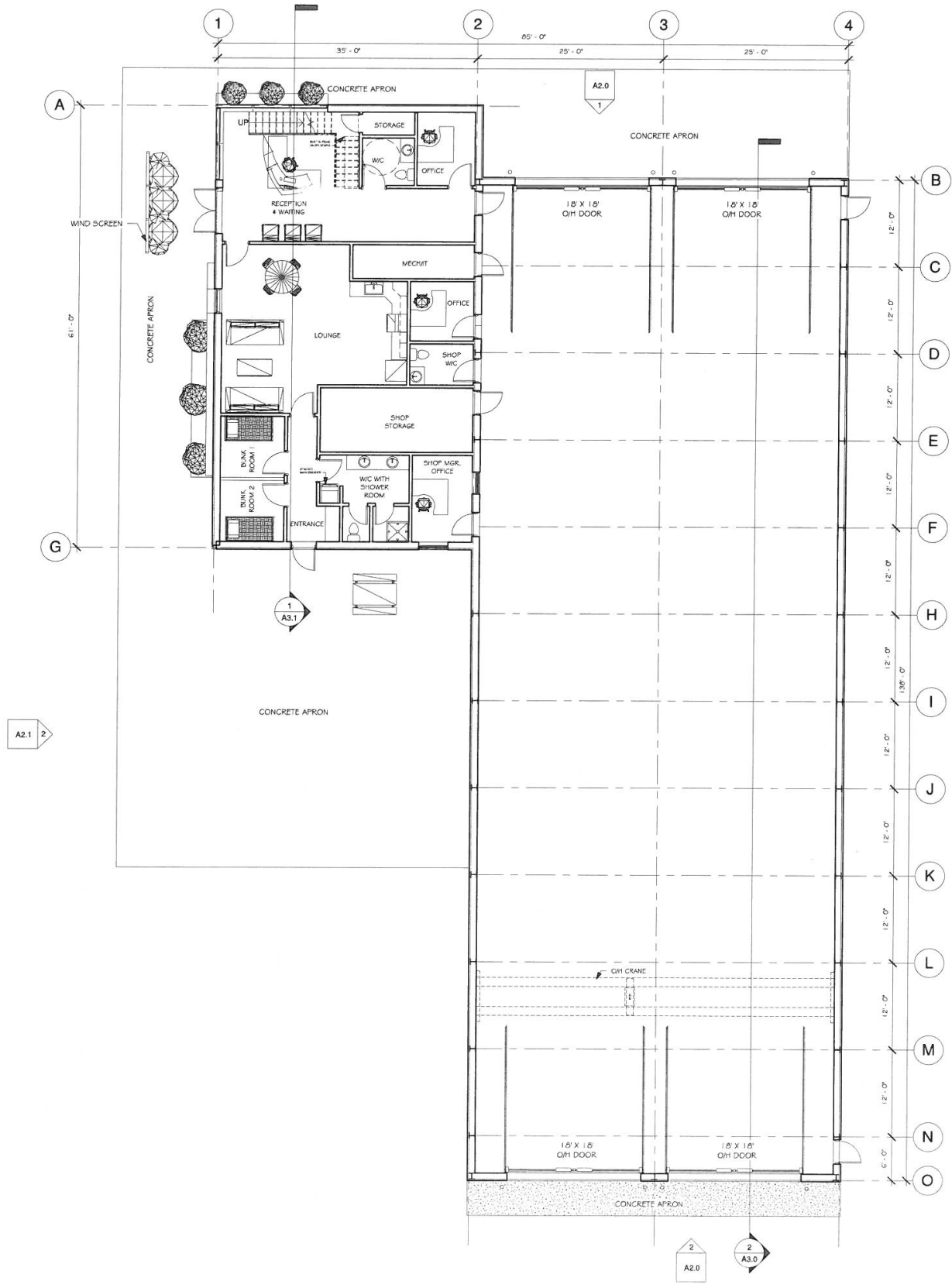
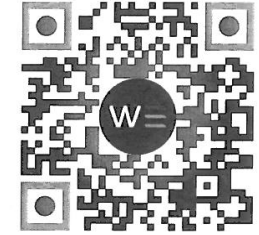
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22-091

Main Floor Plan

Project number 22-091

Date 2023 07 18

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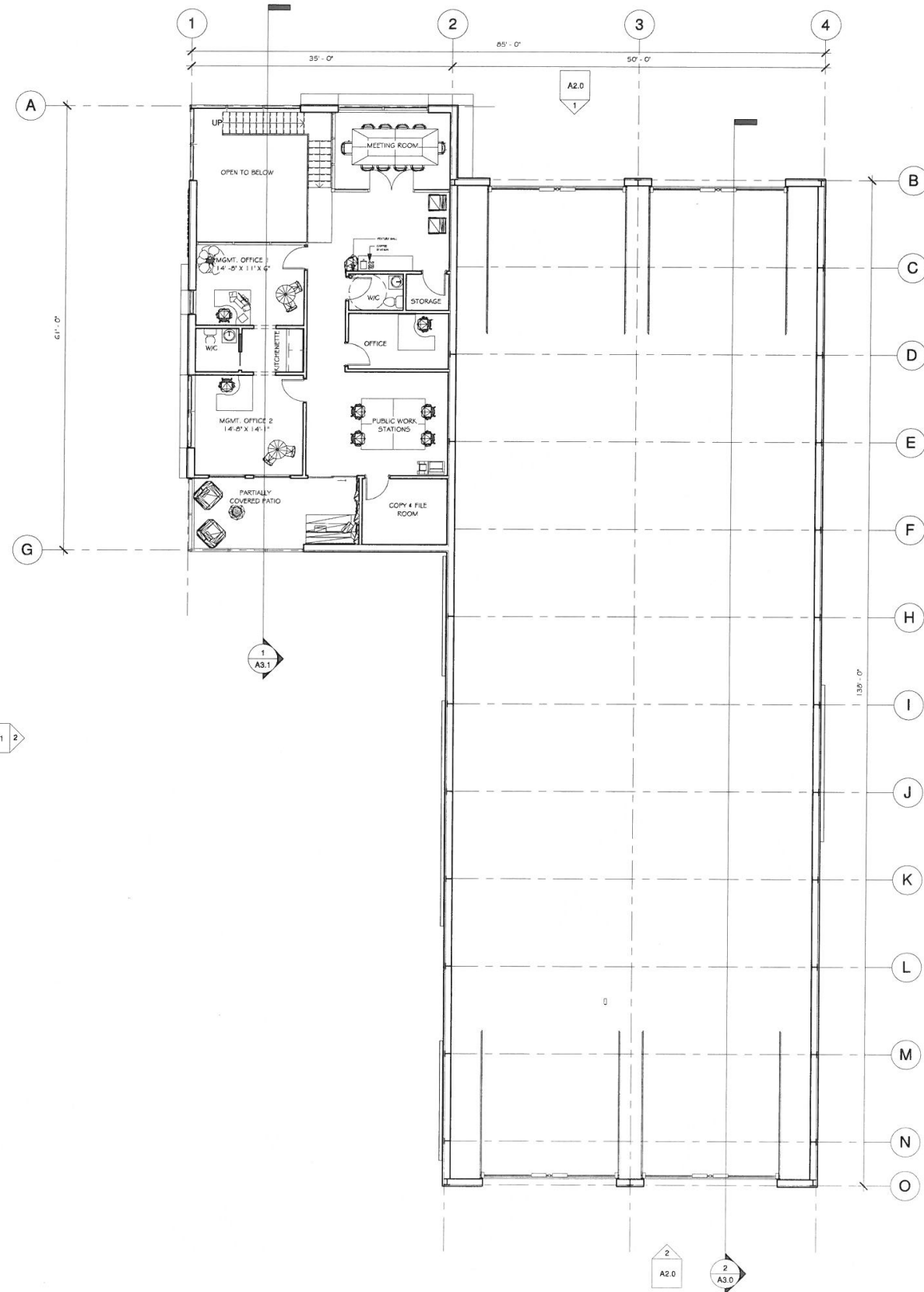
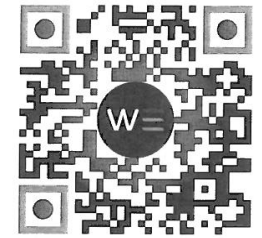
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22-091

