



Agenda

Council Meeting | Thursday, August 14, 2025 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

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1. County Council Meeting Minutes
[Council Meeting - 10 Jul 2025 - Minutes](#)

D. SUBDIVISION APPLICATIONS

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1. Subdivision Application #2025-0-098 – Tokariuk
- Portion of SW1/4 36-9-21-W4M
[Subdivision Application #2025-0-098 – Tokariuk - Portion of SW1/4 36-9-21-W4M](#)

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2. Subdivision Application #2025-0-097 Mancal Coal
- SE1/4 31-9-22-W4M & NE1/4 30-9-22-W4M
[Subdivision Application #2025-0-097 Mancal Coal - SE1/4 31-9-22-W4M & NE1/4 30-9-22-W4M](#)

E. DELEGATIONS

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1. 9:30 a.m. - Green Acres Foundation - Dawna Coslovi & Jeff Carlson
2. 11:00 a.m. - Tyler Tamayose - Virtual Physician Pilot
[Virtual Physician Pilot](#)

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

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- F.1.1. Bylaw 25-019 – Rey’s Trucking - Amendment to the
Land Use Bylaw From: Rural Agriculture (RA) To:
Rural General Industrial (RGI) - Portions of legal
subdivision three (3) and four (4) in the SW¼ 35-9-22-
W4M which lie north west of Railway Right of Way on
Plan RW1889 - First Reading

[Bylaw 25-019 – Rey's Trucking - Amendment to the Land Use Bylaw From: Rural Agriculture \(RA\) To: Rural General Industrial \(RGI\) - Portions of legal subdivision three \(3\) and four \(4\) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 - First Reading](#)

65 - 85 F.1.2. **Bylaw 25-020 – Dennis Dirtworx - Amendment to the Land Use Bylaw From: Urban Fringe (UF) To: Direct Control (DC) - A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 - First Reading**
[Bylaw 25-020 – Dennis Dirtworx - Amendment to the Land Use Bylaw From: Urban Fringe \(UF\) To: Direct Control \(DC\) - A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 - First Reading](#)

86 - 87 F.1.3. **Asset Management Initiative - Maintenance Manager Implementation**
[Asset Management Initiative - Maintenance Manager Implementation](#)

F.2. CORPORATE SERVICES

88 - 89 F.2.1. **2025 Business Tax Adjustment**
[2025 Business Tax Adjustment](#)

G. CORRESPONDENCE

- | | | |
|-----------|----|---|
| 90 - 91 | 1. | <u>Royal Canadian Mounted Police</u>
<u>Royal Canadian Mounted Police</u> |
| 92 | 2. | <u>STARS</u>
<u>STARS</u> |
| 93 - 95 | 3. | <u>Letter of Concern - Kim Laing</u>
<u>Letter of Concern - Kim Laing</u> |
| 96 - 97 | 4. | <u>Green Acres Municipal Requisition Fact Sheet</u>
<u>Lethbridge County Municipal Requisition Fact Sheet Letter Municipal Requisition Fact Sheet</u> |
| 98 - 99 | 5. | <u>Cardston County Shooting Association</u>
<u>Cardston County Shooting Association</u> |
| 100 - 101 | 6. | <u>Lethbridge & District Exhibition - Rodeo Reds Invitation</u>
<u>Lethbridge & District Exhibition - Rodeo Reds Invitation</u> |
| 102 - 104 | 7. | <u>Lethbridge Chamber of Commerce</u>
<u>Lethbridge Chamber of Commerce</u> |
| 105 | 8. | <u>Fallen Firefighters Memorial Ceremony Invitation</u> |

[Fallen Firefighters Memorial Ceremony Invitation](#)

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H. COUNTY COUNCIL AND COMMITTEE UPDATES

1. **Lethbridge County Council Attendance Update - July 2025**
[Lethbridge County Council Attendance Update - July 2025](#)

I. NEW BUSINESS

J. CLOSED SESSION

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

K. ADJOURN



Minutes

Council Meeting | Thursday, July 10, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, July 10, 2025, 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, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Communications & Marketing Strategist Mattie Watson
- Executive Administrative Assistant, Donna Irwin
- Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:08 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

190-2025	Deputy Reeve Kuerbis	MOVED that the July 10, 2025 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

191-2025	Councillor Sayers	MOVED that the June 19, 2025 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

**D.1. Subdivision Application #2025-0-037 Vander Heyden
- Lot 1, Block 1, Plan 2010842 and part of NE1/4 27-10-21-W4M all within NE1/4 27-10-21-W4M**

192-2025	Deputy Reeve Kuerbis	MOVED that the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 2010842 and part of NE1/4 27-10-21-W4M all within NE1/4 27-10-21-W4M (Certificate of Title No. 201 098 284, 201 083 954 +1), to do a property line adjustment for an existing 3.73 acre (1.51 ha) parcel by reconfiguring the boundaries resulting in a title of 3.87 acres (1.566 ha) for country residential use; BE APPROVED subject to the following:
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CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development

Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required. 3. That the applicant provides a final Plan of Survey prepared by an Alberta Land Surveyor to illustrate the exact dimensions, parcel size and the location of the proposed parcel as approved. 4. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

D.2. Subdivision Application #2025-0-084 - Bakker
- Lot 1, Block 2, Plan 2210953 within SW1/4 15-9-22-W4M

193-2025 Deputy MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan
 Reeve 2210953 within SW1/4 15-9-22-W4M (Certificate of Title No. 241 011 384),
 Kuerbis to create 3 lots, all at 4.73 acres (1.92 ha) in size, from a title consisting of
 14.19 acres (5.74 ha), for grouped country residential use; BE APPROVED
 subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 14.19 acres at the market value of \$35,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the title (Registration No. 221 140 092), be discharged in its entirety.

- 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 any easement(s) as required by utility companies or the municipality shall be established.
 - 4. That a copy of architectural controls be provided by the applicant for approval by the municipality, that include recommendations from the geotechnical reports regarding the minor limitations to construction of buildings/houses, such as regarding basement floor slabs, shallow foundations, on-site septic treatment design and construction, etc. These architectural controls are to be registered on title concurrently with the subdivision endorsement.

CARRIED

D.3. Subdivision Application #2025-0-089 – Klassen
- SW1/4 14-10-19-W4M

194-2025 Councillor MOVED that the Country Residential subdivision of SW1/4 14-10-19-W4M
 Sayers (Certificate of Title No. 171 107 865), to subdivide a 2.61-acre (1.06 ha) first
 parcel out subdivision from a ¼-section title of 156.09-acres (63.498 ha) for
 country residential use; BE APPROVED subject to the following:

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

CARRIED

195-2025	Councillor Hickey	MOVED that the Agricultural subdivision of NE1/4 33-11-22-W4M (Certificate of Title No. 001 107 312 +1), to subdivide a fragmented ¼-section and create a 41.44-acre (16.77 ha) cut-off title from an agricultural title comprised of 139.22 acres (56.34 ha) in size; BE APPROVED subject to the following:
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1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required.
3. That the applicant submits a final subdivision plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the cut-off parcel being subdivided.
4. That any easement(s) as required by utility companies, or the municipality shall be established.

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200-2025	Councillor Sayers	MOVED that County Council donates \$500 to the Coaldale-Lethbridge Community Growing Project with funding from the Council Donation Reserve.
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CARRIED

F.1.2. Financial Report ending May 31, 2025

Hailey Pinksen, Director of Corporate Services presented the Financial Report ending May 31, 2025.

Reeve Campbell recessed the meeting at 9:53 a.m.
The meeting reconvened at 10:02 a.m.

F.2. DEVELOPMENT & INFRASTRUCTURE

F.2.1. Development Permit Application 2025-126 (GW Farms Inc)

202-2025	Deputy Reeve Kuerbis	MOVED that Development Permit Application 2025-126 be approved as drafted.
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CARRIED

F.2.2. Southern Regional Stormwater Drainage Committee - Horsefly Spillway Phase 2/3

203-2025	Deputy Reeve Kuerbis	MOVED that County Council approve funding Phase 2 & 3 of the Horsefly Spillway project, with a total budget of \$307,389 funded through the SRSDC Reserve, and the Public Works project Reserve.
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CARRIED

F.3. ADMINISTRATION

F.3.1. Revisions to Policy #162 - Communications

204-2025	Councillor Slomp	MOVED that Council approve the revised Policy #162 - Communications.
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CARRIED

F.3.2. Communications and Marketing Department Update

Mattie Watson, Strategist Communications & Marketing presented the Communications and Marketing Department Update.

F.3.3. Governance & Human Resources Committee Terms of Reference

206-2025	Deputy Reeve Kuerbis	MOVED that County Council adopt the Governance & Human Resources Committee Terms of Reference as presented.
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CARRIED

F.3.4. Repeal of Councillor Code of Conduct Bylaw

207-2025	Councillor Sayers	MOVED that Council repeal Bylaw 17-004, the Councillors Code of Conduct Bylaw, to align with the repeal of Section 146.1 of the <i>Municipal Government Act</i> under Bill 50.
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CARRIED

F.3.5. Revised Employee Recognition, Service & Retirements Policy

208-2025	Deputy Reeve Kuerbis	MOVED that Council approve the revised Employee Recognition, Service & Retirements Policy as presented.
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CARRIED

F.3.6. Proposed Revisions to Current Safety Policies

209-2025	Deputy Reeve Kuerbis	MOVED that Council approves the proposed revisions to Policy 800 – Health & Safety Policy as presented.	CARRIED
210-2025	Councillor Slomp	MOVED that Council rescinds the current Policy 804 – Safety Records Policy.	CARRIED
211-2025	Deputy Reeve Kuerbis	MOVED that Council rescinds the current Policy 805 – Contractor Safety Policy.	CARRIED

G. CORRESPONDENCE

G.1. Intensive Livestock Working Group - Stock Talk Initiative

Council reviewed information from the Intensive Livestock Working Group regarding their Stock Talk Initiative.

G.2. Readymade Community Hall - Celebrate 125 Years of Irrigation in Southern Alberta with SMRID

Council reviewed an invitation to celebrate 125 years of irrigation in Southern Alberta with SMRID at the Readymade Community Hall.

H. COUNTY COUNCIL AND COMMITTEE UPDATES

H.1. Lethbridge County Council Attendance Update - June 2025

Council reviewed the highlights from the Lethbridge County Council Attendance Update for June 2025.

Division 1 Councillor Lorne Hickey

June 4 FCSS Meeting
June 5 Lethbridge County Council Meeting
June 6-8 Green Acres Board Retreat June 18 Meeting with Residents
June 18 Green Acres Finance Meeting
June 19 Lethbridge County Council Meeting
June 23 Council to Council Meeting with MD of Taber
June 25 Greed Acres Board Meeting

Division 2 Reeve Tory Campbell

June 5 Lethbridge County Council Meeting
June 6 SRSDC Meeting, MD of Taber
June 6 Mayors & Reeves, Joint East/West Meeting, Town of Taber
June 18 EDL Board Meeting
June 19 Lethbridge County Council Meeting
June 23 Council to Council Meeting with MD of Taber
June 25 Farming Smarter Field School

Division 3 Councillor Mark Sayers

June 5 Lethbridge County Council Meeting
June 19 Lethbridge County Council Meeting
June 19 SouthGrow AGM
June 23 Council to Council Meeting with MD of Taber

Division 4 Deputy Reeve John Kuerbis

June 10 Weekly Meeting with Community Futures Executive Director
June 17 Regional Waste Commission Meeting
June 17 Weekly Meeting with Community Futures Executive Director
June 18 Meeting with Prairies Can June 18 McCains Facility Tour
June 19 Lethbridge County Council Meeting

June 23 Council to Council Meeting with MD of Taber
June 23 Community Futures Audit Committee
June 25 Community Futures AGM
June 25 Community Futures Monthly Board Meeting

Division 5 Councillor Kevin Slomp
June 5 Lethbridge County Council Meeting
June 19 Lethbridge County Council Meeting
June 23 Council to Council Meeting with MD of Taber

Division 7 Councillor Morris Zeinstra
June 5 Lethbridge County Council Meeting
June 11 Link Pathway Meeting
June 19 Lethbridge County Council Meeting
June 23 Council to Council Meeting with MD of Taber

J. CLOSED SESSION

J.1. - Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of "Pothole Creek Road" - First Reading (ATIA Section 32 - Privileged Information)

J.2. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

212-2025 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
 Zeinstra Session, pursuant to Section 197 of the Municipal Government Act, the time
 being 11:19 a.m. for the discussion on the following:

J.1. -Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of
"Pothole Creek Road" (ATIA Section 32 - Privileged Information)

J.2. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

Reeve Campbell recessed the meeting at 11:19 a.m.
The meeting reconvened at 11:30 a.m.

213-2025 Councillor MOVED that the Lethbridge County Council Meeting move out of the closed
 Sayers session at 12:28 p.m.
CARRIED

J.1. Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of "Pothole Creek Road" - First Reading (ATIA Section 32 - Privileged Information)

214-2025 Councillor MOVED that Bylaw 25-021 be read a first time.
 Hickey
CARRIED

K. ADJOURN

215-2025 Councillor MOVED that the Lethbridge County Council Meeting adjourn at 12:29 p.m.
 Zeinstra **CARRIED**

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2025-0-098 – Tokariuk
- Portion of SW1/4 36-9-21-W4M
Meeting: Council Meeting - 14 Aug 2025
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Candice Robison, Executive Assistant
Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 29 Jul 2025
Approved - 05 Aug 2025
Approved - 05 Aug 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

This application is to subdivide a parcel of 3.02 acres from a title of 79.34 acres within a previously subdivided ¼-section for country residential use. The proposal does not meet the subdivision criteria and policies of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-098 be refused for approval for the reasons as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision does not meet the requirements of the provincial Matters Related to Subdivision and Development Regulation and the municipal subdivision policies as stated in both the Municipal Development Plan and the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The proposal does not comply with the subdivision policies of Land Use Bylaw (LUB) No. 24-007 and the number of titles allowed out of a ¼-section. The 3.02 acre parcel would be an additional separate subdivision out of the ¼-section.
- Lethbridge County does not have a policy that enables another subdivision from an 80-acre or less sized agricultural title. The Subdivision Authority cannot create a policy that does not exist as Council enacts the subdivision policies through the adoption of the land use bylaw.
- The proposal would create a deficient building envelope of just over 40 feet in width. With required road and property line setbacks, this would result in development on the lot not being able to meet the standards and criteria of LUB No. 24-007.

- Council adopted subdivision policies in the Municipal Development Plan Bylaw No. 22-001 that the application does not conform to.
- If subdivided, the current septic system would not be situated on the same title as the dwelling it is associated with and this would be a contravention of provincial regulation.

BACKGROUND INFORMATION:

Located 4½-miles north of Highway 3 and 2½-miles northeast of the City of Lethbridge. The proposal is to subdivide an additional title for a portion of a yard in the very northwest corner of the 79.34-acre title.

The yard is located along the west municipal road allowance between the road and several shop buildings and some permanent grains bins on the east side. The shop buildings and grains bins will be excluded from the subdivision. The existing yard portion proposed to be subdivided presently contains an older dwelling, shed, greenhouse, barn, dugout, shelterbelt, and a couple grains bins. The applicant desires to renovate or build a new residence on the parcel within the next 10 years. The yard and dwelling are serviced by a water cistern fed from the rural water co-op while sewage is treated by an individual septic field that is situated to the east of the house and would be omitted from the subdivision. The applicants are proposing to install a new septic system to the south of the existing dwelling when a new house is built in the future. If subdivided, the current septic system would no longer be situated on the same title as the dwelling it is associated with and would hence not be “onsite”. This would be a contravention of the provincial regulation.

The ¼-section has been previously subdivided into two titles as it is divided into approximately two equal 80-acre portions. This proposal would result in there being three separate subdivisions out of the ¼-section which does not conform to the County’s policies. Lethbridge County does not have a subdivision policy that enables a yard subdivision from an 80-acre or less sized agricultural title. The subdivision as proposed would also be in contravention of the *Alberta Private Sewage Disposal Systems Regulation* as private sewage systems must be located on the single property that they serve. The local Subdivision Authority has no jurisdiction to waive provincial legislation or cause a violation to occur.

The applicant was advised the proposal does not comply with the County policies and bylaw in effect and on such basis may be refused. Originally, it was suggested to the applicant that they consolidate the remnant agricultural land with an adjacent north 80-acre title they own. Such a proposal could be considered under the reconfiguration of titles policy, where an applicant starts with two titles and ends up with two titles. However, the applicant indicated they were not interested in doing that and they are of the opinion the proposal as submitted has merit in consideration of the established yard and it is not agricultural land. The application was circulated to the required external agencies and no concerns were expressed regarding the application and no easements are requested (at time of agenda preparation).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to approve the application with the conditions for the remnant land being consolidated to the owner’s adjacent land title to the north and the septic system be relocated onto the 3.02 acre parcel.

Pros:

- there are none direct to the County, but it would support the applicant’s desired subdivision for a yard and it would comply with the County policies.

Cons:

- an approval to create the 3.02 acre parcel as proposed creates an inefficient layout of a parcel (i.e., makes it difficult for buildings to comply with the bylaw for setbacks).

