Agenda

Council Meeting | Thursday, November 19, 2026 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

5 - 10 1. **County Council Meeting Minutes**
Council Meeting - 15 Oct 2026 - Minutes

11 - 14 2. **2. Organizational Meeting Minutes**
Organizational Meeting - 15 Oct 2026 - Minutes

D. DELEGATIONS

15 - 28 1. **9:15 a.m. - RCMP**
Lethbridge County Q1 Stats

E. SUBDIVISION APPLICATIONS

29 - 39 1. **Subdivision Application LCSUB2026-002 – Van De Bruinhorst - SW1/4 8-11-21-W4M**
Subdivision Application LCSUB2026-002 – Van De Bruinhorst - SW1/4 8-11-21-W4M

40 - 51 2. **Subdivision Application LCSUB2026-003 - McCarley - Lot 2 Block 1 Plan 921 1487 within NW1/4 12-9-21-W4M and SW1/4 12-9-21-W4M**
Subdivision Application LCSUB2026-003 - McCarley - Lot 2 Block 1 Plan 921 1487 within NW1/4 12-9-21-W4M and SW1/4 12-9-21-W4M

52 - 61 3. **Subdivision Application LCSUB2026-004 – Konynenbelt - NE1/4 7-11-22-W4M**
Subdivision Application LCSUB2026-004 – Konynenbelt - NE1/4 7-11-22-W4M

F. PUBLIC HEARINGS - 10:00 AM

62 - 88 1. **Bylaw 26-023 – Amendment to the Land Use Bylaw text and to Redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North)**

from Rural General Industrial (RGI) to Business Light Industrial (BLI) – Public Hearing
Bylaw 26-023 – Amendment to the Land Use Bylaw text and to Redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) from Rural General Industrial (RGI) to Business Light Industrial (BLI) – Public Hearing

89 - 93 2. **Bylaw 26-024 – Amendment to the Land Use Bylaw to Redesignate the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agricultural (RA) – Public Hearing**
Bylaw 26-024 – Amendment to the Land Use Bylaw to Redesignate the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agricultural (RA) – Public Hearing

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

94 - 106 G.1.1. **Bylaw 26-027 - Amendment to the Land Use Bylaw to Redesignate a Portion of SW-23-9-20-4 from Urban Fringe (UF) to Direct Control (DC)**
Bylaw 26-027 - Amendment to the Land Use Bylaw to Redesignate a Portion of SW-23-9-20-4 from Urban Fringe (UF) to Direct Control (DC)

107 - 114 G.1.2. **Bylaw 26-028 – Subdivision Authority and Development Authority Bylaw**
Bylaw 26-028 – Subdivision Authority and Development Authority Bylaw

115 - 116 G.1.3. **Rescind the Grouped Country Residential Land Use Strategy (June 2020)**
Rescind the Grouped Country Residential Land Use Strategy (June 2020)

117 - 122 G.1.4. **GIS Information Tools: Street-level 360 Imagery and the County Compass Dashboard**
GIS information tools: street-level 360 imagery and the County Compass dashboard
GIS Information Tools: Street-level 360 Imagery and the County Compass Dashboard

123 - 125 G.1.5. **County Facilities Functional Plan**
County Facilities Functional Plan

126 - 128 G.1.6. **Shaughnessy Infrastructure Upgrades - Scope Revision**
Shaughnessy Infrastructure Upgrades - Scope Revision

G.2. GROWTH & ENGAGEMENT

129 - 132 G.2.1. **Team Lethbridge 2027**
Team Lethbridge 2027

G.3. OPERATIONS

133 - 135 G.3.1. **2027 Capital Equipment Purchasing**
2027 Capital Equipment Purchasing

H. CORRESPONDENCE

136 1. **Coaldale Night of Lights**
Coaldale Night of Lights

137 - 141 2. **TIME Society - Thank you**
Thank You Sponsors - Lethbridge County
Picture
Picture
Picture
Picture

142 - 143 3. **Michael Low**
Michael Low

144 - 146 4. **Farming Smarter**
Farming Smarter

147 5. **Coaldale Protective Services Banquet**
Coaldale Protective Services Banquet

I. COUNTY COUNCIL AND COMMITTEE UPDATES

148 - 152 1. **Lethbridge County Council Attendance Update - October 2026**
Lethbridge County Council Attendance Update - October 2026

J. NEW BUSINESS

K. CLOSED SESSION

1. **Intermunicipal Collaboration Framework (ICFs) - City of Lethbridge (*ATIA Section 26 - Disclosure harmful to intergovernmental relations*)**
2. **Intermunicipal Collaboration Frameworks (ICF) - Barons, Coaldale, Coalhurst & Nobleford *(ATIA Section 26 - Disclosure harmful to intergovernmental relations)***
3. **Intermunicipal Collaboration Framework (ICF) - Town of Picture**

Butte ***(ATIA Section 26 - Disclosure harmful to intergovernmental relations)***

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

L. ADJOURN

Minutes

Council Meeting | Thursday, October 15, 2026 | 10:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, October 15, 2026, at 10:00 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 Eric Van Essen
Councillor Tony Ankermann
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Director, Operations Ryan Thomson
Legislative Coordinator & Executive Assistant Candice Robison
County Solicitor Charlene Scheffeimair
Manager Planning and Development Kaylyn Franklin

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 10:01 a.m.

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

B. ADOPTION OF AGENDA

Council added the following item:
Closed Session I.2. - RMA District 1 *(ATIA Section 26 - Disclose harmful to intergovernmental relations)*

269-2026 Councillor Slomp — MOVED that the October 15, 2026 Lethbridge County Council Meeting Agenda be adopted as amended.

CARRIED

C. ADOPTION OF MINUTES

C.1. *County Council Meeting Minutes*

270-2026 Councillor Sayers — MOVED that the September 17, 2026 Lethbridge County Council Minutes be adopted as presented.

CARRIED

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

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 26-021 at 10:03 a.m.

D.1. *Bylaw 26-021 – Amendment to the Land Use Bylaw to Redesignate a Portion of NW-35-9-22-W4M from Rural Agriculture (RA) to Rural General Industrial (RGI) – Public Hearing*

271-2026 Deputy Reeve Kuerbis — MOVED that the Public Hearing for Bylaw 26-021 commence at 10:03 a.m.

CARRIED

The Manager, Planning and Development reviewed Bylaw 26-021.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 26-021.

No further comments were made.

272-2026 Councillor Sayers MOVED that the Public Hearing for Bylaw 26-021 adjourn at 10:08 a.m
CARRIED

Reeve Campbell reconvened the regular meeting at 10:08 a.m.

273-2026 Deputy Reeve Kuerbis MOVED that Bylaw 26-021, be read a second time.
CARRIED

274-2026 Councillor Van Essen MOVED that Bylaw 26-021, be read a third time.
CARRIED

E. DEPARTMENT REPORTS

E.1. DEVELOPMENT & INFRASTRUCTURE

E.1.1. *Development Permit Application 26-D0146, 26-D0192, 26-D0193, 26-D0194 (Madacky)*

275-2026 Deputy Reeve Kuerbis MOVED that Development Permit 26-D0146, 26-D0192, 26-D0193, and 26-D0194 be approved as drafted.
CARRIED

E.1.2. *Revised Asset Management Policy No. 354*

276-2026 Councillor Slomp MOVED that Council approve the revised Asset Management Policy No. 354 as presented.
CARRIED

E.1.3. *Bylaw 26-023 – Amendment to the Land Use Bylaw text and to Redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) from Rural General Industrial (RGI) to Business Light Industrial (BLI) – First Reading*

277-2026 Deputy Reeve Kuerbis MOVED that Bylaw 26-023, be read a first time.
CARRIED

E.1.4. *Bylaw 26-024 – Amendment to the Land Use Bylaw to Redesignate the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agricultural (RA) – First Reading*

278-2026 Councillor Hickey MOVED that Bylaw 26-024, be read a first time.
CARRIED

E.1.5. *Safety Codes - Joint Quality Management System*

279-2026 Councillor Slomp MOVED that County Council approves the 2027 Joint Quality Management System in the building, electrical, plumbing and gas disciplines of the Safety Codes Act, to become effective January 1, 2027.
CARRIED

E.2. ADMINISTRATION

E.2.1. *Town of Nobleford ACP Grant Application Support*

280-2026 Deputy Reeve Kuerbis MOVED that Lethbridge County supports the Town of Nobleford, as managing partner, in submitting a 2026/27 Alberta Community Partnership

grant application for the Regional Water Treatment Plant Infrastructure Assessment Framework project.

CARRIED

F. CORRESPONDENCE

F.1. *CPAA 2027 Conference Sponsorship Package*

Council reviewed the 2027 CPAA Conference Sponsorship Package.

281-2026 Deputy Reeve Kuerbis MOVED that County Council approve sponsorship for the 2027 CPAA conference at the collaboration partner level and that any member of council who wants to attend be able to do.

CARRIED

F.2. *Minister of Municipal Affairs*

Council reviewed correspondence from the Minister of Municipal Affairs regarding the 2027 Fire Services Training Program grant.

G. COUNTY COUNCIL AND COMMITTEE UPDATES

G.1. *Lethbridge County Council Attendance Update - August & September 2026*

Council reviewed the highlights from the Lethbridge County Council Attendance Update for August and September 2026.

Division 1
Councillor Lorne Hickey

August 6	Lethbridge County Council Meeting
August 6	Residential Strategy Workshop
August 15	Picture Butte Evening BBQ
August 18	Whoop-Up Days Pancake Breakfast
August 19	Green Acres Executive Meeting

Division 2
Reeve Tory Campbell

August 6	Lethbridge County Council Meeting
August 6	Residential Strategy Workshop
August 8	Coaldale Summer Fest Parade
August 18	Whoop-Up Days Pancake Breakfast
August 18	Whoop-Up Days Parade
August 25	Meeting with Alberta Sugar Beet Growers Chair and Director

Division 3
Councillor Mark Sayers

August 5	Link Pathway Meeting
August 6	Lethbridge County Council Meeting
August 6	Residential Strategy Workshop
August 14	Meeting with County Resident
August 18	Whoop-Up Days Pancake Breakfast
August 18	Whoop-Up Days Lunch at County Office
August 25	Meeting with County Resident
August 27	Chin Dam Ground Breaking

Division 4
Deputy Reeve John Kuerbis

August 11	Weekly Meeting with Community Futures Executive Director
August 18	Whoop-Up Days Pancake Breakfast
August 18	Whoop-Up Days Parade
August 18	Weekly Meeting with Community Futures Executive Director

Division 5
Councillor Kevin Slomp

August 18	Whoop-Up Days Pancake Breakfast

Division 6
Councillor Eric Van Essen

August 6	Lethbridge County Council Meeting
August 6	Residential Strategy Workshop
August 15	Picture Butte Jamboree Days Parade
August 18	Whoop-Up Days Pancake Breakfast
August 18	Whoop-Up Days Lunch at County Office

Division 7
Councillor Tony Ankermann

August 6	Lethbridge County Council Meeting
August 6	Residential Strategy Workshop
August 8	Coaldale Summer Fest Parade
August 15	Picture Butte Jamboree Days Parade
August 18	Whoop-Up Days Pancake Breakfast
August 18	Whoop-Up Days Parade

Division 1
Councillor Lorne Hickey

September 3	Lethbridge County Council Meeting
September 3	Green Acres Report to Coalhurst Council
September 12	Iron Springs Parade
September 16	Green Acres Executives and Finance Meetings
September 17	Lethbridge County Council Meeting
September 17	Stirling Wind Project Tour
September 18	Foothills Little Bow Meeting
September 22	Green Acres Board Meeting
September 22	Council to Council Meeting with Town of Picture Butte

Division 2
Reeve Tory Campbell

September 3	Lethbridge County Council Meeting
September 9	EDL Board Meeting
September 10	Foundations and Futures Dinner Lethbridge Polytechnic
September 17	Lethbridge County Council Meeting
September 17	Stirling Wind Project Tour
September 17	SouthGrow Board Meeting
September 18	Rural Roads ILWG Teams Meeting
September 22	Infrastructure Meeting
September 29	Meeting with Western Canada's Gateway
September 29	Council to Council Meeting with Town of Picture Butte

Division 3
Councillor Mark Sayers

September 2	FCSS Executive Director Evaluation
September 2	FCSS Board Meeting
September 3	Lethbridge County Council Meeting
September 12	Iron Springs Parade
September 17	Lethbridge County Council Meeting
September 17	Stirling Wind Project Tour
September 18	Foothills Little Bow Meeting
September 29	Council to Council Meeting with Town of Picture Butte

Division 4
Deputy Reeve John Kuerbis

September 1	Weekly Meeting with Community Futures Executive Director
September 3	Lethbridge County Council Meeting

September 8	Waste Commission Meeting
September 8	Weekly Meeting with Community Futures Executive Director
September 15	Community Futures Network of Alberta Annual Symposium AGM
September 16	Community Futures Network of Alberta Annual Symposium AGM
September 17	Community Futures Network of Alberta Annual Symposium AGM
September 18	Foothills Little Bow Meeting
September 22	Elected Official Education Program Course
September 23	Alberta Municipalities Convention
September 24	Alberta Municipalities Convention
September 25	Alberta Municipalities Convention
September 29	Council to Council Meeting with Town of Picture Butte
September 30	Community Futures Monthly Board Meeting

Division 5
Councillor Kevin Slomp

September 3	Lethbridge County Council Meeting
September 8	Waste Commission Meeting
September 17	Lethbridge County Council Meeting
September 18	Foothills Little Bow Meeting

Division 6
Councillor Eric Van Essen

September 3	Lethbridge County Council Meeting
September 17	Lethbridge County Council Meeting
September 17	Stirling Wind Project Tour
September 18	Foothills Little Bow Meeting
September 29	Council to Council Meeting with Town of Picture Butte

Division 7
Councillor Tony Ankermann

September 3	Lethbridge County Council Meeting
September 12	Iron Springs Parade
September 17	Lethbridge County Council Meeting
September 17	Stirling Wind Project Tour
September 18	Foothills Little Bow Municipal Association Meeting
September 29	Council to Council Meeting with Town of Picture Butte

H. CLOSED SESSION

282-2026	Councillor Hickey	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 19, 20, 26, 28 and 29 of the Municipal Government Act, the time being 11:06 a.m. for the discussion on the following: I.1 - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29) I.2 - RMA District 1 (ATIA Section 26 - Disclosure harmful to intergovernmental relations) CARRIED
283-2026	Deputy Reeve Kuerbis	MOVED that the Lethbridge County Council Meeting move out of the closed session at 1:53 p.m. CARRIED

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

284-2026	Councillor Sayers	MOVED that Council to approve the renewal of ICF and associated agreements with Town of Coaldale CARRIED

I. ADJOURN

285-2026	Councillor Hickey	MOVED that the Lethbridge County Council Meeting adjourn at 1:52 p.m. CARRIED

_____
Reeve

_____
CAO

MINUTES
Organizational Meeting

9:00 AM - Thursday, October 15, 2026
Council Chambers

The Organizational Meeting of the Lethbridge County was called to order on Thursday, October 15, 2026, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT: Tory Campbell
John Kuerbis
Lorne Hickey
Mark Sayers
Eric Van Essen
Kevin Slomp
Tony Ankermann
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Director, Operations Ryan Thomson
Legislative Coordinator & Executive Assistant Candice Robison
Manager, Planning and Development Kaylyn Franklin
County Solicitor Charlene Scheffelmair

EXCUSED:

A. CALL TO ORDER BY CHIEF ADMINISTRATIVE OFFICER

Chief Administrative Officer Cole Beck called the meeting to order at 9:00 a.m.

CAO Beck 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

258-2026 Councillor Van Essen MOVED that the October 15, 2026 Organizational Meeting agenda be accepted as presented.

CARRIED

C. VOTING PROCEDURES

C.1. *Nominations & Voting by Secret Ballot*

259-2026 Deputy Reeve Kuerbis MOVED that Council utilize the voting procedure of secret ballot when there is more than the required number of nominations for the Office of Reeve, Deputy Reeve and Committees.

CARRIED

C.2. *Destruction of Ballots*

260-2026 Councillor Hickey MOVED that all the ballots are destroyed at the end of the meeting.

CARRIED

C.3. *Appointment of Scrutineers*

261-2026 Councillor Slomp MOVED that Council appoint Devon Thiele, Director, Development and Infrastructure and Ryan Thomson, Director, Operations as Scrutineers.

CARRIED

D. ELECTION OF REEVE FOR ENSUING YEAR AND OATH OF OFFICE

CAO Cole Beck explained the next item on the agenda would be the nomination and election of the Reeve for the ensuing year and called for nominations for Reeve by Secret Ballot.

Nominations were taken by secret ballot. Scrutineer Devon Thiele declared that there were two nominations for Reeve: Tory Campbell and John Kuerbis

John Kuerbis declined the nomination.
Tory Campbell accepted the nomination.

CAO Cole Beck declared that Tory Campbell is elected Reeve for the 2026/2027 year

262-2026 Councillor Sayers MOVED that Tory Campbell be appointed as Reeve of Lethbridge County for the 2026/2027 year.

CARRIED

The Oath of Office was administered by Candice Robison, Commissioner of Oaths to Reeve Tory Campbell for the 2026/2027 year.

Reeve Campbell took the chair.

E. ELECTION OF DEPUTY REEVE FOR ENSUING YEAR AND OATH OF OFFICE

Reeve Tory Campbell explained the next item on the agenda would be the nomination and election of the Deputy Reeve for the ensuing year and called for nominations for Deputy Reeve by Secret Ballot.

Nominations were taken by secret ballot, and Scrutineer Devin Thiele declared that there were two nominations for Deputy Reeve: John Kuerbis and Eric Van Essen

John Kuerbis and Eric Van Essen accepted their nominations.

A vote was held and tallied.

Reeve Tory Campbell declared that John Kuerbis is elected Deputy Reeve for the 2026/2027 year.

263-2026 Councillor Hickey MOVED that John Kuerbis be appointed as Deputy Reeve of Lethbridge County for the 2026/2027 year.

CARRIED

The Oath of Office was administered by Candice Robison, Commissioner of Oaths to Deputy Reeve John Kuerbis for the 2026/2027 year.

F. APPOINTMENT OF INTERNAL COMMITTEES

No Voting Required **No Voting Required**

F.1. *2026-2027 Internal Committees*

Agricultural Service Board	***K.Slomp, T. Ankermann, E. Van Essen, M. Sayers***
Audit Committee (3)	***L. Hickey, J. Kuerbis, E. Van Essen***
Emergency Advisory Committee (3)	***J. Kuerbis, K. Slomp, T. Ankermann***
Bursary Award Committee (3)	***M. Sayers, L. Hickey, K. Slomp***
Water Co-op Liaison Committee (3)	***T. Ankermann, E. Van Essen, J. Kuerbis***
Strategic Planning Committee (3)	***T. Campbell, M. Sayers, K. Slomp***
HR Governance Committee (3)	***T. Campbell, J. Kuerbis, L. Hickey***

G. APPOINTMENT FOR EXTERNAL COMMITTEES

No Voting Required **No Voting Required**

G.1. ***2026-2027 External Committees***

ASB Delegates with Voting Privileges (2 + Alternate)	***K. Slomp, M. Sayers, Alternate: E. Van Essen***
Barons-Eureka-Warner FCSS (1)	***M. Sayers***
Chinook Arch Library Board (1)	***K. Slomp***
Coaldale Chamber of Commerce (1)	***T. Campbell***
Coaldale Emergency Services (3)	***T. Campbell. L. Hickey, M. Sayers***
Community Futures Lethbridge Region (1)	***J. Kuerbis***
County Irrigation Committee/Alberta Irrigation Districts Association (2)	***T. Ankermann, L. Hickey***
Economic Development Lethbridge (1)	***E. Van Essen***
Green Acres Foundation (1)	***L. Hickey***
Intermunicipal Committee - City of Lethbridge (3)	***T. Campbell, L. Hickey, M. Sayers***
Intermunicipal Committee - Town of Coaldale (3)	***T. Campbell, L. Hickey, M. Sayers***
Intermunicipal Committee - Town of Coalhurst (3)	***T. Ankermann, K. Slomp, J. Kuerbis***
Intermunicipal Committee - Town of Nobleford (2)	***K. Slomp, E. Van Essen***
Intermunicipal Committee - Town of Picture Butte (3)	***E. Van Essen, T. Ankermann, J. Kuerbis***
Intermunicipal Committee - Village of Barons (1)	***E. Van Essen***
Lethbridge Reg. Waste Management Ser. Commission (2)	***J. Kuerbis, K. Slomp***
Lethbridge Regional Water Commission (2)	***J. Kuerbis, T. Ankermann***
Link Pathway Committee (2)	***M. Sayers, Alternate: E. Van Essen***
Malloy Drain Steering Committee (2)	***M. Sayers, E. Van Essen***
Mayors & Reeves	***T. Campbell***
Picture Butte Chamber of Commerce (1)	***E. Van Essen***
SouthGrow Regional Initiative (1)	***T. Campbell***
Southern Regional Stormwater Drainage Committee (1)	***T. Campbell, Alternate: T. Ankermann***

H. APPOINTMENT FOR EXTERNAL COMMITTEES

Voting Required for each Committee **Voting Required for each Committee**

H.1. ***Economic Development Lethbridge***
Eric Van Essen

H.2. ***Coaldale Emergency Services Committee***
Tory, Mark, Lorne

I. RESOLUTION TO CONFIRM THE RESULTS OF THE COUNCIL COMMITTEE APPOINTMENTS

I.1. ***Internal Committee Appointments***

264-2026 Deputy Reeve Kuerbis — MOVED to approve the internal committee appointments for 2026-2027. CARRIED

I.2. ***External Committee Appointments***

265-2026 Councillor Slomp — MOVED to approve the external committee appointments for 2026-2027. CARRIED

J. APPOINTMENT OF OFFICIALS

J.1. ***Soil Conservation Act Appeal Committee***

266-2026 Councillor Van Essen — MOVED that County Council appoint the Agricultural Service Board Members to the Soil Conservation Act Appeal Committee.

CARRIED

J.2. ***Acts Appeal Committee (Weed & Pest Control Appeal Committee)***

267-2026	Councillor Sayers	MOVED that County Council appoint the following Members-at-Large to the Acts Appeal Committee (Weed & Pest Control Appeal Committee) beginning January 1, 2027: Bryan Harbers, Rob Van Diemen and Steve Campbell.

CARRIED

K. ADJOURN

268-2026	Councillor Hickey	MOVED that the Lethbridge County Organizational Meeting adjourn at 9:23 a.m.

CARRIED

_____
Reeve

_____
CAO



September 14, 2026

Cole Beck
CAO
Lethbridge County, AB

Dear Mr. Davis,

Please find attached the quarterly Community Policing Report for the period of April 1st to June 30th, 2026. This report provides an overview of human resources, financial information, and crime statistics for the Coaldale-Picture Butte detachment and reflects the ongoing priorities identified by the community we serve.

In addition to the information contained in the attached report, the Alberta RCMP is also advancing the rollout of the newly approved black-and-white General Duty vehicle design. This redesign is not simply cosmetic. It reflects a commitment to being a modern, professional, and approachable police service while maintaining a clear connection to the RCMP's history.

The updated look features white doors on a black base, along with high-visibility, reflective graphics to ensure the vehicles can be easily recognized in all conditions—day or night, in rural or urban settings, and across Alberta's diverse climates. This ensures RCMP vehicles are clearly identifiable as law-enforcement vehicles while remaining visually distinct as the RCMP.

Provinces, territories, and municipalities will be able to include local identifiers based on regional requirements. These variations allow for local flexibility and help demonstrate our connection with the communities we serve, while preserving a consistent, recognizable national RCMP identity.

Given the size and operational demands of the fleet, full conversion to the new design will take place gradually. Vehicles will transition to the new design as part of the natural replacement cycle, allowing older units to be retired without creating unnecessary incremental costs. This phased approach supports fleet consistency and modernization over time.

This modernization effort reflects the RCMP's ongoing commitment to ensuring members have the appropriate tools and training to serve their communities safely and effectively. Investments in equipment such as this are essential to maintaining high standards of policing and adapting to evolving operational demands.

We remain committed to transparency and to keeping our municipal partners informed of significant developments that impact policing services in your community. Should you have any questions or wish to discuss this initiative further, please do not hesitate to reach out.



Sincerely,

S/Sgt. Malcolm Callihoo
Chief of Police
Coaldale-Picture Butte Detachment

Alberta RCMP - Provincial Policing Report

Detachment Information

Detachment Name
Picture Butte

Detachment Commander
S/Sgt. Malcolm Callihoo

Report Date	Fiscal Year	Quarter
September 14, 2026	2026-27	Q1 (April - June)

Community Priorities

Priority #1: Enhance Road Safety – Violation Tickets/Warnings and Impaired Driving Enforcement

Updates and Comments:
Coaldale/Picture Butte Detachment issued 60 other cleared by charge traffic enforcement tickets in the rural areas during this quarter.

Priority #2: Property Crime – Theft from Autos – Proactive Patrols and Education/Awareness

Updates and Comments:
In April, members conducted 431 patrols throughout our service areas.
In May, a total of 718 patrols were completed.
In June, members completed a total of 630 pro active patrols.

Priority #3: Prolific Offenders – focus on criminality drivers – curfew checks/conditions

Updates and Comments:
Probation and Detachment coordination was occurring in the first quarter. More actual checks and monitoring will be happening in the second quarter and documented curfew and condition checks.

Priority #4: Police Participation in community related events, visibility, building and maintaining positive relations with the community

Updates and Comments:

For this quarter the following Police/ Community contacts took place:
2026-04-30- volunteered at the Tim Horton's Smile cookie campaign
2026-05-06- Volunteered for McHappy Day serving customers in Coaldale for 1.5 hrs.
2026-05-08- had a radio interview with Lethbridge News now asking questions about my work and partnerships being established.
2026-06-09- Attended the Royal Air Cadets annual inspection on behalf of the RCMP in Red Serge.
2026-06-25- attended the Coaldale Prairie Winds Secondary Grad Ceremony in Red Serge.

Community Consultations

Consultation #1

Date	Meeting Type
May 24, 2026	Community Connection
Topics Discussed	
Picture Butte High School Visit	
Notes/Comments:	
Member attended Picture Butte High school and met with the principal and completed a walkthrough of the school.	

Consultation #2

Date	Meeting Type
April 21, 2026	Meeting with Stakeholders
Topics Discussed	
Meeting with the Lethbridge County Regional Emergency Management	
Notes/Comments:	
Meeting to discuss emergency response, coordinated with several other communities. CPKC guest speaker.	