Second Floor Plan

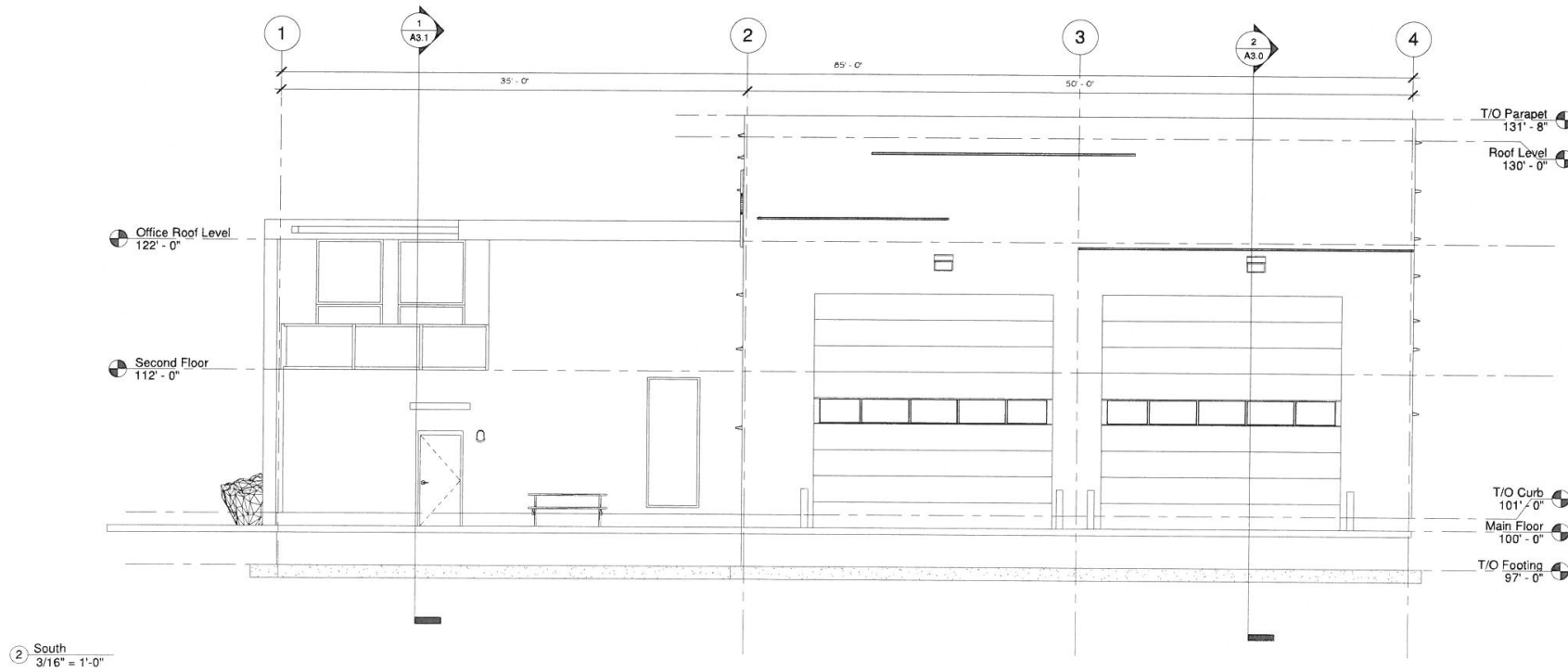
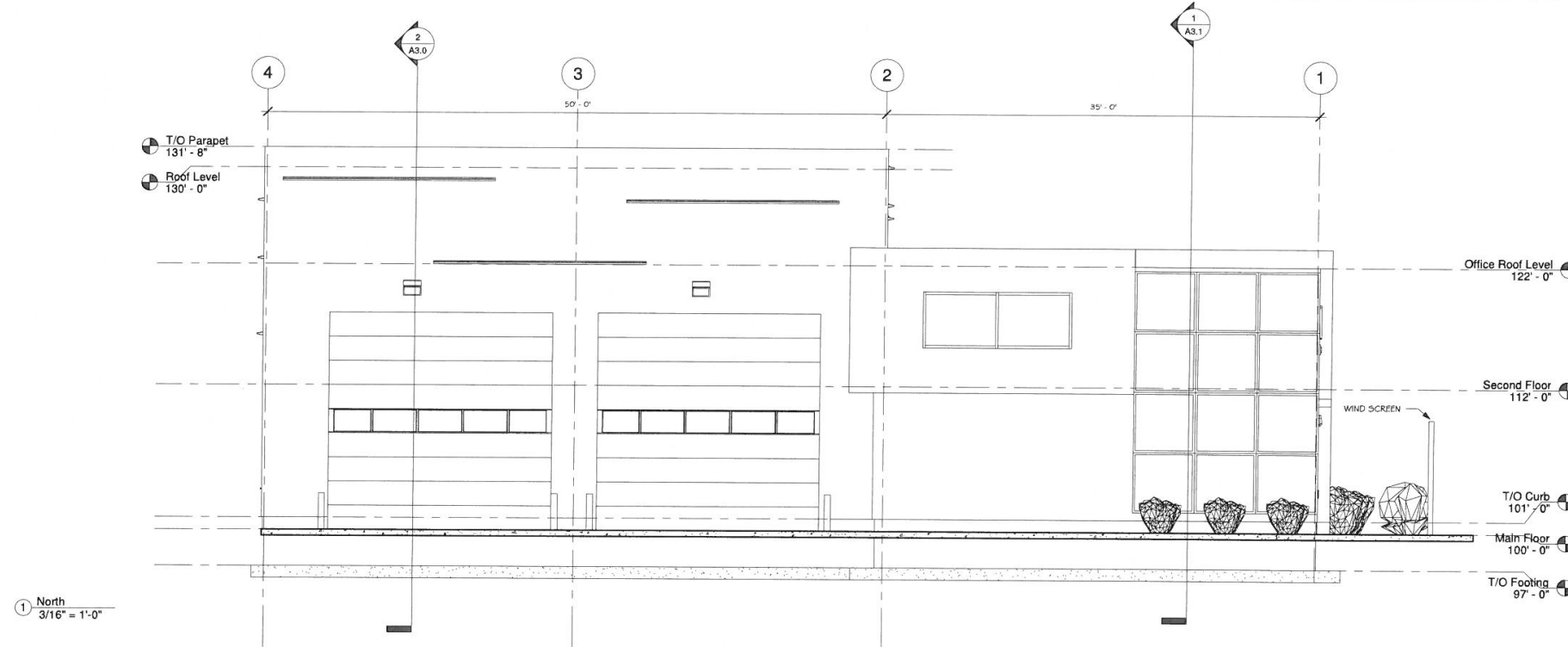
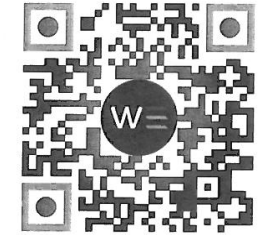
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22-091