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2025-0-098 Lethbridge County REFUSAL](#)

[Diagrams 2025-0-098](#)

[Tokariuk yard setbacks](#)

RESOLUTION

2025-0-098

Lethbridge County: **Country Residential** subdivision of SW1/4 36-9-21-W4M

THAT the Country Residential subdivision of SW1/4 36-9-21-W4M (Certificate of Title No. 231 268 452), subdivide a parcel of 3.02 acres (1.223 ha) from a title of 79.34 acres (32.108 ha) within a previously subdivided quarter-section for country residential use; BE REFUSED for the following reasons:

REASONS:

1. The application does not comply with the subdivision criteria of the Lethbridge County Land Use Bylaw No. 24-007 for land designated as Rural Agriculture.
 - (a) The ¼-section has been previously subdivided as the ¼-section has been divided into approximately two equal 80-acre portions. This proposal would result in there being three separate subdivisions out of the ¼-section which does not conform to the County's subdivision policies for land designated as Rural Agriculture. The policies allow for one separate subdivision from an unsubdivided ¼-section. Lethbridge County does not have a subdivision policy that enables another subdivision of a yard acreage from an 80-acre or less sized agricultural title. The Subdivision Authority cannot create a policy that does not exist as Council enacts the subdivision policies through the adoption of the land use bylaw.
 - (b) The proposed subdivision would result in there not being a developable title of land created that would enable future development to meet the standards and criteria of Land Use Bylaw No. 24-007. With the bylaw required 125 feet setback to the centerline of the municipal road and the 20 foot setback to a property line, this would result in the proposed subdivision having only an approximately 40 to 41 foot building envelope pocket to site a dwelling, buildings or structures in the area of the current house. The existing dwelling would not fit within the building envelope and meet the bylaw required setbacks. On that basis, the subdivision is deemed to not be suitable.
2. The proposed subdivision is not suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
 - (a) Private sewage is treated by an individual septic field that is situated to the east of the house and would be omitted from the subdivision as applied for. The applicants are proposing to install a new septic system to the south of the existing dwelling's location when a new house is built in the future. If subdivided now, the current septic system would no longer be situated on the same title as the dwelling it is associated with and would hence not be "onsite". This would be a contravention of provincial regulation (the Alberta Private Sewage Disposal Systems Regulation under the Safety Codes Act) and the Alberta Private Sewage Systems Standard of Practice 2015, as amended. Section 9 of the *Regulation* states the Subdivision Authority must consider this in making a decision.
3. The proposed subdivision does not comply with the Municipal Development Plan (MDP) in effect (Bylaw No. 22-001). The following MDP policies have been considered:
 - 5.2 *The Subdivision Authority may refuse to approve a subdivision application if it determines the land or proposal is not suitable based on the County's subdivision criteria.*
 - 5.4 *A single parcel subdivision, up to a maximum of 10-acres (4.05 ha) in size, is allowed out of ¼-section in the Rural Agriculture (RA), Rural Urban Fringe (RUF) and Lethbridge Urban Fringe (LUF) land use districts, provided the criteria can be met.*
 - 5.10 *All proposed subdivisions (for the proposed parcel(s) and the residual parcel) shall be required to meet the applicable policies and specific standards the County has stipulated in the Land Use Bylaw. Approved subdivisions are also subject to meet the specified requirements of the County's Engineering Guidelines and Minimum Servicing Standards manual.*

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- 7.0 *A farmstead or a single lot (isolated) country residential parcel may be subdivided from an unsubdivided ¼-quarter section which has the Rural Agriculture or an Urban Fringe land use designation, provided the site and servicing requirements of the land use bylaw can be met to the satisfaction of the County's subdivision authority and the proposal conforms to any applicable provincial legislation.*

The Subdivision Authority has determined that the proposed subdivision as applied for does not comply to the MDP policies.

INFORMATIVE:

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

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

- (b) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

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

- (c) No concerns from Alberta Forestry and Parks Rangeland.

- (d) 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) 3X, 4X

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

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

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

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

FOR INFORMATION PURPOSES

Highway 4 forms an integral part of the National Highway System (NHS) and the North/South Trade Corridor (NSTC) of which the ultimate service classification is freeway. Given this Alberta

Transportation's long-range freeway access management plans include a realignment of Highway 4 in the vicinity of the City of Lethbridge. A preliminary design and right-of-way requirements for the realignment have been identified in the endorsed Stantec Consulting Ltd. "Highways 3 & 4 – Lethbridge and Area NHS & NSTC – Functional Planning Study" Report #R – 970, dated February 2006. A copy of the document is available for review upon your request. A permit from Transportation and Economic Corridors will be required for any future development.

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

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act"
- (e) Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

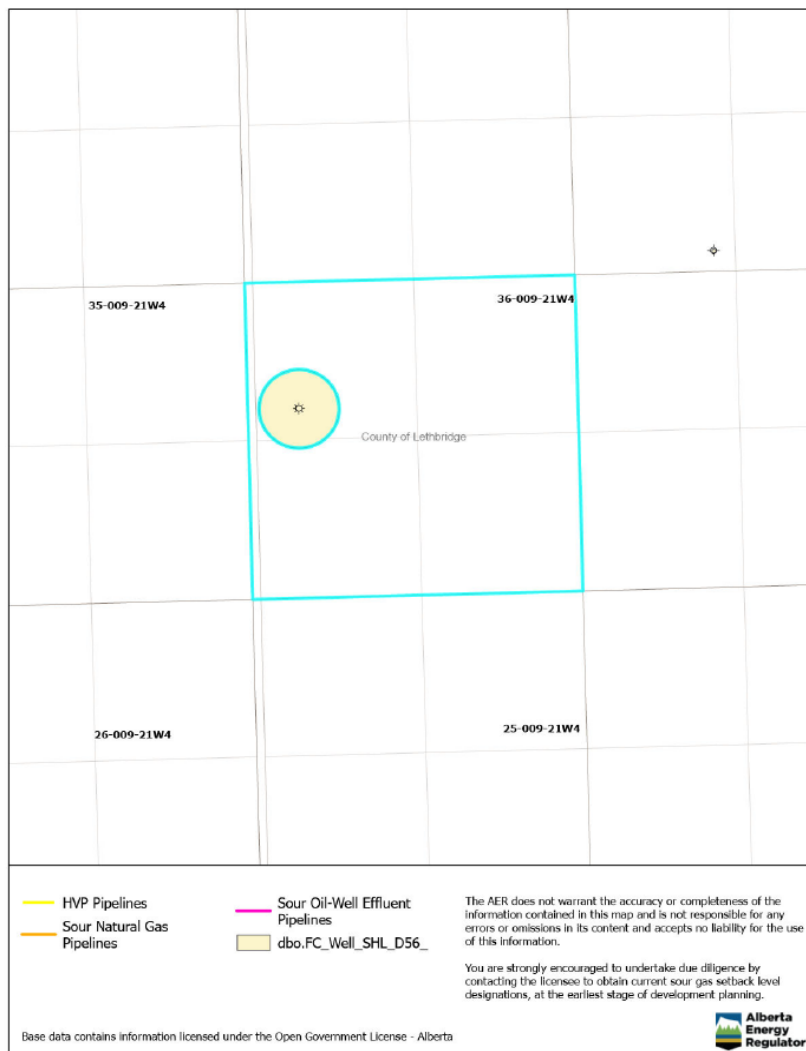
Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

14-Jul-25
SW-36-9-21-W4M

2025-87

Wells with Known H2S

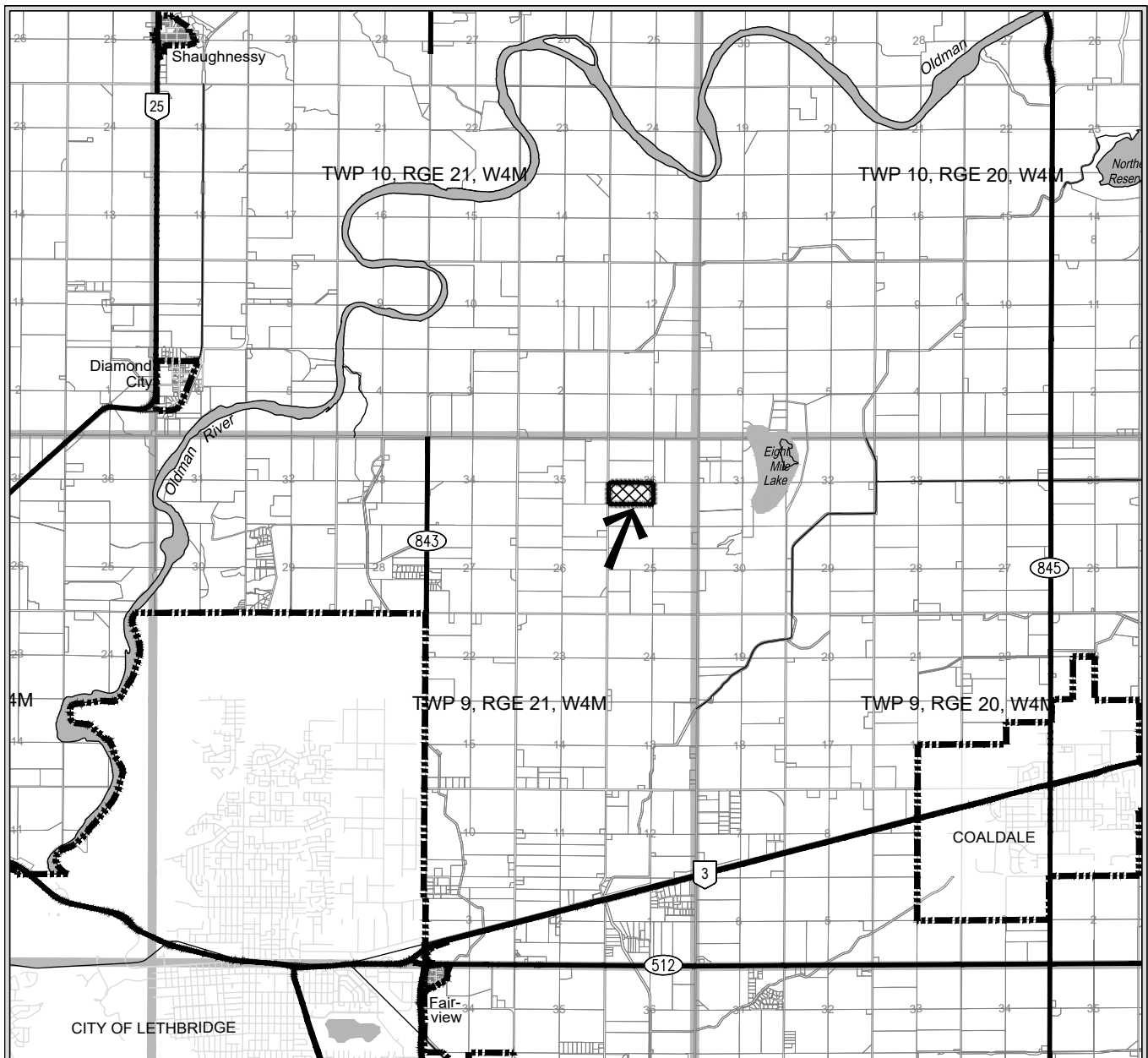
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
228133	FLOWING	00/05-36-009-21W4/0	05-36-009-21W4	GAS	AlphaBow Energy Ltd.	0	100 m from wellhead



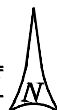
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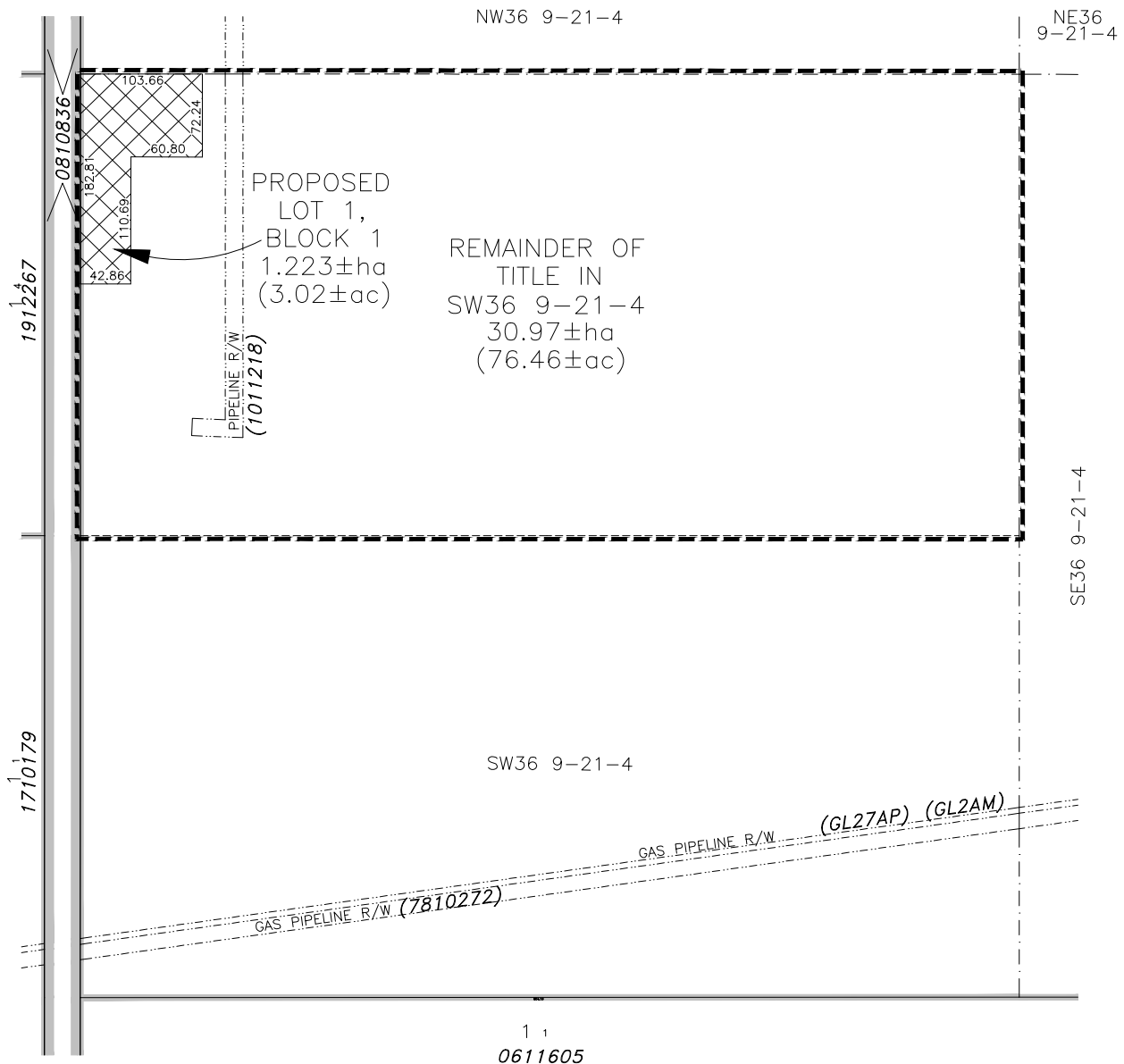
REEVE

DATE



SUBDIVISION LOCATION SKETCH
PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JUNE 20, 2025
FILE No: 2025-0-098





SUBDIVISION SKETCH

See tentative plan of subdivision file no. 251225LS

PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JUNE 20, 2025

FILE No: 2025-0-098





SUBDIVISION SKETCH

See tentative plan of subdivision file no. 251225LS

PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

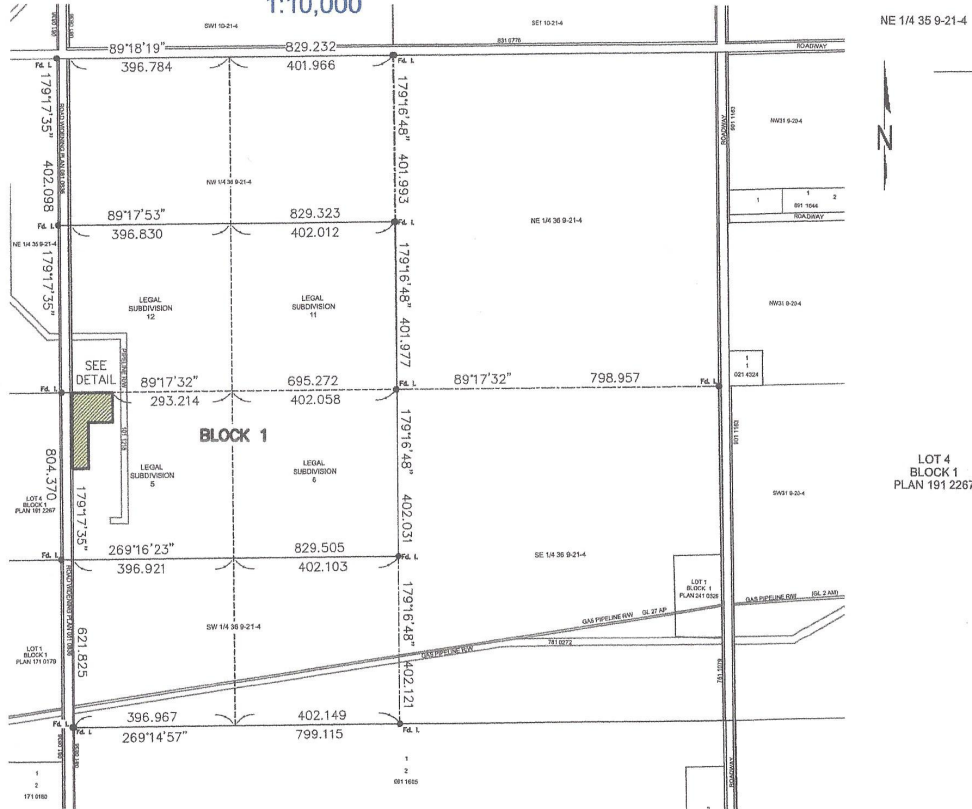
DATE: JUNE 20, 2025

FILE No: 2025-0-098



AERIAL PHOTO DATE: 2018

PLAN DETAIL 1:10,000



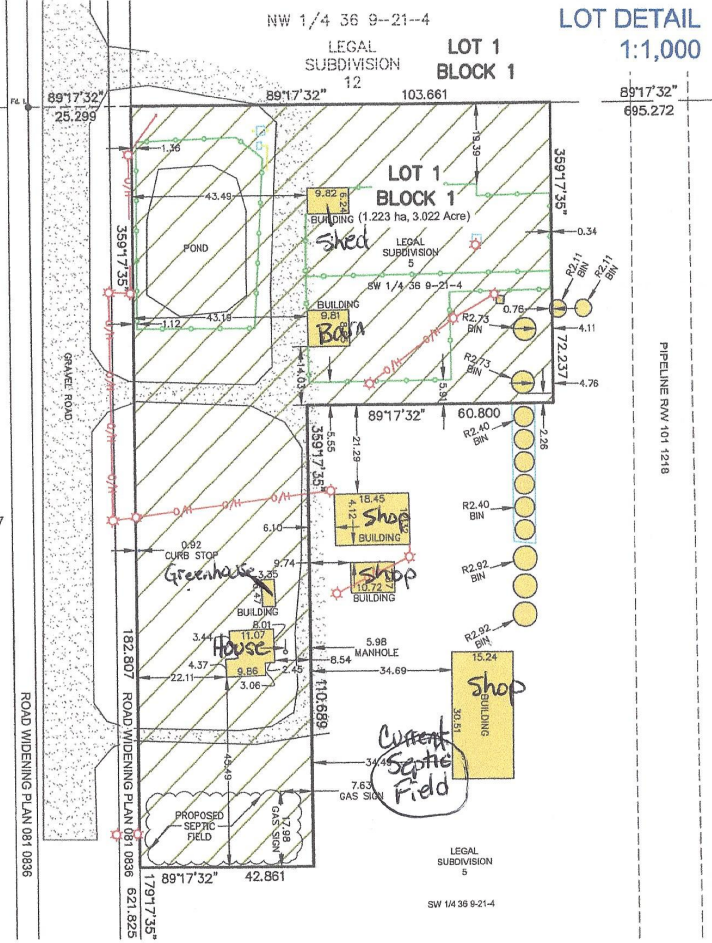
PLAN SHOWING PROPOSED SUBDIVISION OF LEGAL SUBDIVISION 5 SW 1/4 SEC. 36, TWP. 9, RGE. 21, W4M LETHBRIDGE COUNTY