Consultation #3

Date	Meeting Type
April 15, 2026	Meeting with Stakeholders
Topics Discussed	
Child and Family Services	
Notes/Comments:	
Met with child and Family Services for ways to enhance delivery, work with each other more effectively	

Consultation #4

Date	Meeting Type
May 4, 2026	Meeting with Stakeholders
Topics Discussed	
Meeting with Lethbridge Community Corrections (Probation)	
Notes/Comments:	
Introductions and finding ways to work together more effectively	

Consultation #5

Date	Meeting Type
May 5, 2026	Meeting with Stakeholders
Topics Discussed	
Lethbridge Crown Prosecutor's Office	
Notes/Comments:	
Meeting with Crown Counsel to discuss any outstanding issues, ways to enhance our response to court, also a good opportunity for Admin staff to field questions to the Crown directly to sort flow and process. Very helpful and useful for the Detachment.	

Consultation #6

Date	Meeting Type
May 6, 2026	Meeting with Stakeholders
Topics Discussed	
Alberta Sheriffs SCAN	
Notes/Comments:	
Introductions and a quick overview of what the Sheriffs can provide in working together.	

Consultation #7

Date	Meeting Type
May 7, 2026	Meeting with Elected Officials
Topics Discussed	
One on One meeting with the Mayor/CAO of Picture Butte	
Notes/Comments:	
Discussed the proposed Policing Priorities for the Detachment as well as some of my vision for the adjustment of the Policing response and visibility.	

Consultation #8

Date	Meeting Type
May 11, 2026	Meeting with Elected Officials
Topics Discussed	
Nobleford Council	
Notes/Comments:	
Met with the nobleford Council for introductions, an overview of the proposed Policing Priorities, and discussion of concerns.	

Consultation #9

Date	Meeting Type
May 22, 2026	Meeting with Stakeholders
Topics Discussed	
Meeting with the Lethbridge County CAO	
Notes/Comments:	
Met with the CAO for the county to discuss Policing Priorities, and make introductions	

Consultation #10

Date	Meeting Type
June 8, 2026	Meeting with Elected Officials
Topics Discussed	
Picture Butte Council	
Notes/Comments:	
Met with the entire Picture Butte Council to introduce myself as well as go over the Policing Priorities and my vision for service to the area.	

Consultation #11

Date	Meeting Type
May 29, 2026	Community Connection
Topics Discussed	
County Business Owner meeting	
Notes/Comments:	
45 minute business safety and fraud conversation	

Consultation #12

Date	Meeting Type
June 9, 2026	Community Connection
Topics Discussed	
Royal Air Cadets	
Notes/Comments:	
Attended the yearly presentation of the Air Cadets in Red Serge to participate and represent the RCMP in Red Serge	

Consultation #13

Date	Meeting Type
June 18, 2026	Meeting with Stakeholders
Topics Discussed	
ALERT meeting	
Notes/Comments:	
Met with ALERT to discuss ways to work together and services offered	

Consultation #14

Date	Meeting Type
June 30, 2026	Meeting with Elected Officials
Topics Discussed	
Council Meeting	
Notes/Comments:	
Met with Nobleford Council to discuss 2025-2026 Q4 results	

Provincial Service Composition

Staffing Category	Established Positions	Working	Temporary Absences	Hard Vacancies
Regular Members	5	5	0	0
Detachment Support	2	2	0	0

Notes:

1. Data extracted on June 30, 2026 and is subject to change.
2. Temporary Absences are positions that are filled but vacant due to maternity/paternity leave, medical leave, etc. and are still included in the overall FTE count.
3. Hard Vacancies reflect positions that do not have an employee attached and need to be filled.

Comments:
Police Officers: Of the 5 established positions, there are five officers working. There are no hard vacancies.

Detachment Support: Of the two established positions, there are two resources working. There are no hard vacancies.

ROYAL CANADIAN MOUNTED POLICE

Picture Butte Provincial Detachment
Crime Statistics (Actual)
April - June: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

July 6, 2026

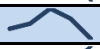
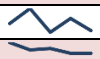
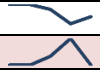
CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		1	0	0	0	0	-100%	N/A	-0.2
Sexual Assaults		5	1	2	5	1	-80%	-80%	-0.4
Other Sexual Offences		0	1	1	0	0	N/A	N/A	-0.1
Assault		9	16	7	3	5	-44%	67%	-2.1
Kidnapping/Hostage/Abduction		0	1	1	0	1	N/A	N/A	0.1
Extortion		2	0	0	1	0	-100%	-100%	-0.3
Criminal Harassment		2	0	1	3	0	-100%	-100%	-0.1
Uttering Threats		4	2	2	2	5	25%	150%	0.2
TOTAL PERSONS		**23**	**21**	**14**	**14**	**12**	**-48%**	**-14%**	**-2.9**
Break & Enter		6	7	6	7	1	-83%	-86%	-1.0
Theft of Motor Vehicle		10	6	7	2	0	-100%	-100%	-2.4
Theft Over $5,000		4	3	2	2	0	-100%	-100%	-0.9
Theft Under $5,000		8	5	10	4	7	-13%	75%	-0.3
Possn Stn Goods		5	4	5	0	2	-60%	N/A	-1.0
Fraud		2	2	1	4	5	150%	25%	0.8
Arson		0	0	0	0	0	N/A	N/A	0.0
Mischief - Damage To Property		10	4	11	3	9	-10%	200%	-0.3
Mischief - Other		4	7	4	11	3	-25%	-73%	0.2
TOTAL PROPERTY		**49**	**38**	**46**	**33**	**27**	**-45%**	**-18%**	**-4.9**
Offensive Weapons		1	0	0	1	1	0%	0%	0.1
Disturbing the peace		5	6	3	4	4	-20%	0%	-0.4
Fail to Comply & Breaches		10	12	5	8	2	-80%	-75%	-2.0
OTHER CRIMINAL CODE		6	1	5	1	0	-100%	-100%	-1.2
TOTAL OTHER CRIMINAL CODE		**22**	**19**	**13**	**14**	**7**	**-68%**	**-50%**	**-3.5**
TOTAL CRIMINAL CODE		94	78	73	61	46	-51%	-25%	-11.3

ROYAL CANADIAN MOUNTED POLICE

Picture Butte Provincial Detachment
Crime Statistics (Actual)
April - June: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

July 6, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Drug Enforcement - Production		0	0	1	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	0	3	1	0	N/A	-100%	0.1
Drug Enforcement - Trafficking		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
Total Drugs		**0**	**0**	**4**	**1**	**0**	**N/A**	**-100%**	**0.1**
Cannabis Enforcement		0	0	0	0	0	N/A	N/A	0.0
Federal - General		2	3	2	3	0	-100%	-100%	-0.4
TOTAL FEDERAL		**2**	**3**	**6**	**4**	**0**	**-100%**	**-100%**	**-0.3**
Liquor Act		1	0	1	1	2	100%	100%	0.3
Cannabis Act		0	0	1	0	0	N/A	N/A	0.0
Mental Health Act		9	7	12	16	5	-44%	-69%	0.1
Other Provincial Stats		19	13	12	13	15	-21%	15%	-0.8
Total Provincial Stats		**29**	**20**	**26**	**30**	**22**	**-24%**	**-27%**	**-0.4**
Municipal By-laws Traffic		0	0	1	0	0	N/A	N/A	0.0
Municipal By-laws		5	1	3	6	2	-60%	-67%	-0.1
Total Municipal		**5**	**1**	**4**	**6**	**2**	**-60%**	**-67%**	**-0.1**
Fatals		0	0	1	0	1	N/A	N/A	0.2
Injury MVC		3	2	6	7	1	-67%	-86%	0.1
Property Damage MVC (Reportable)		8	17	8	14	7	-13%	-50%	-0.5
Property Damage MVC (Non Reportable)		1	6	2	3	0	-100%	-100%	-0.5
TOTAL MVC		**12**	**25**	**17**	**24**	**9**	**-25%**	**-63%**	**-0.7**
Roadside Suspension - Alcohol (Prov)		0	1	0	0	0	N/A	N/A	-0.1
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
Total Provincial Traffic		**77**	**90**	**102**	**86**	**83**	**8%**	**-3%**	**0.8**
Other Traffic		**1**	**0**	**0**	**0**	**0**	**-100%**	**N/A**	**-0.2**
Criminal Code Traffic		**1**	**1**	**6**	**0**	**4**	**300%**	**N/A**	**0.5**
Common Police Activities									
False Alarms		**4**	**7**	**3**	**5**	**8**	**100%**	**60%**	**0.6**
False/Abandoned 911 Call and 911 Act		**26**	**59**	**6**	**37**	**10**	**-62%**	**-73%**	**-5.4**
Suspicious Person/Vehicle/Property		**22**	**16**	**17**	**13**	**13**	**-41%**	**0%**	**-2.1**
Persons Reported Missing		**1**	**0**	**0**	**1**	**0**	**-100%**	**-100%**	**-0.1**
Search Warrants		**0**	**0**	**0**	**0**	**0**	**N/A**	**N/A**	**0.0**
Spousal Abuse - Survey Code (Reported)		**11**	**11**	**9**	**3**	**6**	**-45%**	**100%**	**-1.8**
Form 10 (MHA) (Reported)		**0**	**0**	**1**	**3**	**0**	**N/A**	**-100%**	**0.3**

ROYAL CANADIAN MOUNTED POLICE

Coaldale Provincial Detachment
Crime Statistics (Actual)
April - June: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

July 6, 2026

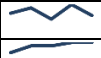
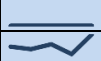
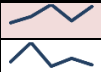
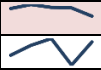
CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		1	0	0	0	0	-100%	N/A	-0.2
Sexual Assaults		1	4	2	2	3	200%	50%	0.2
Other Sexual Offences		5	3	0	0	3	-40%	N/A	-0.7
Assault		20	30	11	20	10	-50%	-50%	-3.0
Kidnapping/Hostage/Abduction		0	0	0	0	0	N/A	N/A	0.0
Extortion		0	0	1	0	0	N/A	N/A	0.0
Criminal Harassment		4	4	8	9	3	-25%	-67%	0.3
Uttering Threats		9	13	4	8	6	-33%	-25%	-1.1
TOTAL PERSONS		**40**	**54**	**26**	**39**	**25**	**-38%**	**-36%**	**-4.5**
Break & Enter		9	9	8	9	13	44%	44%	0.8
Theft of Motor Vehicle		11	12	16	5	2	-82%	-60%	-2.5
Theft Over $5,000		3	8	1	2	2	-33%	0%	-0.8
Theft Under $5,000		25	28	24	20	24	-4%	20%	-1.0
Possn Stn Goods		6	6	7	6	1	-83%	-83%	-1.0
Fraud		5	13	10	22	8	60%	-64%	1.5
Arson		1	1	0	0	0	-100%	N/A	-0.3
Mischief - Damage To Property		25	16	23	11	16	-36%	45%	-2.3
Mischief - Other		4	25	13	22	13	225%	-41%	1.5
TOTAL PROPERTY		**89**	**118**	**102**	**97**	**79**	**-11%**	**-19%**	**-4.1**
Offensive Weapons		1	1	2	2	0	-100%	-100%	-0.1
Disturbing the peace		3	7	5	10	5	67%	-50%	0.7
Fail to Comply & Breaches		5	8	7	7	4	-20%	-43%	-0.3
OTHER CRIMINAL CODE		13	11	14	7	6	-54%	-14%	-1.8
TOTAL OTHER CRIMINAL CODE		**22**	**27**	**28**	**26**	**15**	**-32%**	**-42%**	**-1.5**
TOTAL CRIMINAL CODE		151	199	156	162	119	-21%	-27%	-10.1

ROYAL CANADIAN MOUNTED POLICE

Coaldale Provincial Detachment
Crime Statistics (Actual)
April - June: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

July 6, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	0	1	1	0	N/A	-100%	0.1
Drug Enforcement - Trafficking		0	1	2	0	1	N/A	N/A	0.1
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
Total Drugs		**0**	**1**	**3**	**1**	**1**	**N/A**	**0%**	**0.2**
Cannabis Enforcement		2	0	0	0	0	-100%	N/A	-0.4
Federal - General		6	6	10	5	7	17%	40%	0.1
TOTAL FEDERAL		**8**	**7**	**13**	**6**	**8**	**0%**	**33%**	**-0.1**
Liquor Act		3	2	0	0	0	-100%	N/A	-0.8
Cannabis Act		0	0	1	0	0	N/A	N/A	0.0
Mental Health Act		14	15	17	19	25	79%	32%	2.6
Other Provincial Stats		30	32	27	31	28	-7%	-10%	-0.5
Total Provincial Stats		**47**	**49**	**45**	**50**	**53**	**13%**	**6%**	**1.3**
Municipal By-laws Traffic		1	1	0	1	0	-100%	-100%	-0.2
Municipal By-laws		8	3	4	2	3	-63%	50%	-1.1
Total Municipal		**9**	**4**	**4**	**3**	**3**	**-67%**	**0%**	**-1.3**
Fatals		0	1	0	0	0	N/A	N/A	-0.1
Injury MVC		9	7	12	6	4	-56%	-33%	-1.1
Property Damage MVC (Reportable)		37	46	27	52	33	-11%	-37%	-0.2
Property Damage MVC (Non Reportable)		6	8	8	9	9	50%	0%	0.7
TOTAL MVC		**52**	**62**	**47**	**67**	**46**	**-12%**	**-31%**	**-0.7**
Roadside Suspension - Alcohol (Prov)		5	2	10	1	4	-20%	300%	-0.3
Roadside Suspension - Drugs (Prov)		0	0	1	0	0	N/A	N/A	0.0
Total Provincial Traffic		**254**	**282**	**245**	**216**	**199**	**-22%**	**-8%**	**-17.6**
Other Traffic		**0**	**0**	**0**	**0**	**0**	**N/A**	**N/A**	**0.0**
Criminal Code Traffic		**7**	**6**	**8**	**4**	**12**	**71%**	**200%**	**0.8**
Common Police Activities									
False Alarms		**6**	**9**	**15**	**7**	**14**	**133%**	**100%**	**1.4**
False/Abandoned 911 Call and 911 Act		**26**	**95**	**10**	**38**	**15**	**-42%**	**-61%**	**-7.9**
Suspicious Person/Vehicle/Property		**41**	**48**	**43**	**42**	**27**	**-34%**	**-36%**	**-3.4**
Persons Reported Missing		**3**	**6**	**8**	**0**	**7**	**133%**	**N/A**	**0.2**
Search Warrants		**0**	**0**	**1**	**1**	**0**	**N/A**	**-100%**	**0.1**
Spousal Abuse - Survey Code (Reported)		**12**	**28**	**8**	**31**	**10**	**-17%**	**-68%**	**-0.1**
Form 10 (MHA) (Reported)		**1**	**0**	**1**	**2**	**5**	**400%**	**150%**	**1.0**

AGENDA ITEM REPORT

Title:	Subdivision Application LCSUB2026-002 – Van De Bruinhorst - SW1/4 8-11-21-W4M
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Achilles Madhi

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	5 Effective governance
Secondary priority:	6 Community building & rural identity

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Supports the subdivision of private property.
Alignment with the Strategic Plan	Supports the effective governance.
Long-term financial sustainability	Creates a separately assessed residential parcel with no new county infrastructure.
Impact on future generations	While the subdivision meets the Land Use Bylaw, the resulting parcel fragments a quarter section.
Innovation and continuous improvement	N/A
Regional and community benefit	N/A

RECOMMENDATION:

That Subdivision Application LCSUB2026-002 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

- The application is for the first parcel out of an unsubdivided 160-acre quarter section and complies with the Country Residential Uses (Developed Residences) subdivision criteria in LUB Part 8, Section 4 and Municipal Development Plan subdivision policy 5.4.
- The proposed 4.5-acre size conforms to the policy's 2 to 10-acre parcel size range for country residential uses.

THE DECISION IN BRIEF:

- The 4.5-acre parcel containing the existing dwelling will be the only subdivision in the quarter section and meets the provincial Matters Related to Subdivision and Development Regulation,

the Municipal Development Plan and the Country Residential Uses (Developed Residences) subdivision policies as stated in the Land Use Bylaw.

- The existing dwelling was established before the adjacent CFO was approved, and preexisted before August 1998 in which the MDS regulation became a policy, the Subdivision Authority may waive the minimum distance separation requirement under Part 8, Section 2 (Applying minimum distance separation calculations to subdivisions) as per the Land Use Bylaw.

BACKGROUND:

Located about 3.5 km west of the Town of Picture Butte, north of Shaughnessy and 1.6 km from Highway 519 with access from Range Road 215. The proposal is to subdivide a 4.5-acre country residential parcel containing an existing dwelling from an unsubdivided 160-acre quarter section, with the 155.5-acre remainder staying in agricultural use.

The proposed lot contains an existing house, sheds, pump house and dugout. The residence is serviced by a private septic field located north of the building. The lands are intersected by utility right of way including an abandoned and an operating ATCO natural gas line, Lethbridge Northern Irrigation District line and communications line for TELUS.

There are two confined feeding operations (CFOs) identified in the vicinity of the subject lands. There is a CFO located approximately 1,500 m east of the subject lands and exceeds the required minimum separation distance (MDS) under category 2 (~1175m) and does not provide any constraint to the proposed subdivision. Another CFO currently situated opposite the parcel has approximately 200 m MDS from the existing CFO to the existing dwelling, which does not meet the required MDS (~346m). However, the MDS may be waived because the existing dwelling was established prior to the approval of the CFO (1996 and 1998 respectively). As per the Land Use Bylaw, if the dwelling existed prior to 1998, the Subdivision Authority may consider a waiver to any MDS.

The subdivision proposal meets the criteria of the County's MDP subdivision policy 5.4, which allows a single parcel of up to 10 acres out of a quarter section within the Rural Agriculture land use district. It also meets the criteria of the County's LUB Part 8, Section 4 (Country Residential Uses, Developed Residences), with the proposed 4.5-acre lot within the 2 to 10-acre size range.

The application was circulated to the required external agencies. Northern Irrigation District (LNID) approved it subject to six conditions, including payment of outstanding irrigation rates and administration fee before finalization. No other agency raised concerns or requested easements.

OPTIONS:

The Subdivision Authority could decide to not approve if it is determined that proposed 4.5-acre (1.82 ha) parcel is not suitable for country residential use.
Pros: There are no advantages to denying the subdivision.
Cons: A refusal would likely be appealed by the applicant.

FINANCIAL IMPLICATIONS:

None

RISKS:

None

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Applicant meets all the conditions and applies for subdivision endorsement. No report back to council is required.

ATTACHMENTS:

LCSUB2026-002 - 4 - Resolution
LCSUB2026-002- Proposed Subdivision Maps

RESOLUTION

LCSUB2026-002

Lethbridge County **Agricultural & Country Residential** subdivision of SW1/4 8-11-21-W4M

THAT the Agricultural & Country Residential subdivision of SW1/4 8-11-21-W4M (Certificate of Title No. 781 114 522), To subdivide a 4.5-acre (1.82 ha) first parcel out of a 160-acre (64.7 ha) title 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 the applicant provides professional confirmation to demonstrate the private on-site septic treatment system serving the existing dwelling on the proposed 4.5-acre parcel meets the Safety Codes Act Private Sewage Disposal Systems Regulation and the Alberta Private Sewage Systems Standard of Practice, to the satisfaction of the Subdivision Authority, prior to final endorsement.
3. That a utility right-of-way be registered along the lot frontage along Range Road 215, as required by ATCO Gas.
4. That any easement(s) as required by utility companies, or the municipality shall be established.
5. That the applicant submits a final plan as prepared by an Alberta Land Surveyor for the parcel being subdivided as approved, acceptable for registration at Land Titles.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan Bylaw No. 22-001 and Land Use Bylaw No. 24-007.
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, having considered the matters set out in that section.
3. The Subdivision Authority has determined the proposal conforms to the criteria under Part 8, Section 4 (Country Residential Uses, Developed Residences) of the Land Use Bylaw, as the proposed 4.5-acre (1.82 ha) parcel containing an existing dwelling is within the recommended 2-to-10-acre lot size and the 155.5-acre (62.9 ha) remnant parcel, will remain agricultural. The proposal also conforms to Policy 5.4 of the Municipal Development Plan, which allows a single parcel of up to 10 acres (4.05 ha) out of a quarter section within the Rural Agriculture (RA) land use district.

INFORMATIVE:

a) In respect of Section 663(A) and (B) of the *Municipal Government Act*, municipal reserve is not required.

b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

d) TELUS

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

e) Alberta Health Services - Kristen Dykstra, Executive Officer/ Public Health Inspector.

Thank you for the opportunity to comment on LCSUB 2026-002. 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 for country residential use, with the remainder of the parcel being used for agricultural. There is an existing house, and the application states existing water services are a dugout/ pond ,and existing sewer services are a septic field/ open discharge.

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

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends that private drinking water systems (e.g., cisterns, wells, dugouts) be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated two Confined Feeding Operations (CFOs) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision as they are the regulatory agency for CFOs.

AHS-EPH has no concerns at this time. We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

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

f) Alberta Energy Regulator

Based on current AER data, there are no sour assets in the area that trigger setback requirements for this proposal.

g) ATCO Gas

Assuming the right of way covering the gas main is carried over to the new subdivision title, there is no objection from ATCO. If there are concerns about the right of way, please reach out to land.admin@atco.com.

h) ATCO Transmission

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.

NOTE: ATCO Distribution [Gas] will reply under separate email.

Thank you for allowing ATCO to review your proposal and provide feedback.

i) Lethbridge Northern Irrigation District (LNID)

The above-referenced Application for Subdivision has been reviewed by the by the Lethbridge Northern Irrigation District (LNID) and is approved subject to the following conditions:

1. Payment of Outstanding Irrigation Rates: All outstanding irrigation rates assessed on the original parcel must be paid in full prior to subdivision finalization.
2. Subdivision Administration Fee: The District's subdivision and administration fee of$682.50 (including GST) must be paid prior to subdivision finalization.
3. Irrigation Acres: Any "irrigation acres" unable to be rearranged to suitable places within the original parcel must be removed from the Assessment Roll.
4. Water Agreement: If irrigation water is required for the proposed subdivision, a suitable water agreement must be in place. Additionally, if the parcel will receive irrigation water from the Lateral F6 pipeline, a landowner construction contribution is required at the time of signing the agreement. The current rate for non-irrigated parcels is $3,150.00 (including GST).

5. Easements: Any easements required by the subdivided parcel for access to water from the District works must be in place for the supply of domestic non-potable water if required.
6. Alteration of District Works: Any alteration to District works resulting from the subdivision is subject to District approval. The applicant is responsible for all associated costs.

Thank you for the opportunity to comment. If you need further information or wish to discuss these conditions, please contact Gary Burke, Corporate Services Manager, at the Lethbridge Northern Irrigation District Office, 403-327-3302.

j) FortisAlberta

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.

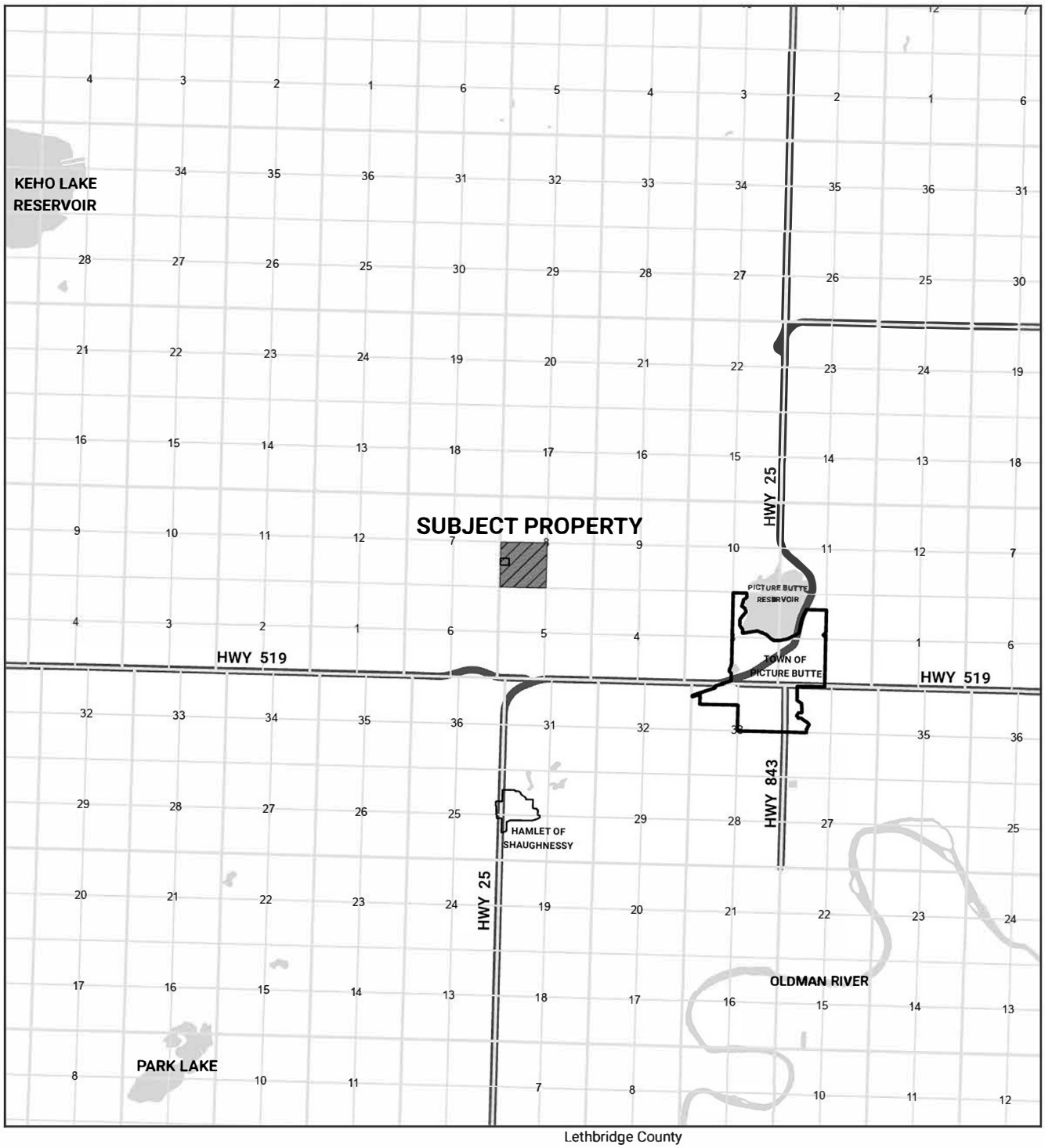
Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

_____ _____

MOVER REEVE

_____

DATE



0 850 1,700 3,400 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION LOCATION SKETCH - PROPOSED

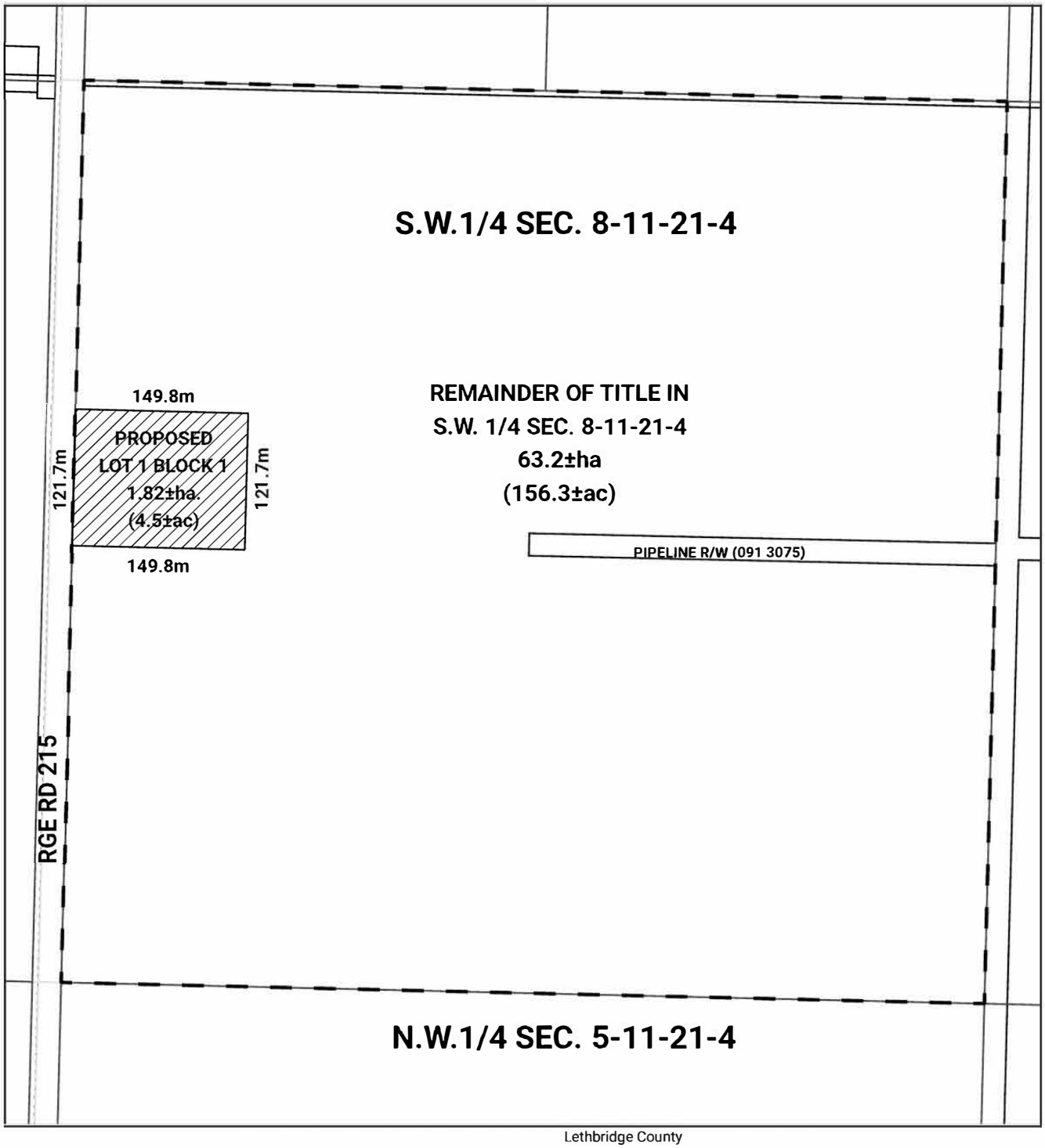
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 26-17194

S.W. 1/4 SEC. 8, TWP. 11, RG. 21, W.4.M.