Elevations

Project number 22-091

Date 2023 07 18

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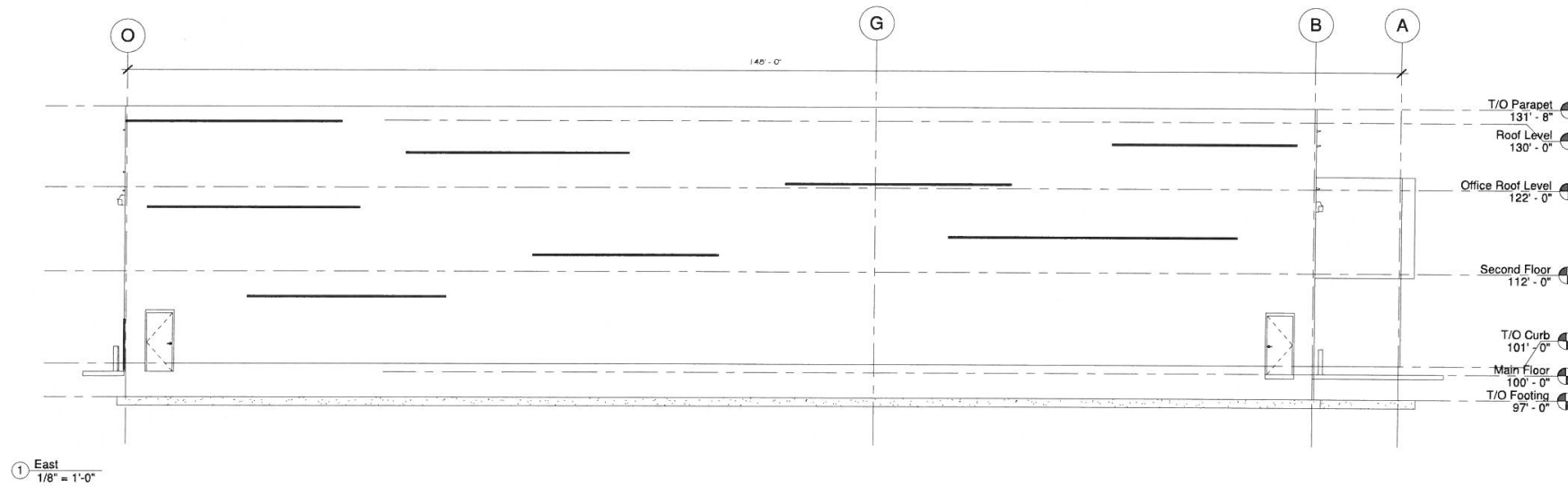
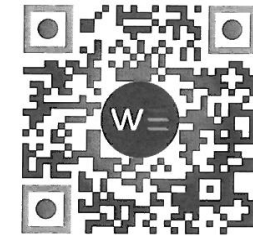
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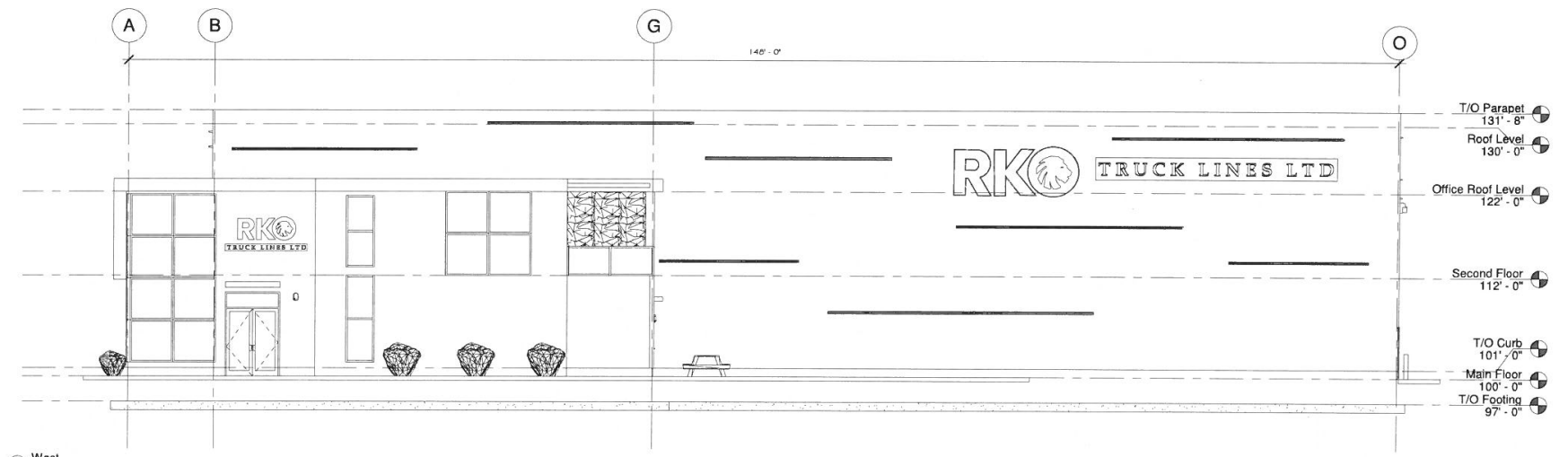
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② West  
1/8" = 1'-0"