LEGEND

PROPOSED SUBDIVISION IS OUTLINED THUS
AND CONTAINS 1.223ha.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
POWER LINES ARE SHOWN THUS
FENCE LINES ARE SHOWN THUS
BUILDING ARE SHOWN THUS
GRAVEL ROADS ARE SHOWN THUS
PROPOSED PROPERTY IS SHOWN THUS

ac. ACRES
c.s. COUNTERSUNK
E. EAST
Fd. FOUND
ha. HECTARE
l. STATUTORY IRON POST
m. METRES
M. MERIDIAN
Mp. MARKER POST
N. NORTH
No. NUMBER
P.P. POWER POLE
Reg. REGISTRATION
RGE. RANGE
S. SOUTH
SEC. SECTION
TWP. TOWNSHIP
W. WEST

LOT DETAIL 1:1,000



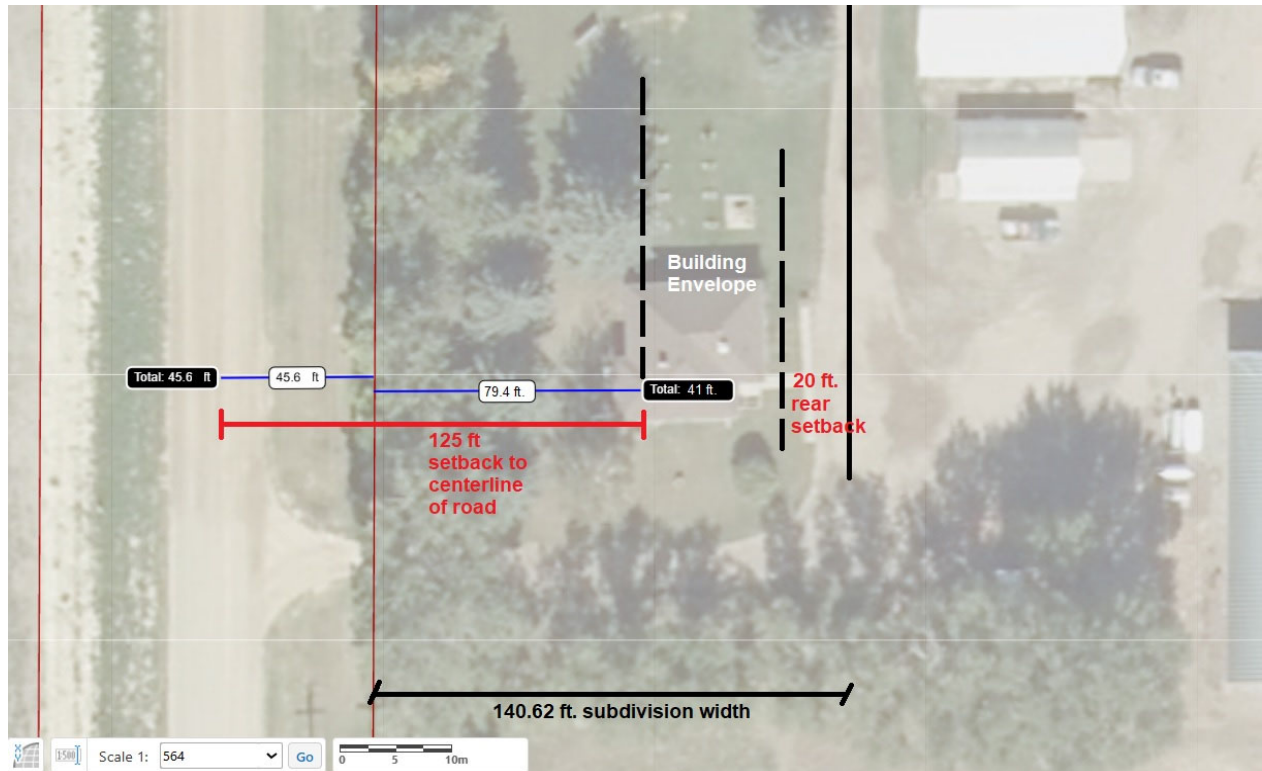


Diagram: Building Envelope Illustration

Land Use Bylaw No. 24-007 applied setbacks to proposed subdivision parcel and resulting building envelope

AGENDA ITEM REPORT



Title: Subdivision Application #2025-0-097 Mancal Coal
- SE1/4 31-9-22-W4M & NE1/4 30-9-22-W4M
Meeting: Council Meeting - 14 Aug 2025
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Candice Robison, Executive Assistant
Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 29 Jul 2025
Approved - 05 Aug 2025
Approved - 06 Aug 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to reconfigure two existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 39.92 & 101.08 acres each respectively in size and create two new titles at 57.44 & 82.93 acres, for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-097 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

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

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a realignment/reconfiguration of titles and property lines without an increase in the number of titles.
- The LUB No. 24-007 realignment/reconfiguration of titles policy enables property boundaries to be realigned based on rational land use. The readjusted property line will address existing land conditions and enable the south area of former coal mining activity to be separately reclaimed as per AER requirements.
- The southern 39.92 acre parcel is situated within the boundary of the IDP with the Town of Coalhurst. The IDP allows for subdivisions involving a consolidation of land.

BACKGROUND INFORMATION:

Located approximately 1-mile northwest of the Town of Coalhurst, within a half-mile of Highway 3 and immediately east of the Kipp railway marshalling yard site. The proposal is to accommodate a reconfiguration of the two titled land holdings by adjusting the shared boundary between the two agricultural parcels.

This proposal involves subdividing 17.52 acres of land from the existing 101.08 acre title in the SE 31-9-22-W4M and consolidating it to the title to the south (portion in the NE 30-9-22-W4M), thereby enlarging it to 57.44 acres. Both parcels of land are grazing pastureland and contain no improvements other than an existing dugout. The southern portion contains former coal workings and infrastructure under the land. The purpose of the realignment is the applicants are working with the AER on reclaiming portions of the property. They are subdividing off a portion of the property that is not affected by the AER's boundaries within their reclamation plan. It is noted that the southern portion, being the area of former coal mining activity has historic regulatory information on file with an EPEA approval. Both reconfigured parcels have legal access from the adjacent east municipal road. There are no services to the land, and none are required for this proposal.

The former Kipp historic landfill is located on the ¼-section to the northwest but is not identified to be within these subject lands. The land is identified by the province as potentially containing Historical Resources of a category HRV 5a (archaeological). Alberta Arts, Culture and Status of Women has no concerns and has waived the need for Historical Resources Act approval.

Overall, the proposal meets the criteria of the County's LUB No. 24-007 for a realignment/reconfiguration of titles. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested. The Town of Coalhurst has not responded (at time of agenda report).

ALTERNATIVES / PROS / CONS:

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

Pros:

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

Cons:

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

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2025-0-097 Lethbridge County Approval](#)
[Diagrams 2025-0-097](#)

RESOLUTION

2025-0-097

Lethbridge County

Agricultural subdivision of SE1/4 31-9-22-W4M & NE1/4 30-9-22-W4M

THAT the Agricultural subdivision of SE1/4 31-9-22-W4M & NE1/4 30-9-22-W4M (Certificate of Title No. 971 297 103, 051 487 609 +3), to subdivide and reconfigure two existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 39.92 & 101.08 acres (16.16 & 40.85 ha) each respectively in size, and create two new titles at 57.44 & 82.93 acres (23.25 & 33.56 ha), for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

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

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 is satisfied the subdivision meets the County's subdivision criteria as a reconfiguration/realignment of titles, with no additional titles being created above what presently exist.
4. The parcel is situated within the boundary of the IDP with the Town of Coalhurst and the Subdivision Authority has determined that since a consolidation of land is occurring between the two agricultural titles, this proposal meets the IDP policies.

INFORMATIVE:

- (a) With respect to Section 663 of the Municipal Government Act, Reserve is not required as both resulting titles are agricultural titles 40-acres or more in size and it is a reconfiguration of titles with no additional titles created.
- (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.)

2025-0-097
Page 1 of 3

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

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

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

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

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

“Thank you for the opportunity to comment on File No. 2025-0-097. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide and reconfigure two existing adjacent agricultural parcels through subdivision and consolidation. Both parcels of land are grazing pastureland, but the southern portion also contains former coal workings and infrastructure. The purpose of the realignment is to subdivide the portion of land that is not affected by the AER's boundaries for reclamation. The southern portion, being the area of former coal mining activity, has historic regulatory information on file with an EPEA approval. There are no services to the land and none are proposed.

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

- The application indicated that this site contains former coal workings and infrastructure. The southern portion has historic regulatory information on file with an EPEA approval. AHS-EPH recommends that all remediation efforts noted by the appropriate regulatory authorities be fully completed prior to future development on this site.

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

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3, 509, 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

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

- (h) Please be advised that Lethbridge Northern Irrigation District has no objection to **File No. 2025-0-097** (SE 31-09-22-4 and NW 30-09-22-4).

If you have any questions, please contact Gary Burke, Corporate Services Manager, at 403-327-3302.

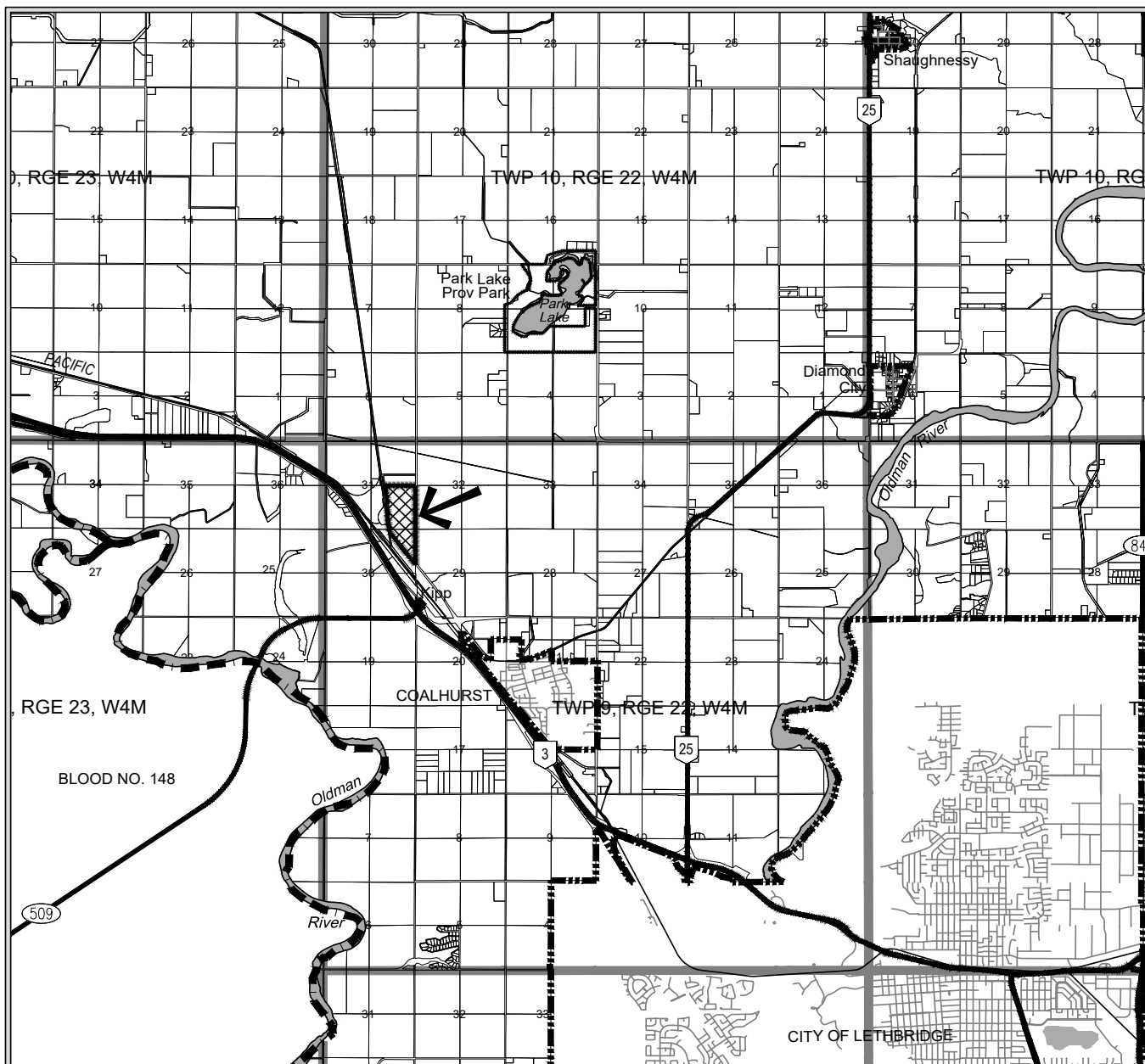
- (i) Historical Resources – Barry Newton, Land Use Planner:

“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.”

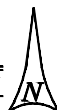
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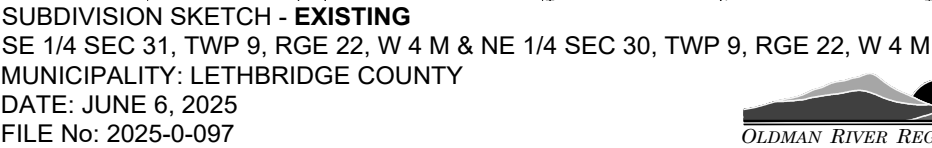
REEVE

DATE



SUBDIVISION LOCATION SKETCH
 SE 1/4 SEC 31, TWP 9, RGE 22, W 4 M &
 NE 1/4 SEC 30, TWP 9, RGE 22, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: JUNE 6, 2025
 FILE No: 2025-0-097







SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16731TA

SE 1/4 SEC 31, TWP 9, RGE 22, W 4 M & NE 1/4 SEC 30, TWP 9, RGE 22, W 4 M

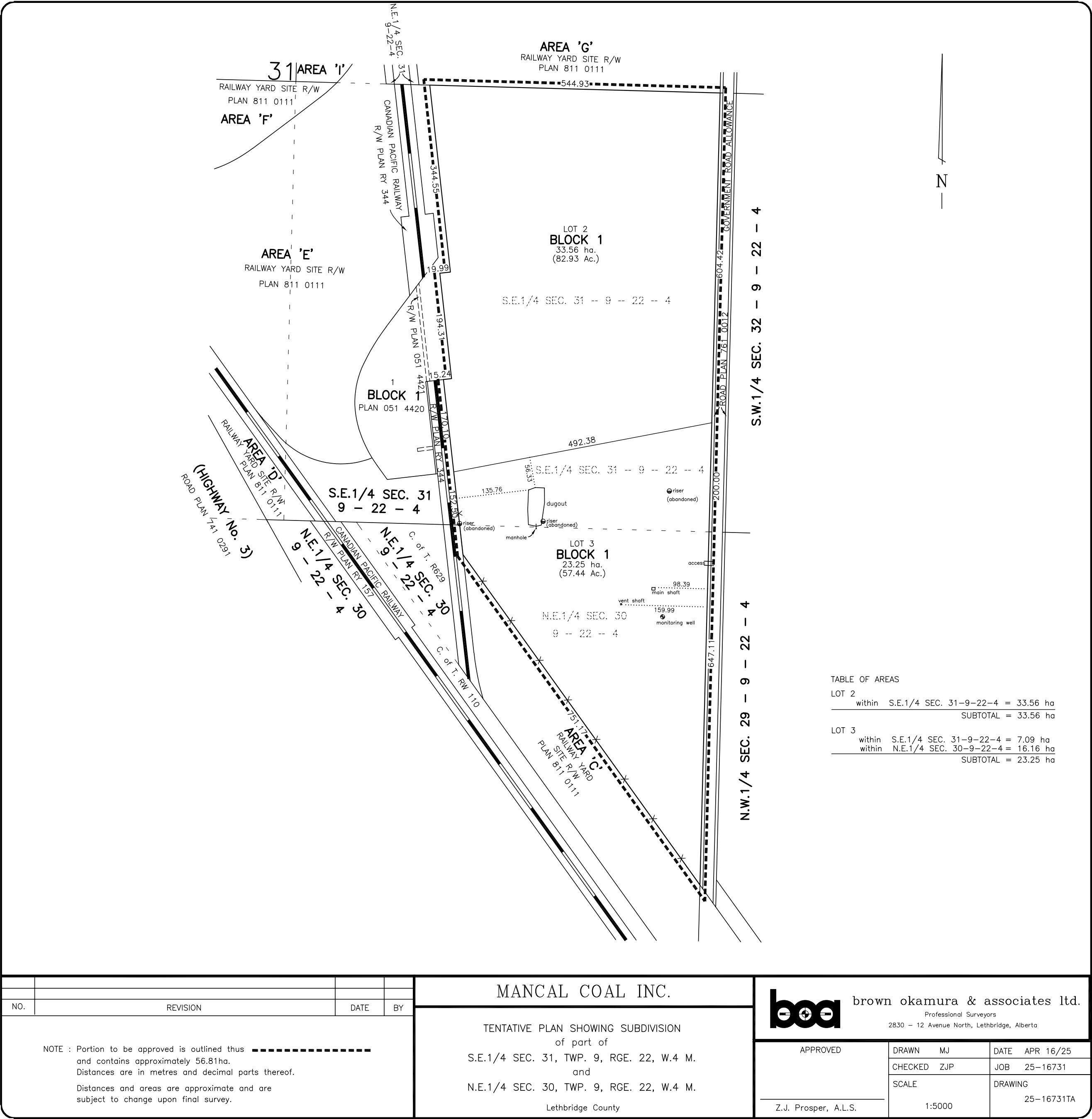
MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JUNE 6, 2025