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: September 24, 2026

FILE No: LCSUB2026-002



Lethbridge County

0 40 80 160 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION SKETCH - PROPOSED

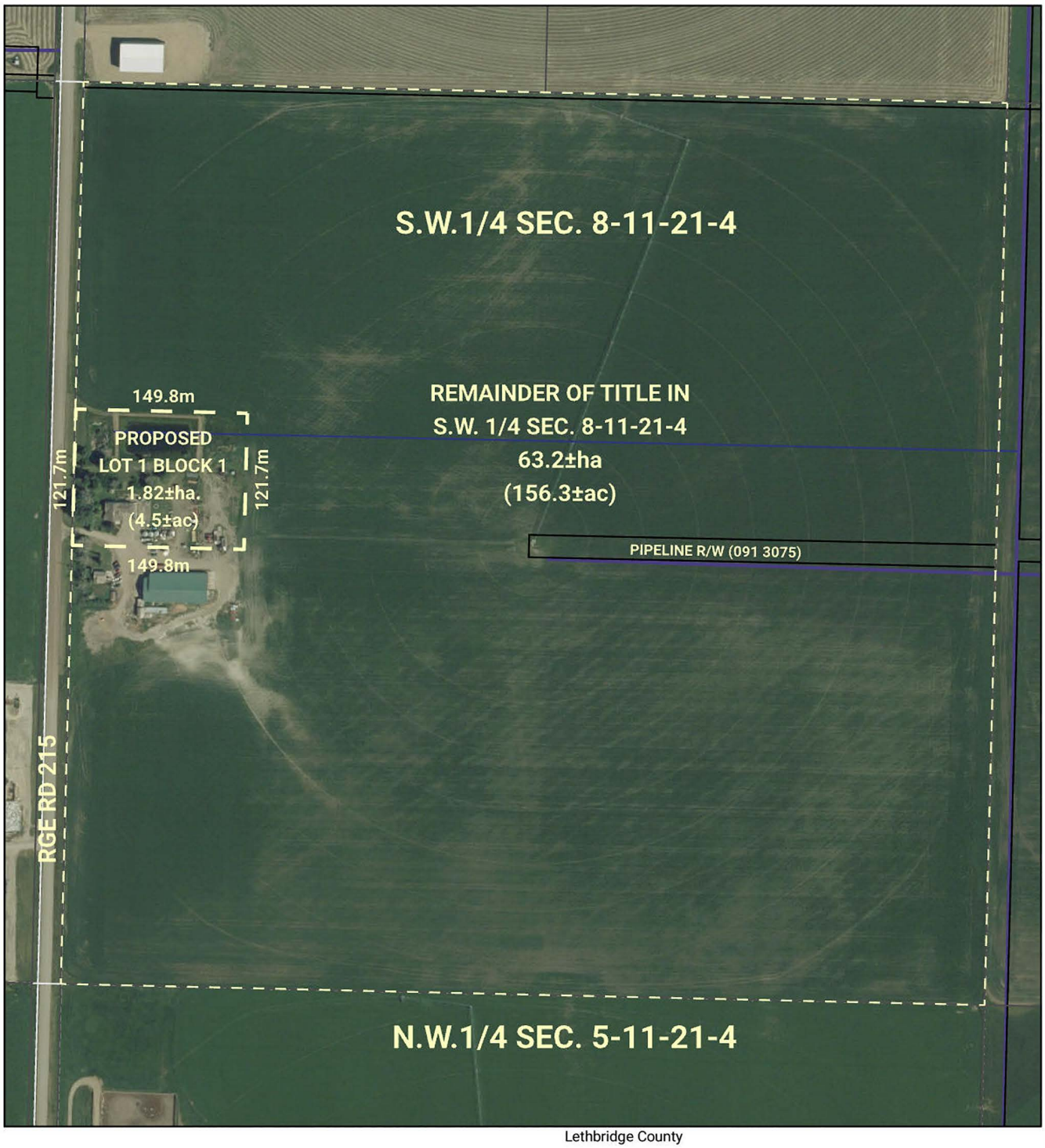
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 26-17194

S.W. 1/4 SEC. 8, TWP. 11, RG. 21, W.4.M.

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: September 24, 2026

FILE No: LCSUB2026-002



Lethbridge County

0 40 80 160 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION SKETCH - PROPOSED

AERIAL PHOTO DATE: 2024

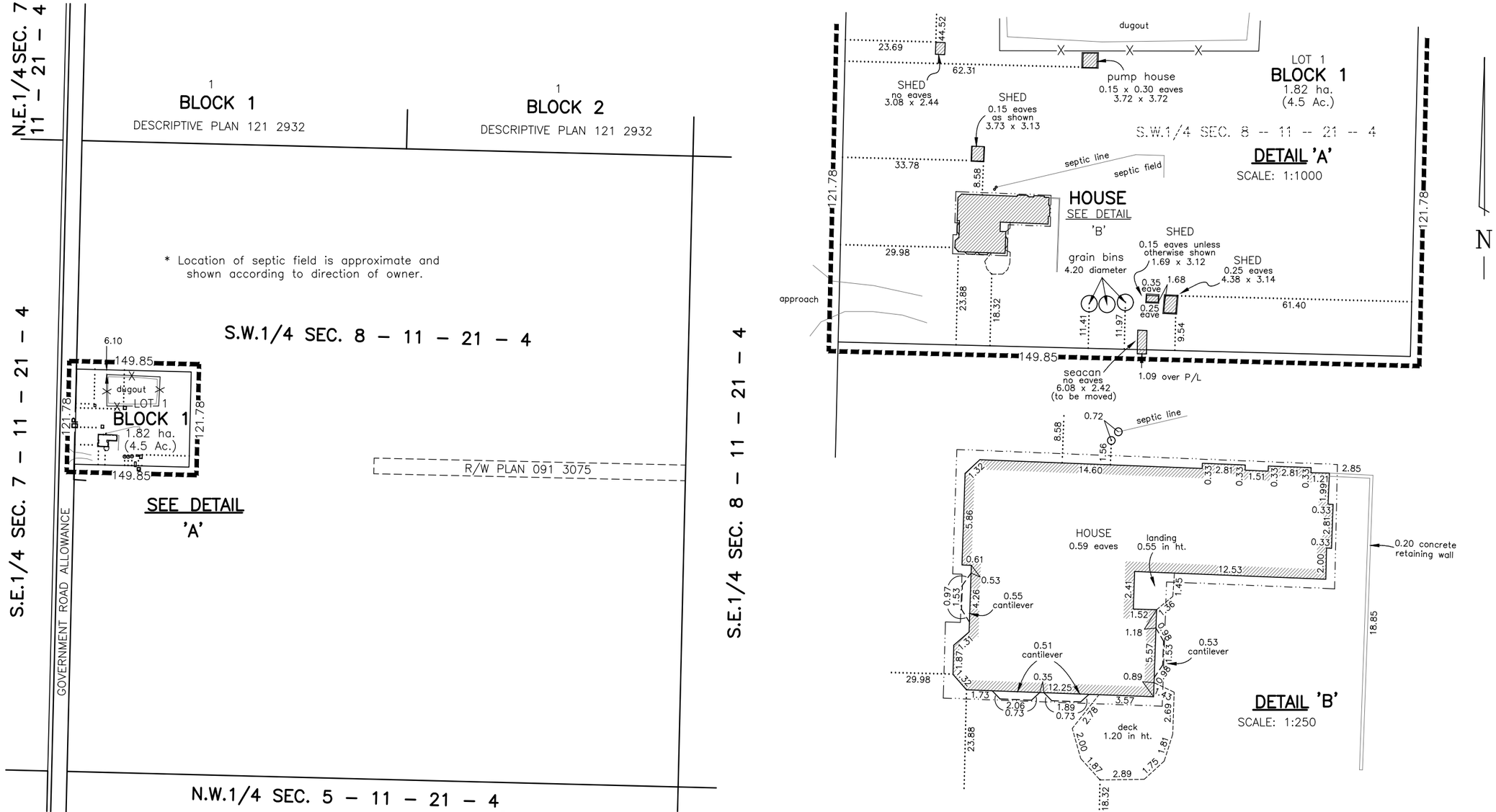
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 26-17194

S.W. 1/4 SEC. 8, TWP. 11, RG. 21, W.4.M.

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: September 24, 2026

FILE No: LCSUB2026-002



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ▬▬▬▬▬▬▬▬
and contains approximately 1.82 ha.
Distances are in metres and decimal parts thereof.

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

MARK & KENDRA VAN DE BRUINHORST

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 8, TWP. 11, RGE. 21, W.4 M.

Lethbridge County

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

APPROVED	DRAWN BB	DATE SEPT. 22/26
	CHECKED ZJP	JOB 26–17194
Z.J. Prosper, A.L.S.	SCALE 1:5000	DRAWING 26–17194T

AGENDA ITEM REPORT

Title:	Subdivision Application LCSUB2026-003 - McCarley - Lot 2 Block 1 Plan 921 1487 within NW1/4 12-9-21-W4M and SW1/4 12-9-21-W4M
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Achilles Madhi

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	5 Effective governance
Secondary priority:	6 Community building & rural identity

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Supports the subdivision of private property.
Alignment with the Strategic Plan	Supports effective governance.
Long-term financial sustainability	Creates a separately assessed residential parcel with no new county infrastructure.
Impact on future generations	While the subdivision meets the Land Use Bylaw, the resulting parcel fragments quarter section.
Innovation and continuous improvement	N/A
Regional and community benefit	N/A

RECOMMENDATION:

That Subdivision Application LCSUB2026-003 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

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

THE DECISION IN BRIEF:

The proposed subdivision meets the provincial Matters Related to Subdivision and Development Regulation, the Municipal Development Plan and the municipal property Realignment/subdivision of small existing titles policies as stated in the Land Use Bylaw.

BACKGROUND:

Located approximately 3.2 km east of the City of Lethbridge, 5.2 km west of the Town of Coaldale and north of Highway 3 with access from range road 211. The proposal is to enable a property line reconfiguration and amalgamation of the rest of the parcel with the adjacent land for a larger agricultural holding.

The proposed lot contains an existing dwelling, barn, shelter, gazebo and dugout. The residence is serviced by a private septic field located north of the dwelling. The lot is intersected by an operating ATCO natural gas distribution line and a COLRWA line. The adjacent parcel being consolidated with the remaining lands contains a confined feeding operation (CFO) at the south end of the parcel. The existing dwelling is approximately 580 m from the CFO, which exceeds the required minimum distance separation (MDS 408 m) and does not constrain the proposed subdivision.

The subdivision proposal meets the criteria of the County's MDP subdivision policy 5.4, which allows a parcel of up to 10 acres within the Rural Agricultural land use district. It also meets the criteria of the County's LUB Part 8, Section 12 (Property Realignment and Subdivision of Existing Small Titles) , with the 10-acre lot created through realignment and the remnant parcel consolidated with the adjacent parcel. No additional titles are created. The application was circulated to the required external agencies and no concerns were expressed. No easements requested.

OPTIONS:

The Subdivision Authority could decide to not approve if it is determined the boundary reconfiguration is not suitable.

Pros: there are no advantages to denying the subdivision.

Cons: A refusal would likely be appealed by the applicant.

FINANCIAL IMPLICATIONS:

None direct, but a 10% Municipal Reserve payment at $42,500 per acre is applicable.

RISKS:

None

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Applicant meets all the conditions and applies for subdivision endorsement. No report back to council is required.

ATTACHMENTS:

LCSUB2026-003 - 4 - Resolution

LCSUB2026-003 Proposed Subdivision Maps

RESOLUTION

LCSUB2026-003

Lethbridge County	**Agricultural & Country Residential** subdivision of Lot 2 Block 1 Plan 921 1487 within NW1/4 12-9-21-W4M and SW1/4 12-9-21-W4M

THAT the Agricultural & country residential subdivision of Lot 2 Block 1 Plan 921 1487 within NW1/4 12-9-21-W4M and SW1/4 12-9-21-W4M (Certificate of Title No. 051 410 564 & 251 040 268 +1), to facilitate a property line adjustment by subdividing an existing 49.99-acre (20.23 ha) parcel, creating a 10-acre (4.05 ha) parcel and consolidating the remaining 39.99 acres within Southwest quarter for agricultural use; BE APPROVED subject to the following:

MUNICIPAL 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 10 acres at the market value of $42,500 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to Lethbridge County.
2. That a utility right-of-way be registered along the lot frontage along Range Road 211, as required by ATCO Gas.
3. That any easement(s) as required by utility companies, and/or the municipality shall be established.
4. That the applicant submits a final plan as prepared by an Alberta Land Surveyor for the parcel being subdivided as approved, acceptable for registration at Land Titles.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan Bylaw No. 22-001 and Land Use Bylaw No. 24-007.
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, having considered the matters set out in that section.
3. The Subdivision Authority has determined the proposal conforms to the criteria for a reconfiguration of titles under Part 8, Section 12 (Property Realignment and Subdivision of Existing Small Titles) of

the Land Use Bylaw, as the proposed 10-acre (4.05 ha) country residential lot is created through realignment and the remnant 39.99-acre (16.18 ha) parcel will be consolidated with the adjacent parcel in SW 1/4 12-9-21-W4M, with no additional titles created. The proposal also conforms to Policy 5.4 of the Municipal Development Plan, which allows a parcel of up to 10 acres within the Rural Agricultural land use district.

INFORMATIVE:

a) The payment of Municipal Reserve pursuant to Section 663 of the MGA is applicable on the 10- acre parcel as a cash-in-lieu of land payment.

b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

d) TELUS

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

e) FortisAlberta

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.

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

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

f) ATCO Transmission

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.

NOTE: ATCO Distribution [Gas] will reply under separate email.

Thank you for allowing ATCO to review your proposal and provide feedback.

g) ATCO Distribution (Gas)

ATCO Distribution (Gas), Claudia Glodzinski, Engineer, South District Engineering

Assuming the existing URW is transferred over the to the new lot there is no objections. Please have the applicant ensure the URW covers the existing gas main. If there are questions or concerns about this, they can reach out toland.admin@atco.com for support.

h) Alberta Transportation and Economic Corridors - 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

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.

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.

i) SMRID - Phyllis Jensen , Central Land Administrator.

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

- The consolidated ag parcel will carry 178 permanent irrigation acres and the delivery point to be used is identified below. There may be an excess of acres on the land once it is determined how many acres are irrigable and under pivot. Any excess irrigation acres would be eligible to be transferred off the parcel – a transfer fee of $100/ac will apply.
- The newly expanded 10 acre parcel may keep a maximum of 5 permanent acres (of the 178 identified above). If the lands will not be irrigated, they can enter into a Household Purposes Agreement instead if they intend to use SMRID water for their yardsite. The existing turnout will be maintained as a domestic delivery point for that purpose. The applicant can contact Phyllis Jensen at (403)223-2148 to advise prior to subdivision consent being granted.
- In order for SMRID to execute the consent to register a subdivision, any outstanding balances owed by the applicant will need to be paid in full.
- A fee of $300.00 plus G.S.T. will be due upon approval of the future subdivision application by the District.

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

j) AB Water Boundaries - Nicole Strauss, Water Boundary Analyst.

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

To clarify our role: reviews by the Water Boundaries Unit are not an automatic part of subdivision processing. Requests to determine whether the bed and shore of a water body are Crown claimable must be intentional and tied to a clear provincial interest. We are currently receiving referrals for applications with no water bodies, as well as for large named lakes and major rivers that are already clearly Crown owned. Because of this, we are more strictly applying the existing provincial policies on when a review is warranted and what information must accompany a request.

For guidance on when to request a review and what information is required, municipalities and proponents should rely on the existing public documents:

- Municipal Planning Referrals Policy https://www.alberta.ca/municipal-planning-referrals
- Standard Recommendations to Municipal Subdivision Referral https://open.alberta.ca/publications/standard-recommendations-to-municipal-subdivison-referrals
- Guide for Assessing Permanence of Wetland Basins https://open.alberta.ca/publications/guide-for-assessing-permanence-of-wetland-basins

These outline when provincial review may be appropriate and what level of assessment may be needed.

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

Finally, our unit does not provide direction on how a water boundary must be surveyed or shown on a plan. Determining and depicting the extents of Crown owned bed and shore is the responsibility of an Alberta Land Surveyor, who must be engaged as part of the subdivision process.

I hope this helps clarify when a referral to our unit is appropriate.

k) Alberta Health Services - Kristen Dykstra, Executive Officer/ Public Health Inspector

Thank you for the opportunity to comment on LCSUB 2026-003. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is a property line adjustment to create a parcel for country residential use and consolidate the remaining land with the adjacent parcel for agricultural use. There is an existing dwelling, and water services are a dugout/ cistern and sewage disposal is a subsurface treatment fi eld.

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

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends that private drinking water systems (e.g., cisterns, wells, dugouts) be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated a Confined Feeding Operation (CFO) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision as they are the regulatory agency for CFOs.

AHS-EPH has no concerns at this time. We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

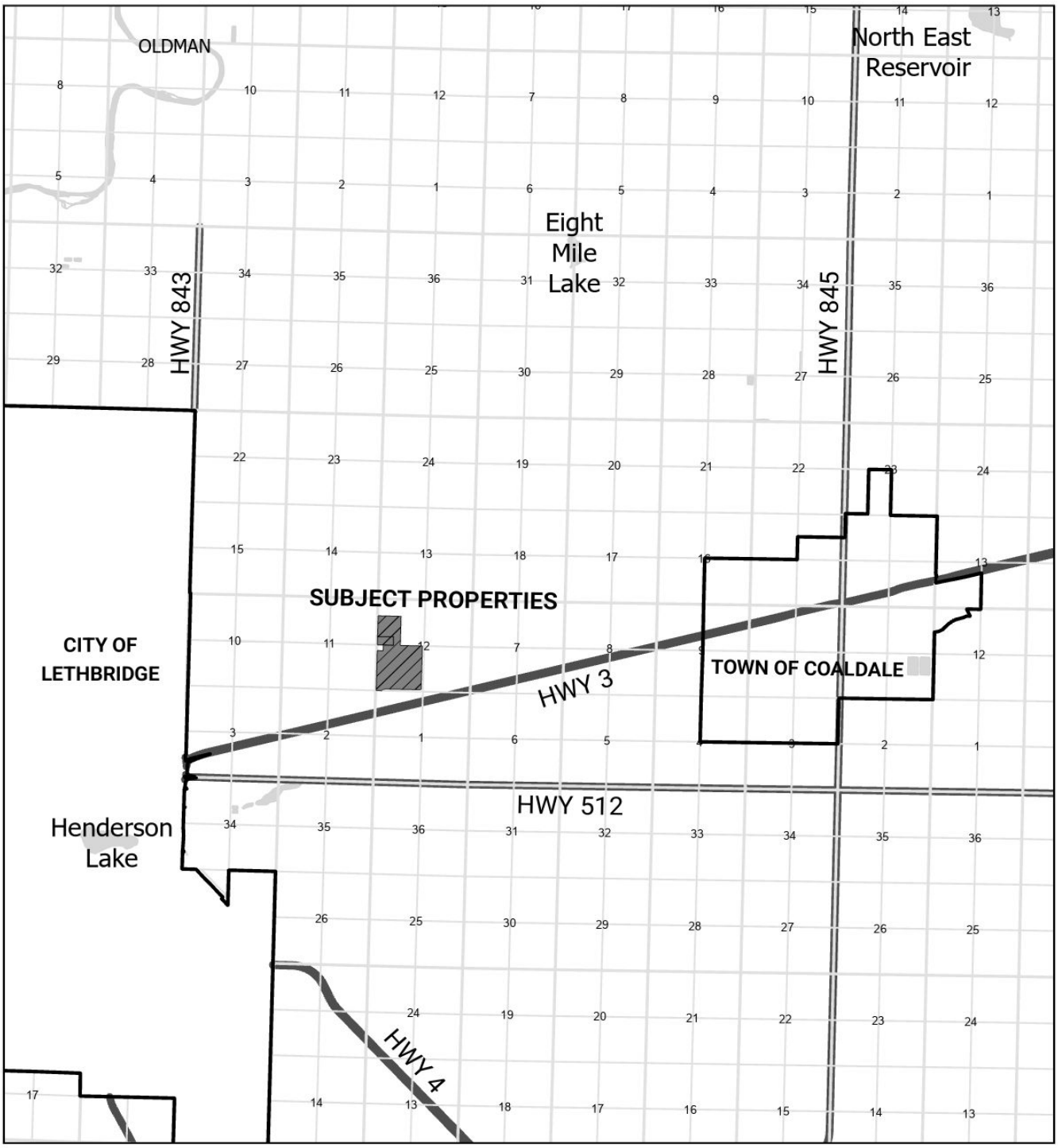
Please feel free to contact me with any questions or concerns.