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22-091

Elevations

Project number	22-091
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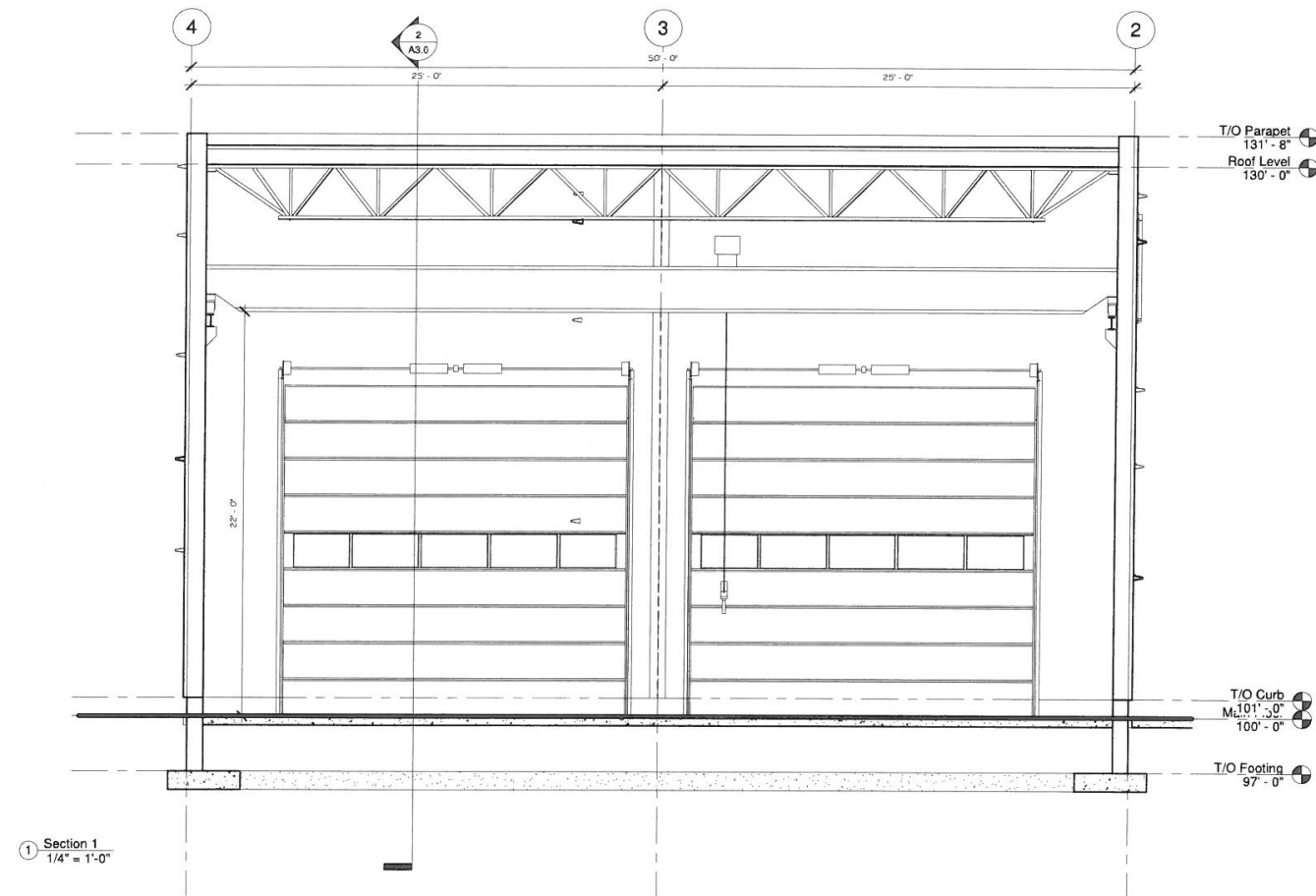
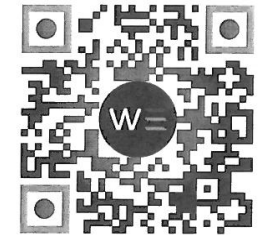
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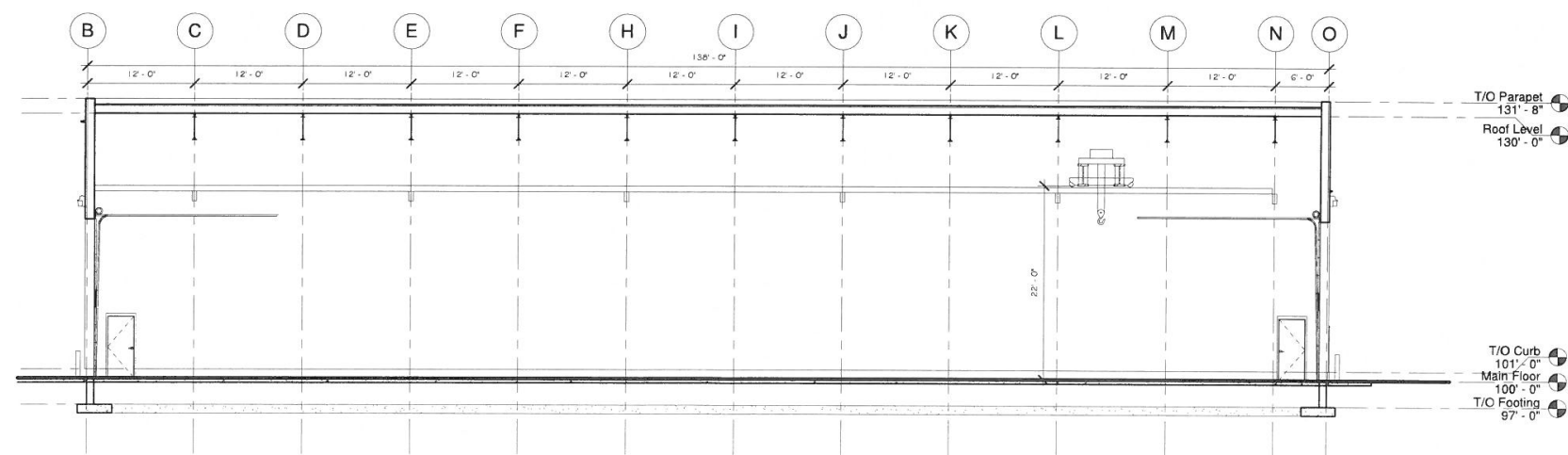
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② Section 2  
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6	ISSUED FOR REVIEW	2023 05 23
7	ISSUED FOR REVIEW	2023 07 16

22-091

Sections

Project number 22-091

Date 2023 07 18

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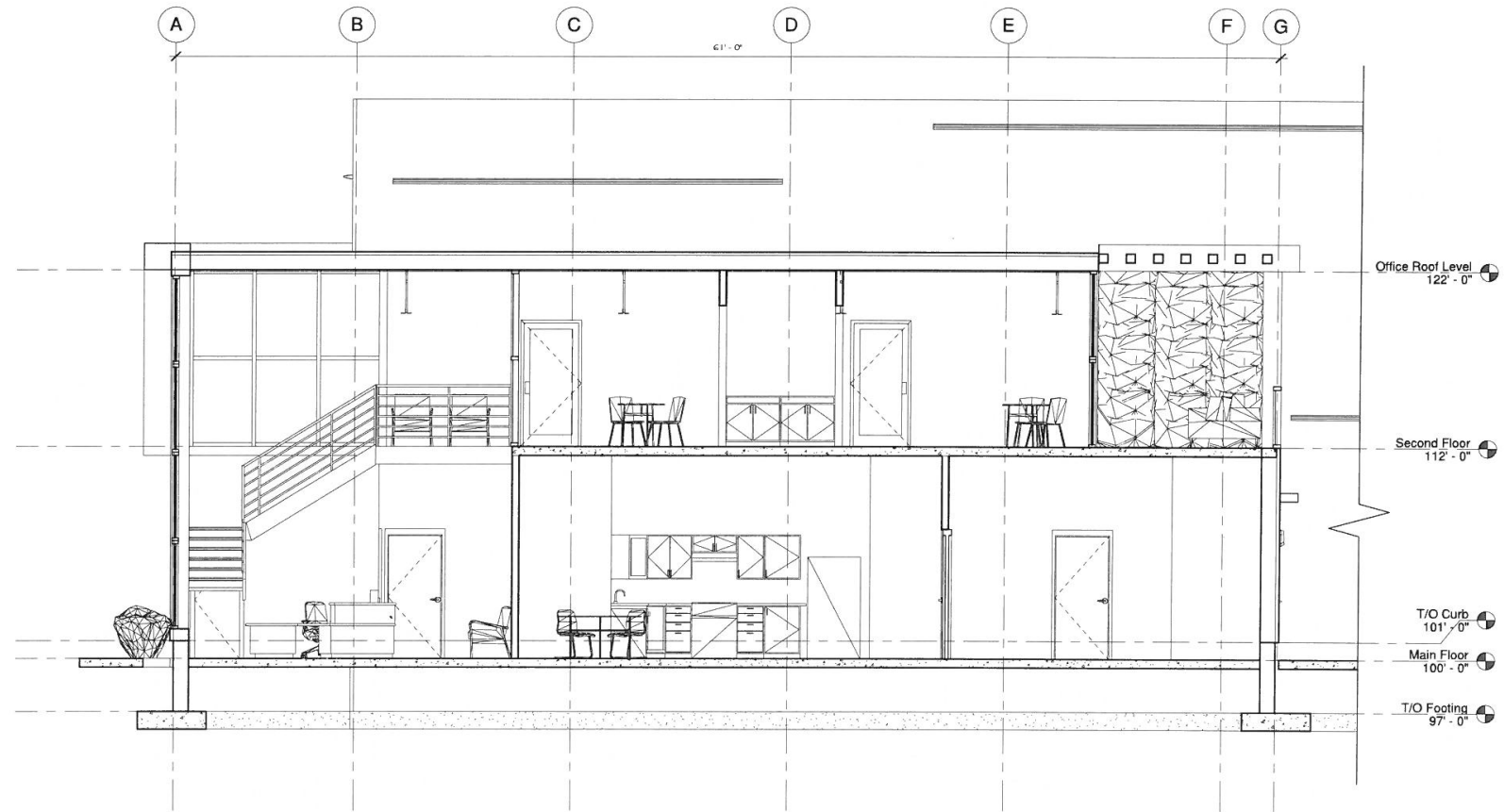
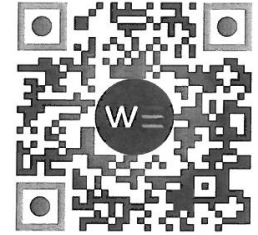
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6	ISSUED FOR REVIEW	2023 05 23
7	ISSUED FOR REVIEW	2023 07 18