FILE No: 2025-0-097

AERIAL PHOTO DATE: 2018








VIRTUAL PHYSICIAN PILOT

REVOLUTIONIZING PHYSICIAN ACCESS IN LETHBRIDGE COUNTY

LETHBRIDGE COUNTY COUNCIL MEETING
AUGUST 14, 2025





WHY WE'RE HERE TODAY

KEY POINTS FOR TODAY'S DISCUSSION

- 1 Discuss physician access solution to address growing gaps in physician and general care access
- 2 Opportunity for Lethbridge County to lead with a modern, accessible rural model
- 3 Connect residents to care when and how they need them, without disrupting work, family, or community life

INTRODUCTIONS



TYLER TAMAYOSE

*President & Principal Consultant, Banyan Strategies
(prev. Tamayose Consulting)*

- 20+ Years in health care operations, innovation, and system transformation across Alberta
- Practical, evidence-based strategies that connect technology, care models, and real community needs.
- Thought-leader within the Health Innovation space.
- Born and Raised in Lethbridge





ACCESS GAP IN LETHBRIDGE COUNTY

- Over 3,100 residents aged 50+, many with multiple chronic conditions requiring frequent monitoring.
- Only 98 non-specialist physicians in the Lethbridge region despite population growth.
- Travel times of 30–90 minutes from rural hamlets like Turin, Iron Springs, and Chin to reach a clinic.
- Limited if any, evening or weekend primary care options.
 - Coaldale Medical Clinic (M–F, Closed 5:00 PM)
 - Picture Butte Family Medical Clinic (M–F, Closed 4:30 PM)
 - Raymond Medical Clinic (M–F Closed 5:00 PM)
- Rising number of residents without a regular family doctor.
- County residents increasingly turn to ED for non-urgent care.

SYSTEM SIGNALS

18% of Emergency Department visits left without being seen.

GP visits per 1,000 are declining (3,695).

Family Practice Sensitive Conditions (FPSC) fell to 15.8%, 8/10 residents are not consistently seeing a family physician.

48% New Family physicians contemplating relocating.

61% of family physicians are considering leaving their practice.

Taber's ED rate is high – 671 visits per 1,000 residents in 2023/24.

54% of Albertans with a family doctor can get an appointment when needed, and just 40% secure same- or next-day access.

Delays in accessing necessary medical care—whether diagnostic or treatment—correlate with increased risk of death

Every avoided ED visit saves ~\$500–\$1,000 in system costs

Meet Bill

Bill is 57 and farms grain and canola outside Turin. It's the middle of harvest, and his days start before sunrise and run well past sunset.

Two weeks in, he develops a cough that just won't go away. It's getting harder to catch his breath, especially climbing in and out of the combine.

He knows he should get it checked out, but the walk-in clinic in Coaldale closes at 5 PM, and his family doctor in Lethbridge is on vacation and more than an hour round trip. Leaving the field during harvest isn't just inconvenient, it means losing valuable daylight. So, Bill decides to push through and "deal with it later."

That cough is an early symptom of severe pneumonia. One week later Bill ends up in the hospital for two weeks.

That brings harvest to a standstill, put his family under significant stress, and cost the health system far more than an early intervention would have.



WHAT HAPPENS WITHOUT CHANGE

- Aging population means more chronic disease, more follow-ups, and more demand – yet physician numbers are stagnant or declining.
- Untreated illnesses sideline farmers, business owners, and workers, losing productivity in services impacting economy.
- Families and seniors facing recurring health issues may choose to relocate, eroding the County's tax base and community fabric.
- More residents rely on emergency departments for non-urgent needs. Each avoidable ER visit costs the system up to 12× more than a family doctor visit.
- Delayed diagnoses and unmanaged conditions mean more invasive treatments, longer recovery times, and higher personal costs for residents.

VIRTUAL PHYSICIAN PLATFORM

1

Virtual appointments offer patients convenient access to physicians from their homes, reducing travel time and increasing the availability of healthcare services, especially for those in remote areas.

2

Online consultations enable patients to receive immediate assistance for non-emergency issues, allowing for timely medical advice and prescriptions without needing an in-person visit, thus streamlining healthcare delivery.

3

Mobile accessibility ensures that patients can connect with healthcare providers easily through their smartphones, allowing for flexible scheduling and making healthcare more reachable for everyone in Lethbridge County.





Why Rocket Doctor is the Right Fit for Lethbridge County

- 100% publicly funded through Alberta Health; **no user fees.**
- **Better Than Walk-In Clinics** , see the same physician for follow-up; after-hours and weekend availability.
- MDs run their own practices; supported with advanced software, AI triage, patient care coordinators, and back-office staff.
- AI-powered triage connects the right patient to the right MD (primary, or urgent).
- Labs, imaging, prescriptions, specialist referrals, and follow-up bookings all handled in-platform.
- 70+ Alberta doctors ensure coverage during vacations, after-hours, and peak times.
- ED Diversion Program saved \$1.4M at a partner hospital, with 97% of cases managed virtually; average wait times of ~20 minutes.
- Existing Alberta partnerships and experience with Rural communities.
- Turn key.

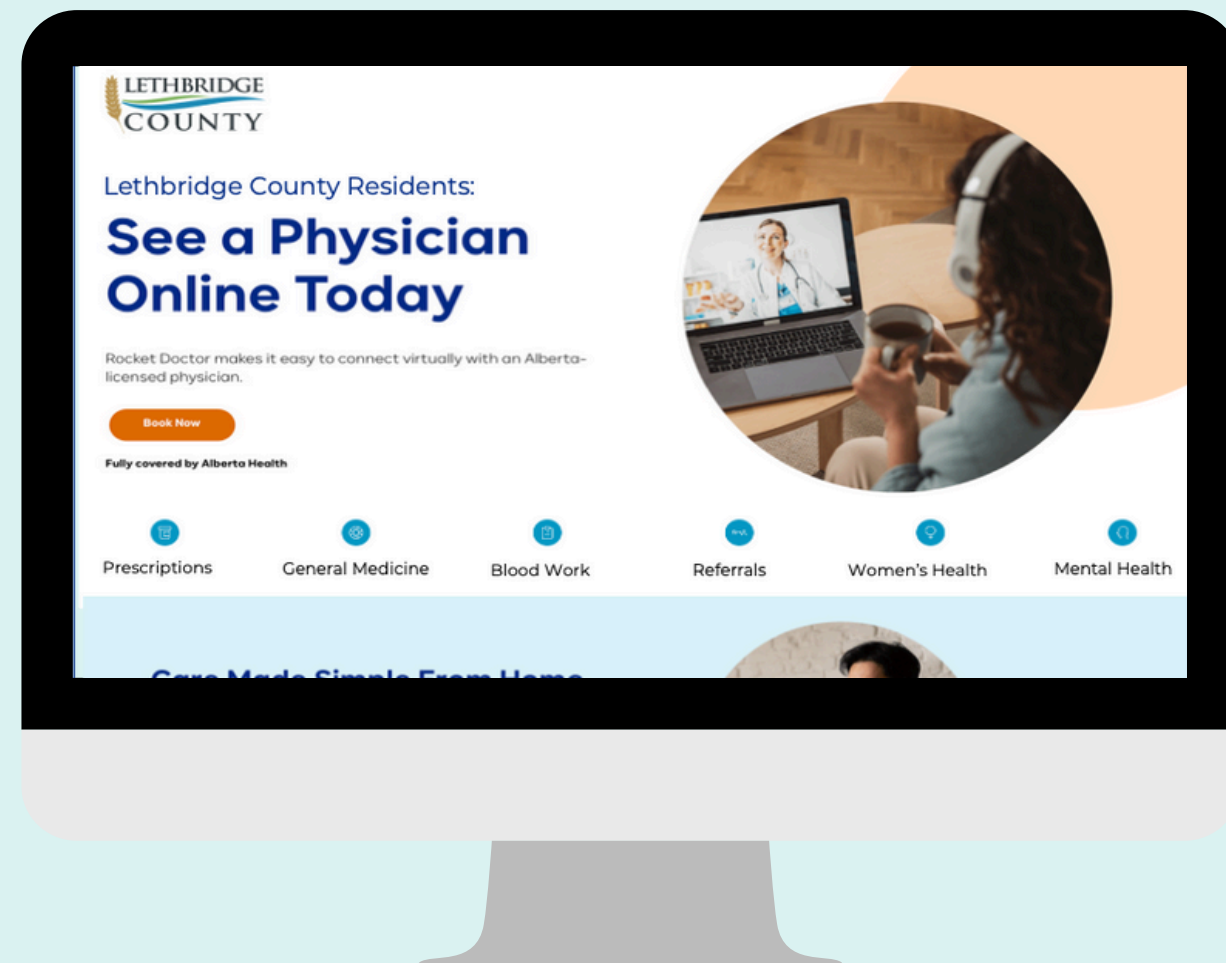


- Handle patient intake, triage, booking, follow-up, front/back-office so MDs focus on care.
- Patients are paired with the right physician based on symptoms, urgency, and specialty interest – reducing misdiagnosis and speeding treatment.
- See the same doctor again for follow-ups, chronic condition management, and results reviews – rare in virtual care.
- Orders for labs, imaging, prescriptions, and specialist referrals are built in, just like in-person care.
- Over 70 Alberta physicians provide seamless after-hours and vacation coverage – **no care gaps**.
- Combines primary care, urgent care, and emergent care triage, ensuring residents get the right level of care the first time.

Walk- In or Virtual Competitor

- Work for the site; no control over patient volume or follow-up – often burned out, leading to turnover.
- Overloaded front desks, long waits for call-backs, no email/text follow-up, and no patient portal.
- Patients see the next available doctor, regardless of expertise or interest in the condition.
- Rare to see the same provider twice; gaps in follow-up care mean conditions often worsen.
- Labs, imaging, and referrals only ordered during in-person visit; no after-hours safety net.
- Designed for quick volume, not quality or relationship-based care.
- Without continuity or integrated triage, these clinics often push patients toward ED for issues that could have been managed virtually.

HOW DOES IT WORK?



Resident submits request on custom Lethbridge County landing page via any device.

Live patient care coordinator (PCC) callback within 15 min. to schedule appointment

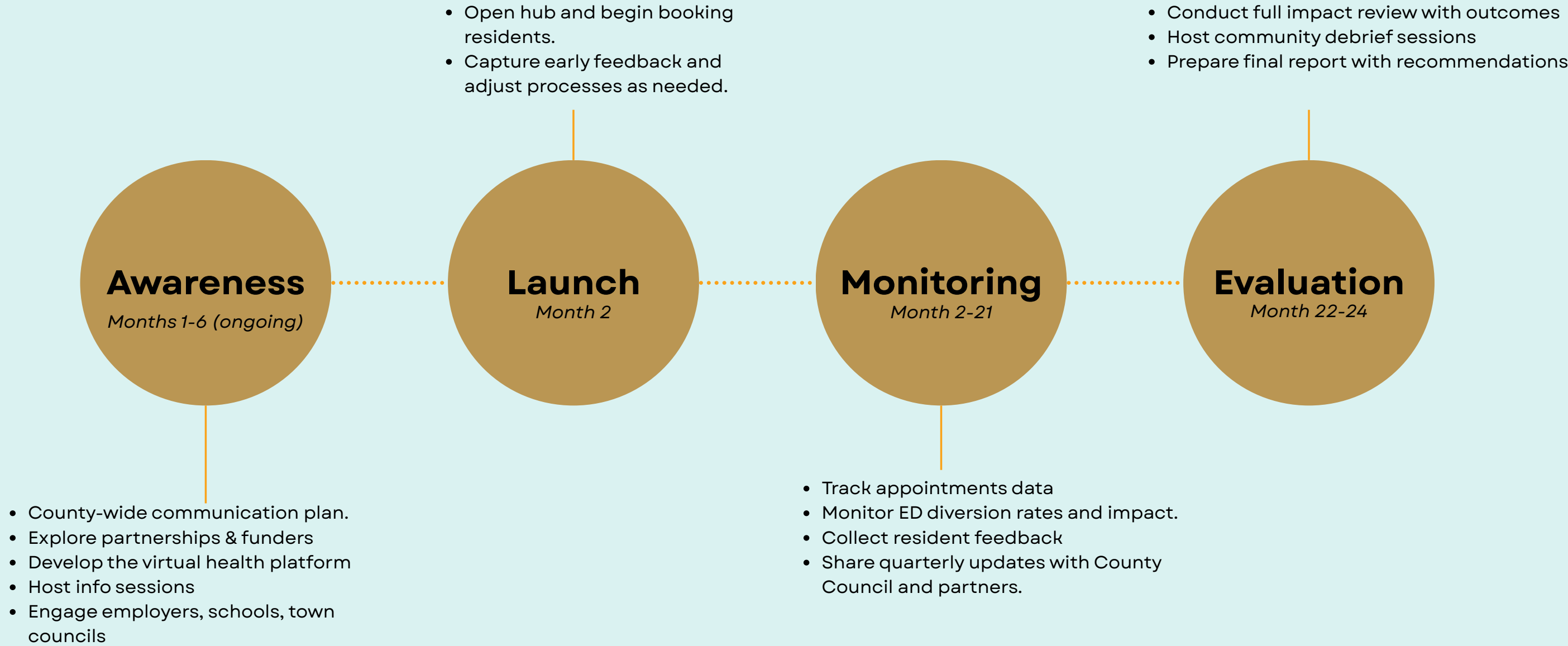
Smart triage matches to best-suited Alberta-licensed MD

Virtual visit within 2–4 hours (avg.)

Prescriptions, labs, follow-up seamlessly integrated through partnerships with AHS and Alberta Precision Labs.

2-YEAR PILOT PLAN

Key Milestones for the project



OUR TARGETS



RESIDENT SATISFACTION

Quicker answers, consistent follow up with the same provider, care plans that fit rural life.



ONE DOOR TO CARE

Same day or scheduled visits with family doctors, specialists, and partial urgent care, covered by provincial health care.



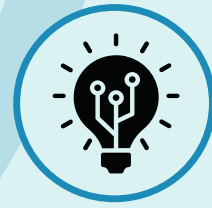
HEALTH PREVENTION

Screening, chronic disease checks, and remote monitoring that prevent problems from becoming crises, so people can age in place.



STRONGER LOCAL ECONOMY

Fewer missed shifts, lower travel costs, better productivity during harvest and calving seasons. Keeps workforce productive later in life.



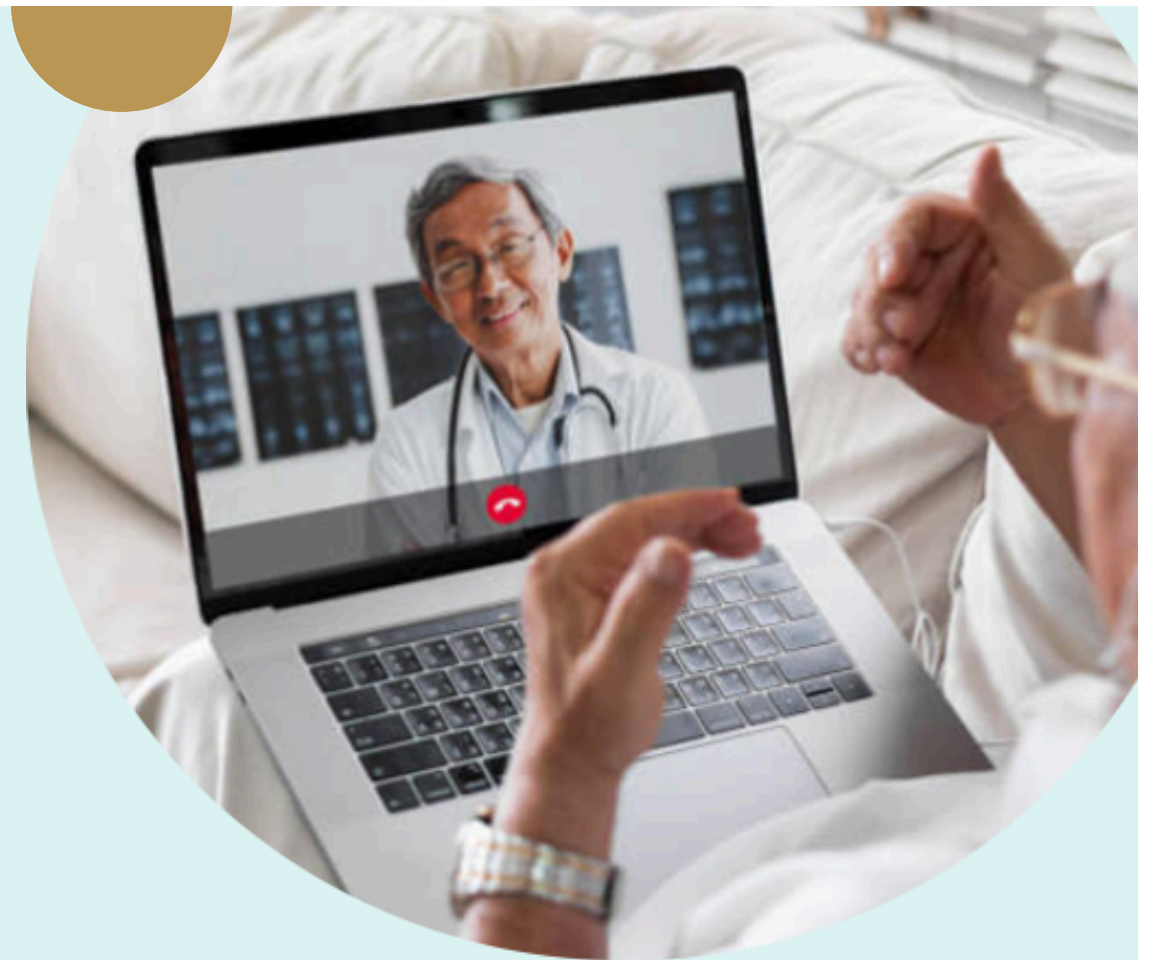
BUILT FOR TOMORROW

Platform for e-consults, remote diagnostics, home devices, AI triage, mental health services, mobile clinics, and data to target high-need groups.