_____ _____

MOVER REEVE

_____

DATE



0 850 1,700 3,400 Meters

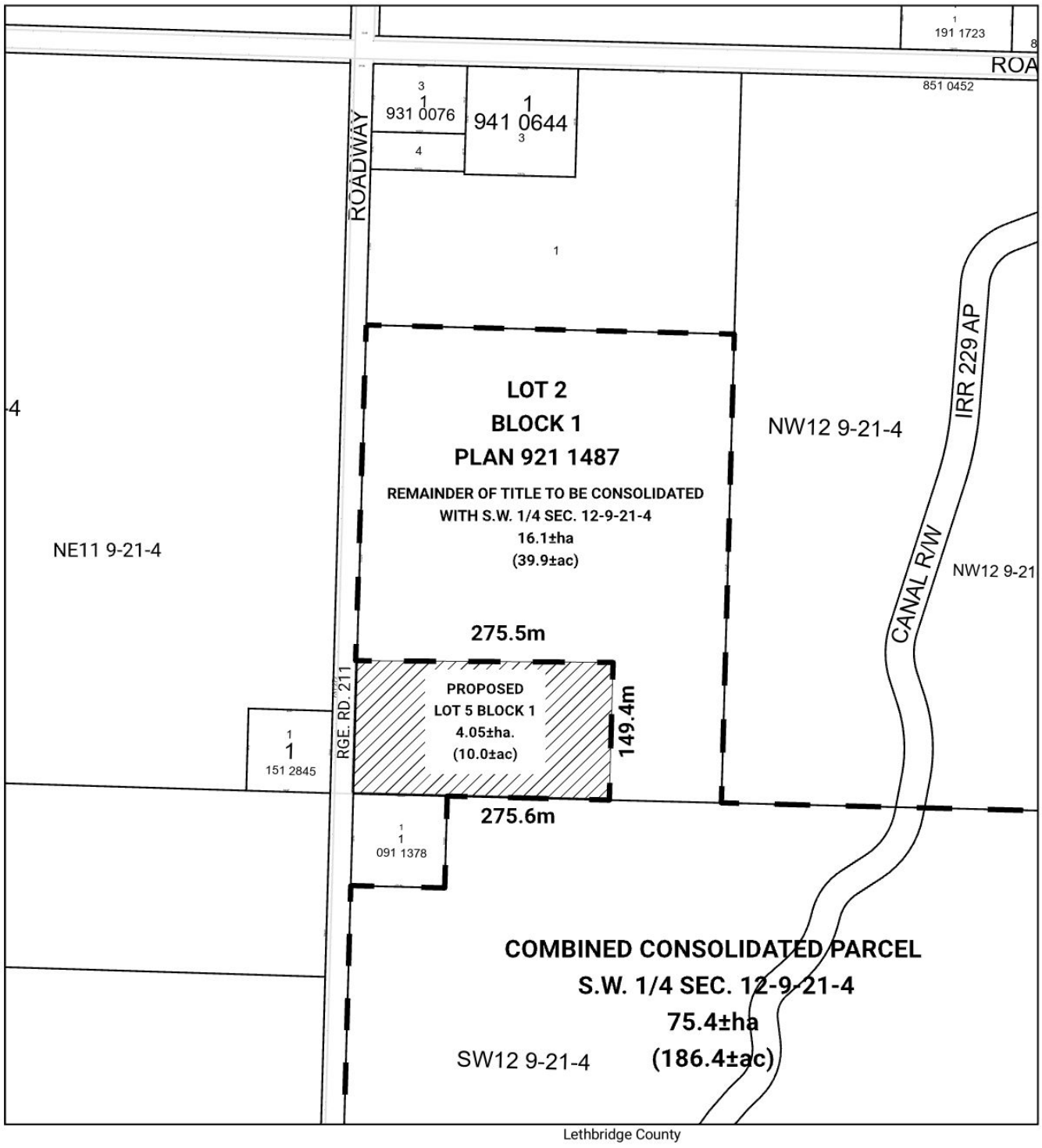
LETHBRIDGE COUNTY

N

SUBDIVISION LOCATION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16904

Lot 5, Block 2, WITHIN
N.W. 1/4 SEC. 12; TWP. 9; RGE. 21; W4M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 17, 2026
FILE No: LCSUB2026-003



0 50 100 200 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION SKETCH - PROPOSED

AERIAL PHOTO DATE: 2024

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16904

Lot 5, Block 2, WITHIN
N.W. 1/4 SEC. 12; TWP. 9; RGE. 21; W4M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 17, 2026
FILE No: LCSUB2026-003



Lethbridge County

0 50 100 200 Meters

LETHBRIDGE COUNTY

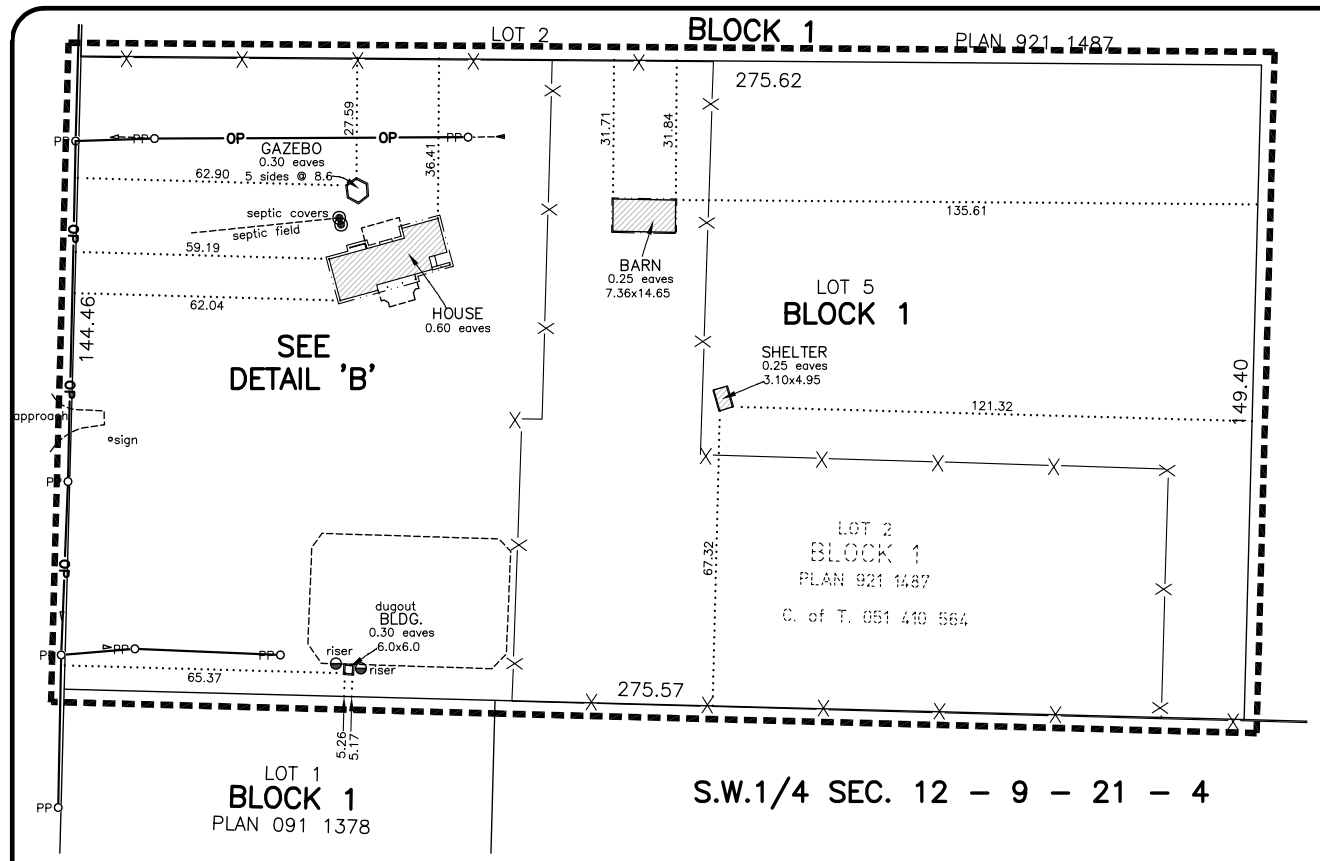
N

SUBDIVISION SKETCH - PROPOSED

AERIAL PHOTO DATE: 2024

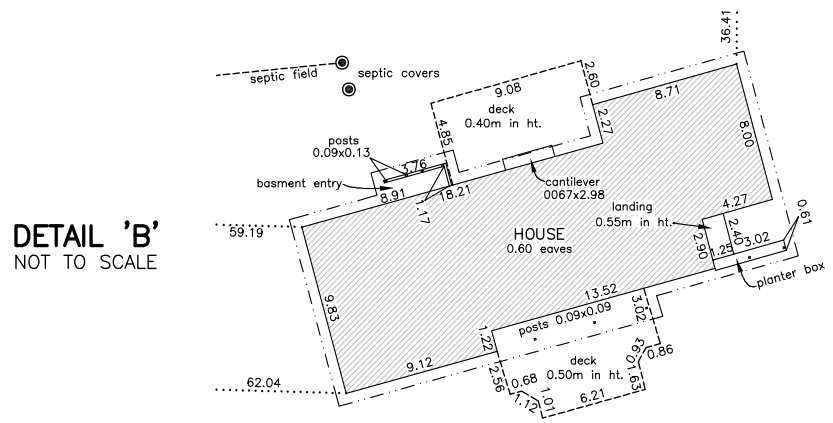
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16904

Lot 5, Block 2, WITHIN
N.W. 1/4 SEC. 12; TWP. 9; RGE. 21; W4M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 17, 2026
FILE No: LCSUB2026-003

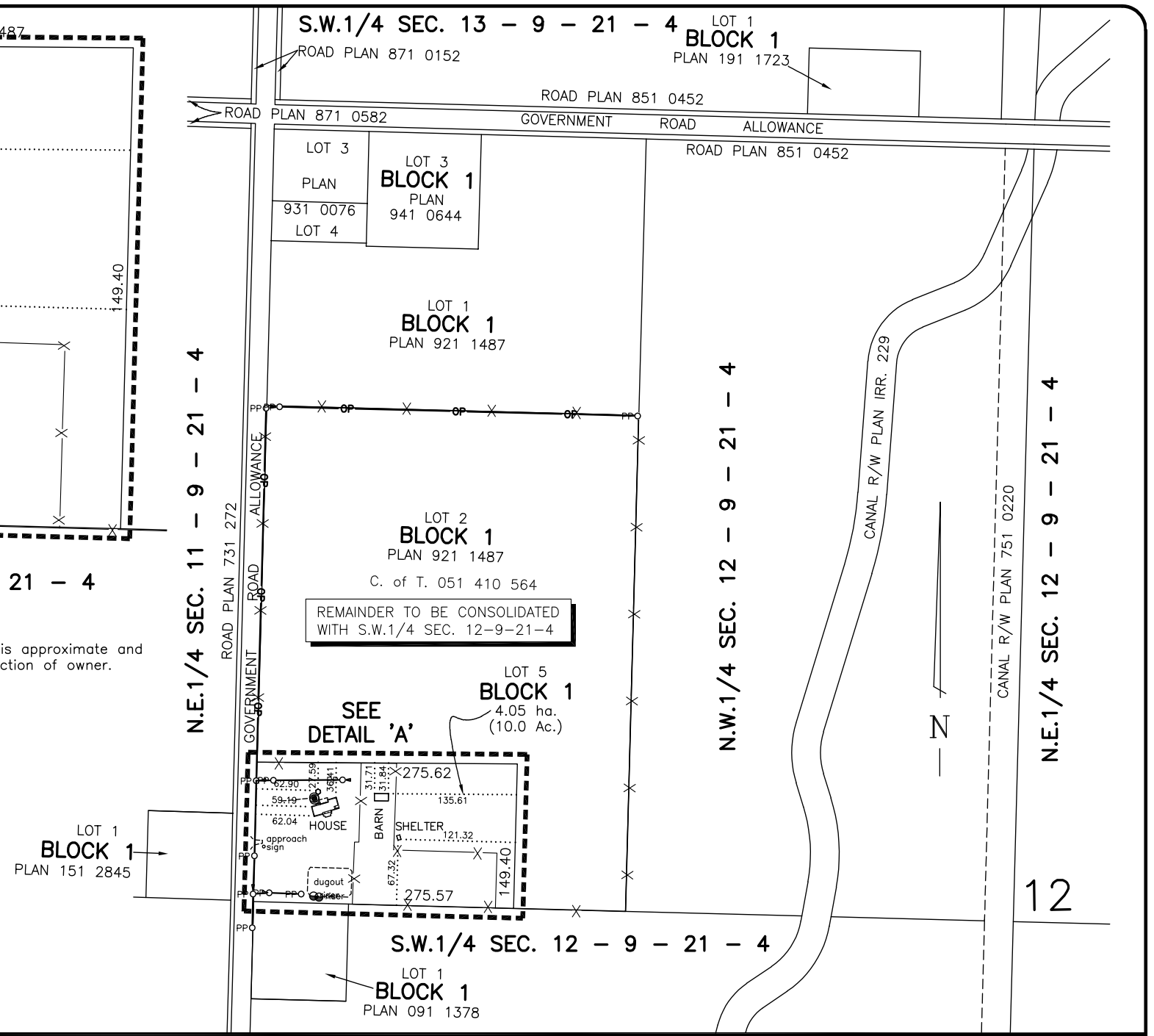


DETAIL 'A'
SCALE: 1:1500

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



DETAIL 'B'
NOT TO SCALE



NO.	REVISION	DATE	BY

Improvements shown were surveyed on November 7th, 2025

NOTE : Portion to be approved is outlined thus ▬▬▬▬▬▬
and contains approximately 4.05 ha.
Distances are in metres and decimal parts thereof.
Overhead line is shown thus ——OP——OP——
PP stands for utility pole.
Fence lines are shown thus ——X——X——
Distances and areas are approximate and are subject to change upon final survey.

ECHO MCCARLEY

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
LOT 2; BLOCK 1; PLAN 921 1487
within
N.W.1/4 SEC. 12; TWP. 9; RGE. 21; W.4 M.
LETHBRIDGE COUNTY

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

APPROVED

D. J. Amantea, A.L.S.

DRAWN CJB		DATE sept. 14/26
CHECKED DJA		JOB 25–16904
SCALE 1:5000		DRAWING 25–16904T

AGENDA ITEM REPORT

Title:	Subdivision Application LCSUB2026-004 – Konynenbelt - NE1/4 7-11-22-W4M
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Achilles Madhi

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	5 Effective governance
Secondary priority:	6 Community building & rural identity

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Supports the subdivision of private property.
Alignment with the Strategic Plan	Supports effective governance.
Long-term financial sustainability	Creates a separately assessed residential parcel with no new county infrastructure.
Impact on future generations	While the subdivision meets the Land Use Bylaw, the resulting parcel fragments quarter section.
Innovation and continuous improvement	N/A
Regional and community benefit	N/A

RECOMMENDATION:

That Subdivision Application LCSUB2026-004 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

- The County reintroduced subdivision criteria in 2013 to allow bareland (vacant) parcel subdivisions to support landowners to obtain financing for land or residences. These policies remain in current LUB No. 24-007.
- The application is for the first parcel out of a 160-acre title and complies with the Country Residential, single lot vacant/bareland subdivision criteria of LUB No. 24-007 and Municipal Development Plan subdivision policy 5.4.
- The proposed 2.00-acre size conforms to the policy's minimum 2.00-acre to maximum 3.00-acre vacant parcel size.

THE DECISION IN BRIEF:

The 2.00-acre vacant parcel will be the only subdivision in the ¼-section and meets the provincial Matters Related to Subdivision and Development Regulation, the Municipal Development Plan and the Country Residential, single lot vacant/bareland subdivision policies as stated in the Land Use Bylaw.

BACKGROUND:

Located about 4 km east of the Town of Nobleford and 2.4 km north of Highway 519 with access from Range Road 225. The proposal is to subdivide a 2-acre vacant parcel for country residential use from a 160-acre title, with the 157.9-acre remainder staying in agricultural use. A development permit to develop a manufactured home on the parcel has already been approved by the Development Authority.

An abandoned well is located on NE1/4 7-11-22-W4M, but the proposed lot is outside the well area. There are several utility easements across the property, including a gas line for Little Bow Gas Co-op Ltd, natural gas line for Atco, and communications line for Telus.

Two confined feeding operations (CFOs) are located about 2 km from the proposed lot, one to the northwest along Township Road 112 and one to the southeast along Range Road 224. The proposed lot exceeds the required minimum distance separation for both (MDS 676 m and 1,677 m) and the CFOs do not constrain the proposed subdivision.

The subdivision proposal meets the criteria of the County's MDP subdivision policy 5.4, which allows a single parcel of up to 10 acres out of a quarter section within the Rural Agriculture land use district. It also meets the criteria of the County's LUB Part 8, Section 5 (Country Residential, single lot vacant/bareland), with the proposed 2-acre lot within the 2 to 3-acre size range.

The application was circulated to the required external agencies and no concerns were received or easements requested. Lethbridge Northern Irrigation District (LNID) grants approval with no conditions.

OPTIONS:

The Subdivision Authority could decide to not approve if it is determined the proposed 2-acre vacant parcel is not suitable for country residential uses.

Pros: There are no advantages to denying the subdivision.

Cons: A refusal would likely be appealed by the applicant.

FINANCIAL IMPLICATIONS:

None.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Applicant meets all the conditions and applies for subdivision endorsement. No report back to council is required.

ATTACHMENTS:

LCSUB2026-004 - 4 - Resolution
LCSUB2026-004 Proposed Subdivision Maps

RESOLUTION

LCSUB2026-004

Lethbridge County **Agricultural & Country Residential** subdivision of NE1/4 7-11-22-W4M

THAT the Country Residential subdivision of NE1/4 7-11-22-W4M (Certificate of Title No. 251 086 419), to subdivide a 2.0-acre (0.83 ha) first subdivision from a title of 160-acre (64.7 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 the applicant has a professional soils analysis and report completed for the proposed 2-acre (0.83 ha) vacant country residential lot in NE1/4 7-11-22-W4M to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
3. That any easement(s) as required by utility companies, or the municipality shall be established.
4. That the applicant submits a final plan as prepared by an Alberta Land Surveyor for the parcel being subdivided as approved, acceptable for registration at Land Titles.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan Bylaw No. 22-001 and Land Use Bylaw No. 24-007.
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, having considered the matters set out in that section.
3. The Subdivision Authority has determined the proposal conforms to the criteria for a single lot country residential subdivision under Part 8, Section 5 (Country Residential, single lot vacant/bareland) of the Land Use Bylaw, as the proposed 2-acre (0.83 ha) vacant lot is within the required 2 to 3 acre lot size and the 157.9-acre (63.9 ha) remnant of the quarter section will remain agricultural. The proposal also conforms to Policy 5.4 of the Municipal Development Plan, which allows a single parcel of up to 10 acres (4.05 ha) out of a quarter section within the Rural Agriculture (RA) land use district.

INFORMATIVE:

a) In respect of Section 663(A) and (B) of the *Municipal Government Act*, municipal reserve is not required.

b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

d) TELUS

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

e) Alberta Health Services - Kristen Dykstra, Executive Officer/ Public Health Inspector

Thank you for the opportunity to comment on Subdivision Referral LCUSUB2026-004, Lethbridge County. 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 to create a country residential lot, with the remainder of the parcel used for agricultural. Proposed water services are a cistern, and proposed sewer services are a subsurface treatment field .

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

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a cistern as the potable water source. AHS-EPH recommends that cisterns be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated two Confined Feeding Operations (CFOs) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision as they are the regulatory agency for CFOs.

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

AHS-EPH has no concerns at this time. We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

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

f) ATCO Gas

No concerns from ATCO.

g) ATCO Transmission

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed subdivision area.

NOTE: ATCO Distribution [Gas] will reply under separate email.

Thank you for allowing ATCO to review your proposal and provide feedback.

h) Lethbridge Northern Irrigation District (LNID)

The Lethbridge Northern Irrigation District (LNID) has reviewed the above-noted subdivision application and grants approval with no conditions.

Thank you for the opportunity to comment. If you need further information or wish to discuss these conditions, please contact Gary Burke, Corporate Services Manager, at the Lethbridge Northern Irrigation District Office, 403-327-3302.

i) FortisAlberta

Thank you for contacting FortisAlberta regarding the above application for subdivision.

This application does not fall within our service territory therefore we do not have any objection, nor do we require easement for this development.

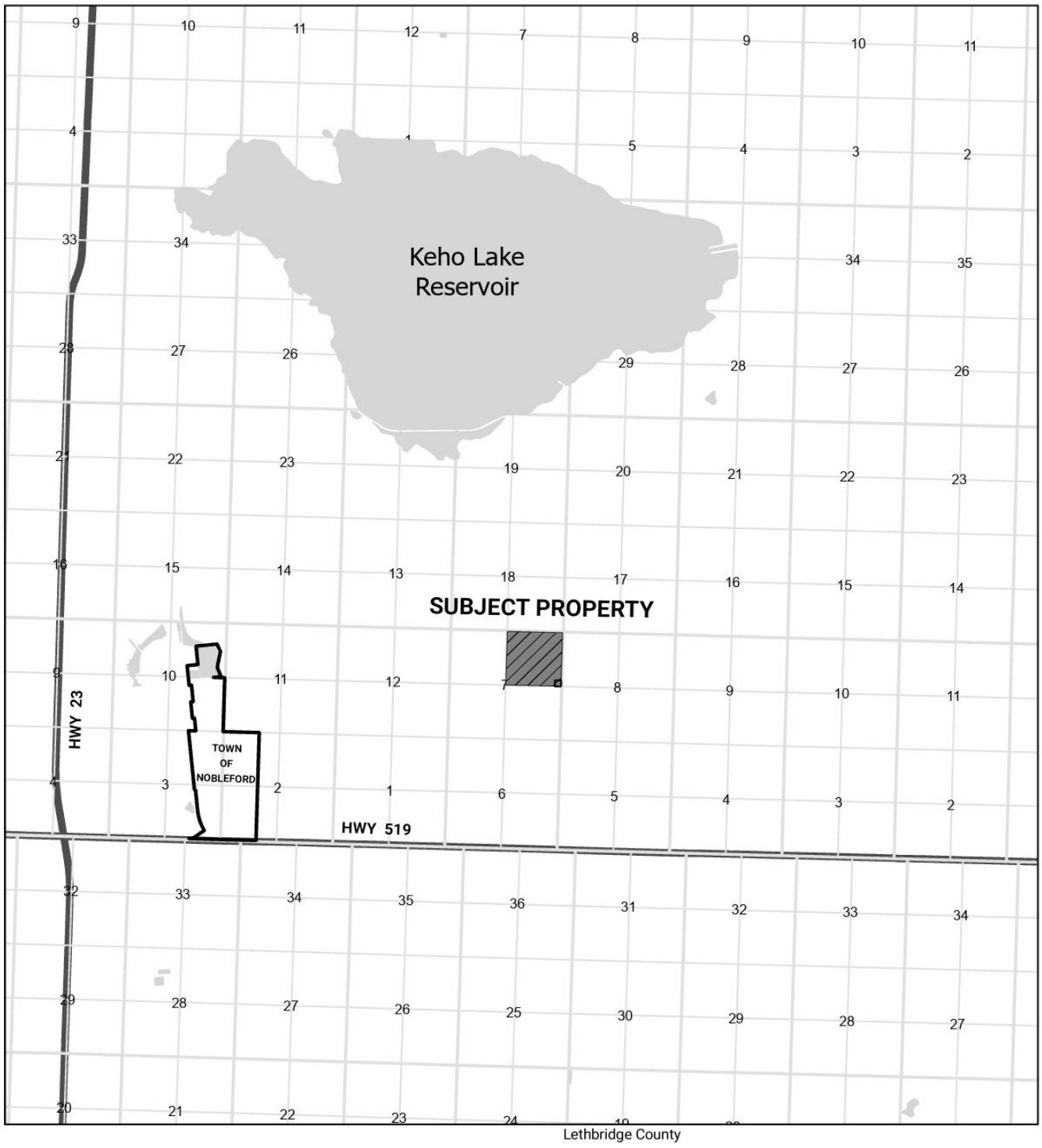
Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

_____ _____

MOVER REEVE

_____

DATE

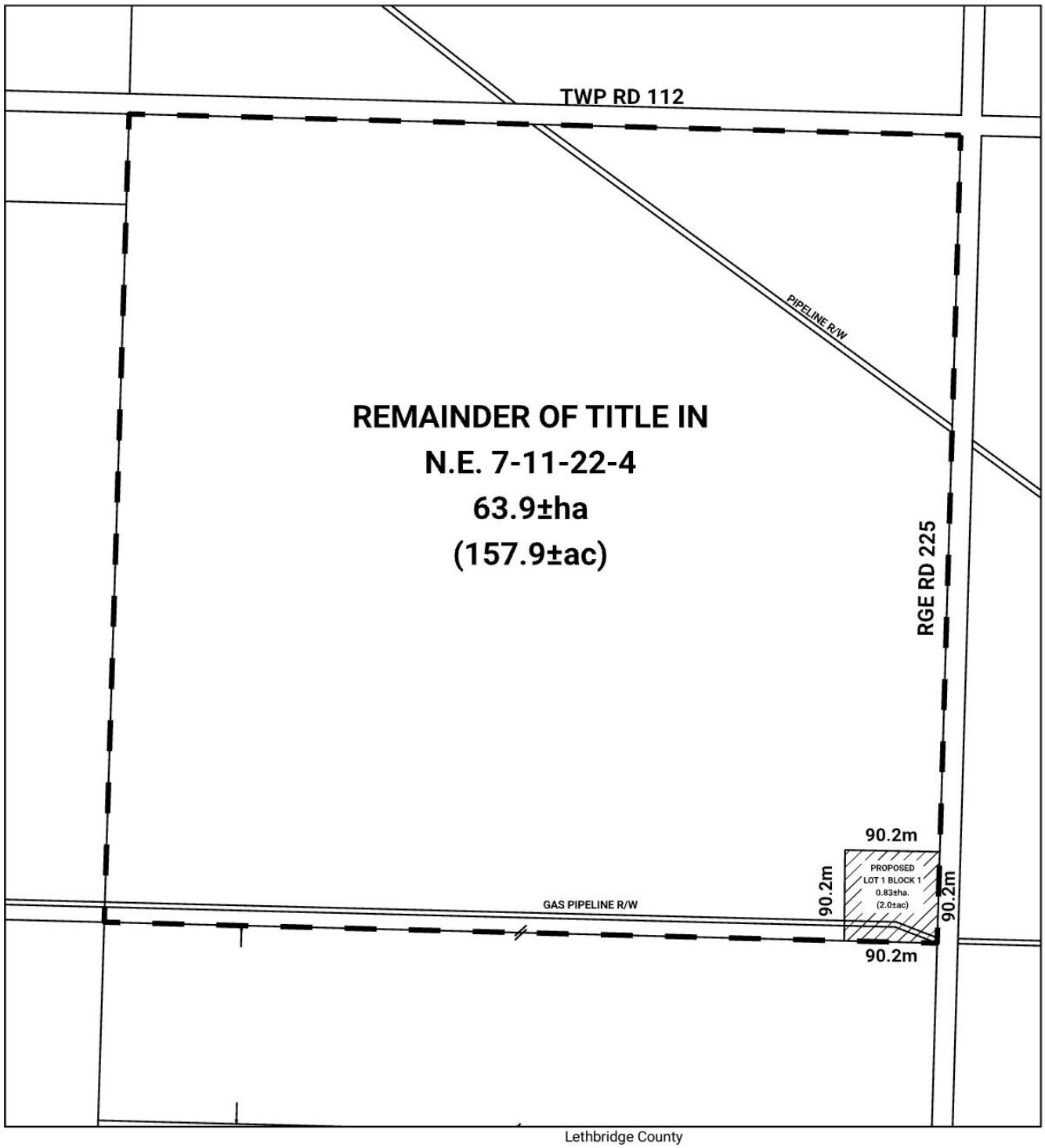


0 700 1,400 2,800 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION LOCATION SKETCH - PROPOSED
N.E. 7-11-22-4
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 24, 2026
FILE No: LCSUB2026-004



0 45 90 180 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION SKETCH - PROPOSED
N.E. 7-11-22-4
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 24, 2026
FILE No: LCSUB2026-004



Lethbridge County

0 45 90 180 Meters

LETHBRIDGE COUNTY

N

SUBDIVISION SKETCH - PROPOSED
N.E. 7-11-22-4
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: September 24, 2026
FILE No: LCSUB2026-004

AERIAL PHOTO DATE: 2024

AGENDA ITEM REPORT

Title:	Bylaw 26-023 – Amendment to the Land Use Bylaw text and to Redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) from Rural General Industrial (RGI) to Business Light Industrial (BLI) – Public Hearing
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	New and unique development in the County.
Alignment with the Strategic Plan	Supports economic diversification and excellent governance.
Long-term financial sustainability	New commercial development will support the County tax base.
Impact on future generations	Continued economic growth will support the sustainability of the region.
Innovation and continuous improvement	Text amendments recognize continuous improvement in our Land Use Bylaw delivery.
Regional and community benefit	Supporting unique commercial development will support the regionals overall growth.