22-091

Sections

Project number	22-091
Date	2023 07 18
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**Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)**

**Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres  
 Located in Lethbridge County, AB**



 24-016 Rural Agriculture to Rural General Industrial





**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 24-016**


Bylaw 24-016 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.



WHEREAS the purpose of Bylaw 24-016 is to re-designate Plan 901105 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture (RA) to Rural General Industrial (RGI) as shown below;



**Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)**

**Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres Located in Lethbridge County, AB**

 24-016 Rural Agriculture to Rural General Industrial

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

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

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

GIVEN first reading this 3<sup>rd</sup> day of October 2024.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

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

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

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

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

1 <sup>st</sup> Reading	October 3, 2024
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> Reading	

## RURAL GENERAL INDUSTRIAL - RGI

### 1. PURPOSE

To allow for the location of industrial uses, either isolated or grouped development, pursuant to the Municipal Development Plan in areas that will not conflict with the conservation of agricultural land for agricultural use or with adjacent non-industrial uses. This district provides for rural or agricultural-related industry type land uses along with some more general industrial.

### 2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

#### (1) Permitted Uses

- Accessory Buildings, Structures and Uses to an Approved Permitted Use
- Agricultural Services
- Automotive Repair and Service Shops (see Part 5, Section 6)
- Automotive Sales
- Building and Trade Contractor Services
- Cartage/Moving Services
- Farm Machinery and Equipment Sales
- Farm Service Product Sales
- Machinery and Equipment Sales, Rental and Service
- Mini-storage
- Minor Building Additions or Renovations to Existing Residential Structures
- Offices, Public and Private
- Outdoor Storage for an approved permitted use
- Professional Services
- Public or Private Utilities
- Recreational Vehicle Storage (see Part 5, Section 31)
- Recycling Drop-off
- Retail Sales and Uses
- Shipping Containers, Temporary (see Part 5, Section 36)
- Signs Type 1 (in accordance with Part 6)
- Signs Type 2 (in accordance with Part 6)
- Small Wind Energy Conversion Systems (see Part 7, Section 3)
- Solar Collectors, Individual (see Part 2 - No Permit Required and Part 7, Section 2)
- Veterinary Clinic, Small Animal
- Warehousing and Indoor Storage

#### (2) Discretionary Uses

- Abattoirs (see Part 5, Section 1)
- Accessory Buildings, Structures and Uses to an Approved Discretionary Use
- Alternative or Renewable Energy Commercial/Industrial Facilities (see Part 7)
- Anhydrous Ammonia Storage/Facilities (see Part 5, Section 5)
- Asphalt Batch Plants (see Part 5, Section 8)

Auction Market (see Section 6 of this district)  
Auction Sales, Non-livestock  
Automotive Detail (see Part 5, Section 6)  
Automotive Paint Shop (see Part 5, Section 6)  
Bulk Fuel Storage and Sales  
Cannabis Processing (see Part 5, Section 11)  
Chemical Processing and Storage  
Crypto-currency Mining (see Part 5, Section 15)  
Concrete Batch Plants (see Part 5, Section 8)  
Day Care (see Part 5, Section 16)  
Feed Mills / Grain Terminals  
Fertilizer Storage and Sales  
Food Processing  
Garden Centres / Greenhouses  
Industrial Processing and Manufacturing  
Industrial Supplies and Sales  
Kennels / Dog Training Facilities (see Part 5, Section 23)  
Lumber Yards / Building Supplies  
Market Gardens and Nurseries  
Moved-in Buildings (see Part 5, Section 27)  
Oilfield Contractor Services  
Outdoor Storage  
Recreation, Minor  
Recycling Depot Facilities  
Recycling Oil Depots  
Recycling Soils  
Railway and Railway Related Uses  
Retail Sales or Uses  
Salvage or Wrecking Yards  
Sandblasting (see Part 5, Section 32)  
Security Suites (see Part 5, Section 39)  
Seed Processing Facility  
Service Stations / Gas Bars (see Part 5, Section 35)  
Shipping Containers (see Part 5, Section 36)  
Signs Type 3 (in accordance with Part 6)  
Solar Collectors, Individual (ground mount) (see Part 7, Section 2)  
Telecommunications Facilities (see Part 5, Section 40)  
Trucking Operation  
Truck Transportation Dispatch/Depots  
Truck Washes (see Part 5, Section 13)  
Veterinary Clinics, Large Animal  
Waste Management Facilities, Minor  
Welding / Metal fabrication  
Wind Energy Conversion Systems (see Part 7)  
Work Camps (see Part 5, Section 43)



(3) **Prohibited Uses**

- ◆ Any use which is not listed as either a Permitted or Discretionary Use, 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 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 reasonably required to support the proposed use if private disposal sewage systems are used.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
  - (a) the lots are to be connected to municipal services; or
  - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size; and
  - (c) the Subdivision Authority or Development Authority is satisfied that the minimum setback requirements of this bylaw can be met.

**4. MINIMUM LOT AREA**

In addition to the minimum lot size required, the following minimum parcel and lot areas for all the permitted and discretionary uses listed above are also applicable:

Use	Frontage Minimum		Depth Minimum	
	m	ft.	m	ft.
All uses	61.0	200	As required to meet lot size	

**5. MINIMUM YARD SETBACK REQUIREMENTS**

- (1) All uses except extensive agriculture require a minimum property line setback of:

Front Yard		Side Yard		Rear Yard	
m	ft	m	ft	m	ft
9.1	30	6.1	20	9.1	30

- (2) Where any part of a parcel to be developed for a business or industrial use has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*. The following Section 6 stipulations shall also apply.

- (3) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks, upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.
- (4) For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks as stipulated in Section 5(1) will be applied in accordance with Section 6 below, or on the recommendations or requirements of the Director of Municipal Services for Lethbridge County.

## 6. 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 municipal road allowance, unless authorized by the Development Authority;
  - (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) Landscaping setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

## 7. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality. If the development is within 300 metres (¾ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) No full-access frontages to parcels from local roads shall be allowed and developers shall be limited to one access per parcel in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality.

- (4) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (5) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new subdivision or development. Construction and survey costs for a service road shall be the responsibility of the applicant.

#### **8. MAXIMUM SITE COVERAGE**

The maximum site coverage for all permitted and discretionary uses:

- (a) principal and accessory buildings combined – 50 percent; or
- (b) as required by the Development Authority.

#### **9. ACCESSORY BUILDINGS AND STRUCTURES**

- (1) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (2) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (4) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

#### **10. SERVICING REQUIREMENTS**

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.
- (4) Industrial or business uses that require or use a large volume of water may be denied a development permit if a secured source of water, relative to what is required for the development, is not verified or cannot be guaranteed to the satisfaction of Lethbridge County.