EMERGENCY DIVERSION

Diverts non urgent needs from the ED, improves ambulance offload times, and frees hospital capacity.





Remember Bill?

One evening after supper, Bill's wife tells him she saw something on the Lethbridge County website about a virtual physician service. She convinces him to give it a try. That same night, Bill spends 20 minutes on a video consultation from his kitchen table.

The physician suspects early pneumonia, orders a chest X-ray and blood work at the nearest diagnostic centre, and sends an antibiotic prescription to the local pharmacy. Three days later, a follow-up call confirms Bill's symptoms are improving. He's back in the field with minimal downtime.

His family avoids the strain of a sudden medical crisis, the harvest stays on track, and the health system avoids the cost of an inpatient stay – **all because access to care came to him that met his needs and lifestyle when he needed it most.**

CALL TO ACTION

Your support is crucial to approving the pilot, engaging partners, and securing needed resources for quickly improving physician access in Lethbridge County.

By making a small investment in this innovative solution, we can significantly enhance healthcare access and address the needs of the Lethbridge County residents and keep them thriving.



AGENDA ITEM REPORT



Title: Bylaw 25-019 – Rey’s Trucking - Amendment to the Land Use Bylaw From: Rural Agriculture (RA) To: Rural General Industrial (RGI) - Portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 - First Reading

Meeting: Council Meeting - 14 Aug 2025

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Candice Robison, Executive Assistant
Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 29 Jul 2025
Approved - 05 Aug 2025
Approved - 06 Aug 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate an approximate 2.0 acre portion of a title legally described as 'Those portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 containing 10.4 ha (25.81 Acres)' from Rural Agriculture (RA) to Rural General Industrial (RGI). The applicant would like to establish an agriculture-based trucking operation on the site.

RECOMMENDATION:

That Bylaw 25-019 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-019 will allow County Administration to set the date for the Public Hearing and send out the notices/advertise for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan (MDP) 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.
- MDP policy 9.10 states: The County may consider industrial and commercial uses (grouped or isolated), either through the redesignation of lands process for development proposals that are agriculturally related (e.g. agricultural processing facilities and transfer facilities) and support the agricultural community and producers; and are non-labour intensive industries which

require relatively large areas of land, but require minimal on-site improvements, services, and public amenities.

BACKGROUND INFORMATION:

An application has been made to re-designate a 2.0-acre portion of LSD three (3) and four (4) in the SW¼ 35-9-22-W4M from RA to RGI. The land is located just off Highway 25 on the entrance to the Park Lake Road (Rge Rd 22-2). The applicant wishes to re-designate the lands to allow for an agriculture-based trucking operation to be located on the site and the designation will allow for land uses as prescribed in the RGI District which includes "trucking operation". The applicant proposes to operate 5 or 6 tractor/trailer units overnight at the site. The trailers are mainly auger feed trailers. This is a "spot" zoning as only a portion of the parcel is being requested to be redesignated, as they wish to leave the existing residential dwelling as Rural Agriculture, so it does not become non-conforming if it were also to receive the RGI zoning.

The application has been circulated to all County Departments and external agencies, including ATEC, 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 September 2025.

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, any future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

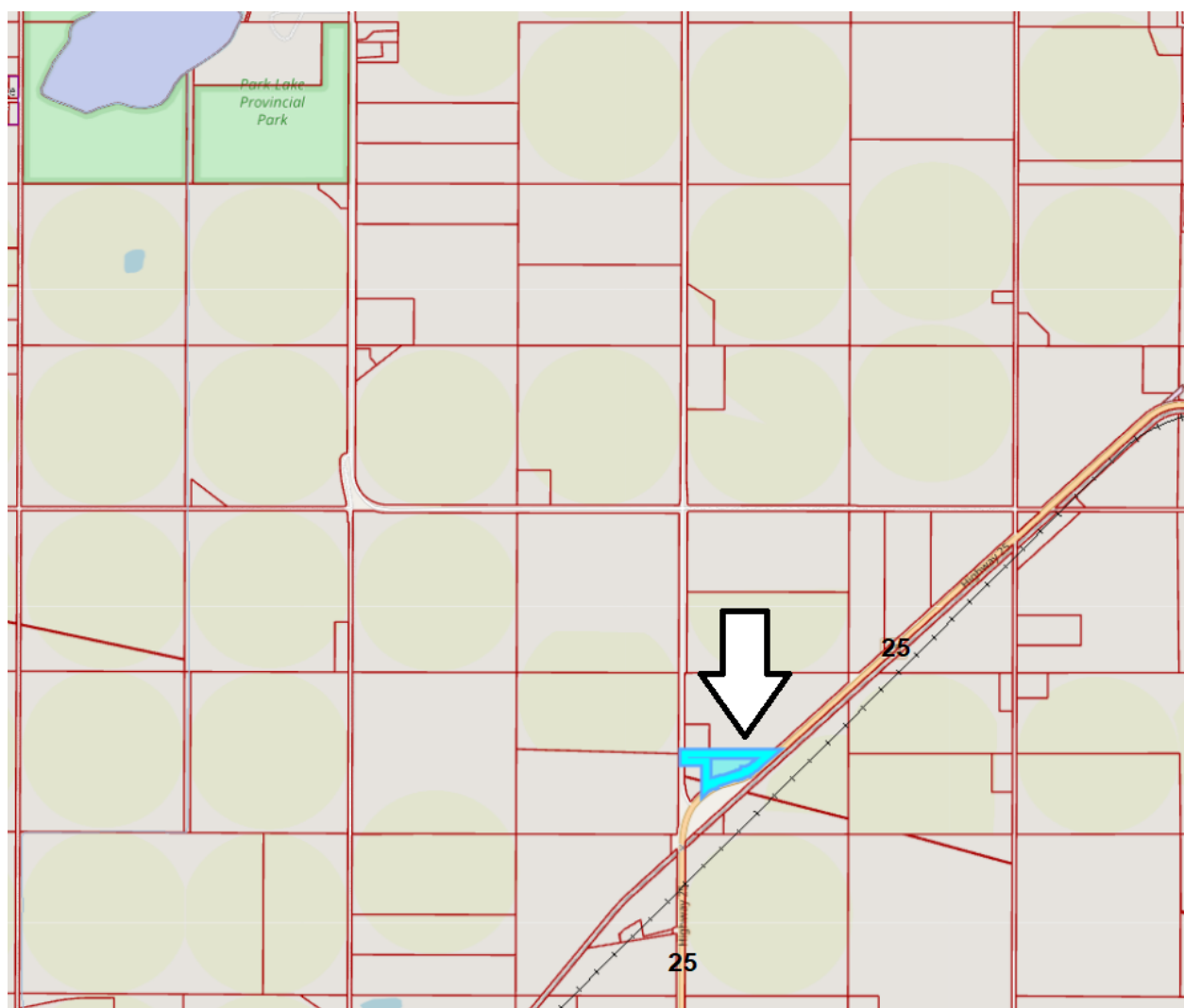
☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

[Location map](#)

[Bylaw 25-019 Application RA to RGI](#)

[Bylaw 25-019 - Rey's Trucking Ltd and 2174490 Alberta Ltd - Amendment to LUB](#)



Map prepared by: ORRSC

SUBJECT PARCEL LAND LOCATION: PTN OF SW¼ 35-9-22-W4M



16th June 2025

Lethbridge County
#100, 905-4th Ave Sth
Lethbridge AB T1J 4E4

Attn: Steve

Re: Amendment to Re Zoning Application plus company outlines

Attached is an additional map of the site with highlighted areas of which we would like to split zone.

For the business model outline I can summarize the activities as follows.

Rey's Trucking Ltd Operates 8 x Semi Truck / 7 x Trailer Units. The trailers are Auger Feed Trailers.
2174490 Alberta Ltd operates 3 Units, 2 Semi's and one Tandem. The trailers are Auger Feed Trailers
Together (Rey's Trucking and 2174490 Alberta Ltd) Operate 3 Semi Tractors and 5 Belt Trailers.
2 x shop vehicles

At best the total number of these Tractor/Trailer units parked at this proposed site will be 5/6 max overnight, no one sleeps in the vehicles onsite.

Our Tractor/Trailer units are parked in the following locations:

- 1 x Tractor/trailer unit permanently located in Saskatchewan
- 1 x Tractor/trailer unit permanently located in Calgary
- 1 x Belt Trailer is contracted out offsite
- 7 x Tractor/Trailer/Tandem units are **always** parked at the driver's home residence or on the road as they live all over southern Alberta and complete many long hauls.

We have 1 full time staff member who works in our office located in Diamond City, not at this proposed location. Plus 3 Casual workers who also work from the same office or remotely at their home office.

Hopefully this covers all the areas you were looking for. Happy to answer any questions you may still have.

Warm Regards

A handwritten signature in blue ink, appearing to read "Nicole Dolan", is written over a horizontal line.

Nicole Dolan
Office Manager

**PO Box 110
Diamond City, AB
T0K 0T0
Office - (403) 635-6024**



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: June 6, 2025	Assigned Bylaw	No. 25-019
Date Deemed Complete: June 19, 2025	Application & Processing Fee:	\$ 1500
<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: Rey's Trucking Ltd and 2174490 Alberta Ltd
Mailing Address: Box 110
Diamond, AB
Postal Code: T0K 0T0
Phone: 403-635-4168
Phone (alternate): _____
Fax: _____
Is the applicant the owner of the property? ☐ Yes ☒ No

IF "NO" please complete box below

Name of Owner: <u>Kenneth & Kathleen Benson</u>	Phone: <u>403 381 3634</u>
Mailing Address: <u>Box 834</u> <u>Lethbridge AB</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>purchaser - contract to purchase in place</u>
Postal Code: <u>T1J 3Z8</u>	

PROPERTY INFORMATION

Municipal Address: 95019 RR 222
Legal Description: Lot(s) _____ Block _____ Plan _____
OR Quarter SW 34 Section 35 Township 9 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):

Rural Agriculture

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

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** 220 x 327 ft and **lot area/parcel acreage** 1.89
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')

☒ Site or Plot Plan Attached

☐ Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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

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

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

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



Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

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

if deemed necessary.



SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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


APPLICANT

 
REGISTERED OWNER (if not the same as applicant)

June 5, 2025
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.



Bylaw 25-019: Rural Agriculture (RA) to Rural General Industrial (RGI)

**95019 RGE RD 222 (SW-35-9-22-W4M) Approx 1.89 Acres
Located in Lethbridge County, AB**

 Bylaw 25-019 Rural Agriculture to Rural General Industrial

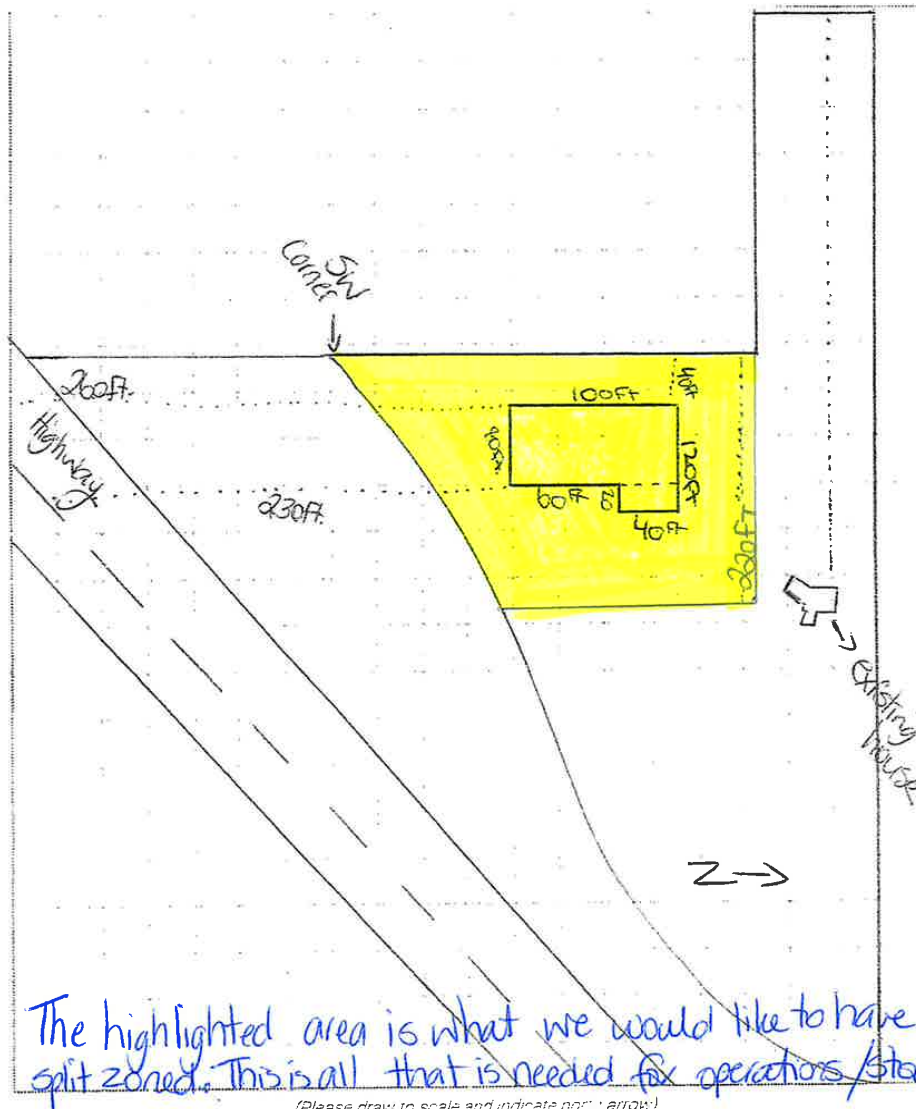


Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

Site Plan

(or attach separate site plan)



(Please draw to scale and indicate north arrow)



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 937 744 4;22;9;35;;3,4 891 225 186 A .

LEGAL DESCRIPTION

THOSE PORTIONS OF LEGAL SUBDIVISION THREE (3) AND FOUR (4)
IN THE SOUTH WEST QUARTER OF SECTION THIRTY FIVE (35)
IN TOWNSHIP NINE (9)
RANGE TWENTY TWO (22)
WEST OF THE FOURTH MERIDIAN WHICH LIE NORTH WEST OF RAILWAY
RIGHT OF WAY ON PLAN RW189
CONTAINING 10.4 HECTARES (25.81 ACRES) MORE OR LESS
EXCEPTING THEREOUT

A) PLAN	NUMBER	HECTARES	ACRES
ROAD	3728EZ	1.82	4.49
CUTOFF	3728EZ	2.63	6.50
ROAD	2293HX	0.538	1.33

B) 1.93 HECTARES (4.76 ACRES) MORE OR LESS

DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LIMIT OF ROAD
PLAN 2293HX WITH THE WEST BOUNDARY OF SAID QUARTER SECTION;
THENCE NORTHERLY ALONG THE SAID WEST BOUNDARY 250.395 METRES;
THENCE EASTERLY AND AT RIGHT ANGLES THERETO 106.680 METRES;
THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY TO A
POINT ON THE NORTH LIMIT OF ROAD PLAN 2293HX;
THENCE SOUTHWESTERLY THEREON TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
891 225 186	30/10/1989			SEPARATION

OWNERS

KENNETH LYLE BENSON

AND

KATHLEEN EMILY BENSON

(CONTINUED)

BOTH OF:
P.O. BOX 834
LETHBRIDGE
ALBERTA T1J 3Z8
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

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
7570EM	13/06/1935	CAVEAT RE : EASEMENT CAVEATOR - THE BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT (DATA UPDATED BY: 931086025)
781 100 824	27/06/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7810366 "UNDER PROVISION OF SECTION 152 OF THE LAND TITLES ACT, INSTRUMENT 781100824 TAKES THE PRIORITY OF CAVEAT 771067673 REG'D 27 05 1977"
791 157 093	24/09/1979	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
841 197 023	04/12/1984	CAVEAT RE : EASEMENT CAVEATOR - THE BOARD OF DIRECTORS OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT 334-13 ST NORTH LETHBRIDGE ALBERTA AGENT - F A ROSS
881 197 120	31/10/1988	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O DIRECTOR, PROPERTY SERVICES, ALBERTA TRANSPORTATION TWIN ATRIA BUILDING, MAIN FLOOR, 4999-98 AVENUE, EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

891 225 186 A .