RECOMMENDATION:

That Bylaw 26-023, be read a second time.
That Bylaw 26-023, be read a third time.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Elevate Construction Partners Inc., with written authorization from the registered owner, Sumus (Frontier) Development GP Ltd., has applied to redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) in Frontier Business Park from Rural General Industrial (RGI) to Business Light Industrial (BLI).

The applicant proposes a privately operated indoor arena on the south 4.15 acres of the lot for training and occasional tournaments, built in up to three phases: one NHL-size ice sheet, then a second sheet, then a possible lobby addition. At full build-out the buildings would total approximately 28,000 sq ft.

The application also includes a text amendment that applies to specifically accommodate the major recreation use. It creates a new "Recreation, Major" use for larger facilities that draw people from outside the area, adds it as a Discretionary Use in the BLI, Rural Commercial (RC) and Rural Recreational (RR) districts, replaces the definition of Recreation, Minor and removes Recreational Facilities.

THE DECISION IN BRIEF:

The proposed text amendments and redesignation aligns with the MDP policy direction to support a wide range of commercial uses and economic development opportunities. In addition the Chinook ASP supports the flexibility of compatible land uses at the time of development.

BACKGROUND:

Text Amendments

The text amendment, set out in Schedule "A" of the bylaw, include

- Adding Recreation, Major as a Discretionary Use to BLI, RC and RR districts; removes Recreational Facilities from the RR district in Part 3 – Land Use Districts and Regulations;
- Replaces parking standards for “Recreation facility, public or private" to “Recreation, Major” and “Recreation, Minor” in Part 4 – General Land Use Provisions;
- Replaces Section 14 related to recreation facilities in Part 5 – Use Specific Land Use Provisions;
- Removes Recreational Facilities definition and adds Recreation, Major and Minor in Part 9 - Definitions

Redesignation

The subject property is legally described as Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North), registered to Sumus (Frontier) Development GP Ltd. The parcel is vacant and designated Rural General Industrial (RGI). The future owner represented by Elevate Construction has a Land Purchase Agreement, conditional on municipal approvals.

The proposal is a multi-phase private indoor arena facility on the south 4.15 acres, intended for private training with the option to host occasional tournaments/events. Proposed phasing:

- Phase 1 (Building A, ~3,000 m²): single NHL-size ice rink, change rooms, washrooms; future spectator seating.
- Phase 2 (Building B, ~3,000 m²): second NHL-size ice rink, bringing the site to two sheets of ice.
- Phase 3 (Building C, ~321 m²): expanded public entry lobby – future consideration only, subject to demand, parking, and approvals.

The remaining north portion of the lot is still under consideration, the uses will be complementary to the proposed recreation facility and surrounding industrial/commercial uses.

The following outlines the operational and servicing considerations for the proposal:

- Operations - The facility will operate mainly weekdays after 5 p.m. and on weekends, outside the business hours of surrounding uses. Anticipated to host 2 large events a month.
- Parking - The site provides a proposed 214 parking stalls, with opportunity for overflow parking on the parcel to the north. The proponent has provided pedestrian connections between the sites.
- Potable Water - The site will be allocated 13m3/day of potable water, with 6.5m3/day for the recreation facility. The development is proposing below-grade storage tanks and will haul in water for the initial ice surfaces. Any potable water use required above the water allocation will

require the operator to haul in water. The County will require a water restriction agreement to be registered on title and will conduct regular consumption monitoring.
- Sanitary - The applicant is proposing septic holding tanks, one for each rink which will be pumped out.
- Stormwater - An underground retention system is proposed.
- Access - The recreation center will be access from an internal private road network with a shared access agreement with the neighbouring parcels. The applicant has provided a fire swept analysis confirming turning radiuses are sufficient.

Circulation

The application was circulated internally and externally on September 14.

Internal Comments

- Emergency Services - The fire truck swept analysis demonstrates adequate access.
- Infrastructure - Detail regarding the potable water peak and average demand has addressed the initial questions. We continue to collaborate with the proponent regarding operating within the water restrictions.

External Comments

- Alberta Heath Services advised it has no concerns provided the applicant complies with all regulations, and strongly recommended connection to an approved municipal services. AHS also requires drinking water system information before the system is commissioned and noted routine sampling may be required.
- City of Lethbridge responded with advisement that a updated traffic impact assessment will be required prior to development. The applicant currently has this study in progress.

In addition, a public notification was distributed and no comments or questions was received.

OPTIONS:

- Chinook Industrial Park Area Structure Plan (Bylaw 23-008), Section 5.3: Flex Industrial areas shall be considered for BLI or RGI, determined at time of application and reviewed by the County.
- MDP (Policy 10.0: the County will direct industrial and commercial uses to lands preplanned or designated for those uses, such as established industrial parks.
- MDP Policy 14.8: the Land Use Bylaw will allow a wide range of commercial or industrial uses and economic development opportunities, including a mix of land uses.

FINANCIAL IMPLICATIONS:

There are no immediate financial implications associated with the redesignation. If the parcel is developed, the County will benefit from the increase in tax revenue.

RISKS:

1. To refuse second reading of Bylaw 26-023.

Pros: None.

Cons: Delays the applicant's ability to proceed with development.

ENGAGEMENT AND COMMUNICATION:

Inform.

IMPLEMENTATION AND REPORTING BACK:

Applicant will proceed with subdivision and development applications. Council can anticipate the upcoming subdivision application.

ATTACHMENTS:

Bylaw 26-023 - Amendment to LUB Reading Page
Bylaw 26-023 Schedule A
Bylaw 26-023 Schedule B
Bylaw 26-023 LUB Amendment Application_Redacted
Bylaw 26-023 Concept Plan
Bylaw 26-023 Fire Swept
Bylaw 26-023 Descriptive Narrative - UPDATED
Bylaw 26-023 Landowner Authorization_Redacted

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-023

Bylaw 26-023 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-023 is to amend Land Use Bylaw 24-007, by:

a) Adding Recreation, Major as a Discretionary Use to BLI, RC and RR districts; removes Recreational Facilities from the RR district in Part 3 – Land Use Districts and Regulations;
b) Replaces parking standards for “Recreation facility, public or private" to “Recreation, Major” and “Recreation, Minor” in Part 4 – General Land Use Provisions;
c) Replaces Section 14 related to recreation facilities in Part 5 – Use Specific Land Use Provisions;
d) Removes Recreational Facilities definition and adds Recreation, Major and Minor in Part 9 – Definitions;
e) To redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) from Rural General Industrial to Business Light Industrial containing approximately 8.19 acres, more or less. as shown on Schedule “B”.

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

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

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

1. Land Use Bylaw 24-007 is hereby amended by adding Recreation, Major as a Discretionary Use to BLI, RC and RR to Part 3 – Land Use Districts and Regulations, Part 4 – General Land Use Provisions, Part 5 – Use Specific Land Use Provisions, and Part 9 – Definitions, as set out in Schedule “A”.

2. Land Use Bylaw 24-007 is hereby amended to redesignate Plan 2410456 Block 1 Lot 9 (4404 14 Avenue North) from Rural General Industrial to Business Light Industrial as shown on Schedule “B”.

3. With the adoption of Bylaw No. 26-023, Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

GIVEN first reading this 15th day of October 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

Schedule 'A'

Bylaw No. 26-023

Amendments to Land Use Bylaw No. 24-007

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

PART 3

LAND USE DISTRICTS AND REGULATIONS

BUSINESS LIGHT INDUSTRIAL - BLI

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(2) Discretionary Uses

ADD "Recreation, Major"

RURAL COMMERCIAL – RC

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(2) Discretionary Uses

ADD "Recreation, Major"

RURAL RECREATIONAL - RR

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(2) Discretionary Uses

REMOVE "Recreational Facilities"

ADD "Recreation, Major"

PART 4

GENERAL LAND USE PROVISIONS

30. OFF-STREET PARKING REQUIREMENTS FOR NON-AGRICULTURAL USES

REMOVE Table 2, Recreation facility, public or private

REPLACE WITH,

Table 2 - Minimum Required Off-Street Parking	
USE	**MINIMUM PARKING SPACES**
COMMERCIAL	
Recreation facility, Major	As required by the Development Authority
Recreation facility, Minor	1 space / 27.87 m2 (300 sq. ft.) of GFA

PART 5

USE SPECIFIC LAND USE PROVISIONS

REMOVE Commercial Recreation Uses and REPLACE with

14. RECREATION, MAJOR OR MINOR

(1) In considering a development permit application for a Recreation, Major or Recreation, Minor, the Development Authority shall have regard to the scale, intensity, and nature of the proposed use and its compatibility with adjacent land uses, regardless of the land use district in which the application is made.

PART 9

DEFINITIONS

REMOVE **Recreational Facilities**

REPLACE **Recreation, Minor** WITH

Recreation, Minor means a recreation area, use, facility, structure or building that has minimal off-site impacts to adjacent land uses, and is scaled to serve the immediate or local community. Typical facilities include a playground, neighbourhood park, small-scale single rink, gymnasiums, and similar community-scale facilities.

ADD

Recreation, Major means a recreation area, use, facility, structure or building, whether public or privately operated, that may produce impacts extending beyond the parcel boundary, including but not limited to traffic generation, parking demand, noise, or lighting, and that is drawing participants or spectators from outside the immediate area. Typical facilities include multi-sheet ice arenas, spectator sports complexes, indoor fieldhouses, and similar facilities.



0 37.5 75 150 Meters

Lethbridge County, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LETHBRIDGE COUNTY

N

Bylaw 26-023Schedule B: RGI to BLI
Located in Lethbridge County
Approx. 8.19 acres of SW-10-9-21-W4M (4404 14 Avenue North)

Docusign Envelope ID: 6BD994E7-470C-8925-8103-30957459DE27

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: Sept 3/26	Assigned Bylaw	No. 26-023
Date Deemed Complete: Sept 14/26	Application & Processing Fee:	$ 2000.00
☑ Redesignation ☑ Text Amendment	Certificate of Title Submitted:	☑ Yes ☐ 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: Elevate Construction Partners Inc

Mailing Address: [redacted]

Phone: [redacted]

Phone (alternate): [redacted]

Fax:

Postal Code: [redacted]

Is the applicant the owner of the property? ☑ Yes ☐ No

IF "NO" please complete box below

Name of Owner:

Phone:

Mailing Address: [redacted]

Applicant's interest in the property:
- ☑ Agent
- ☑ Contractor
- ☐ Tenant
- ☐ Other

Postal Code: [redacted]

PROPERTY INFORMATION

Municipal Address: FRONTIER BUSINESS PARK 4404 14 Avenue N

Legal Description: Lot(s) ~~5~~ 9 Block 1 Plan 241 0456

OR Quarter SW Section 10 Township 9 Range 21

Docusign Envelope ID: 6BD994E7-470C-8925-8103-30957459DE27

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): RGI - RURAL GENERAL INDUSTRIAL

Proposed Land Use Designation (zoning) (if applicable): BLI - BUSINESS LIGHT INDUSTRIAL

SITE DESCRIPTION:

8.19 acres

Describe the **lot/parcel dimensions** 135.62m X 118.31m and **lot area/parcel acreage** 16,809 m^2
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.

Docusign Envelope ID: 6BD994E7-470C-8925-8103-30957459DE27

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***

Signed by:
[redacted]
AFA7F7F0879D4B1...

APPLICANT

REGISTERED OWNER (if not the same as applicant)

September 3, 2026

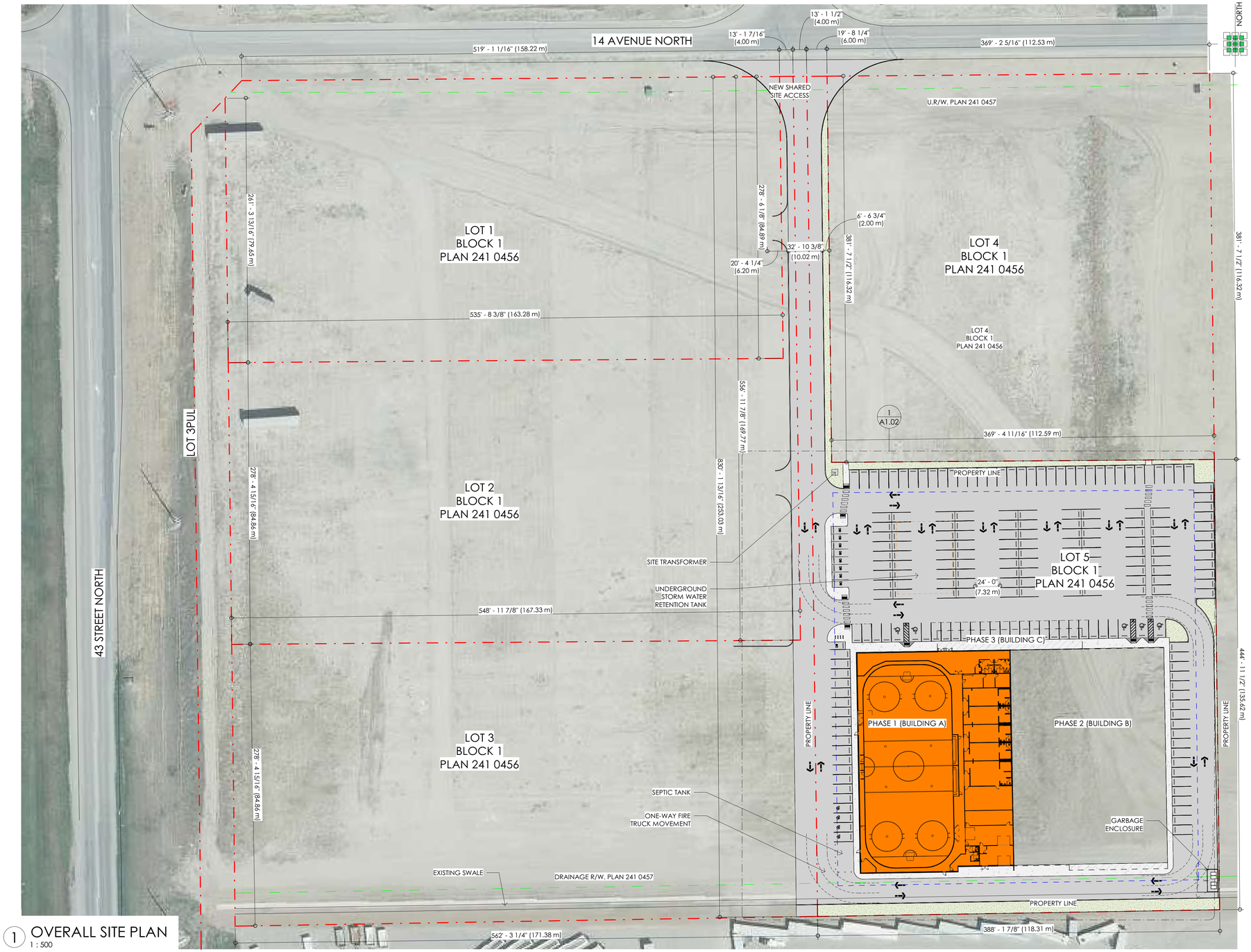
DATE

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

TERMS

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

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



1 OVERALL SITE PLAN
1 : 500

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	MK	BYLAW AMENDMENT	26 09 03
B	MK	BYLAW AMENDMENT	26 09 10

FRONTIER BUSINESS PARK
LETHBRIDGE COUNTY, ALBERTA
LOT 5 BLOCK 1 PLAN 241 0456

Ian Moxon Architect Inc.
#300 410 - Stafford Drive South
Lethbridge, Alberta
T1J 2L2
info@ianmoxonarchitect.com
Tel: (403) 929-8900

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc., and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
PERMIT No. AC 14193
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

Professional Seal
IAN M. MOXON REGISTERED ARCHITECT ALBERTA
26 09 10

SITE PLAN

Ian Moxon Architect

Project:
ELEVATE C. P. INC.
RECREATION CENTRE

Drawing:
OVERALL SITE PLAN
LESR-260013

Drawn By:	Checked By:
AV	MK

Phase:
DESIGN DEVELOPMENT

Status:
BYLAW AMMENDMENT

Sheet Number:
A1.01

PROJECT INFORMATION :

LEGAL ADDRESS:
LOT 5, BLOCK 1, PLAN 241 0456

MUNICIPAL ADDRESS:
XXX FRONTIER BUSINESS PARK
LETHBRIDGE COUNTY, ALBERTA

LETHBRIDGE COUNTY LAND USE BYLAW NO. 24-007
BLI BUSINESS LIGHT INDUSTRIAL

MINIMUM SETBACKS
FRONT: 9.1m (30 ft), SIDE: 6.1m (20 ft), REAR: 9.1m (30 ft)

SITE AREA: 16,809 SM (180,931 SF)

BUILDING AREA:

PHASE 1 (BLDG. A)	3,000 SM (32,290SF)	
FUTURE PHASE 2 (BLDG. B)	2,987 SM (32,148 SF)	(MAX 3,000 SM)
FUTURE PHASE 3 (BLDG. C)	321 SM (3,455 SF)	(MAX 3,000 SM)
TOTAL BUILDING AREA	6,308 SM (67,893 SF)	

SITE COVERAGE: 6,308 / 16,809 = 37.5% (MAX 50%)

PARKING REQUIREMENTS:
1 STALL PER 3 PEOPLE

EACH PHASE	TEAMS+STAFF+REF+COACHES = 100 PEOPLE SPECTATORS = 236 PEOPLE	
PHASE 1	336/3 = 112	
PHASE 2	336/3 = 112	

PARKING PROVIDED:
STALLS PROVIDED: 214 STALLS
(INCLUDING 5 BARRIER FREE STALLS)
(INCLUDING 4 EV CHARGING STALLS)

"OVERFLOW PARKING TO BE ACCOMMODATED ON OWNER'S LOT 4 PROPERTY. PEDESTRIAN CONNECTIONS TO BE MAINTAINED BETWEEN THE LOTS TO ACCOMMODATE OVERFLOW PARKING FOR OCCASSIONAL EVENTS. "

SITE LEGEND :

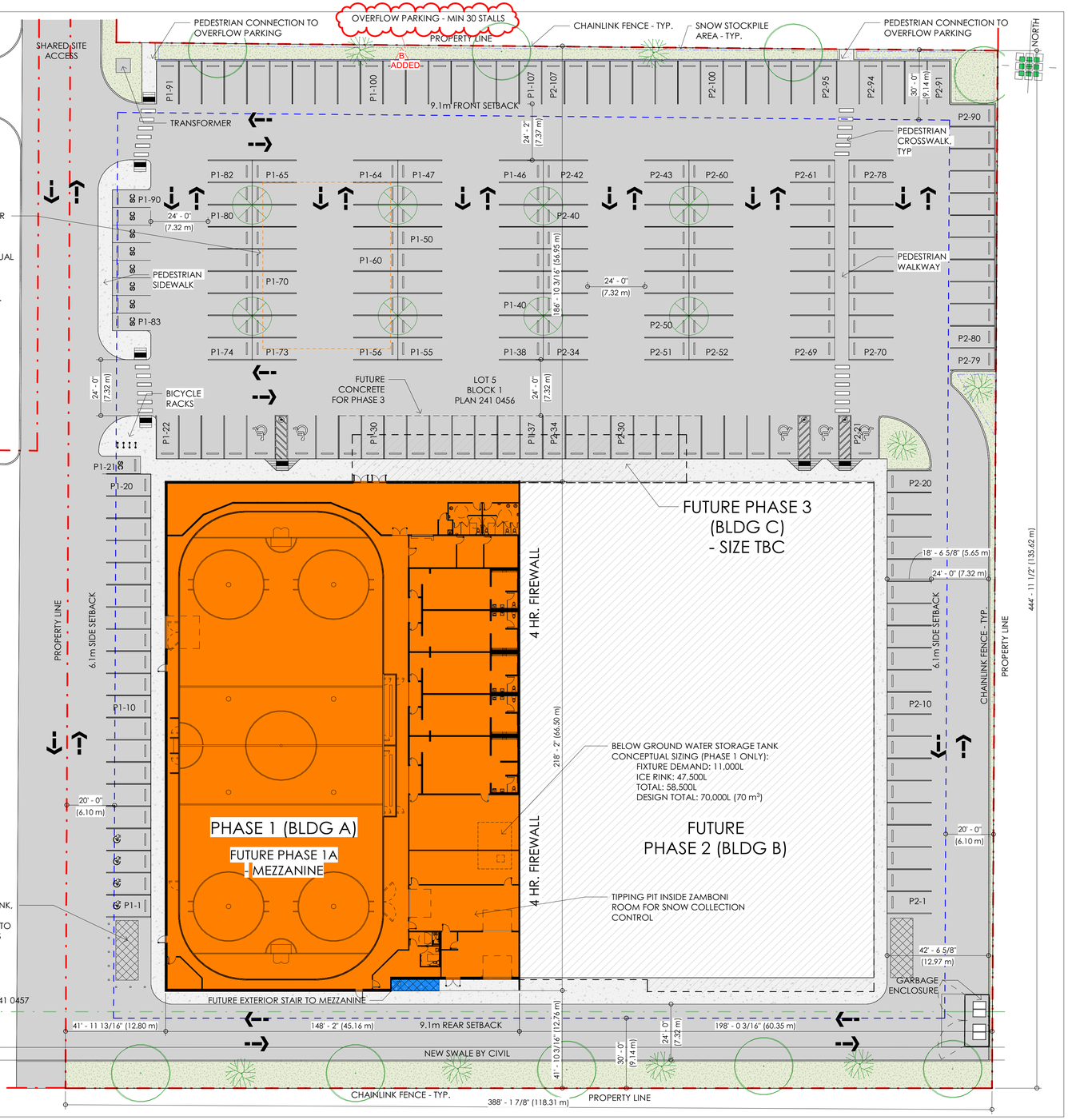
- PROPERTY LINE
- SETBACK LINE
- UROW
- SNOW STOCKPILE AREA
- CLASSIC BIKE U RACK (2 BIKES) SURFACE MOUNT, STANDARD BLACK FINISH DESIGN BASIS: CYCLESAFE 2'-0" WIDTH 3'-0" HIGH
- CONCRETE SPLASH PAD (LOCATED UNDER RAINWATER LEADERS DISCHARGING INTO SOFT LANDSCAPING) DESIGN BASIS: 1'-0" WIDE, 2'-0" LONG
- TRAFFIC FLOW ARROW - FOR REFERENCE ONLY (NOT PAINTED)
- STANDARD PARKING SPACE 2.9m (9.5ft) WIDTH 5.64m (18.5ft) DEPTH
- BARRIER FREE PARKING SPACE WITH PAINTED INTERNATIONAL SYMBOL OF ACCESS 3.66m (12ft) WIDTH 5.64m (18.5ft) DEPTH
- BARRIER FREE ACCESS AISLE 1.52m (5ft) WIDTH 5.64m (18.5ft) DEPTH

PARKING STALL NOTES:
1. ALL WHEEL STOPS TO BE 2'-0" FROM END OF PARKING STALL.
2. ALL STANDARD AND SMALL CAR STALLS ADJACENT TO A FENCE, WALL, COLUMN OR DOOR TO BE 0.3m WIDER.
3. ALL BARRIER FREE STALLS ADJACENT TO A FENCE, WALL, COLUMN, DOOR OR CURB TO BE 0.6m WIDER.
4. ALL STALLS ACCESSED DIRECTLY FROM A LANE TO BE 1.5m DEEPER.
5. PAVEMENT MARKINGS
   a. 4" WIDE PAINTED LINES. COLOUR - WHITE
   b. INTERNATIONAL SYMBOL OF ACCESS. COLOURS - BLUE AND WHITE.