This may include, but is not limited to, car/ truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

#### **11. ARCHITECTURAL CONTROLS**

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

#### **12. AREA STRUCTURE PLANS AND DESIGN SCHEMES**

Pursuant to the criteria outlined in the Municipal Development Plan, the Development Authority may recommend that Council require the adoption of an area structure plan or design scheme prior to consideration of an application.

#### **13. INDUSTRIAL DEVELOPMENT STANDARDS**

- (1) No use shall be approved which may generate traffic problems within the district.
- (2) Any proposed industrial development shall meet all the required and appropriate regulations of the Alberta Building Code.
- (3) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
- (4) Landscaping, fencing, screening and siting or setback restrictions may be imposed as a condition of a development permit, with consideration for Section 14 below, and Part 4, Section 25.
- (5) Where it appears that greater side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.
- (6) No large animal veterinary clinic, kennel or riding stable shall be located within 300 metres (1000 ft.) of a neighbouring residential building excepting an approved dwelling that is ancillary to the designated use.
- (7) See Part 4 – General Land Use Provisions for additional standards.

#### **14. LANDSCAPING, SCREENING AND LOCATION OF STORAGE**

- (1) Separation, or buffering, between adjacent land uses may be required, including the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact.
- (2) For landscaping requirements see Part 4 – General Land Use Provisions, Section 25.
- (3) Outdoor storage is prohibited in the front yard.
- (4) The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, unless otherwise stipulated by the Development Authority, subject to the following:

- (a) the display of goods, materials or equipment may be permitted in the front yard provided that it is restricted to examples of limited equipment, products, vehicles or items sold by the business or industrial use located on the subject site containing the display area;
  - (b) the outdoor display areas are not located within any required setback; and
  - (c) the display areas are not located on any required and approved landscaping area.
- (5) Refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- (6) Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be effectively screened from all adjacent parcels and roadways in the vicinity.
- (7) Where screen planting is not sufficient to buffer outdoor storage (including salvage yards, lumber yards, pipe storage and similar uses), a fence and/or earth berm with sufficient height to block the view may be required by the Development Authority.

#### **15. LOADING AREA REQUIREMENTS**

- (1) For commercial, industrial and other uses, there shall be a minimum of one off-street designated loading area, or more as required by the Development Authority.
- (2) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, site access/approaches onto public roadways, or parking.
- (3) See Part 4 – General Land Use Provisions for additional standards.

#### **16. STANDARDS OF DEVELOPMENT** (See Part 4 – General Land Use Provisions)

- (1) Part 4 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

#### **17. OFF-STREET PARKING REQUIREMENTS** (See Part 4 – General Land Use Provisions)

#### **18. USE SPECIFIC STANDARDS OF DEVELOPMENT** (See Part 5 – Use Specific Provisions)

#### **19. MOVED-IN BUILDINGS** (See Part 5 – Use Specific Provisions)

#### **20. SIGN REGULATIONS** (See Part 6)

#### **21. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS** (See Part 7)

#### **22. FORMS** (See Appendix B)

#### **23. FEES** (See Appendix C)

# AGENDA ITEM REPORT



**Title:** Speed Limit Reduction Request  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** Development & Infrastructure  
**Report Author:** Devon Thiele

### APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 30 Sep 2024

### STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

### EXECUTIVE SUMMARY:

A request has been submitted for County Council to provide a letter of support for a speed limit reduction on Highway 845 just north of the Town of Coaldale. The developer seeking this letter of support would like the current 70km/hr speed zone extended 750m to the north, where the current speed limit is 100km/hr. This portion of roadway is under the jurisdiction of Alberta Transportation and Economic Corridors (ATEC), and any required upgrades to Highway infrastructure is at the discretion of ATEC.

### RECOMMENDATION:

County Council does not send a letter of support for a speed limit reduction on Highway 845.

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

The County should continue to remain neutral in these situations and not interfere with other stakeholder requirements. There are several situations where ATEC requires developers to upgrade infrastructure, and providing a letter of support could set a precedent moving forward.

### PREVIOUS COUNCIL DIRECTION / POLICY:

None.

### BACKGROUND INFORMATION:

The typical process the County follows when there are proposed developments is to ensure all effected stakeholders are given the opportunity to comment and provide feedback on the proposal. The developer can, if they chose to do so, proactively consult with the effected stakeholders before submitting a permit to the County.

In some instances, these stakeholders will require upgrades to their infrastructure to accommodate the proposed development. It is our understanding that ATEC will require intersection upgrades due



to the increase in traffic volumes through the construction of acceleration and deceleration lanes. Due to these requirements, the developer would like to reduce the speed limit in lieu of intersection upgrades.

It has been Administrations practice to help facilitate discussions between developers and stakeholders if required, but to always remain neutral in these situations and let the developer and stakeholder come to a consensus together.

**ALTERNATIVES / PROS / CONS:**

County Council send a letter of support

Pro: This would lessen the burden of a County developer

Con: This could strain relations with our external stakeholders, and create expectations for other developers moving forward

**FINANCIAL IMPACT:**

None.

**LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[Speed Zone Relocation Request](#)



**Speed Zone Relocation Request  
HWY 845 North of Coaldale, AB**

-

**September, 2024**

### **Who are we?**

Sunnyside Farms Ltd. (SSF) is owned by three Coaldale-area producers: KCL Cattle Co. Ltd., Mad Dog Cattle Co. Ltd., and the Perry Family Farm. The expansion of the potato processing industry in Southern Alberta offers opportunity for the group to capitalize on their combined industry expertise, strategic relationships, and optimally located, high-quality land base. After a successful pilot partnership in 2023 the project was renewed for 2024, with plans to grow from 3 circles in 2025 up to 12 circles within 8 years. SSF will have its own storage facility, equipment fleet, and staff.

### **Our Shareholders**

#### **KCL Cattle Co. Ltd. (Wall)**

- Les & Lisa Wall acquired their first feedlot in 1996 and have been building their family business ever since. The two are now gearing up to pass the torch onto their children (Celia Wall, Karleen Clark & her husband Jared). KCL operates 3 feedlots in Southern Alberta, with a combined capacity of 33,500 head, and farm approximately 5,800 acres.



Figure I: Wall Family

#### **Mad Dog Cattle Co. Ltd (Kasko)**

- The Kasko family purchased their first feedlot in 1997 and have since expanded to over 48,000 head capacity in 5 locations and farm approximately 5,500 acres. Ryan Kasko is the CEO of his family's business and is involved in several community and business organizations. The Kasko family runs their business with the core purpose of "growing food better and enriching the lives of our people".



Figure II: Kasko Family

### **Perry Family Farms (Perry)**

- The Perry family operation spans four generations of farming since 1909. Brothers Chris and Harold Perry integrate environmental stewardship and a focus on regenerative agriculture into their 5,000-acre farm operation, growing potatoes, grain, seed canola, and more. Core values on the Perry farm include people, quality, stewardship, and professionalism.



Figure III: Perry Family

### **Proposed Arrangement**

Anticipated traffic flows for the potato storage facility at Sunnyside Farms are highly seasonal, and entirely agricultural. Traffic will peak at approximately 35 tractor-trailers and 6 passenger vehicles per day during harvest in September and on sporadic shipping dates throughout the season. All other days of the year, will involve significantly less traffic. All loaded trucks bound for the processing facility will be southbound from the site, while harvest traffic will come from both directions.