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
891 225 187	30/10/1989	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION.
011 383 226	21/12/2001	MORTGAGE MORTGAGEE - ATB FINANCIAL. 601 MAYOR MAGRATH DRIVE SOUTH LETHBRIDGE ALBERTA T1J4M5 ORIGINAL PRINCIPAL AMOUNT: \$206,600 (DATA UPDATED BY: CHANGE OF NAME 201009131)
061 525 115	20/12/2006	AMENDING AGREEMENT AMOUNT: \$242,790 AFFECTS INSTRUMENT: 011383226
091 197 900	13/07/2009	AMENDING AGREEMENT AMOUNT: \$300,000 AFFECTS INSTRUMENT: 011383226
101 043 343	11/02/2010	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD.
101 367 550	20/12/2010	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT. 334-13 ST N LETHBRIDGE ALBERTA T1H2R8 AGENT - ALAN HARROLD
141 332 880	08/12/2014	AMENDING AGREEMENT AMOUNT: \$320,000 AFFECTS INSTRUMENT: 011383226
201 009 132	14/01/2020	AMENDING AGREEMENT AFFECTS INSTRUMENT: 011383226
TOTAL INSTRUMENTS: 014		

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

891 225 186 A .

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TOTAL INSTRUMENTS: 014		

(CONTINUED)

PAGE 4

891 225 186 A .

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MAY,
2025 AT 12:12 P.M.

ORDER NUMBER: 53712133

CUSTOMER FILE NUMBER: Benson



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).

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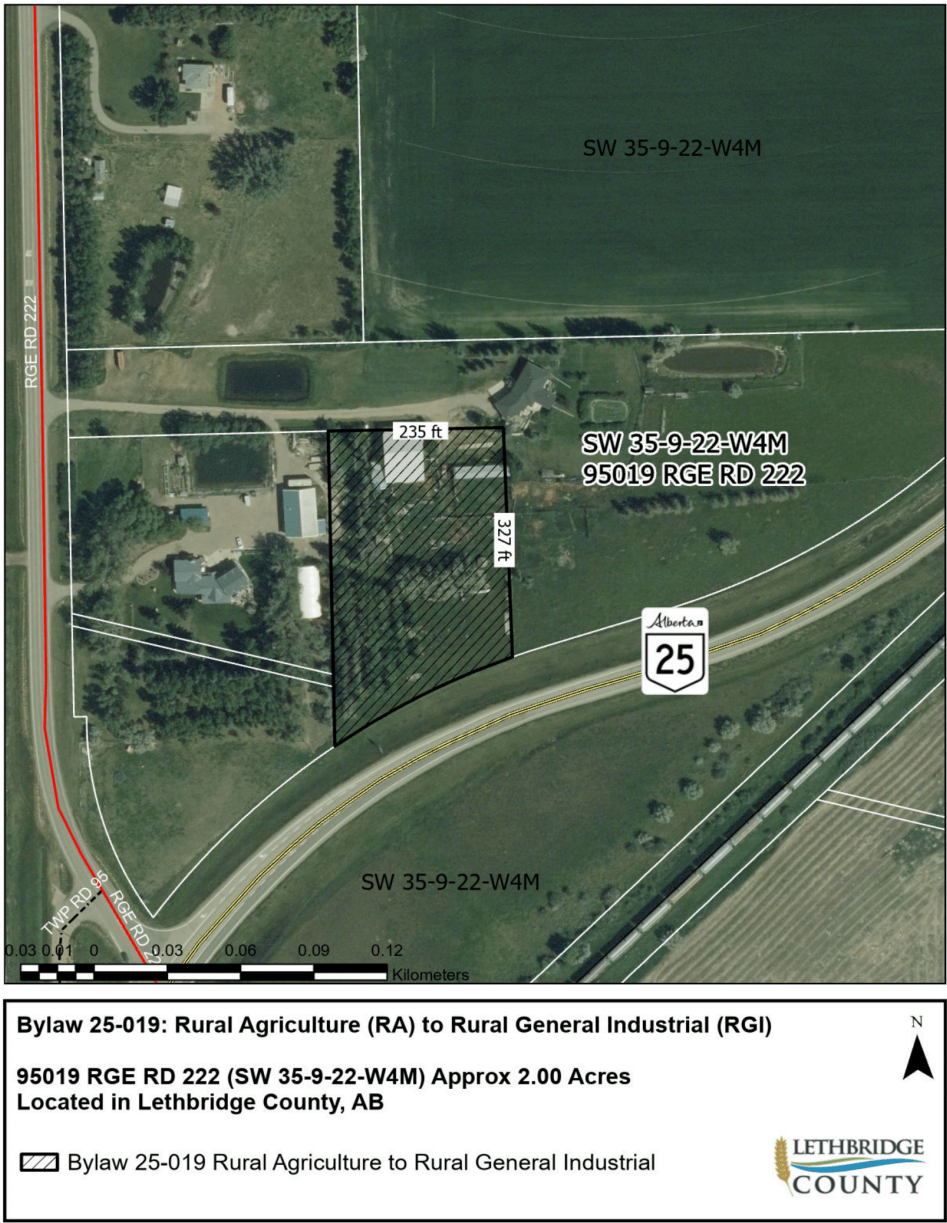
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 25-019

Bylaw 25-019 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-019 is to re-designate an approximate 2.0 acre portion of a title legally described as ‘Those portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 containing 10.4 ha (25.81 Acres) more or less’ from Rural Agriculture to Rural General Industrial as shown below;



AND WHEREAS the re-designation of the lands is for the purpose of allowing an agriculture-based trucking operation to be located on the site and the designation will allow for land uses as prescribed in the Rural General Industrial District.

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

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

- 1. To redesignate an approximate 2.0 acre portion of a title legally described as ‘Those portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 containing 10.4 ha (25.81 Acres) more or less’ from ‘Rural Agriculture - RA’ to ‘Rural General Industrial – RGI’ as shown on the map.
- 2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
- 3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of August 2025.

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

AGENDA ITEM REPORT



Title: Bylaw 25-020 – Dennis Dirtworx - Amendment to the Land Use Bylaw From: Urban Fringe (UF) To: Direct Control (DC) - A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 - First Reading

Meeting: Council Meeting - 14 Aug 2025

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Candice Robison, Executive Assistant
Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 29 Jul 2025
Approved - 05 Aug 2025
Approved - 06 Aug 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate an approximately 3.35 ha (8.29 acre) portion of the 10.57 ha (26.11 acre) title from Urban Fringe to Direct Control. The applicant would like to re-designate the lands to formally allow an excavating and earthworks company on the site and to enable future expansion.

RECOMMENDATION:

That Bylaw 25-020 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-020 will allow County Administration to set the date for the Public Hearing and send out the notices/advertise for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan (MDP) 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.
- The Intermunicipal Development Plan (IDP) (Bylaw No. 23-005 and No. 861-P-01-23) with the Town of Coaldale identifies the area of the subject land for future potential industrial development.
- The MGA section 641(2) states, that if a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of Plan 1311166 Block 2 Lot 1 in the NE 23-9-20-W4 from Urban Fringe to Direct Control. The land is located approximately half a mile north of the Town of Coaldale. This will be a split-zoning on the parcel as approximately 8.29 acres of the 26.10 acre titled parcel will be designated to Direct Control while the remainder will remain zoned as Urban Fringe. The intent of the rezoning is to allow for an existing excavating and earthworks company to be legally compliant to operate the business from the site. The owner may also desire to expand the business in the future. The proposed rezoning is located within an area identified for future industrial development as per the Town of Coaldale Intermunicipal Development Plan. The County has previously used zoning to a Direct Control district to manage the land use for a similar type of excavating business just west of Coaldale and north of Highway 3 a few years ago.

The application has been circulated to all County Departments and external agencies, including the Town of Coaldale, 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 September 2025.

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, any future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

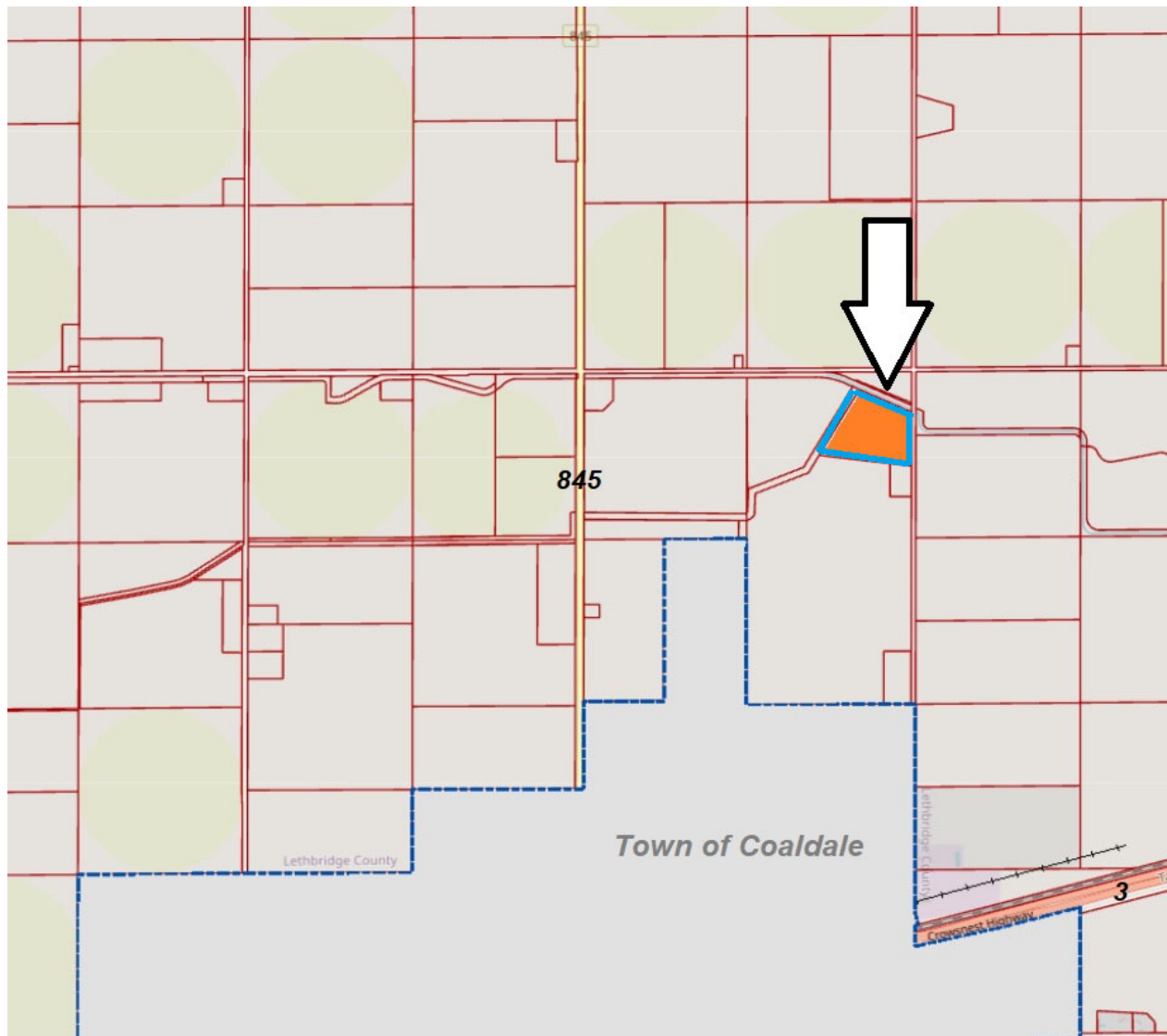
ATTACHMENTS:

[Subject parcel location map](#)

[25-020 Urban Fringe to Direct Control Application](#)

[Bylaw 25-020 - Direct Control District - DRAFT May 23 2025 UPDATED](#)

[Bylaw 25-020 - Dennis Dirtworx - Amendment to LUB READING PAGE](#)



Map Prepared by: ORRSC

**SUBJECT PARCEL LAND LOCATION: A prt of Plan 1311166 Block 2 Lot 1
in the NE 23-9-20-W4**

06 Holdings Inc.
PO Box 1341
Coaldale, AB
T1M 1N1

We are requesting the rezoning of this parcel to include current compliance with the possibility of future expansion. Currently there is parking for semi truck's and driver's personal vehicles. It is zoned as Urban Fringe, with the Coaldale industrial area being on the north end of the town which is south of this property, there are no immediate plans changes to the site from it's current use, the pasture land on the property is remaining undisturbed. There is water supplied to the site and a septic field for the current buildings included on the property. We have relationships with our neighbours and address any concerns that they have had or may have in the future.

Sincerely,

Dennis Overweg

Map 1 – Direct Control Area





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: May 28, 2025	Assigned Bylaw	No.
Date Deemed Complete: June 24, 2025	Application & Processing Fee:	\$ 2000.00
<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: 06 Holdings Inc.
Mailing Address: PO Box 1341
Coaldale, AB
Postal Code: T1M1N1
Phone: 403-635-6980
Phone (alternate): _____
Email: dennis@dennisdirt¹⁶wrx.ca
overwegandsons@gmail.com

Is the applicant the owner of the property?

☒ Yes

☐ No

IF "NO" please complete box below

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

Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: NE 23-9-20-W4 93062 RR 201
Legal Description: Lot(s) 1 Block 2 Plan 1311166
OR Quarter _____ Section _____ Township _____ Range _____



Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

☐ Text Amendment

☒ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Urban Fringe

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

Direct Control

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 8.29 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.



Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

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

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

May 28, 2025

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.



Bylaw 25-020: Urban Fringe (UF) to Direct Control (DC)

**Plan 1311166; Block 2; Lot 1; (NE 23-9-20-W4M) Approx 8.29 Acres
Located in Lethbridge County, AB**

 Bylaw 25-020- Urban Fringe to Direct Control





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 974 740 1311166;2;1 211 080 344

LEGAL DESCRIPTION

PLAN 1311166
BLOCK 2
LOT 1
CONTAINING 12.14 HECTARES (30 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1313397 SUBDIVISION	1.571	3.88	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;20;9;23;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 201 150 280

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 080 344	21/04/2021	TRANSFER OF LAND	\$1,546,000	SEE INSTRUMENT

OWNERS

06 HOLDINGS INC.
OF PO BOX 1341
COALDALE
ALBERTA T1M 1N1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
1578FW	.	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

211 080 344

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
1485KX .		IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT
821 023 352	09/02/1982	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
891 205 681	11/10/1989	CAVEAT RE : PIPELINE RIGHT OF WAY CAVEATOR - THE BOARD OF DIRECTORS OF ST. MARY RIVER IRRIGATION DISTRICT. P.O. BOX 278, LETHBRIDGE ALBERTA T1J3Y7
131 063 795	19/03/2013	CAVEAT RE : EASEMENT
131 326 506	19/12/2013	CAVEAT RE : DEFERRED RESERVE CAVEATOR - COUNTY OF LETHBRIDGE. 3105-16TH AVENUE NORTH LETHBRIDGE ALBERTA T1H5E8
211 080 346	21/04/2021	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ATB FINANCIAL. 8008-104 ST EDMONTON ALBERTA T6E4E2 AGENT - SPENCER L ASH
211 080 347	21/04/2021	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - ATB FINANCIAL. 8008-104 ST EDMONTON ALBERTA T6E4E2 DEBTOR - 06 HOLDINGS INC. PO BOX 1341 COALDALE ALBERTA T1M1N1 AMOUNT: \$140,000 EXPIRES: 2046/04/01
221 234 961	25/10/2022	MORTGAGE MORTGAGEE - ATB FINANCIAL. 8008-104 ST EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

211 080 344

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T6E4E2

ORIGINAL PRINCIPAL AMOUNT: \$3,185,000

221 234 962 25/10/2022 POSTPONEMENT
OF NOSI 211080347
TO MORT 221234961

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF MAY,
2025 AT 03:47 P.M.

ORDER NUMBER: 53600068

CUSTOMER FILE NUMBER: BTSK2809026



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) .

Schedule 'A'

DIRECT CONTROL BYLAW NO. 25-020

1. PURPOSE

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 (title comprised of 10.57 ha (26.11 acres) in total) with the DC area consisting of approximately 3.35 ha (8.29 acres) as shown in Map 1.

For the specific purposes of allowing an excavating business and/or transportation dispatch/depot business to operate on said lands.

2. PERMITTED USES

- Accessory Buildings/Structures to an approved permitted use
- Equipment Repair and Service related to the primary business
- Signs
- Office
- Outdoor Storage
- Stockpiles
- Truck Transportation Dispatch/Depot
- Excavating Business
- Accessory Buildings/Structures to an approved discretionary use
- Indoor Warehousing and Storage

DISCRETIONARY USES

- Any light industrial uses not prescribed as permitted are at the discretion of County Council

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS (Buildings)

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

- Side Yard 6.1 metres (20 feet)

- Rear Yard 6.1 metres (20 feet)

5. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES

- An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.
- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugout or storm ponds.
- 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.
- Servicing
 - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.