EXTERIOR WALKS (NBC 2023 AE):
ALL WALKS IN A BARRIER FREE PATH OF TRAVEL SHALL:
1. HAVE A SLIP RESISTANT SURFACE
2. BE NOT LESS THAN 1600mm WIDE
3. HAVE A LEVEL AREA NOT LESS THAN 1700mm BY 1700mm ADJACENT TO AN ENTRANCE DOORWAY LOCATED SO THAT THE LEVEL AREA ON THE LATCH SIDE EXTENDS NOT LESS THAN 600mm BEYOND THE EDGE OF AN OUTWARD SWINGING DOOR.
4. WHERE ADJACENT TO VEHICULAR TRAFFIC BE SEPARATED BY:
   - A CURB WITH A CURB RAMP,
   - A RAILING OR OTHER BARRIER, OR
   - A TACTILE ATTENTION INDICATOR SURFACE

UNDERGROUND STORMWATER RETENTION TANK
DESIGN BASIS
- STORMBRIXX HD
- 3-LAYER (280 SM) CONCEPTUAL FOOTPRINT
- TOTAL VOLUME PROVIDED: 600 m3
- CONCEPTUTAL SIZING ONLY. CIVIL ENGINEER WILL BE REQUIRED TO CONFIRM REQUIREMENTS AND DESIGN

BELOW GRADE SEPTIC TANK, CONCEPTUAL SIZE, MECHANICAL ENGINEER TO CONFIRM REQUIREMENTS



1 SITE PLAN
1 : 250

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	MK	BYLAW AMENDMENT	26 09 03
B	MK	BYLAW AMENDMENT	26 09 10

FRONTIER BUSINESS PARK
LETHBRIDGE COUNTY, ALBERTA
LOT 5 BLOCK 1 PLAN 241 0456

Ian Moxon Architect Inc.
#300 410 - Stafford Drive South
Lethbridge, Alberta
T1J 2L2
info@ianmoxonarchitect.com
Tel: (403) 929-8900

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
PERMIT No. AC 14193
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

Professional Seal
IAN M. MOXON REGISTERED ARCHITECT ALBERTA
26 09 10

SITE PLAN

Ian Moxon Architect

Project:
ELEVATE C. P. INC.
RECREATION CENTRE

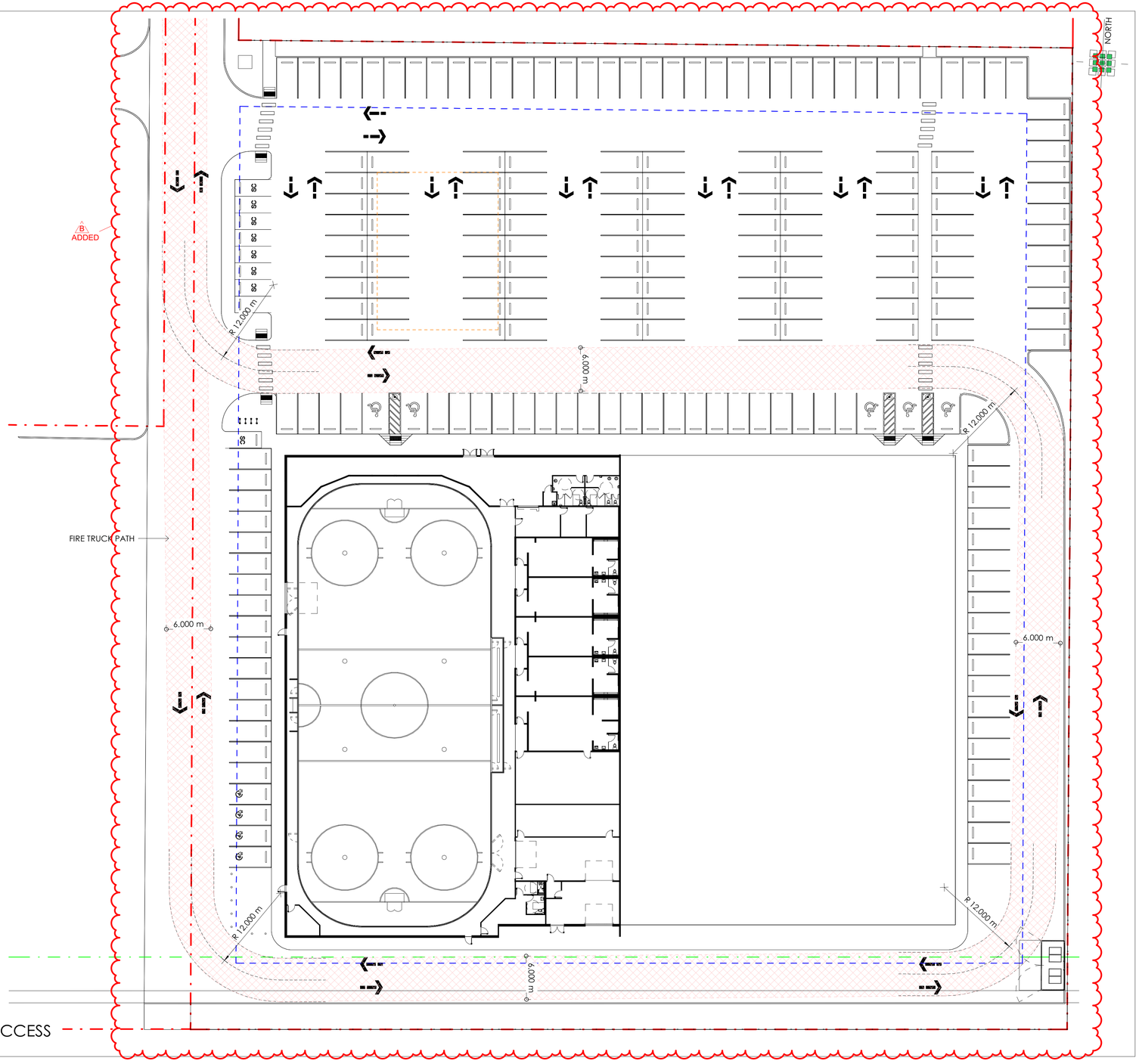
Drawing:
SITE PLAN
LESR-260013

Drawn By:	Checked By:
AV	MK

Phase:
DESIGN DEVELOPMENT

Status:
BYLAW AMMENDMENT

Sheet Number:
A1.02



1 SITE PLAN - FIRE TRUCK ACCESS
1 : 250

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	MK	BYLAW AMENDMENT	26 09 03
B	MK	BYLAW AMENDMENT	26 09 10

FRONTIER BUSINESS PARK
LETHBRIDGE COUNTY, ALBERTA
LOT 5 BLOCK 1 PLAN 241 0456

Ian Moxon Architect Inc.
#300 410 - Stafford Drive South
Lethbridge, Alberta
T1J 2L2
info@ianmoxonarchitect.com
Tel: (403) 929-8900

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
PERMIT No. AC 14193
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

Professional Seal
IAN M. MOXON REGISTERED ARCHITECT ALBERTA
26 09 10

PLAN..... SITE P

Ian Moxon Architect

Project:
ELEVATE C. P. INC.
RECREATION CENTRE

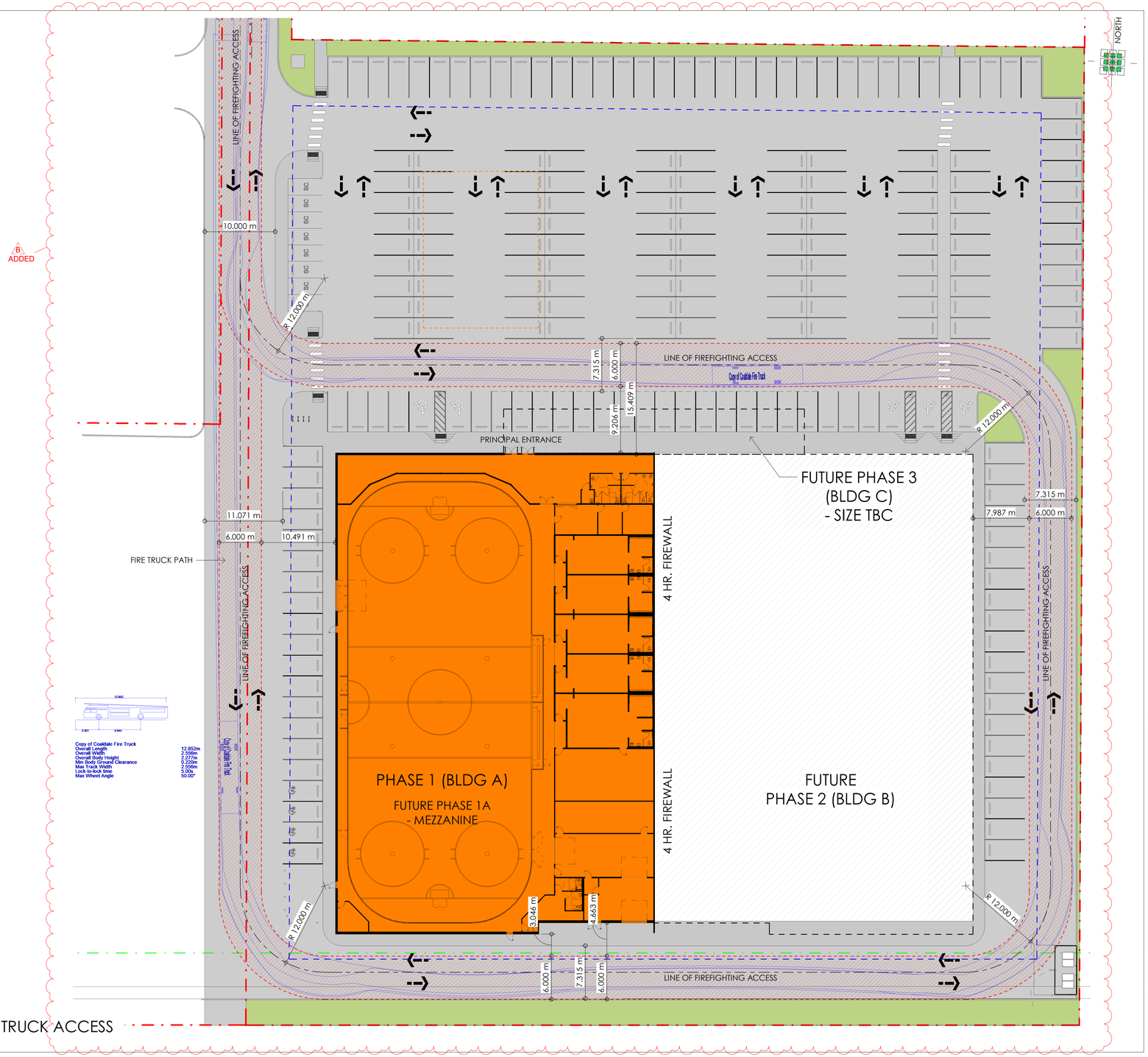
Drawing:
SITE PLAN - VEHICLE PATH
LESR-260013

Drawn By:	Checked By:
AV	MK

Phase:
DESIGN DEVELOPMENT

Status:
BYLAW AMMENDMENT

Sheet Number:
A1.03



1 SITE PLAN - FIRE TRUCK ACCESS
1 : 250

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	MK	BYLAW AMENDMENT	26 09 03
B	MK	BYLAW AMENDMENT	26 09 10
C	MK	BYLAW AMENDMENT	26 09 23

FRONTIER BUSINESS PARK
LETHBRIDGE COUNTY, ALBERTA
LOT 5 BLOCK 1 PLAN 241 0456

Ian Moxon Architect Inc.
#300 410 - Stafford Drive South
Lethbridge, Alberta
T1J 2L2
info@ianmoxonarchitect.com
Tel: (403) 929-8900

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale. Use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

Professional Seal

26 09 23

SITE PLAN

Ian Moxon Architect

Project:
ELEVATE C. P. INC.
RECREATION CENTRE

Drawing:
SITE PLAN - VEHICLE PATH
LESR-260013

Drawn By:	Checked By:
AV	MK

Phase:
DESIGN DEVELOPMENT

Status:
BYLAW AMMENDMENT

Sheet Number:
A1.03

Ian Moxon Architect

LAND USE BYLAW AMENDMENT

RURAL GENERAL INDUSTRIAL (RGI) TO BUSINESS LIGHT INDUSTRIAL (BLI)

LETHBRIDGE COUNTY LAND USE BYLAW NO. 24-007

CLIENT:	ELEVATE CONSTRUCTION PARTNERS INC.
PROJECT NUMBER:	260013 LESR
PROJECT NAME:	LETHBRIDGE COUNTY RECREATION CENTRE
PROJECT ADDRESS:	LOT 5; BLOCK 1; PLAN 241 0456 (FRONTIER)
PHASE:	DESIGN DEVELOPMENT
PREPARED BY:	MATTHEW KOUTSKY ASSOCIATE, PROJECT MANAGER, ASSOC. AIA
DATE:	SEPTEMBER 29, 2026
REVISION:	REV 02 – ISSUED FOR BYLAW AMENDMENT

Supporting Land Use Bylaw Redesignation Application:
Pursuant to Section 55, Lethbridge County Land Use Bylaw No. 24-007

Ian Moxon Architect Inc.
#300 – 410 Stafford Drive South
Lethbridge, Alberta T1J 2L2
P: (403) 929 – 8900
E: ian@ianmoxonarchitect.com

LETHBRIDGE COUNTY RECREATION CENTRE – DESCRIPTIVE NARRATIVE

MUNICIPAL ADDRESS	4404 14 AVENUE NORTH (FRONTIER BUSINESS PARK)
LEGAL DESCRIPTION	LOT 5; BLOCK 1; PLAN 241 0456
CURRENT LAND USE DESIGNATION	RGI – RURAL GENERAL INDUSTRIAL
PROPOSED LAND USE DESIGNATION	BLI – BUSINESS LIGHT INDUSTRIAL

1. EXISTING AND PROPOSED FUTURE LAND USE

The subject property will be Lot 5, Block 1, Plan 241 0456, a future subdivided lot within the Frontier Business Park in Lethbridge County. The 16,809m^2 (approximately 4.15 acre) parcel is currently vacant and is designated RGI – Rural General Industrial under Lethbridge County Land Use Bylaw No. 24-007.

The Owner proposes to develop the site as a multi-phase indoor recreation facility (the "Recreation Centre") intended for private training with an option to host occasional events. The phases are consisting of the following:

- Phase One (Building A, approximately 3,000m^2): A single NHL-size indoor hockey rink including change rooms, washrooms, and future spectator seating. The future spectator seating would be added prior to the expansion of Phase 2. The site where the future Phase 2 building will be provided will be utilized as overflow parking for Phase 1 to accommodate occasional events.
- Phase Two (Building B, approximately 3,000m^2): An expansion adding an additional single NHL-size indoor hockey rink bringing the completed facility to two sheets of ice. Additional spectator seating will be accommodated for the second sheet of ice.
- Phase Three (Building C, approximately 321m^2): A building addition providing an expanded public entrance lobby serving the completed facility. Phase 3 will be a future consideration based on demand, parking requirements, and appropriate development approvals.

The phasing of the building has been coordinated with the maximum building areas to ensure no sprinkler system is required for fire suppression.

The usage of the development will be outside of regular business hours for the surrounding development. Outside regular business hours are defined as weekdays after 5:00pm and anytime during the weekends. This allows the parking lot from the adjacent owner owned property to be utilized for overflow parking. Peak demand for the ice rink will be outside of the peak demand for the north lot development.

At full build-out the total building area will be approximately 6,321m^2, representing 37.6% site coverage, which is within the 50% maximum site coverage permitted. Off-

street parking for 214 parking stalls has been proposed with the required parking to be as per the Development Authority in accordance with Table 2 – Minimum Required Off-Street Parking under Part 4 of the Lethbridge County Bylaw No. 24-007. To accommodate an increased number of parking stalls and to accommodate the occasional tournament/events, the Owner owned property, Lot 4, Block 1, Plan 241 0456, will accommodate overflow parking with pedestrian connections provided connecting the two parcels. A minimum 30 overflow parking stalls will be provided on the adjacent lot.

The proposed BLI – Business Light Industrial designation is requested because the Recreation Centre is a public assembly and business/commercial-type use with customer and future spectator serving component, rather than a general or heavy industrial use with outdoor storage, processing, or heavy-equipment operations. The BLI designation is intended to accommodate business, commercial and lighter intensity uses that are more compatible with higher levels of public visitation, customer traffic, and building oriented (rather than outdoor storage orientated) operations. The existing RGI designation is oriented towards general industrial uses and is not well suited to use of this nature.

2. CONSISTENCY WITH APPLICABLE STATUTORY PLANS

Frontier Business Park was established to accommodate a range of business, commercial, and light industrial uses within Lethbridge County. The surrounding parcels are being developed for similar business-park purposes. An indoor recreation facility is a business/institutional use commonly located within business parks and light industrial areas, where it can serve the broader regional population while taking advantage of the site's arterial exposure and access.

The applicant respectfully request that the Lethbridge County confirm the proposal's consistency with the Municipal Development Plan and any applicable Area Structure Plans for the Frontier Business Park area as part of the County's review. The applicant is prepared to provide any additional information the County requires to demonstrate alignment with these statutory documents.

3. COMPATIBILITY WITH SURROUNDING USES AND ZONING

The subject site is bounded by other Frontier Business Park lots developed or intended for business and light industrial uses, with public roads bordering the property. A recreation centre of this scale and character is consistent in form and intensity with the other business park lots in the area.

The proposed use does not include outdoor storage, heavy equipment operations, or activities likely to generate noise, dust, odour, or vibrations beyond what would be expected of a business park use. The building position is exceeding the minimum building setbacks for the designation requirements. The perimeter will be provided with a chain-link fence and landscape screening to adjacent properties as per the

Ian Moxon Architect Inc. Principal - Ian Moxon, Architect, AAA, AIBC, NWTAA, RAIC, RIBA, LEED® AP
#300 - 410 Stafford Dr. S, Lethbridge AB T1J 2L2 p: (403) 929-8900
LETHBRIDGE ■ COMOX ■ CHILLIWACK ■ TRAIL e: info@ianmoxonarchitect.com

proposed site plan. On this basis, the proposed redesignation and development are considered compatible with, and complementary to, the surrounding business park context.

4. DEVELOPMENT SUITABILITY OF THE SITE

The subject lot is a serviced and level parcel within an established business park. The site plan identifies the following features relevant to suitability.

- A drainage right-of-way (Plan 241 0457) is located along the south side of the site and is to be maintained. An existing swale will be maintained and/or upgraded to accommodate the development of the property.
- An underground stormwater retention system is proposed beneath the north parking area to manage site drainage. Conceptually a StormBriXX HD three-layer system with an approximate 280m^2 footprint to provide 600m^3 of stormwater storage capacity. Final stormwater storage requirements will be designed in collaboration with the Civil Engineer and Lethbridge County. The storage is to be right sized to meet the requirements for stormwater management on this site.
- A below grade water storage tank is proposed to serve Phase One to accommodate plumbing fixture counts and ice making and maintenance demands. An approximate 70m^3 storage tank has been proposed to accommodate the conceptual design capacity requirements. Final storage capacity to be verified by Civil and Mechanical Engineers. The intent is to manage water demand during peak loads with the water storage on site while the tank is filled with available water at maximum allowable flow rates. Refer to Appendix A for the peak daily water demand letter from Mountain Ridge Engineering for the purpose of the rezoning application. The flooding of the ice rinks will need to be completed with water supplied from alternate sources, such as trucked in water.
- Septic tanks have been proposed on the south ends of each ice rick phases to accommodate the requirements for sanitary. The volume of the tanks to be determined by Mechanical to service the building peak demands.
- During the ice surface draining, the water will be stored onsite and released to meet the design requirements from Lethbridge County and Environmental considerations. There are several options available that would be ratified during the design phase of the project, but the suggested options are increased septic tank for sanitary connection, dedicated ice melt pit in storage tanks, or release into the stormwater below grade storage.
- No unusual topographic, soils, or geotechnical constraints have been identified at this schematic stage.

Given the above, the site is considered suitable and has the physical capacity to accommodate the proposed development.

5. AVAILABLITY OF FACILITES AND SERVICES

The subject lot is located within the services of Frontier Business Park and has access to water, electrical, and natural gas that would be consistent with other developed and developing lots in the park. Fire protection will be accommodated via fire hydrants on the site. Locations to be coordinated as the lots are subdivided. Sanitary will be serviced with septic tanks located on the south end of the Phase One & Two buildings. All services will be coordinated with the applicable utility providers during the Design Development and Development Permit Application process. On-site stormwater management is proposed via the underground retention system described above. All services will be designed/sized to maintain adequate levels of service without adversely affecting adjacent developments.

6. ACCESS, EGRESS, AND IMPACT ON PUBLIC ROAD

Vehicle access and egress are provided from the internal business park road network bordering the site and a shared access agreement for the proposed subdivision. Clearly delineated traffic flow patterns, drive aisles, and 214 off street parking stalls will be provided. Accessible stalls, an EV charging area, and a bicycle rack are also provided near the main building entrance.

Given the internal business park access, the off-street parking supply & overflow parking opportunities, and the use's alignment with other business-park-generated traffic patterns, the proposal is not anticipated to have an adverse impact on the carrying capacity of adjacent public roads.

7. SITE PLAN

A scaled site plan (Drawings A1.01 & A1.02, prepared by Ian Moxon Architect Inc.) illustrating the lot dimensions, building phasing, parking, landscaping, setbacks, and stormwater/utility infrastructure is submitted in duplicate together with this narrative in support of the application, as required under the Site Plan requirements of the Land Use Bylaw.

Yours respectfully,

.....

Prepared by Matthew Koutsky, Associate, Project Manager, Assoc. AIA

Ian Moxon Architect Inc.
#300 - 410 Stafford Dr. S, Lethbridge AB T1J 2L2
LETHBRIDGE ■ COMOX ■ CHILLIWACK ■ TRAIL
Principal - Ian Moxon, Architect, AAA, AIBC, NWTAA, RAIC, RIBA, LEED® AP
p: (403) 929-8900
e: info@ianmoxonarchitect.com

Ian Moxon Architect

APPENDIX A

PEAK DAILY WATER DEMAND
LETTER PREPARED BY MOUNTAIN RIDGE ENGINEERING

Supporting Land Use Bylaw Redesignation Application:
Pursuant to Section 55, Lethbridge County Land Use Bylaw No. 24-007

Ian Moxon Architect Inc.
#300 – 410 Stafford Drive South
Lethbridge, Alberta T1J 2L2
P: (403) 929 – 8900
E: ian@ianmoxonarchitect.com

Lethbridge, AB, T1J 5V2
Cranbrook, BC, V1C 7C3
E-mail: jon@mrengltd.ca
E-mail : serina@mrengltd.ca

Mountain Ridge Engineering Ltd.

September 28, 2026

Matthew Koutsky
Associate, Project Manager, Assoc. AIA

Ian Moxon Architect Inc.
#300 - 410 Stafford Dr. S
Lethbridge, AB, T1J 2L2

Dear Mr. Koutsky,

Reference: Lethbridge County Recreation Centre – Peak Daily Water Demand

Introduction
I am pleased to submit the following analysis for peak daily water demand.

Peak Daily Water Demand
The estimated water demands for the proposed hockey rinks are summarized below:

Design Condition	Phase 1	Future Phase 2
Regular Daily Demand	2,700 L/day	5,400 L/day
Average Daily Demand	3,624 L/day	7,247 L/day
Peak Daily Demand	16,552 L/day	33,104 L/day

The **Phase 1 peak daily water demand is 16.55 m^3/day**, with an average daily demand of approximately **3.62 m^3/day**. The future Phase 2 expansion is anticipated to approximately double these demands.

Basis of Calculation
The facility is anticipated to typically accommodate approximately 30 players/officials per day. Approximately two times per month, the facility is expected to experience a peak occupancy of 100 players/officials and 236 spectators.

Players and officials have been assigned a water demand of 90 L/person/day to account for washroom and shower use. Spectators have been assigned a water demand of 32 L/person/day.

Phase 1 Calculations

Regular Daily Demand:
30 players/officials × 90 L/person/day = 2,700 L/day

Lethbridge, AB, T1J 5V2 E-mail: jon@mrengltd.ca
Cranbrook, BC, V1C 7C3 E-mail : serina@mrengltd.ca

Mountain Ridge Engineering Ltd.

Peak Daily Demand:
100 players/officials × 90 L/person/day = 9,000 L/day

236 spectators × 32 L/person/day = 7,552 L/day

Total Peak Daily Demand = 16,552 L/day

Assuming two peak-use days and 28 regular-use days per 30-day month:

Average Daily Demand = [(2 × 16,552) + (28 × 2,700)] ÷ 30

Average Daily Demand = 3,624 L/day

Future Phase 2
Phase 2 is anticipated to approximately double the facility occupancy and associated water demand. The estimated Phase 2 demands are therefore:

Regular Daily Demand: 5,400 L/day

Average Daily Demand: 7,247 L/day

Peak Daily Demand: 33,104 L/day

The water supply and storage system should be designed with consideration for the peak-day demand. Instantaneous plumbing fixture demand should be evaluated separately for sizing pumps and domestic water piping.

Closure
We appreciate the opportunity to provide this analysis. Please feel free to contact the undersigned for further information.

Sincerely,

PROFESSIONAL ENGINEER ALBERTA
JONATHAN ROBERT ASSELS
ID 90776
2026-09-28

PERMIT TO PRACTICE
MOUNTAIN RIDGE ENGINEERING LTD.
RM SIGNATURE:
RM APEGA ID#: 90776
DATE: 2026-09-28
PERMIT NUMBER: P 15749
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

Jonathan Assels, P.Eng.
Mechanical Engineer

Sumus Property Group Ltd.
PO Box 932, T1J 3Z8
Lethbridge, Alberta
403 942 7096

SUMUSMSK (FRONTIER) DEVELOPMENT LP, a limited partnership registered under the laws of the Province of Alberta, by its general partner, **SUMUS (FRONTIER) DEVELOPMENT GP LTD.**

September 11, 2026

Lethbridge County
Planning & Development Services
100, 905 – 4 Avenue South
Lethbridge, AB T1J 4E4

Re: Authorization to Submit Land Use Application – Plan 2410456, Block 1, Lot 8 & 9, Lethbridge County (the "Property")

To Whom It May Concern:

We are the registered owner of the lands legally described as follows:

Plan 2410456
Block 1
Lot 8 & Lot 9

We have entered into a Land Purchase Agreement dated August 5, 2026 (the "Agreement") with Elevate Construction Partners Inc. and or Assignee, of #106 – 507 6th Ave S, Lethbridge, AB T1J 4N6 (the "Buyer"), pursuant to which we have agreed to sell the Property to the Buyer, subject to the terms and conditions set out in the Agreement, including the Buyer's satisfaction of certain rezoning, subdivision, and development permit conditions with Lethbridge County.

For the purpose of allowing the Buyer to pursue those conditions, we hereby authorize the Buyer, together with its agents, consultants, and legal counsel, to prepare, submit, and pursue on our behalf, as registered owner, any and all applications, plans, and supporting materials to Lethbridge County relating to the Property, including without limitation applications for redesignation/rezoning, text amendments to the Land Use Bylaw, subdivision, and development permits, and to otherwise correspond and deal directly with Lethbridge County on all such matters.

This authorization is provided solely to facilitate the Buyer's land use application(s) and due diligence under the Agreement. It does not constitute a transfer of title or any other interest in the Property, and does not waive or limit any of our rights or obligations as the registered owner or as Seller under the Agreement.

Sumus Property Group Ltd.
PO Box 932, T1J 3Z8
Lethbridge, Alberta
403 942 7096

This authorization shall remain in effect until the earlier of: (a) our written revocation of this authorization delivered to Lethbridge County; or (b) the closing of the purchase and sale of the Property under the Agreement.

Please do not hesitate to contact the undersigned should you require anything further to confirm this authorization.

Yours truly,

SUMUSMSK (FRONTIER) DEVELOPMENT LP
by its general partner,
SUMUS (FRONTIER) DEVELOPMENT GP LTD.

Per: [redacted]
Brent Foden
Investment & Asset Manager

AGENDA ITEM REPORT

Title:	Bylaw 26-024 – Amendment to the Land Use Bylaw to Redesignate the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agricultural (RA) – Public Hearing
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Achilles Madhi

APPROVAL(S):

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

STRATEGIC ALIGNMENT:

Primary priority:	5 Effective governance
Secondary priority:	6 Community building & rural identity

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	N/A
Alignment with the Strategic Plan	Effective governance.
Long-term financial sustainability	N/A
Impact on future generations	N/A
Innovation and continuous improvement	N/A
Regional and community benefit	N/A

RECOMMENDATION:

That Bylaw 26-024, be read a second time.

That Bylaw 26-024, be read a third time.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

- September 3, 2026 Council passed resolution to dissolve Hamlet of Kipp.

THE DECISION IN BRIEF:

The redesignation aligns the land use with Council's decision to dissolve the hamlet. There is no anticipated development for these lands due to future intersection developments.

BACKGROUND:

The lands are currently designated Hamlet Direct Control (HDC) within the former Hamlet of Kipp. They include Plan 605AE Block 5 Lot 1-24,33-36; Plan 605AE Block 5 Lot 25; Plan 605AE Block 5 Lot 26,27,32; and Plan 605AE Block 5 Lot 28-31. There is one existing residence within the hamlet area and there are no non-residential uses.

Alberta Transportation and Economic Corridors (ATEC) owns all the lands within the former hamlet boundary in anticipation of future improvements to the Highway 3 and Highway 509 intersection.