To accommodate this traffic flow, with respect to the existing conditions of the area, Angela Forsyth of Stantec Consulting Ltd. has recommended the following:

***“Move the existing 70 km/h zone 750 metres to the north to accommodate turning traffic from both agricultural facilities. Construct the subject access point with a Type I intersection and 15 metre radii on both corners.”***

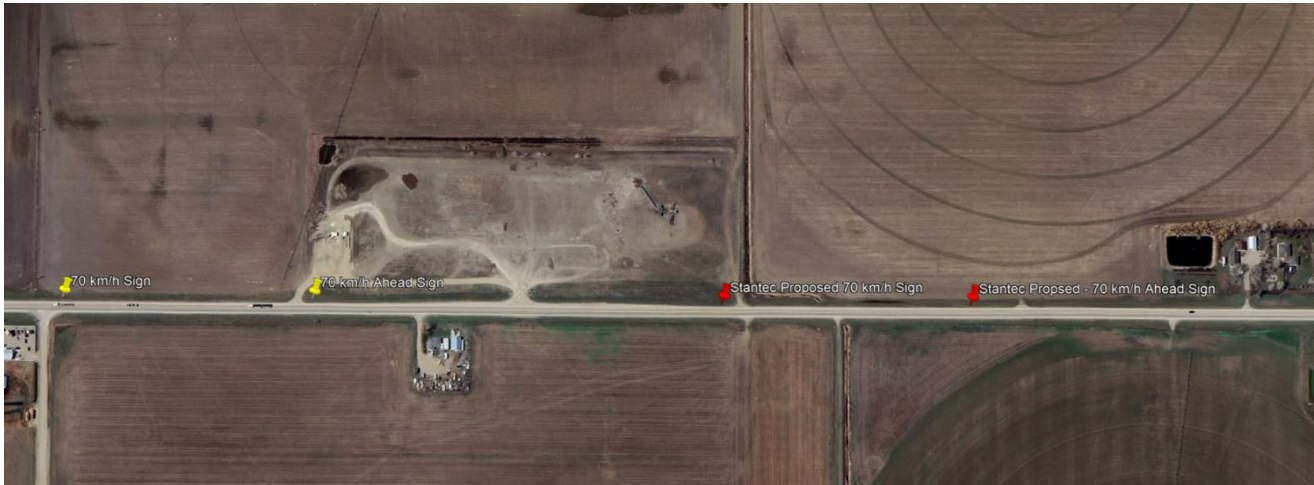


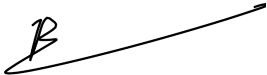
Figure IV: Proposed adjustments to speed zone signs. Yellow pins represent the current configuration of signs, while the red pins represent the same configuration located 750m to the north; as recommended by Stantec. Exact configuration/locations to be determined by Alberta Transportation and Economic Corridors.

#### **Reasons for Adoption of Proposal**

1. Safely accommodate the proposed traffic flows of Sunnyside Farms Ltd.
2. Enhance the safety of operations during harvest for local sugar beet growers and Lantic Inc. staff.
3. Improve the ability of Chinook Carriers Ltd. to safely export sugar beets throughout the winter to the processing plant in Taber, AB.
4. Better accommodate the increased traffic flow on HWY-845 resulting from the newly opened Shift Community Recreation Centre and Coaldale Prairie Winds Secondary School.
5. Provide a larger buffer of deacceleration between the NewCold storage facility and southbound traffic.
6. Allow for safer access and operations of the Coaldale Waster Transfer Station. Especially significant considering the current closure of 2.0 Recycling.
7. Provide a safer entrance and departure for all traffic into the Town of Coaldale, a community poised to grow.

**Conclusion**

For the reasons listed above, Sunnyside Farms kindly requests that Alberta Transportation and Economic Corridors adopt the suggestion of Stantec Consulting Ltd. to move the current 70 km/h Speed Zone north of Coaldale AB on HWY-845 750 meters to the north.

Name	Title and Organization	Signature
Brody Curtis	General Manager Sunnyside Farms Ltd.	



Name	Title and Organization	Signature

# AGENDA ITEM REPORT



**Title:** Town of Coalhurst ACP Application Letter of Support: Regional Recreational Pathway Study  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** Development & Infrastructure  
**Report Author:** Devon Thiele

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 30 Sep 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

The Town of Coalhurst has requested that County Council provide a letter of support for an Alberta Community Partnership grant application. The purpose of the application is to receive adequate funding to conduct a "Regional Recreational Pathway Study". The Town has identified regional recreation as a priority and would like to explore options to potentially provide a pathway that connects Coalhurst to the City of Lethbridge. The letter of support does not commit County Council to any capital or maintenance expenditures, rather just provides the Town with the support required to secure grant funding for the study.

## RECOMMENDATION:

County Council supports the Town of Coalhurst's (managing partner) submission of a 2024/25 Alberta Community Partnership grant application in support of the Regional Recreational Pathway Study project. There is no matching contribution required.

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

To provide an opportunity for a regional partner to explore potential enhancements to their recreational service delivery.

## PREVIOUS COUNCIL DIRECTION / POLICY:

None

## BACKGROUND INFORMATION:

The Town of Coalhurst has worked with the County in the past on regional initiatives and would like to continue collaborating with the County on this study. The primary focus of the study includes:

- regional pathway functionality study

- preliminary pathway design
- pathway route options with identified advantages and disadvantages
- analysis of logistical and regulatory requirements to cross Highway 3
- updating the 10-year capital plans

**ALTERNATIVES / PROS / CONS:**

County Council deny sending a letter of support

Pro: None identified

Con: This may strain relations with the Town

**FINANCIAL IMPACT:**

The Towns proposed budget is \$200,000, however the County will not have to contribute any funds towards this study.

**LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[2024-25 ACP - Town of Coalhurst - Project Overview and Resolutions](#)

**2024/25 Alberta Community Partnership  
Town of Coalhurst – Regional Recreational Pathway Study**

**Draft Project Description**

The partnership between the Town of Coalhurst and Lethbridge County is a collaboration with a history of shared municipal service delivery in areas such as regional land use, emergency management, transportation, water management, waste management, and recreation.

Regional recreation has been identified as a priority as the partnership recognizes the importance of providing vital and meaningful recreational services for the region and having well-maintained recreational infrastructure, specifically a connecting regional pathway between the Town of Coalhurst and the City of Lethbridge. We want to ensure we are positioned to address future regional pathway operational and infrastructure requirements through the development of a regional recreational pathway study. The provision of recreational service delivery infrastructure is a key element of municipal and regional sustainability and is a critical consideration for growth and attracting investment to the region.

The primary focus will be on obtaining and analyzing connecting regional pathway condition assessment data to determine immediate and future infrastructure requirements. This will involve:

- regional pathway functional study;
- preliminary pathway design;
- pathway route options with identified advantages and disadvantages;
- analysis of logistical and regulatory requirements to cross Highway 3; and
- updating the 10-year capital plans.

The project budget is estimated at \$200,000.

This information is critical to provide the partners a big picture approach for the planning and collaborative delivery of regional recreational services. The regional recreational pathway study will guide informed decisions on required local and joint infrastructure improvements and upgrades. This approach aligns with, and supports, the intermunicipal collaboration framework (ICF) objective that speaks to the importance of regional cooperation for the delivery of vital core municipal services.

**Draft Council Resolutions**

**For Project Manager:**

So moved that **Town of Coalhurst** supports the submission of a 2024/25 Alberta Community Partnership grant application in support of the Regional Recreational Pathway Study project and is prepared to manage the grant project and related compliance requirements. There is no matching contribution required.

**For Project Participants:**

So moved that **Lethbridge County** supports the Town of Coalhurst's (managing partner) submission of a 2024/25 Alberta Community Partnership grant application in support of the Regional Recreational Pathway Study project. There is no matching contribution required.