11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area



Bylaw 25-020: Urban Fringe (UF) to Direct Control (DC)

**Plan 1311166; Block 2; Lot 1; (NE 23-9-20-W4M) Approx 8.29 Acres
Located in Lethbridge County, AB**

 Bylaw 25-020- Urban Fringe to Direct Control

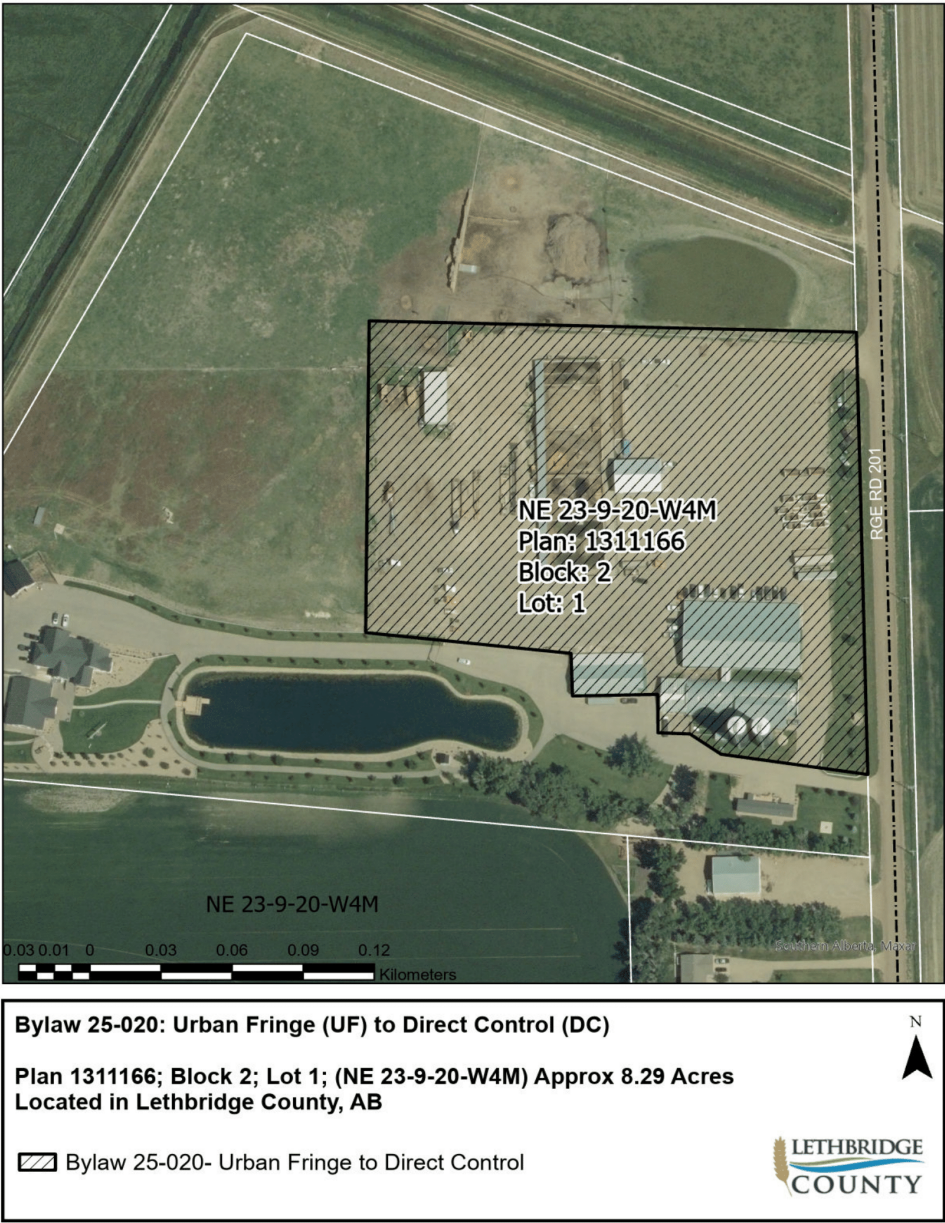


LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-020

Bylaw No. 25-020 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw No. 25-020 is to re-designate an approximate 8.29 acre portion of a title legally described as Plan 13111166, Block 2, Lot 1 in the NE¼ 23-9-20-W4M containing 10.57 ha (26.11 acre) more or less' from "Urban Fringe - UF" to "Direct Control – DC" as shown below;



AND WHEREAS the re-designation of the lands is for the purpose of allowing an existing excavating company to be located on the site and the designation will allow for land uses as prescribed in Direct Control Bylaw No. 25-020;

AND WHEREAS the further purpose of Bylaw No. 25-020 is to establish the uses, process and regulations for a Direct Control district pertaining to the aforementioned land and as described in Schedule "A" attached hereto;

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

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

- 1. To redesignate an approximate 8.29 acre portion of a title legally described as Plan 13111166, Block 2, Lot 1 in the NE¼ 23-9-20-W4M containing 12.14 ha (30 Acres) more or less' from Urban Fringe to Direct Control from "Urban Fringe - UF" to "Direct Control – DC" as shown on the map.
- 2. To adopt the Direct Control district and its regulations pertaining to the aforementioned land and as described in Schedule "A".
- 3. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
- 4. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of August 2025.

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

AGENDA ITEM REPORT



Title: Asset Management Initiative - Maintenance Manager Implementation
Meeting: Council Meeting - 07 Aug 2025
Department: Development & Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 30 Jul 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Since the adoption of Asset Management as a core function of the County, administration has been continually working on updating and enhancing the County's Asset Management program. As part of this ongoing effort, Administration is seeking Council approval to fund the implementation of the Maintenance Manager module.

The Maintenance Manager module is a powerful tool designed to streamline and centralize the County's maintenance operations. It enables real-time tracking of service requests, work orders, inspections, and preventive maintenance activities, while capturing detailed data on labour, materials, and equipment usage. The intent of this implementation will be to enhance operational efficiency, support informed decision-making, and improve coordination between departments.

RECOMMENDATION:

That County Council approve the implementation of Maintenance Manager, with a total project budget of \$250,000 funded from the Infrastructure operating budget.

REASON(S) FOR RECOMMENDATION(S):

Due to the financial commitment spanning over two budget years, administration requires approval from Council to fund this project.

PREVIOUS COUNCIL DIRECTION / POLICY:

2024-2026 Operational Budget

BACKGROUND INFORMATION:

This project was initially budgeted to commence in 2024. However, due to competing priorities and recruitment challenges, administration is proposing to start the implementation of Maintenance

Manager in August 2025. It is expected that implementation will take approximately 12 months to complete.

The below table summarizes the budgeted expense and anticipated expenses related to this project:

Budget Year	Budgeted Expense	Anticipated Expense	Variance
2024	\$75,000	\$0	(\$75,000)
2025	\$60,000	\$90,000	-\$30,000
2026	\$70,000	\$160,000	-\$90,000
TOTAL	\$205,000	\$250,000	-\$45,000

Due to the financial commitment extending beyond the approved 2025 budget, administration is seeking approval to fund this project into 2026, which will be reflected in the 2026-2028 operating budget. The 2024 budgeted amount was based on estimates and the current project includes finalized quotes and the addition of Asset Management system cleanup and optimization to ensure the implementation of Maintenance Manager is successful.

ALTERNATIVES / PROS / CONS:

Alternate 1: Request approval during regular budget deliberations.

Pro: This project would be reviewed as part of the larger budget deliberations.

Con: With an anticipated budget approval of late December, we would be further delaying implementation.

FINANCIAL IMPACT:

An overall project increase of \$45,000 funded from the Infrastructure Operating budget.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

AGENDA ITEM REPORT



Title: 2025 Business Tax Adjustment
Meeting: Council Meeting - 07 Aug 2025
Department: Corporate Services
Report Author: Hailey Pinksen

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 30 Jul 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

As per the Business Tax Adjustment Policy #165, a business tax adjustment request was submitted prior to the complaint deadline for Council approval. The assessor reviewed the request received. The total adjustment amount would reduce the 2025 Business Tax Levy by \$24,903.28, the 2025 Business Tax Levy total was \$1,766,236.30.

RECOMMENDATION:

That County Council approved the 2025 Business Tax adjustment request as presented in the total amount of \$24,903.28.

REASON(S) FOR RECOMMENDATION(S):

Administration has made the recommendation as the adjustment requests were reviewed by the County Assessor, meet Policy #165 guidelines and the applicants have completed a sworn declaration.

PREVIOUS COUNCIL DIRECTION / POLICY:

Policy 165 - Business Tax Adjustments Policy was approved by Council on August 3, 2017.

BACKGROUND INFORMATION:

The 2025 Business Tax was levied on June 11, 2025. As stated on the notices Livestock Producers had until July 31, 2025 to submit a complaint or adjustment request. Per the Business Tax Adjustments Policy #165, producers can submit a sworn request for an adjustment of the business tax based on the permitted capacity verses actual held capacity each year. Any adjustments approved by Council will be made by the Corporate Services Department and an amendment will be reflected on a revised 2025 business tax notice.

Administration received one adjustment request for the 2025 Business Tax Levy. For Council information, a history of the number of requests received since the Business Tax Program was initiated has been provided.

Some of the reasoning for the reduction is adjustments application requests is related to the assessor determining animal units based upon the bylaw thresholds, operator utilization of quota numbers for dairy operations, site visits which verify if there is a current business operating or not and/or the closing or sale of any operation(s).

ALTERNATIVES / PROS / CONS:

Council has the discretion to approve or deny any business tax adjustment as per the policy.

Council can deny the adjustment requests:

PRO - no change to the 2025 business tax amount levied

CON - the submitted requests have all been reviewed by administration, and include sworn declarations that are below the 85% threshold per policy guidelines, therefore denying a request would not align with the Policy.

FINANCIAL IMPACT:

There would be a reduction to the 2025 Business Tax levy of \$24,903.28.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

Royal Canadian Mounted Police

Commanding Officer
Alberta



Gendarmerie royale du Canada

Commandant
de l'Alberta

June 25, 2025

Reeve Tory Campbell
Lethbridge County
100, 905 - 4 Avenue South
Lethbridge, AB T1J 4E4

Dear Reeve Tory Campbell:

I'm writing to introduce myself as the new Commanding Officer of the Alberta Royal Canadian Mounted Police (RCMP). It is an incredible honour to step into this role and lead a police service with such an extensive history of service to the communities and citizens of Alberta.

People are at the heart of everything we do. That includes the dedicated employees on the front lines and behind the scenes, the citizens we serve, and the communities and governments we proudly partner with. None of our work is possible without the commitment, support and collaboration of people.

With 37 years of policing experience - much of it in Alberta - I have seen firsthand how people working together can shape strong communities. I have witnessed the remarkable impact that this committed partnership can have, not only during moments of crisis, but in the everyday interactions that build trust and strengthen public confidence.

Trust is not something that is given; it is earned, day in and day out. My leadership is grounded in public trust, transparency, accountability, and meaningful results. These principles will guide how we serve you and the citizens you represent. I firmly believe that our success is rooted in the strength of our relationships with the communities we serve and the partners we stand beside. That is why I am committed to fostering strong, open, and meaningful connections with you, listening actively, and ensuring our work reflects the needs and values of your community.

While I am proud of the high-quality policing services the Alberta RCMP delivers, I also recognize that there is always room to evolve. We are embracing innovation and leveraging technology to enhance effectiveness. You can see through initiatives like the Real Time Operations Centre (RTOC) and the Remotely Piloted Aircraft Systems (RPAS) program, that the Alberta RCMP is embracing innovation and applying technology in ways that enhance how we serve, protect, and connect with the public.

One of the most pressing challenges we face today is staffing. Recruitment continues to be a top priority - but it is only part of the solution. Retention is equally critical. We are actively exploring new strategies to attract and retain dedicated employees who see the Alberta RCMP as not only a great place to work, but a place to grow, lead and make a difference.

Canada

We have an exciting path ahead. While challenges exist, so too do opportunities to modernize, to collaborate and to build an even stronger, more community-focused provincial police service.

Thank you for your ongoing partnership and support. I look forward to working alongside each of you to build safer communities and ensure they remain the best place to live, work and raise our families.

Yours truly,

A handwritten signature in blue ink, consisting of a large, stylized 'X' or 'D' shape followed by a horizontal stroke.

Trevor Daroux, O.O.M.
Deputy Commissioner
Commanding Officer Alberta RCMP

11140 – 109 Street
Edmonton, AB T5G 2T4

Telephone: 780-412-5444
Fax: 780-412-5445



July 17, 2025

RECEIVED

JUL 25 2025

Reeve & Council
Lethbridge County
100-905 4 Ave S
Lethbridge, AB T1J 4E4

Dear Reeve & Council,

I want to express my sincere gratitude for your donation to STARS. Because of your support, STARS saved my life.

As a general contractor, I work around heavy equipment every day. And the day STARS came into my life was no different. My workmate and I were hurrying to backfill a countryside dugout with a backhoe and semi-truck when, in an instant, everything changed. A sudden miscue wedged me between the two massive machines – 18 tons of truck and 20 tons of excavator. The semi-trailer only stopped when it struck the backhoe's bucket, but by then, the damage was done. My body was crushed, my ribs shattered, my lungs collapsed – I was broken within a millimetre of my life. Thankfully, STARS answered the call. Against a strong headwind, and with extra blood on board, their crew flew 280 km to reach me.

Most patients will never need STARS. Your support ensures they can be ready for the ones who do. People like me – facing the most urgent, life-threatening injuries or illnesses. Because of your \$20,240.00 donation, I was able to receive the life-saving care I needed right away. STARS was there for me that day because of allies like you. Thank you!

Sincerely,

Sean Rickards
STARS Very Important Patient



403-295-1811 | 1-855-516-4848



1441 Aviation Park NE, Box 570
Calgary, AB T2E 8M7



donations@stars.ca | stars.ca



PLEASE CUT HERE



Shock Trauma Air Rescue Service Foundation

1441 Aviation Park NE, Box 570
Calgary, AB T2E 8M7
stars.ca

Lethbridge County
100-905 4 Ave S
Lethbridge, AB T1J 4E4

Receipt Number: 66126
Date Issued: July 17, 2025
Gift Date\Type: 2025-07-07\Cash
Receipt Amount: \$20,240.00

Business Receipt

Gift Amount: \$20,240.00
Advantage Amount: \$0.00

Per:

Please retain for your records. Charitable registration #81845 9521 RR0001 Canada Revenue Agency Canada.ca/charities-giving. STARS and the STARS logo are trademarks of the Shock Trauma Air Rescue Service. The Shock Trauma Air Rescue Service Foundation is a licensed user.

Kim J. Laing

July 9th, 2025

Mr. Kevin Slomp – Division Five Councilor
County of Lethbridge
#100, 905 – 4th Ave South
Lethbridge, Alberta
T1J 4E4

Re: Letter of Concern related to highway access

Dear Kevin,

Thank you for speaking with me earlier today and I appreciate you bringing my concern to Council on my behalf.

I want to ensure Council is aware the intent of my letter is not to be critical of the intensive livestock industry or any other agricultural activities within the County. Rather, my concern is strictly to address the safety concerns related to highway access from a private dirt roadway onto the divided highway (Highway 23) south of the Monarch overpass.

I am fully aware highway construction, maintenance and enforcement is under the Provincial Government as Highway 23 is a secondary highway, and that enforcement and decision making related to road access is managed by Alberta Infrastructure and under the Alberta Highway Safety Act. However, I am appealing to the County to advocate for closure of this private road access onto the highway due to extreme safety concerns.

On July 4th, 2025 at 14:15hrs, I was traveling south on highway 23 and had just come over the Monarch overpass and through the intersections which allows vehicles to turn left to go under the Monarch Overpass, or to turn right onto a secondary road to a feedlot (right-hand side) or to continue straight on Highway 23 which meets up with Highway 3 once you have gone under the Highway 3 underpass.

Traffic was heavy; I was traveling in the right-hand lane following a white SUV at approximately 105 km, with a black passenger truck behind me. There was a silage truck about 200 meters ahead of me in the left-hand lane. Because I drive this stretch of road a number of times a day and have witnessed the large trucks (cattle liners, silage trucks and manure spreads) often turning left off the highway, through the median, across the three north-bound lanes of traffic onto the private dirt road (this feedlot is on the east side of Highway 23), I was anticipating the silage truck might be turning off the highway.

The black truck that had been following me pulled into the left lane to pass me and was accelerating hard. I don't believe he realized the silage truck was stopping to cut through the meridian; I didn't notice any brake lights or signal light of the silage truck being used. At this point the black truck was immediately beside me, he slammed on his brakes and swerved into my lane. I was able to slam on my breaks and go into the ditch to avoid being hit. The black truck narrowly missed slamming into the rear-end of the silage truck and/or side-swiping me.

This is not the first time I have nearly be hit or came close to rear-ending a truck turning off the highway to access this private road. On October 31st, 2022, I was almost hit by a cattle line existing the private road when he turned onto the highway heading north, while I was exiting Highway 3 to take Highway 3A towards Monarch. In fact over the past 10 years, Friday's incident was the fourth incident where I was almost hit or had to take emergency evasive action to avoid being hit. I know I can't be the only one who has had close calls or perhaps were actual vehicle collisions have occurred.

Nowhere in our Province is it legally allowed to have a private dirt road having public access onto a double lane highway or to cut through the meridian of a four-lane highway (with the exception of emergency vehicles). Further because of the reduced visibility from the Monarch overpass hill, curve in the road, exits and entrances on the south-side of the overpass there is considerable congestion and vehicles already a different speeds. With this additional hazard of an unmarked, unsanctioned and illegal private access - only increases the hazard and risk.

I do not personally know the family who owns and operates this feedlot, nor do I want to create any public ridicule or suggestion they are doing anything wrong, because this situation has been in place for many years. What I am saying and asking is to have this access closed off, as the owners have access to their property from the old highway on Westview Road.