The redesignation to Rural Agriculture (RA) follows Council's Resolution on September 3, 2026 to dissolve the Hamlet of Kipp.

Circulation

The application was circulated to internal and external agencies, no concerns were received. In addition, administration circulated the redesignation to nearby landowners, and have not received any comments or objections.

OPTIONS:

1. To refuse second reading Bylaw 26-024.

Pros: None.

Cons: Contradicts the council resolution to dissolve the hamlet.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this redesignation.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Inform

Inform

IMPLEMENTATION AND REPORTING BACK:

N/A

ATTACHMENTS:

Bylaw 26-024 - Amendment to LUB Reading Page

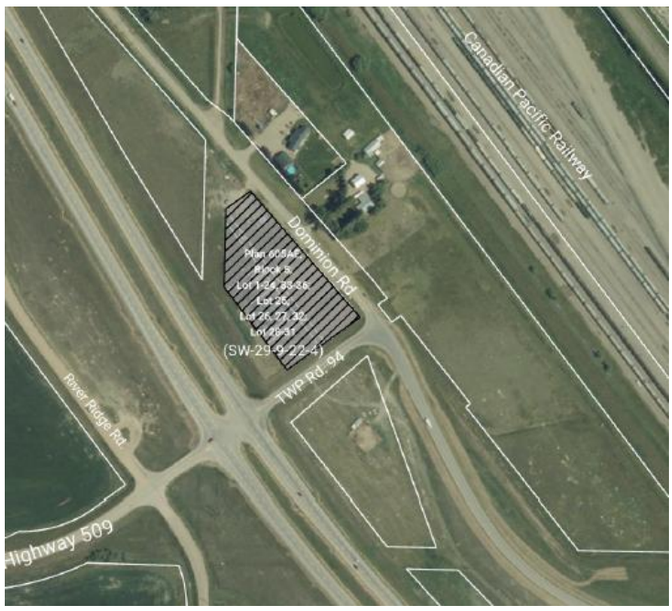
Bylaw 26-024-Map

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26–024

Bylaw 26-024 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-024 is to redesignate a portion of a title legally described as SW-29-9-22-W4M (Plan 605AE Block 5 Lot 1-24,33-36, Plan 605AE Block 5 Lot 25, Plan 605AE Block 5 Lot 26,27,32 and Plan 605AE Block 5 Lot 28-31) containing approximately 2.37 acres (0.96 ha) more or less, within the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agriculture (RA) as shown below;



AND WHEREAS the redesignation of the lands is for the purpose of development for land uses as prescribed in the Rural Agricultural (RA) District;

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

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

1. To redesignate a portion of a title legally described as SW-29-9-22-W4M (Plan 605AE Block 5 Lot 1-24,33-36, Plan 605AE Block 5 Lot 25, Plan 605AE Block 5 Lot 26,27,32 and Plan 605AE Block 5 Lot 28-31) containing approximately 2.37 acres (0.96 ha) more or less, within the former Hamlet of Kipp from Hamlet Direct Control (HDC) to Rural Agriculture (RA)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 15th day of October 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer



0 37.5 75 150 Meters

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Lethbridge County

LETHBRIDGE COUNTY

N

Bylaw 26-024- HDC TO RA (Hamlet of Kipp)
Located in Lethbridge County
Approx. 2.37 Acres of Plan 605AE Block 5 Lots 1-24, 33-36; 25; 26, 27 32; 28-31

AGENDA ITEM REPORT

Title:	Bylaw 26-027 - Amendment to the Land Use Bylaw to Redesignate a Portion of SW-23-9-20-4 from Urban Fringe (UF) to Direct Control (DC)
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Robert Wisla

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	1 Economic diversification & investment readiness
Secondary priority:	5 Effective governance

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Continued operation of a local businesses private waste management site.
Alignment with the Strategic Plan	Supports the County's business community and brings a property into compliance under effective governance.
Long-term financial sustainability	Temporary use until development expands to this area.
Impact on future generations	N/A
Innovation and continuous improvement	Collaborated with the business owner to bring the property into compliance with a direct control.
Regional and community benefit	N/A

RECOMMENDATION:

That Bylaw 26-027, be read a first time.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

- Coaldale-Lethbridge County Intermunicipal Development Plan (IDP) - The application is generally consistent with the IDP Policies 5.5.1, 5.5.2, and 5.5.4, which recognize the right of municipalities to pursue commercial and industrial development, require compatibility with adjacent development, and support the continuation of existing non-agricultural uses within the plan area.
- Municipal Development Plan - Policy 4.1, which requires consideration of compatibility with surrounding land uses, and Policy 10.7, which supports industrial and commercial development where potential impacts on surrounding features can be appropriately mitigated.

THE DECISION IN BRIEF:

The application proposes to redesignate a roughly 5.89 acre portion of SW-23-9-20-4 from Urban Fringe (UF) to Direct Control (DC) to facilitate the stockpiling, storage, recycling, crushing, processing, and management of topsoil, clay, gravel, asphalt, concrete, recycled metal, wood products, agricultural products, and similar recyclable, reusable, or earth-based materials for a period of 10 years.

BACKGROUND:

In 2024, Lethbridge County approved a Development Permit authorizing the establishment of an outdoor aggregate storage yard consisting of stockpiles of topsoil, clay, and gravel. The approved development included designated stockpile areas, site access improvements, and operational standards respecting stockpile heights and locations.

Through Development Permit compliance review of the property, Administration identified that the scope of operations are prohibited under the existing Urban Fringe designation. While Urban Fringe accommodates a range of transitional land uses such as stockpiles, waste management, minor is prohibited use. The activities prohibited include the material recovery and related crushing and processing industrial activities occurring on the property.

The proposed redesignation to a Direct Control (DC) District is intended to bring the property into land use compliance by establishing a DC specifically tailored to the site's existing and proposed operations aligning with Waste Management, Minor, uses in the Land Use Bylaw.

Specific requirements on the redesignated land to reduce impact on surrounding areas include:

- Minimum yard setback requirements of 6.1m on side and rear yard and 22.9m on front yard.
- Accessory buildings or structures not located in the setbacks or on easements.
- Limiting Stockpile height to 5m unless waived by the Development Authority.

Circulation

The application was circulation to internal and external agencies, Alberta Transportation and Economic Corridors (ATEC) noted the development falls within the permit areas of Highways Development and Protect Act and any future development will require a permit from them.

Utility providers, the St. Mary Irrigation District and neighbouring properties raised no concerns with the application.

Internally concerns were raised on the state of TWP RD 20-1A which is under the control of the Town of Coaldale with higher levels of heavy truck traffic to and from the site and other waste management facilities along the road. The Town of Coaldale assured administration that they are working to establish plans for renewal of the asset and endorsed the application.

OPTIONS:

1. To table Bylaw 26-010 for further information or discussion

Pros: Allows Council to request additional information prior to considering first reading.
Cons: Delays the public hearing process and the applicant’s ability to bring the existing operation into compliance.

FINANCIAL IMPLICATIONS:

There are no immediate financial implications associated with the redesignation.

RISKS:

None

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Applicant will proceed with development permit application. No report back to council is required.

ATTACHMENTS:

Bylaw 26 - 027 - (Map)
Bylaw 26-027 - Direct Control District
Bylaw 26 - 027 - Application -Updated_Redacted
Bylaw 26-027 - Amendment to LUB Reading Page



0 37.5 75 150 Meters

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LETHBRIDGE COUNTY

N

BYLAW 26-027- UF TO DC
Located in Lethbridge County
Approx. 5.89 Acres of SW-23-9-20-4 (LOT 2, BLOCK 2)

Schedule 'A'

DIRECT CONTROL BYLAW NO. 26-027

1. PURPOSE

To provide a means whereby Council may regulate and control the use and Development on a site-specific basis for the following Lot:

The southeast 5.89 acres of Lot 2 Block 2, Plan 2210473 (within the SW-23-9-20-4) (see Map 1).

For the specific purpose of allowing the stockpiling, storage, recycling, crushing, processing, and management of topsoil, clay, gravel, asphalt, concrete, recycled metal, wood products, agricultural products, and similar recyclable, reusable, or earth-based materials. The use of the land for waste management purposes is intended to be temporary in nature until development occurs.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Outdoor Storage
Waste Management Facility, Minor
Stockpile
Accessory Buildings, Structures and Uses to an Approved Permitted Use
Office associated to an Approved Permitted Use

(2) Discretionary Uses

Any Permitted or Discretionary uses prescribed in the Urban Fringe District are considered Permitted or Discretionary respectively within this Direct Control, at the discretion of the Development Authority.

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

3. DEFINITIONS

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007.

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

4. MINIMUM LOT SIZE

   The minimum parcel size shall be approximately 5.89 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

   Side and Rear Yard 6.1 metres (20 feet)
   Front Yard 22.9 metres (75 feet)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement.
- Accessory buildings and structures shall be located and developed to the satisfaction of the Development Authority and shall be incidental and subordinate to the principal use.

7. GENERAL STANDARDS OF DEVELOPMENT

- Materials permitted on-site may include topsoil, clay, gravel, sand, concrete, asphalt, recycled metal, wood chips, hay, straw, and similar materials approved by the Development Authority.
- The Development Authority may impose conditions relating to hours of operation, crushing activities, dust control, traffic management, lighting, screening, stormwater management, and noise mitigation through the Development Permit process.
- The storage of hazardous waste, biomedical waste, household garbage, municipal solid waste, or any material requiring a Provincial Waste Management Facility Approval is prohibited.
- Stockpiles shall not exceed 5.0 metres in height unless otherwise waived by the Development Authority.
- All truck parking, loading, unloading, and material handling activities shall occur on-site.
- The Development Authority may require screening, landscaping, berming, fencing, or other mitigation measures where required to address compatibility with surrounding land uses.
- Any outdoor lighting shall be directed inward onto the subject lands and designed to minimize impact on adjacent properties.
- All recycled and stockpiled materials shall be maintained in an orderly manner.

8. SIGN REGULATIONS

- As per the Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. A Storm Water Management Plan by a certified professional engineer may be required with a development permit application.

- 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 the Development Authority.

10. OTHER REQUIREMENTS

- At the time of any Development Permit application a Site, Layout, and Grading Plan is required – that shows the property dimensions, building locations, parking areas, outdoor storage areas, and utility easements and servicing areas.
- At the time of any Development Permit application, the provision of Professionally Prepared Reports / Study Plans may be required. This includes but is not limited to a storm water management plan.
- Servicing – the landowner shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
- At the time of the Development Permit application, the Development Authority may impose Landscaping or Screening requirements if, in their opinion, they would serve to improve the quality or compatibility with nearby uses, as per Part 4 of the Land Use Bylaw.
- Development Agreement- As a condition of a development permit, the applicant be required to enter into a development agreement with the Lethbridge County, in accordance with the Land Use Bylaw
- At the time of the Development Permit application, the Development Authority may impose additional restrictions to a new use, in consideration for the intensity of the proposed uses on site.
- Notwithstanding Land Use Bylaw 24-007, Part 1 Section 35, the Development Authority may issue a temporary development permit for the Stockpiles and Waste Management, Minor for up to ten (10) years. Should extensions to the initial development permit be considered, it is under the discretion of Council.
    - Any decision regarding extending the temporary use shall consult with the Town of Coaldale and the applicable Intermunicipal Development Plan at the time.

11. SUBDIVISION

- Any future subdivision of the subject lands shall be considered in accordance with the applicable policies of the Municipal Development Plan, Land Use Bylaw, and Municipal Government Act.

12. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may approve development permit applications for Permitted Uses and Discretionary Uses, provided that they conform to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for any Waivers of development standards.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- Before consideration of an application for a Development requiring a Waiver on the subject Lot, 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 Waiver of Development standards.
    - Hear 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 persons likely to be affected accordance with Part 1.

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 and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

LETHBRIDGE COUNTY

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: October 2, 2026	Assigned Bylaw	No. 20-027
Date Deemed Complete: October 8, 2026	Application & Processing Fee:	$ $2000
● Redesignation ☐ Text Amendment	Certificate of Title Submitted:	● Yes ☐ 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./Dennis Overweg

Mailing Address: [redacted]

Postal Code:

Phone: [redacted]

Phone (alternate):

Fax:

Is the applicant the owner of the property? ☐ Yes ☑ No

IF "NO" please complete box below

Name of Owner: Domenico Ciotti

Mailing Address: [redacted]

Postal Code:

Phone: [redacted]

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

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) 2 Block 2 Plan 2210473

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** 179m x 135m and **lot area/parcel acreage** 73.03 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.*

[redacted]

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

September 29, 2026

DATE

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

TERMS

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

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

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26–027

Bylaw 26-027 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-027 is to redesignate a portion of a title legally described as SW-23-9-20-4 (PLAN 2210473, LOT2 2, BLOCK 2) containing approximately 5.89 acres more or less, from Urban Fringe (UF) to Direct Control (DC) as shown below;



AND WHEREAS the redesignation of the lands is for the purpose of development for land uses as prescribed in the Direct Control District;

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

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

1. To redesignate a portion of a title legally described SW-23-9-20-4 (PLAN 2210473, LOT2 2, BLOCK 2) containing approximately 5.89 acres more or less, from Urban Fringe (UF) to Direct Control (DC) 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 19th day of November 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

AGENDA ITEM REPORT

Title:	Bylaw 26-028 – Subdivision Authority and Development Authority Bylaw
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	4 Service delivery & organizational excellence
Secondary priority:	5 Effective governance

Council's decision filter:	**How the recommendation stands (one sentence):**
Value for residents and taxpayers	Efficient application processing and decision making.
Alignment with the Strategic Plan	Supports delivering organizational excellence through efficient and effective services.
Long-term financial sustainability	N/A
Impact on future generations	N/A
Innovation and continuous improvement	Continuously identifying process improvements and opportunities to streamline bylaw authority under the MGA.
Regional and community benefit	Applies consistency across the Regional Partnership for Planning and Development services with the Town of Coalhurst.

RECOMMENDATION:

1. That Bylaw 26-028, being the Subdivision Authority and Development Authority Bylaw be read a first time.

2. That Bylaw 26-028, being the Subdivision Authority and Development Authority Bylaw be read a second time.

3.That Bylaw 26-028, being the Subdivision Authority and Development Authority Bylaw be considered for third reading.

4. That Bylaw 26-028, being the Subdivision Authority and Development Authority Bylaw be read a third time.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

- Bylaw No. 1201 delegates Power of Attorney signing authority to ORRSC.
- June 18, 2026, Council approved issuing notice to terminate ORRSC's services.
- Bylaw 26-022, establishes Council as the Subdivision Authority.

THE DECISION IN BRIEF:

Administration recommends adoption of Bylaw No. 26-028 because it aligns with current Subdivision Authority and Development Authority bylaws and addresses reassigning the existing Signing Authority to internal staff.

BACKGROUND:

Bylaw 26-028 replaces Bylaw 26-022 Subdivision Authority Bylaw, Bylaw 25-026 Development Authority Bylaw, and repeals Bylaw 1201 (2000) Power of Attorney to the Oldman River Intermunicipal Service Agency.

- Bylaw 26-022, establishing Council as the Subdivision Authority, and has directed that all planning and development services move in-house on August 1, 2026.
- Bylaw 25-026, establishes the Development Authority as Planning and Development staff.
- Bylaw 1201 was passed in 2000, to authorize a Power of Attorney allowing the Oldman River Intermunicipal Service Agency to endorse subdivision approvals for registration, file deferred reserve caveats and discharge caveats.

Bylaw 26-028

Council remains the Subdivision Authority and administration remains the Development Authority except in cases the Land Use Bylaw indicates Council, such as direct control districts. The primary driver for this consolidated bylaw is adding a Planning and Development Officer designated officer position under section 210 of the Municipal Government Act, held by the Manager, Planning and Development, with authority to sign and seal documents for registration at Land Titles.

Registration documents still need to be signed by someone with clear authority, and the existing Power of Attorney sits with an agency or the CAO.

Bylaw 26-028 carries forward the Subdivision Authority and Development Authority structure from Bylaw 26-022 and Bylaw 25-028 and adds Part 2, Designated Officer and Signing Authority. Part 2 establishes the Planning and Development Officer position, appoints the Manager, Planning and Development to it and allows the Officer to sign and affix the corporate seal to Land Titles documents that give effect to a decision of Council, the Subdivision Authority.

Administration will notify Alberta Land Titles to revoke ORRSC's Power of Attorney.

OPTIONS:

1. None.

FINANCIAL IMPLICATIONS:

There is no direct financial impact associated with the adoption of Bylaw No. 26-028.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Administration will immediately update and streamline subdivision endorsement decisions. No reporting back to council is required.

ATTACHMENTS:

Bylaw 26-028 - Subdivision Authority and Development Authority_Nov 19

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-028

BEING a bylaw of Lethbridge County in the Province of Alberta to establish a municipal Subdivision Authority and a Development Authority;

AND WHEREAS the *Municipal Government Act*, RSA 2000, c. M-26, as amended, requires every municipality to establish a Subdivision Authority and a Development Authority;

AND WHEREAS the Subdivision Authority and Development Authority are authorized to make decisions respecting subdivision and development approvals in accordance with provincial land use policies, the Matters relating to Subdivision and Development Regulation, the municipality's Land Use Bylaw, and applicable statutory plans;

AND WHEREAS pursuant to section 210 of the Act, Council may by bylaw establish one or more positions to carry out the powers, duties and functions of a designated officer and appoint individuals to the designated officer positions, and said designated officers are subject to the supervision of and accountable to the Chief Administrative Officer;

AND WHEREAS this bylaw may be cited as the Lethbridge County Subdivision and Development Authority Bylaw;

NOW THEREFORE, the Council of the Lethbridge County, duly assembled, enacts as follows:

PART 1 - DEFINITIONS

1. In this bylaw:

    a) "Act" means the *Municipal Government Act*, RSA 2000, c. M-26, as amended or replaced from time to time.

    b) “Authorized Persons” means those individuals holding positions within the Planning and Development department providing planning and development services, as designated in writing by the CAO or Planning and Development Officer.

    c) "CAO" means the Chief Administrative Officer of Lethbridge County as defined in the Act.

    d) "Council" means the Council of Lethbridge County.

    e) “Designated Officer” means a person or persons authorized to act as the designated officer for the Municipality as established by Bylaw pursuant to section 210 of the Act.

    f) “Development Authority” means the Development Authority established under Part 5.

    g) “Land Use Bylaw” means the Lethbridge County Land Use Bylaw, as amended from time to time.

    h) "Municipality" means the municipal corporation of Lethbridge County.

    i) “Planning and Development Officer” means the person appointed to the position of Planning and Development Officer under Part 3.

j) “Subdivision Authority” means the Subdivision Authority established under Part 4.

k) All other terms used in this bylaw have the meanings assigned to them in the Act, as amended from time to time.

PART 2 - DESIGNATED OFFICER AND SIGNING AUTHORITY

2. Pursuant to section 210 of the Act, the Designated Officer position of Planning and Development Officer is established.

3. The person holding the position of Manager, Planning and Development with the Municipality is appointed to the position of Planning and Development Officer.

4. In exercising the powers, duties, and functions assigned by this Bylaw, the Planning and Development Officer and the Authorized Persons act on behalf of the Municipality, are accountable to the CAO, and are subject to the CAO’s supervision.

5. The Planning and Development Officer shall, in addition to any powers assigned to the Planning and Development Officer by the CAO, Council, or through other bylaws, exercise the powers, duties, and functions, set out in sections 14 and 21.

6. The Planning and Development Officer may, alone and without the signature of another person, sign on behalf of the Municipality and affix the corporate seal of the Municipality to any document required for registration at the Land Titles Office to give effect to a decision of the Subdivision Authority, Development Authority, or Council including endorsements of subdivision plans, easements, utility rights of way, restrictive covenants, caveats, and discharges or partial discharges, including deferred reserve caveats and caveats registered by the Oldman River Regional Services Commission, Oldman River Intermunicipal Service Agency or the Oldman River Regional Planning Commission on behalf of the Municipality.

7. The authority in section 6 is in addition to, and does not limit, the authority of any other person to sign documents on behalf of the Municipality under the Act, any other bylaw, or resolution of Council.

8. When a Subdivision Plan is submitted for endorsement the Planning and Development Officer is authorized to accept modifications to the approved plan, provided:

   a) The number of parcels does not increase, except where the addition of a Public Utility Lot or Lots is required to meet the conditions of subdivision approval;

   b) The area of municipal, school, or environmental reserves does not change, except where the change is required for another modification allowable under this section and does not compromise the purpose of the reserve;

   c) Roadway and infrastructure standards of the Municipality are not compromised; and

   d) Such adjustments comply with municipal bylaws and adopted plans, with the exception that minor changes to the Land Use Bylaw standards may be included as provided for in section 654(2) of the Act.

9. If the Planning and Development Officer is absent or unable to act, or the position described in 3 is vacant, the CAO may, in writing, appoint an employee of the Municipality providing planning and development services as acting Planning and

Development Officer. The acting Planning and Development Officer has all the powers, duties, and functions of the Planning and Development Officer for the term of the appointment.

10. An appointment under 3 or 9, and a designation of Authorized Persons, ends automatically:

    a) When the person ceases to hold the position described in section 3 or ceases to be employed by the Municipality, as applicable; or

    b) For an appointment under section 9, on the date stated in the appointment or when revoked by the CAO.

PART 3 - SUBDIVISION AUTHORITY

11. The Subdivision Authority of the Municipality is hereby established.

12. The Subdivision Authority for the Municipality consists of:

    a) Council;

    b) the Planning and Development Officer; and

    c) the Authorized Persons.

13. The Subdivision Authority shall exercise all powers, duties, and functions conferred upon a Subdivision Authority under the Act, the Land Use Bylaw, and any applicable statutory plans, subject to any limitations set out in this Bylaw, with Council, the Planning and Development Officer, and the Authorized Persons exercising only those powers, duties, and functions assigned to it by this Bylaw.

14. Council shall make decisions with respect to all subdivision applications.

15. The Planning and Development Officer shall:

    a) receive and review applications for subdivision approval for completeness;

    b) assess each application for compliance with the Act, the Land Use Bylaw, and applicable statutory plans;

    c) issue required notices in accordance with the Act;

    d) circulate applications to relevant agencies and stakeholders and compile referral responses;

    e) prepare draft resolutions and recommendations for consideration by Council;

    f) prepare and issue decision notices on behalf of Council; and

    g) review finalized plans of survey prior to registration at the Land Titles Office.

16. The Planning and Development Officer may further delegate those responsibilities set out in section 15 to the Authorized Persons.

17. The power to extend the periods for subdivision endorsement and registration pursuant to section 657(6) of the Act pertaining to first and second requests is delegated by

Council to the Planning and Development Officer. All subsequent requests shall be decided upon by Council. The Planning and Development Officer may refer any request under this section to Council for decision.

PART 4 - DEVELOPMENT AUTHORITY

18. The Development Authority of the Municipality is hereby established.

19. The Development Authority for the Municipality shall be the following person or persons with the powers and authorities outlined herein:

    a) Council;

    b) the Planning and Development Officer; and

    c) the Authorized Persons.

20. The Development Authority shall have all the powers, duties, and functions of a Development Authority under the Act, the Land Use Bylaw, and any applicable statutory plans, subject to any limitations set out in this Bylaw.

21. Council shall make decisions with respect to applications for development permits for a class identified under the Land Use Bylaw in which the authority is not assigned to the Planning and Development Officer under section 22(c).

22. The Planning and Development Officer shall:

    a) receive and process applications for development permits in accordance with the Land Use Bylaw;

    b) issue required notices to applicants and affected parties in accordance with the Act and the Land Use Bylaw; and

    c) make decisions with respect to applications for development permits in those classes of applications specified in the Land Use Bylaw.

23. The Planning and Development Officer may refer any application for a development permit to Council for a decision.

24. The Planning and Development Officer may further delegate those responsibilities set out in section 22, to the Authorized Persons.

PART 5 - COMING INTO FORCE

25. This bylaw shall come into effect upon third and final reading.

26. Bylaw 26-022, Bylaw 25-026, and Bylaw 1201, as previously enacted, are hereby repealed and replaced by this bylaw.

GIVEN first reading this ____ day of _____ 2026.

_____

Reeve

_____
Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

AGENDA ITEM REPORT

Title:	Rescind the Grouped Country Residential Land Use Strategy (June 2020)
Meeting:	Council Meeting - 19 Nov 2026
Department:	Development & Infrastructure
Report Author:	Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 09 Nov 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	3 Infrastructure delivery & growth planning
Secondary priority:	3 Infrastructure delivery & growth planning

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Streamlining policy for residential development.
Alignment with the Strategic Plan	Demonstrating effective governance in term of adjusting policy related to community input and market demands.
Long-term financial sustainability	N/A
Impact on future generations	N/A
Innovation and continuous improvement	Streamlining policy for residential development.
Regional and community benefit	N/A

RECOMMENDATION:

That Council rescind Grouped Country Residential Land Use Strategy (June 2020).

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

1. Keep the Strategy until the renewed MDP is adopted

Pros: None.

Cons: Keeps outdated and growth-constraining requirements, signals to industry and residents that engagement did not change anything.

THE DECISION IN BRIEF:

- Most of the strategy is redundant. Its siting criteria (preferred locations, cut-off and fragmented parcels, coulee edges), land use conflict policies are already written into MDP. The Land Use Bylaw covers development standards.
- Some strategy-only requirements constrain growth without a clear policy return. These include a paved road requirement for subdivisions of five or more lots or discouraging larger subdivisions more than 15 minutes from fire response unless private sprinklers are installed.

- Servicing requirements related to potable water is constraining development in the MDP and Strategy. This initial motion gives industry certainty that the County is open to alternative servicing solutions and administration will rely on the ASP technical studies to inform servicing in the interim until the MDP is updated.
- The strategy is out of date. It relies on 2009 to 2019 subdivision data, the 2019 to 2022 Strategic Plan and the 2010 MDP.
- It supports the County's priorities: modernizing the statutory planning framework, making planning simpler for the public to understand and continuous improvement.

BACKGROUND:

Council adopted the Grouped Country Residential Land Use Strategy in 2020 to set siting criteria for grouped country residential development.

Through 2026, Administration engaged on residential growth through a public survey, three industry workshops, and two Council workshops. That engagement is shaping the new residential growth strategy, which will inform the MDP renewal beginning in 2027.

Rescinding the strategy by resolution does not amend the MDP. The MDP will still refer to the strategy in its Guiding Principles, Policy Intent and policies 8.0, 8.1 and 8.6 until it is amended or replaced. Administration will treat the references to the strategy as having no further effect and apply the MDP and Land Use Bylaw text as written. These references will be removed through the MDP renewal.

The updated Residential Strategy is anticipated to be shared with Council early 2027. The Residential Strategy will be used as background support and set the new direction for the renewal of the MDP in 2027.