# AGENDA ITEM REPORT



**Title:** Tax Penalty Waiver Request - Albion Ridge Farms Ltd.  
**Meeting:** Council Meeting - 03 Oct 2024  
**Department:** Corporate Services  
**Report Author:** Kurtis Krizsan

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 20 Sep 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

As per the attached letter, a tax penalty waiver request has been received in the amount of \$400.31

## RECOMMENDATION:

That the Council not waive tax penalties in the amount of \$400.31 as requested for the 2024 tax rolls titled to Albion Ridge Farms Ltd.

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

Administration has made the recommendation to not waive the tax penalty as penalties have been levied per the Tax Penalty Bylaw #1273. Additionally, a waiver of penalty could set some precedent for future requests of a similar nature

## PREVIOUS COUNCIL DIRECTION / POLICY:

Historically County Council has not waived tax penalties, however, the Municipal Government Act states the following with regards to cancellation, reduction, refund or deferral of taxes;

**Section 347(1)** If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a)cancel or reduce tax arrears;
- (b)cancel or refund all or part of a tax;
- (c)defer the collection of a tax.

## BACKGROUND INFORMATION:

We were contacted by John Dykstra on September 12, 2024 about his property taxes and the penalty notice he received in the mail. John explained that in July 2024 he had received an envelope addressed to him, from the County, that contained the tax notices for the Albion Ridge Hutterian

Brethren. John is requesting that Council waive the late penalties for August and September as he never received a copy of his assessment.

**ALTERNATIVES / PROS / CONS:**

Waive tax penalty in the amount of \$400.31 as requested:

PRO - Would satisfy the penalty waiver request.

CON - There is a tax penalty bylaw in place, and waiving the penalty would set a precedent for similar future requests.

**FINANCIAL IMPACT:**

Loss of tax penalty in the amount of \$400.31

**LEVEL OF PUBLIC PARTICIPATION:**

Inform       Consult       Involve       Collaborate       Empower

**ATTACHMENTS:**

[John Dykstra Penalties letter](#)



To: County Councillors.

I am asking that you drop the interest charges on my tax's

reason being I never received them, I received an envelope from your office with the Albion Ridge Farms LTD but it contained the Colony of Albion Ridge tax's.

I sent them back to the Postoffice in Picture Butte and assumed your office would correct this mistake.

As all of this was obviously a clerical mistake, I am asking for you to reimburse me the interest owing.

Thanks for your understanding on behalf of Albion Ridge Farms LTD

John Nykstra





Covenant  
Foundation

presents its annual

# Harvest Moon Ball

A Southern Soirée



Saturday, October 19, 2024  
The Norland Historic Estate







*you are invited*  
to Covenant Foundation's  
21<sup>st</sup> Harvest Moon Ball Gala

### A Southern Soirée

You are cordially invited to join us at our 21st annual Harvest Moon Ball Gala on October 19<sup>th</sup> for an unforgettable Southern Soirée at the elegant and renowned Norland Historic Estate. You will be treated to an evening of exquisite entertainment, delicious fine dining, and exciting live and silent auctions. Proceeds raised will provide vital support for the areas of greatest need at four Covenant continuing care sites in Lethbridge. Thanks to overwhelming support from our valued sponsors and guests, last year's Ball raised over \$123,000!

From sponsorships and registrations to donated auction and raffle items, we look forward to partnering with you and shining a spotlight on your commitment to enhanced health care in our community.

### About our Cause

For over 30 years, Covenant Foundation has helped to create vibrant communities of health and healing. With the help of generous partners like you, we help fund specialized programs, equipment and training, and enhanced care spaces for 22 Covenant Health, Covenant Care and Covenant Living hospitals and continuing care sites across Alberta including Lethbridge's own St. Michael's Health Centre, St. Therese Villa, Buffalo Grace Manor and Martha's House. In partnership with our community, we're proud to help make care the best it can be for Covenant patients and residents in Lethbridge.

Saturday, October 19, 2024 | The Norland Historic Estate



# Partnership Opportunities

	Presenting Sponsor \$15,000	Diamond Sponsor \$10,000	Gold Sponsor \$5,000	Silver Sponsor \$2,500	Bronze Sponsor \$1,000
Tickets to Event	16	8	4	2	
Name recognition on applicable event collateral	◆	◆	◆	◆	◆
Acknowledgment on post-event collateral	◆	◆	◆	◆	
Social Media recognition	◆	◆	◆	◆	
Logo visibility at the event	◆	◆	◆		
Hyperlinked logo on website	◆	◆	◆		
Logo in event program	◆	◆	◆		
Acknowledgment from the podium	◆	◆			
Message in event program	◆				
Logo recognition on applicable promotional materials and collateral	◆				
Deliver greetings from the podium	◆				





# Partnership Opportunities

**Presenting Sponsor** **SOLD** **\$15,000**

**Diamond Sponsor** **\$10,000**

- Silent Auction **SOLD**
- Champagne Reception **SOLD**

**Gold Sponsor** **\$5,000**

- Live Auction Signature **SOLD**
- Cocktail Signature **SOLD**
- Mocktail
- Photobooth **SOLD**
- Entertainment
- Wine **SOLD**
- Main Course
- Dance Floor
- Design + Print
- Décor
- Media - Television **SOLD**
- Media - Newspaper **SOLD**

**Silver Sponsor** **\$2,500**

- Centrepiece
- Volunteer
- Safe Ride Home
- Coat Check
- AV
- Salad
- Dessert **SOLD**
- Appetizers
- Venue **SOLD**

**Bronze Sponsor** **\$1,000**

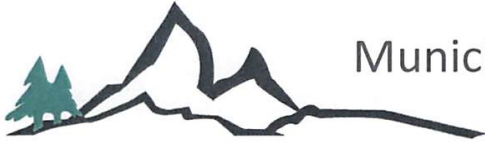
*Thank you*

We're grateful for your tremendous support! Together, we can help drive innovation in health care for your community.

## Contact

David Reynar  
Corporate Partnerships Officer  
780.342.8311  
david.reynar@covenanthealth.ca





# Municipal District of Willow Creek

Office of the Administrator

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Toll Free: 888-337-3351

September 25, 2024

Dear Neighbour,

The Municipal District of Willow Creek No. 26 Agricultural Service Board (ASB) is pleased to invite you to the **31<sup>st</sup> Legacy of Our Land Banquet**, an annual event dedicated to celebrating and honoring the agricultural producers in our community. This evening serves as a recognition of their vital role in shaping and sustaining our local agriculture industry.

#### Event Details

**Date:** November 1, 2024

**Venue:** Stavely Community Centre, Stavely, AB

**Time:** Doors open at 5:00 PM, with a Prime Rib Dinner to follow

As a valued neighboring community, the ASB would like to extend **2 complimentary tickets** to your town, county or municipal district for this special evening. Kindly notify the MD ASB with the names of the two representatives you wish to send, and we will have their tickets available at the door. Please RSVP by **October 25, 2024**.

Our guest presenter this year will be **Megan Evans, M.Sc. P.Biol.**, who will deliver a captivating presentation titled: "*Monsters, Myths, and Mayhem: The Real Impact of Biological Invasions.*" This presentation will shed light on the significance of invasive species, their effects on ecosystems, and the urgency of addressing this growing concern

Should you have any questions or require further information, please feel free to contact me at (403) 625-1656 or via email at [carla@mdwillowcreek.com](mailto:carla@mdwillowcreek.com).

We look forward to welcoming your representatives and sharing this meaningful evening with you.

Warm regards,

Carla Preachuk  
Director of Agricultural Services  
Municipal District of Willow Creek No. 26