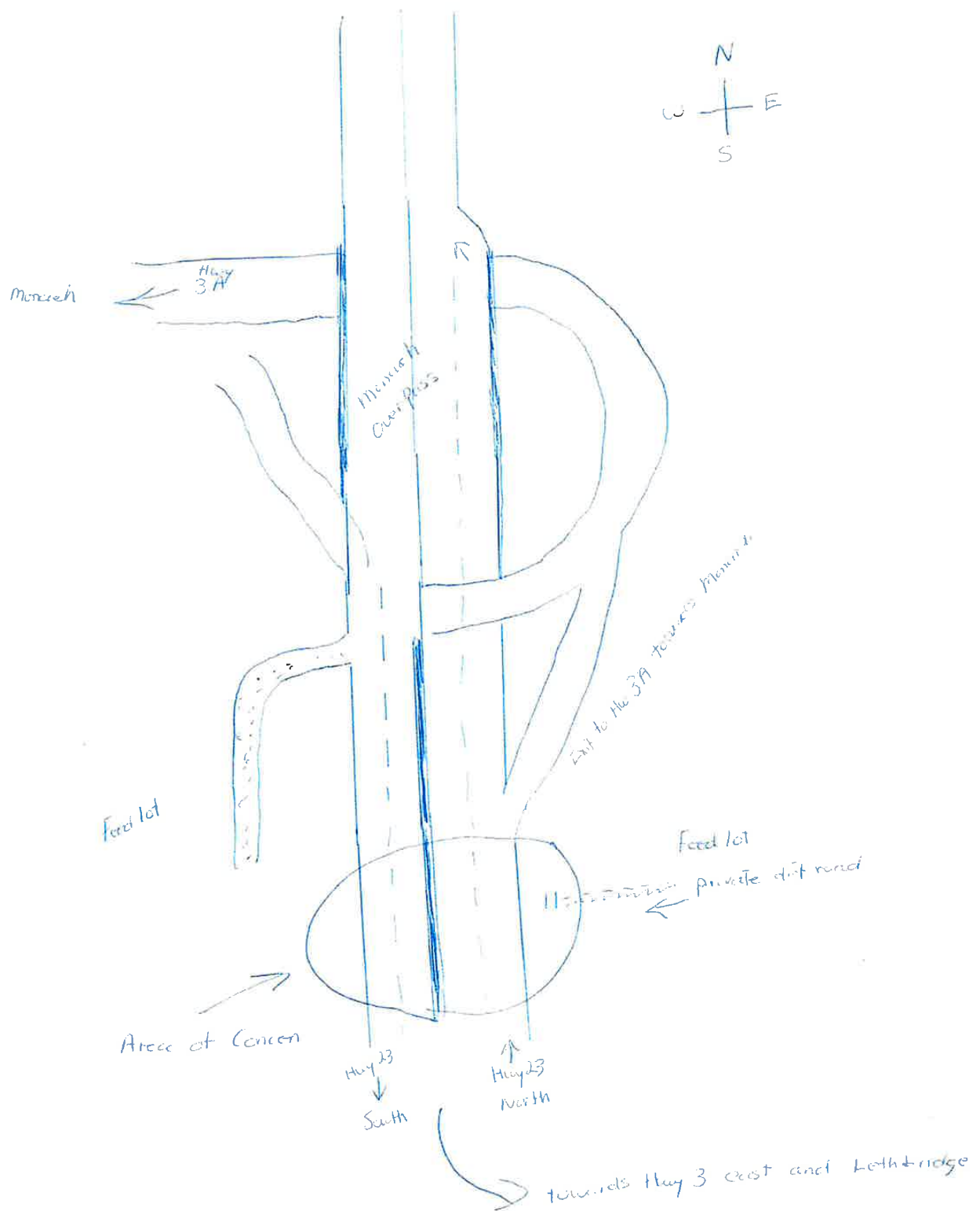
I will be writing to the Alberta Government for the second time asking them to address this unsafe situation before someone dies or sustain life altering injuries. I would sincerely appreciate having Council's voice and support in the form of a letter and personal point of contact to the Alberta Government to get this addressed.

From 1998 until 2012, I was a Fire/EMS Volunteer with Nobleford and actively worked and volunteered as a paramedic with St. John Ambulance, the Red Cross and AHS. I have personally seen far too many preventable injuries and deaths over my career and feel I can't ignore this any longer. Not only has this private road access set a precedent within the County, but has allowed another land owner to the east of this feedlot (who is selling equipment as a business from his land) to remove his fence, to allow customers and suppliers to exit Highway 3 west through the ditch onto their land (right by the Highway 3 and Highway 23 exit). Where does it stop???

I am truly worried a younger, less experienced driver is at an extreme risk of injury or death due to these type of "exceptions and/or allowances". Therefore, I am asking the County of Lethbridge Council to advocate to the Alberta Government to get these road access closed down for the safety of all drivers. I have attached a rough crude drawing of the area I'm referencing, but please realize it is not to scale.

With thanks,

Kim J. Laing





122 – 5th Avenue South, Lethbridge, AB T1J 0S9 • 403-328-1155 • www.greenacres.ab.ca

VIA EMAIL
July 16, 2025

Cole Beck
Chief Administrative Officer
Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, AB T1J 4E4

RE: Municipal Requisition Fact Sheet

Dear Cole:

Attached please find the Municipal Requisition Fact Sheet document as it relates to Green Acres Foundation. We created the Municipal Requisition Fact Sheet to help explain why our annual requisition appears on property tax notices. We understand that council members may have questions about the Green Acres Foundation requisition, and our goal is to support you in responding to those inquiries with clear and accurate information.

Should you receive questions from citizens regarding Green Acres Foundation's requisition authority, please feel free to direct the query to the Foundation (403-328-1155). We are happy to provide clarification and additional information as needed.

Sincerely,

GREEN ACRES FOUNDATION

Dawna Coslovi
CEO

Encl.



Municipal Requisition Fact Sheet

1

Background

Green Acres Foundation (GAF) is a Housing Management Body established by the province of Alberta. GAF has been dedicated to providing affordable housing and services for senior citizens in Southern Alberta since 1960. Since our inception, our portfolio has grown to meet the needs of our clients. We are proud of our ability to adapt and embrace the changing requirements, allowing seniors to “age in community”.

2

Our Services

GAF operates 9 lodges and 10 apartment buildings, with 705 lodge units, 229 apartment units, and 16 cottages. GAF also has a combined total of 70 units for Type-B LPN and Type-B Secure clients, with 24/7 medical staff onsite, and 85 Type-B HCA care units. GAF has 504 employees and volunteers, with Annual Gross Wages of \$15,689,972.00 (2024).

3

Affordable, Quality Care for Seniors

GAF lodges provide an affordable housing option compared to private sector homes, enabling seniors with limited incomes access to vital services at rates based on their income. This approach ensures that individuals with modest financial resources can enjoy a comfortable life within their community.

4

Requisitions

Every property tax payer in Alberta pays a requisition amount to their local Housing Management Body that provides lodge accommodation for seniors. This amount is collected through their annual property tax bills.

Under provincial legislation (Alberta Housing Act), GAF can requisition the member municipalities to fund any operational shortfalls and to maintain a reserve fund. GAF maintains a reserve fund to ensure our seniors communities are well maintained to meet resident expectations, and to allow for intentional growth to meet the housing needs for seniors in the future.

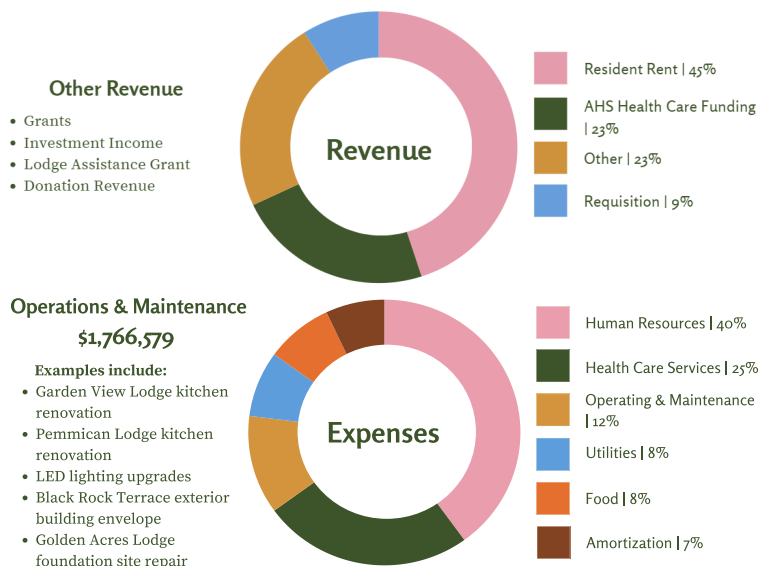
5

GAF's Member Municipalities

The following municipalities collect the requisition on behalf of GAF:

- City of Lethbridge
- Town of Coalhurst
- Town of Picture Butte
- Village of Barons
- Lethbridge County
- Town of Coaldale
- Town of Nobleford

Sources of Funds Fiscal Year 2024



Our Mission: Green Acres Foundation (GAF) provides affordable housing and quality services responsive to the needs of clients.

From: Gregory Ranger <ranger.ab.ca@gmail.com>

Sent: Tuesday, August 5, 2025 11:41 AM

Subject: Letter of Support

The Cardston County Shooting Association, a non-profit organization, is developing a world class outdoor and indoor gun range, on the site where the old Magrath Gun Range was located, in the river bottom near Spring Valley Colony. At this point, estimates for the capital cost of the project are approximately 3 million dollars.

As we look to find the best way to build this facility without cutting into the day to day budget. We believe that a request for participation from municipal entities who are not in a position to offer financial assistance to the project, would go a long way to assist. Would your council consider, in addition to a letter of support, either a financial contribution or an in-kind participation through equipment and operators to assist in construction of the berms or upgrades to the access road?

Here is a brief description of the project:

The facility will include a 50 meter indoor gun range, a 70 meter indoor archery range and an outdoor range with a 500 yd, a 100 yd, 4 x 50 yd, and 2 x 25 yd ranges respectively. The project is designed to operate year round and would include features such as solar electricity and solar heat. The heat portion would include the parking area and walking paths to the ranges.

The facility would offer the following features:

- 3 Classrooms for instruction in a wide variety of courses ranging from conservation,
- PAL course, gun safety, tactical gun & safety, hiking safety and bear spray training, etc..
- Safety instruction and supervised rental of pistols and rifles
- Administrative area for competitions
- Indoor tactical course for police and military
- Retail shop for targets, ammunition, arrows, hearing protection etc..
- Washroom and lunch areas

The approvals to develop the site for the purpose of building a gun range are complete. We have started to contact various groups and interested parties. They will include 1 MP (Glen Motz), 3 MLAs (Grant Hunter, Joe Schow, Nathan Neudorf), 3 Counties (Cardston, Lethbridge and Taber/Warner), 6 Municipalities (Raymond, Sterling, Magrath, Cardston, Coaldale, and the City of Lethbridge), Professional groups (R.C.M.P., C.B.S.A., Sheriffs, Alberta Conservation, Blood Tribe Police, Taber City Police, Lethbridge City Police

Brinks, etc..., Defensive Shooting Associations, AHEIA (Alberta Hunter Education Instruction Association), Armed Forces, Fish and Game groups and probably 2 dozen private citizens (contractors and businesses). Many of the private contractors are already on board with the project and have said they would participate with substantial donations in kind.

I am scheduled to meet with all of the Municipal and County groups during the month of August. The Town of Raymond is assisting with the grant application process and funding resource assistance. Currently there are no indoor ranges south of Calgary. Since the location of the range, provincially, would be in Joe Schow's riding, we will be asking Joe to push the Community Facility Enhancement Program Large - Grant Application. For this application we are looking to have some municipalities make a monetary donation commitment to the project.

The facility would be an approved site for competition which would work for summer games and national and international events. There will be a need to upgrade the access road and maybe pave a portion of it.

Sincerely,

Greg Ranger 403.752.3600 (cell)





Hello!

This is your exclusive invitation to Lethbridge's ultimate western party, where we will send Whoop-Up Days and the Lethbridge & District Pro Rodeo out with a bang!

Welcome to **Rodeo Reds**, which combines live music, rodeo culture and pop-up surprises in a VIP party not to be missed. This exclusive party has only appeared at Canada's biggest and best rodeos, including the Canadian Finals Rodeo, Calgary Stampede and Cloverdale Rodeo.

As a partner to Lethbridge & District Exhibition, you are receiving an exclusive opportunity to purchase tickets to Rodeo Reds, all in support of Whoop-Up Days and the Lethbridge & District Pro Rodeo. These limited tickets are not available to the general public and are being offered first exclusively to you for being a great partner to LDE.

Details:

- Saturday, Aug. 23
- Doors open at 9 p.m. The party goes until late into the night!
- Lakeview Salon and Original 16 Patio, Second floor of the Agri-food Hub & Trade Centre

Your ticket includes:

- Admission to Rodeo Reds, the ultimate afterparty
- An intimate live music performance by rising country star Brayden King and more!
- One-of-a-kind opportunities to mingle with fellow corporate partners, community leaders, rodeo athletes and music artists
- Same-day park admission to Whoop-Up Days
- And more surprises!

Your exclusive, lowest-priced opportunity to take part in Rodeo Reds is on now with tickets just \$25 each until 11:59 p.m. on Aug. 17. You can purchase as many tickets as you'd like, which is great for hosting partners, staff recognition or getting together a gathering of friends. **Get yours now exclusively through this private link: [RODEO REDS TICKETS](#).**

Looking forward to seeing you there!



Dear Lethbridge County:

Your statement is attached. Please review at your earliest convenience.

At the Chamber, we strive to be your *Voice of Business* representing local companies through advocacy, networking, and member benefits. If there is anything we can do to help you grow your business, we want to hear it! Please contact us at 403-327-1586 or by email at office@lethbridgechamber.com.

Sincerely,

Lethbridge Chamber of Commerce
403-327-1586
www.lethbridgechamber.com



200 Commerce House, 529 - 6th Street South
Lethbridge, AB T1J 2E1
(403) 327-1586 office@lethbridgechamber.com

STATEMENT

7/31/25

LETHBRIDGE COUNTY
Candice Robison
100, 905 - 4 Avenue South
Lethbridge, AB T1J 4E4

Transaction	Reference Number	Date				
Invoice	16826	7/2/25	7/17/25	\$945.00	\$945.00	14
-- \$945.00 Annual Membership Fee Package						
Item	Date	Amount				
*Membership Build 51-99 Employees - Annual : \$900.00 Annually		\$900.00				
Invoice	16826	7/2/25	7/17/25	\$945.00	\$945.00	14
-- \$945.00 Annual Membership Fee Package						
TOTAL						
\$0.00	\$945.00	\$0.00	\$0.00	\$0.00	\$945.00	

Annual Dees and Dues Amount
\$900.00

Statement totals
\$900.00

	Now Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
\$0.00	\$945.00	\$0.00	\$0.00	\$0.00	\$945.00

Thank you for supporting the Lethbridge Chamber of Commerce!

At the Chamber, we strive to be your *Voice of Business* representing local companies through advocacy, networking, and member benefits. If there is anything we can do to help you grow your business, we want to hear

it! Please contact us at
403-327-1586 or by email at office@lethbridgechamber.com.

?For information on our upcoming events, please visit us at www.lethbridgechamber.com.

Thank you for your prompt attention to this matter.



August 1, 2025

On Sept 11, 2001, the world changed forever when 2 passenger planes crashed into the North and South Towers of the World Trade Center. While thousands fled the disaster, first responders ran towards it with the hopes of rescuing survivors. In the end, 343 Firefighters, 71 Police Officers, and 84 Port Authority Officers perished in the tragedy. While first responders have always worked and continue to work in hazardous conditions, it was this event that drew attention to the perils of our job. We must ask the question; what is being done to safeguard our members and protect them from occupational hazards?

Over the years, standard practices in strategy and tactics have evolved dramatically, making our job safer. However, while the number of deaths related to hazardous events has decreased per capita, deaths in aggregate have increased. Today's fire fighters face an ever-growing danger. The leading cause of death amongst fire fighters is Cancer, followed by cardiac arrest. Secondly, the leading cause of traumatic Firefighter deaths, are traffic collisions.

Each year, we join our sisters and brothers in the Fire Service from across Canada and the US, and march in honor of those who have lost their lives while protecting the public.

We wish to formally invite you to join us as we pay our respects to the fallen from this past year. Our memorial service will be held on **September 11, 2025 @ 11:00 am Southminster United Church** (1011 4th Ave S). It is open to any member of the public wishing to attend. A march of uniformed personnel will begin from Fire Station #1 207-4 Ave S. Muster time is 1000hrs. Any members of the public are welcome to view the parade along 4th Ave South to the church.

Please RSVP to Neil Laboske at neil.laboske@lethbridge.ca, by September 5, 2025.

We look forward to your participation in honouring all North America's Fallen Firefighters.
Thank you.

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - July 2025
Meeting: Council Meeting - 14 Aug 2025
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 06 Aug 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

To remain transparent to its citizens, Lethbridge County Council members report on their activities and events attended throughout the month.

RECOMMENDATION:

No motion required.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

In order to remain transparent to its citizens, Lethbridge County Council members provide a monthly report on their activities and events for the prior month.

ALTERNATIVES / PROS / CONS:

By not reporting activities and events attended by members of Council, citizens are unaware of the events occurring within the region and are unaware of the participation of Council with regards to community events.

FINANCIAL IMPACT:

None at this time.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2025 July Lethbridge County Council Attendance](#)

Lethbridge County Council Attendance
July 2025

Division 1

Councillor Lorne Hickey

July 10	Lethbridge County Council Meeting
July 23	Joint Meeting with Minister Williams
July 26	Nobleford Parade

Division 2

Reeve Tory Campbell

July 2	Virtual Meeting, U of L/U of A, Water in Southern AB
July 3	Virtual Engagement Session, Police Funding Model Review
July 5	Barons Parade
July 10	Lethbridge County Council Meeting
July 13	Senators Familiarization Tour, Reception, Agrifood Hub
July 23	Joint Meeting with Minister Williams

Division 3

Councillor Mark Sayers

July 10	Lethbridge County Council Meeting
July 23	Joint Meeting with Minister Williams
July 26	Coalhurst Parade

Division 4

Deputy Reeve John Kuerbis

July 8	Weekly Meeting with Community Futures Executive Director
July 10	Lethbridge County Council Meeting
July 15	Weekly Meeting with Community Futures Executive Director
July 22	Weekly Meeting with Community Futures Executive Director
July 23	Joint Meeting with Minister Williams
July 26	Coalhurst Parade
July 29	Weekly Meeting with Community Futures Executive Director

Division 5**Councillor Kevin Slomp**

July 5	Barons Parade
July 7	Calgary Stampede BMO Farm Family Awards
July 10	Lethbridge County Council Meeting
July 22	Safety Audit Interview
July 23	Joint Meeting with Minister Williams

Division 7**Councillor Morris Zeinstra**

July 2	Link Pathway
July 5	Barons Parade
July 10	Lethbridge County Council Meeting
July 26	Nobleford Parade