OPTIONS:

- Grouped Country Residential Land Use Strategy (June 2020): adopted by Council June 18, 2020.
- Municipal Development Plan, Bylaw 22-001 (March 2022): Section 8 incorporates the strategy's siting, land use conflict and servicing policies.
- Land Use Bylaw 24-007: Grouped Country Residential district regulations and subdivision standards.
- Lethbridge County Strategic Plan 2026 to 2031: directs the modernization of the County's planning framework.

FINANCIAL IMPLICATIONS:

No direct financial impact.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Consult.

IMPLEMENTATION AND REPORTING BACK:

Administration will respond to development inquiries as they arise. Council can anticipate updates regarding the final Residential Strategy and kick-starting the Municipal Development Plan renewal in early 2027.

AGENDA ITEM REPORT

Title:	GIS information tools: street-level 360 imagery and the County Compass dashboard
Meeting:	Council Meeting - 19 Nov 2026
Department:	Technical Services
Report Author:	Graham White

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Residents can see street-level imagery and what is happening in their electoral division without contacting the County. Staff make fewer routine site visits, which saves time and vehicle costs.
Alignment with the Strategic Plan	Both tools support service delivery and organizational excellence by making staff work more efficient and responsive. Public access to County information supports effective governance through greater accountability and transparency.
Long-term financial sustainability	The imagery gives staff a consistent record of asset condition to inform capital and maintenance planning.
Impact on future generations	Recapturing imagery every two years builds a visual record of how County roads, hamlets and infrastructure change over time.
Innovation and continuous improvement	Shared digital tools replace routine site visits and information spread across reports and departments.
Regional and community benefit	Residents, landowners and developers can all see the same current information on development, projects and services in their community.

RECOMMENDATION:

That Council receive the presentation on the street-level 360 imagery project and the County Compass dashboard as information.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Technical Services has developed two GIS tools that make County information easier to collect, find and share. Administration is presenting both to Council for information.

- **Street-level 360 imagery.** Panoramic photos of County roads, hamlets, lagoons and truck fill stations, open to staff and the public through Mapillary. Staff can check roads, ditches, signs and other assets from a desk instead of making a site visit. The imagery supports planning and development, infrastructure planning, operational planning and asset condition assessments.
- **County Compass dashboard.** A public, map-based dashboard that brings County information into one view. It shows public works, development permits, capital projects planned from 2025 to 2028, community services, agriculture and demographics, all filterable by electoral division.

Together, the two tools strengthen community engagement, make County information more transparent, increase staff efficiency and streamline processes across departments.

Neither tool changes County policy.

THE DECISION IN BRIEF:

1. **Community engagement.** Residents can view street-level imagery of County roads and facilities, and see public works, development permits and capital projects on County Compass. They can take part in conversations with the County using the same information staff use.
2. **Transparency of information.** Project, planning and land use information is in one public place, rather than spread across reports and departments. That makes it easier to see what the County is doing and where. County Compass also shows current development permits, so residents can review DPs and stay informed about what is happening in their community.
3. **Increased efficiency.** Staff can check site conditions from a desk, which cuts routine site visits, travel time and vehicle costs.
4. **Streamlined processes.** Development review, capital planning, operations and asset condition assessments draw on one shared, current source. Staff give Council and residents consistent answers, faster.

BACKGROUND:

Street-level 360 imagery

The County captured 360-degree panoramic imagery of County roads, hamlets, lagoons and truck fill stations between Thursday, August 27 and Friday, October 30. The capture covered 3,308 kilometres in total. Images were taken with a GoPro MAX2 camera and are linked to their location in the County GIS.

Staff use the imagery to:

- **Planning and development:** review site context, access and setbacks before a site visit or permit decision.
- **Infrastructure planning:** scope road, drainage and culvert projects and check existing conditions.
- **Operational planning:** plan grading, mowing, snow clearing and signage work.
- **Asset condition assessments:** record the condition of signs, culverts, guardrails and road surfaces at a point in time.
- **Access:** imagery is processed through Mapillary and is open to the public.
- **Recapture cycle:** every two years, or sooner where a major development has occurred.
- **Privacy:** Mapillary reviews each video and blurs faces and licence plates, in line with the *Access to Information Act* (ATIA) and the *Protection of Privacy Act* (POPA).

County Compass dashboard

County Compass is the County's new public dashboard, built on ArcGIS. It brings County work and information into one map-based view. Users can filter everything by electoral division to see what is happening near them. It includes:

- Public operations projects
- Development permits

- Capital Infrastructure projects
- Community services
- Agricultural information
- Demographics
- **Updates:** layers that draw on County ArcGIS data update automatically. Jesse Aspinall, Technical Services, updates externally collected data every January.
- **Audience:** County staff and the public.

Administration will demonstrate both tools live at the meeting.

OPTIONS:

Receive as information (recommended):
Pro - Council understands the tools and how staff use them; no new cost or commitment.
Con - None identified.

FINANCIAL IMPLICATIONS:

No new financial impact from this report.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Administration will launch both tools publicly in December, working with the Communications & Marketing department

AGENDA ITEM REPORT

Title:	GIS information tools: street-level 360 imagery and the County Compass dashboard
Meeting:	Council Meeting - 19 Nov 2026
Department:	Technical Services
Report Author:	Graham White

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure	Approved - 10 Nov 2026
Cole Beck, Chief Administrative Officer	Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Residents can see street-level imagery and what is happening in their electoral division without contacting the County. Staff make fewer routine site visits, which saves time and vehicle costs.
Alignment with the Strategic Plan	Both tools support service delivery and organizational excellence by making staff work more efficient and responsive. Public access to County information supports effective governance through greater accountability and transparency.
Long-term financial sustainability	The imagery gives staff a consistent record of asset condition to inform capital and maintenance planning.
Impact on future generations	Recapturing imagery every two years builds a visual record of how County roads, hamlets and infrastructure change over time.
Innovation and continuous improvement	Shared digital tools replace routine site visits and information spread across reports and departments.
Regional and community benefit	Residents, landowners and developers can all see the same current information on development, projects and services in their community.

RECOMMENDATION:

That Council receive the presentation on the street-level 360 imagery project and the County Compass dashboard as information.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Technical Services has developed two GIS tools that make County information easier to collect, find and share. Administration is presenting both to Council for information.

- **Street-level 360 imagery.** Panoramic photos of County roads, hamlets, lagoons and truck fill stations, open to staff and the public through Mapillary. Staff can check roads, ditches, signs and other assets from a desk instead of making a site visit. The imagery supports planning and development, infrastructure planning, operational planning and asset condition assessments.
- **County Compass dashboard.** A public, map-based dashboard that brings County information into one view. It shows public works, development permits, capital projects planned from 2025 to 2028, community services, agriculture and demographics, all filterable by electoral division.

Together, the two tools strengthen community engagement, make County information more transparent, increase staff efficiency and streamline processes across departments.

Neither tool changes County policy.

THE DECISION IN BRIEF:

1. **Community engagement.** Residents can view street-level imagery of County roads and facilities, and see public works, development permits and capital projects on County Compass. They can take part in conversations with the County using the same information staff use.
2. **Transparency of information.** Project, planning and land use information is in one public place, rather than spread across reports and departments. That makes it easier to see what the County is doing and where. County Compass also shows current development permits, so residents can review DPs and stay informed about what is happening in their community.
3. **Increased efficiency.** Staff can check site conditions from a desk, which cuts routine site visits, travel time and vehicle costs.
4. **Streamlined processes.** Development review, capital planning, operations and asset condition assessments draw on one shared, current source. Staff give Council and residents consistent answers, faster.

BACKGROUND:

Street-level 360 imagery

The County captured 360-degree panoramic imagery of County roads, hamlets, lagoons and truck fill stations between Thursday, August 27 and Friday, October 30. The capture covered 3,308 kilometres in total. Images were taken with a GoPro MAX2 camera and are linked to their location in the County GIS.

Staff use the imagery to:

- **Planning and development:** review site context, access and setbacks before a site visit or permit decision.
- **Infrastructure planning:** scope road, drainage and culvert projects and check existing conditions.
- **Operational planning:** plan grading, mowing, snow clearing and signage work.
- **Asset condition assessments:** record the condition of signs, culverts, guardrails and road surfaces at a point in time.
- **Access:** imagery is processed through Mapillary and is open to the public.
- **Recapture cycle:** every two years, or sooner where a major development has occurred.
- **Privacy:** Mapillary reviews each video and blurs faces and licence plates, in line with the *Access to Information Act* (ATIA) and the *Protection of Privacy Act* (POPA).

County Compass dashboard

County Compass is the County's new public dashboard, built on ArcGIS. It brings County work and information into one map-based view. Users can filter everything by electoral division to see what is happening near them. It includes:

- Public operations projects
- Development permits

- Capital Infrastructure projects
- Community services
- Agricultural information
- Demographics
- **Updates:** layers that draw on County ArcGIS data update automatically. Jesse Aspinall, Technical Services, updates externally collected data every January.
- **Audience:** County staff and the public.

Administration will demonstrate both tools live at the meeting.

OPTIONS:

Receive as information (recommended):
Pro - Council understands the tools and how staff use them; no new cost or commitment.
Con - None identified.

FINANCIAL IMPLICATIONS:

No new financial impact from this report.

RISKS:

None.

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

Administration will launch both tools publicly in December, working with the Communications & Marketing department

AGENDA ITEM REPORT

Title: County Facilities Functional Plan
Meeting: Council Meeting - 19 Nov 2026
Department: Development & Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer — Approved - 17 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority: 3 Infrastructure delivery & growth planning
Secondary priority: 4 Service delivery & organizational excellence

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	The consultant was selected through a competitive RFP and scored highest against established criteria.
Alignment with the Strategic Plan	Supports Infrastructure delivery and growth planning by planning the future of County facilities in a deliberate, phased way.
Long-term financial sustainability	The Class D cost estimate and phased options will let Council see the full cost of consolidation before committing to it.
Impact on future generations	The Functional plan is meant to make sure County facilities serve future needs and not just today's.
Innovation and continuous improvement	Replaces piecemeal facility decisions with one integrated plan built on a collaborative needs assessment across all affected departments.
Regional and community benefit	The Functional Plan will help us determine whether leasing space to complementary agencies and organizations is practical.

RECOMMENDATION:

That County Council approve an increase of $30,000 for a total budget of $130,000 for the County Facilities Functional Plan project funded from the Tax Equalization Reserve.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

2026 Development and Infrastructure Budget Approval

THE DECISION IN BRIEF:

After a thorough review of all submissions, NEXT Architecture received the highest score. In order to award the project to NEXT, a budgetary adjustment is required. The approved budget is $100,000, and we require an additional $30,000 for a total of $130,000 to complete this project.

BACKGROUND:

The County issued a Request for Proposal (RFP) for a Functional Plan for all Lethbridge County facilities. This includes collaborative needs assessment with all affected County departments, a functional program, site master plan, Class D conceptual cost estimate and phased options to consolidate the Administration Office, Picture Butte Office and Shop and Coaldale Shop onto one site.

A total of four proposals were submitted, with two of the four submissions being above our budget. The two proposals that came in under budget did not meet the requirements within the project scope and were eliminated.

The evaluation team finalized scoring of the two compliant submissions against the criteria in the RFP, and NEXT Architecture received the highest overall score. NEXT has completed several functional plans for comparable municipalities, and their proposal addresses every RFP deliverable required.

OPTIONS:

Option	What it costs	What it gets us	Recommended? Why or why not
1. Approve as presented	$130,000	A reputable and highly qualified consultant to deliver the project.	Yes. Keeps this phase on schedule and doesn't delay future planning or site work.
2. Do not approve (cancel project)	None	No Functional Plan to base future decisions off of.	No. We cannot proceed with any planning or prep work on the new site.
3. Award to proponent within budget	$50-$100k	A plan that does not meet the needs of the County. Potential change orders due to lack of understanding could bring this over budget.	No. We would not receive the end product required to make decisions.

FINANCIAL IMPLICATIONS:

This Year: No costs expected this year
Over the life of the decision: $130,000
Source of Funds: Tax Equalization Reserve
Budget Status: $100,000 (approved in 2026). $30,000 shortfall.

RISKS:

Proceeding: No risks identified
Not Proceeding: Delaying this would also delay any future planning or site prep work.

ENGAGEMENT AND COMMUNICATION:

.
Inform

IMPLEMENTATION AND REPORTING BACK:

The Functional Plan will be presented to Council upon completion.

AGENDA ITEM REPORT

Title: Shaughnessy Infrastructure Upgrades - Scope Revision
Meeting: Council Meeting - 19 Nov 2026
Department: Development & Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer — Approved - 17 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority: 3 Infrastructure delivery & growth planning
Secondary priority: 4 Service delivery & organizational excellence

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Reduces the risk of a lagoon bank failure, and maximizes AMWWP grant funds.
Alignment with the Strategic Plan	Protecting a core wastewater asset serving the Hamlet of Shaughnessy.
Long-term financial sustainability	Fixes the erosion now, while competitive grant funding is available.
Impact on future generations	Protects the lagoon rehabilitation just completed and extends its service life.
Innovation and continuous improvement	None Identified
Regional and community benefit	Maintains reliable wastewater service for Shaughnessy residents.

RECOMMENDATION:

That Council approve the scope change for the Shaughnessy Infrastructure Upgrades project to include erosion protection around the lagoon, with a total project budget of $2,085,000.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

2024 Capital Budget Approval

THE DECISION IN BRIEF:

Administration is requesting that Council approve a revised scope of work to include erosion protection at the Shaughnessy lagoon, and an adjustment to the budget to allow us to fully utilize the AMWWP grant funds.

BACKGROUND:

The Shaughnessy Infrastructure Upgrades project was approved in the 2024 budget with an estimated cost of $1,920,000, funded through CCBF and the Utility Reserve. Included in this project was significant rehabilitation work to the existing lagoon. Tendered costs came in at $1,540,000, leaving $380,000 in remaining budget.

Administration also applied for AMWWP funding for the lagoon portion, and were successful in receiving $1,005,750 prior to tendering the project. Due to the tender pricing coming in below the submitted estimate, this reduced our eligible expenses to $645,000, leaving $360,750 in remaining AMWWP funding.

In June 2026 there were several severe rain events that created significant erosion at the lagoon as the Pyami drain runs adjacent to the eastern edge. This prompted administration to review additional scope to provide erosion protection at the lagoon. The estimated cost for this work is $545,000, and administration confirmed this work is eligible under the AMWWP grant.

This scope change results in the project budget increasing to $2,085,000. This will not increase the County's original funding commitment as we will be fully utilizing the AMWWP grant and have adequate project budget to fund the remaining balance.

OPTIONS:

Option	What it costs	What it gets us	Recommended? Why or why not
1. Approve as presented	Budget increase to $2,085,000. A decrease from the Utility Reserve of $840,750	Erosion protection greatly mitigating risk of a bank failure.	Yes. To maximize competitive grant fund utilization, and mitigate risk.

FINANCIAL IMPLICATIONS:

Approved Funding:
CCBF: $730,000
Utility Reserve: $1,190,000
TOTAL: $1,920,000

Proposed Funding:
CCBF: $ 730,000
Utility Reserve: $ 349,250
AMWWP: $1,005,750
TOTAL: $2,085,000

A total reduction of $840,750 from the Utility Reserve.

RISKS:

Proceeding: None identified
Not Proceeding: Risk lagoon bank failure

ENGAGEMENT AND COMMUNICATION:

.

Inform

IMPLEMENTATION AND REPORTING BACK:

None.

AGENDA ITEM REPORT

Title:	Team Lethbridge 2027
Meeting:	Council Meeting - 19 Nov 2026
Department:	Growth & Engagement
Report Author:	Trevor Lewington

APPROVAL(S):

Cole Beck, Chief Administrative Officer — Approved - 11 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority:	2 Strategic partnerships & regional collaboration
Secondary priority:	5 Effective governance

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Expected costs are aligned with historical amounts and a reasonable for an activity of this nature.
Alignment with the Strategic Plan	Aligns directly with the two priorities identified above.
Long-term financial sustainability	Visibility of County priorities may inform future funding opportunities.
Impact on future generations	Long term partnerships and regional collaboration will be important for future projects and infrastructure investment.
Innovation and continuous improvement	The mission allows for learning from other community partners and refining the County's government relations strategy.
Regional and community benefit	Building of relationships and furthering regional discussions.

RECOMMENDATION:

Administration has no recommendation about participating in Team Lethbridge but requires direction to finalize Council's budget expenses. If Council chooses to proceed, it will be important for Council to identify its 2 designated representatives for the mission and to attend any required planning meetings.

Proposed Motion - Option 1:
That Council approve Lethbridge County's participation in the Team Lethbridge mission to Edmonton planned for 2027 at a cost not to exceed $5,000 for up to three County representatives, subject to confirmation of the final schedule, participation terms and fee, with funding to be included in the 2027 operating budget; and further direct Administration to work with the Lethbridge Chamber of Commerce and participating partners to ensure matters of direct relevance to Lethbridge County are reflected in the mission's shared priorities and briefing materials.

Proposed Motion - Option 2:

That Council direct Administration to notify the Lethbridge Chamber of Commerce of the County's decision not to participate in the Team Lethbridge Mission being planned for 2027.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Team Lethbridge is a coordinated advocacy initiative that brings business, education, health, government and community organizations together to raise the region's profile and meet directly with provincial decision-makers. Since 2008, eight missions have been held in Edmonton; Lethbridge County participated in at least the 2022 and 2024 missions. The Lethbridge Chamber of Commerce has assumed leadership from Economic Development Lethbridge and is planning the next mission for 2027. Timing is to be determined as a provincial election is expected no later than October of 2027. The preliminary participation cost is expected to be in line with historical funding models at approximately $5,000 for up to three County representatives. Council must determine whether this joint advocacy platform is a priority under the 2026-2031 Strategic Plan.

THE DECISION IN BRIEF:

The 2026-2031 Strategic Plan identifies Economic Diversification & Investment Readiness and Strategic Partnerships & Regional Collaboration as core priorities. It calls for strengthening relationships with municipalities, industry, institutions and private-sector partners; supporting regional prosperity through collaboration; positioning the County as investment-ready; and evaluating opportunities for regional and community benefit. Team Lethbridge is a practical mechanism for advancing those objectives with provincial decision-makers.

The potential value of the mission is access, coordination and amplification rather than a guaranteed funding outcome. The 2024 mission brought 44 community leaders from 19 organizations to Edmonton, generated 20 meetings with cabinet members, and hosted receptions attended by nearly 30 MLAs, the Premier and the Official Opposition leader. Meetings covered issues directly relevant to the County, including agriculture and irrigation, water and wastewater capacity, Highway 3, economic corridors, value-added processing and enabling infrastructure.

A risk is that city-specific priorities could dominate a shared platform given that most participating organizations are city-centric. The nature of past Team Lethbridge missions is one of targeted collective "asks" that don't represent the specific advocacy objectives of just one participating member. It is assumed that the Chamber of Commerce will continue to take this approach in developing the key messages and focus for the mission.

BACKGROUND:

Team Lethbridge was established by Economic Development Lethbridge in 2008 to build relationships with the Government of Alberta and raise awareness of the Lethbridge region's contribution to provincial prosperity. Missions were held in 2008, 2010, 2012, 2015, 2017, 2019, 2022 and 2024. The initiative has historically included a broad cross-section of local government, business, education, health and community organizations.

The established mission goals are to elevate the region's strengths among provincial decision-makers; acknowledge previous investment while demonstrating the impact of further support; advance shared investment and policy priorities; increase the region's participation in strategic decision-making; and strengthen relationships and capacity among partner organizations.

In September 2026, the Lethbridge Chamber of Commerce announced that it would assume leadership of Team Lethbridge from Economic Development Lethbridge. The Chamber has begun convening partners to identify community needs, develop shared asks and plan the next Edmonton

mission. The transition is consistent with the Chamber's advocacy mandate, but final governance, budget, participant responsibilities, shared messaging and reporting expectations should be confirmed before the County's commitment is finalized.

Participation gives the County a direct opportunity to advance matters such as water and wastewater capacity, irrigation and agri-food growth, trade and economic corridors, provincial infrastructure, investment-enabling services and municipal policy. It also allows County representatives to support regional asks that produce broader economic benefit.

The County should assess the mission using the Strategic Plan's decision filters: value for residents and taxpayers, alignment with strategic priorities, long-term financial sustainability and regional benefit. At approximately $5,000, the direct cost is modest relative to the access and visibility created, but value will depend on the quality of the final agenda, the relevance of the shared asks and the County's active preparation and follow-up.

Lethbridge County was a participating partner in Team Lethbridge Mission 7 in December 2022 and Mission 8 in November 2024. The 2022 post-mission review from participants described the mission as positive and effective and recorded a strong desire among participants to return to Edmonton. The County's 2024 profile used in government meetings emphasized its agricultural leadership, economic contribution, diversification and commitment to regional collaboration.

OPTIONS:

Option 1: Approve participation at a cost not to exceed $5,000 for up to three representatives.
Pros: Directly aligns with the Strategic Plan's partnership and investment-readiness priorities; maintains the County's place in a regional advocacy coalition; provides access to provincial decision-makers; amplifies County priorities through a coordinated regional voice; and continues participation in an initiative the County supported in 2022 and 2024.
Cons: Requires a new 2027 budget allocation and staff and Council time; outcomes are difficult to attribute and no funding or policy result is guaranteed; final mission details and inclusions remain to be confirmed with the Chamber of Commerce; and County priorities could receive less attention than city-focused issues if the agenda is not carefully developed.

Option 2: Decline participation in the March 2027 mission.
Pros: Avoids the participation cost and related travel, preparation and follow-up time; allows the County to pursue direct government relations independently or with the County's own urban partners in a more focussed County specific mission.
Cons: Reduces the County's visibility and influence within a regional advocacy initiative; gives up the leverage of a coordinated multi-sector delegation; may be inconsistent with the Strategic Plan's emphasis on mutually beneficial regional partnerships; and ends the County's recent pattern of participation

FINANCIAL IMPLICATIONS:

An expenditure not to exceed $5,000 would be included in the 2027 operating budget under Council's memberships and event related expenses. Preliminary information indicates this would permit participation by up to three County representatives. Final fee inclusions, travel, accommodation and any incidental costs require confirmation; costs beyond the approved limit would require separate authorization or be managed within the approved departmental budget. Participation also requires staff time to develop priorities, prepare briefing materials, attend the mission planning meetings and

complete follow-up. Approval creates no commitment to future missions. The costs are in line with historical budgets and expenses related to Team Lethbridge.

RISKS:

Risks are primarily related to the time and commitment of Team Lethbridge participation taking away from other activities the designated Council members may wish to pursue.

Other potential risks include County priorities being lost in the overall messaging of Team Lethbridge due to the city-centric nature of most participating organizations.

ENGAGEMENT AND COMMUNICATION:

Communication is generally handled by the organizer of Team Lethbridge and the County would assist amplify any "official" messaging and relevant materials.

Inform

IMPLEMENTATION AND REPORTING BACK:

Council members assigned to Team Lethbridge would be responsible for reporting back to Council on the content and nature of planning meeting discussions as well as any outcomes achieved during the mission.

Administration will provide briefing notes and support to mission participants in the planning process.

AGENDA ITEM REPORT

Title: 2027 Capital Equipment Purchasing
Meeting: Council Meeting - 19 Nov 2026
Department: Operations
Report Author: Ryan Thomson

APPROVAL(S):

Candice Robison, Legislative Coordinator & Executive Assistant Approved - 17 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority: 3 Infrastructure delivery & growth planning
Secondary priority: 4 Service delivery & organizational excellence

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	Early purchasing supports reliable services and helps protect equipment resale value by coordinating replacement and disposal timing
Long-term financial sustainability	Planned replacements support lifecycle cost management
Impact on future generations	Timely fleet renewal helps maintain service capacity and reduces the risk of transferring deferred replacement costs to future taxpayers.
Innovation and continuous improvement	Coordinating procurement, delivery, warranty coverage and disposal improves fleet planning and the use of County resources
Regional and community benefit	Reliable equipment supports road maintenance, agricultural services and snow removal for residents, producers and businesses throughout the County.

RECOMMENDATION:

That Council preapprove the 2027 Fleet Capital purchases, to a maximum of $1,896,571 from the Fleet Equipment Replacement Reserve and $1,032,000 from the proceeds of sales of equipment; and authorize immediate procurement, subject to Finance confirming sufficient available reserve funds, with the allocation incorporated into the 2027 Capital Budget.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Council approved the 2026 Budget, which included the 2026-2030 Capital Equipment projected purchases in December 2025.

THE DECISION IN BRIEF:

Early approval allows Administration to secure factory orders for the 2027 season. Some equipment has lead times exceeding four months, and further delay may reduce production priority.

Graders and light-duty vehicles are the most time-sensitive replacements. Additional hours and kilometres can reduce resale value. Outgoing equipment must also be prepared and delivered before the late-April construction equipment auctions. Delayed replacements could affect operations or require postponing sales.

BACKGROUND:

The equipment supports road maintenance, construction, agricultural services and snow removal. Purchasing and disposal should be coordinated to maintain service availability and protect lifecycle value.

Fleet staff have identified a potential loss of usable warranty coverage where terms are calendar-year based. Warranty commencement dates will be confirmed with suppliers.

OPTIONS:

1. Approve the request to begin procurement immediately.
2. Approve only priority grader and light-duty vehicle replacements, with a specified funding limit.
3. Defer to the 2027 budget process, accepting increased delivery and disposal timing risks.

FINANCIAL IMPLICATIONS:

The machinery and equipment (M&E) planned for purchase is part of the long-term equipment replacement. All funding for the purchases will come from the Fleet Replacement Reserve which has a balance of $3,431,000.

RISKS:

PRO: commits funding before the full budget is adopted; supplier delivery dates remain uncertain.
CON: increases the risk of late delivery, reduced resale value, missed auction opportunities and service interruptions.

ENGAGEMENT AND COMMUNICATION:

Administration will advise affected departments and proceed through the County’s procurement process.
Inform

IMPLEMENTATION AND REPORTING BACK:

Administration will place orders, confirm warranty terms and coordinate disposals with replacement availability.

ATTACHMENTS:

2027 Capital

LETHBRIDGE COUNTY
FLEET BUDGET
2027 CAPITAL EQUIPMENT PURCHASES

			SOURCES OF FUNDING						
ID #	Project Name	Budget Request	Fleet Equipment Replacement Reserve	Public Works Reserve	E.S. Contingency Reserve	Debentures	Proceeds on Sale of Equipment	GST RETURN	Total
	SCHEDULED REPLACEMENTS								
27-FLT-	Replacement of Divisional Grader	675,000	492,857	-	-	-	150,000	32,143	**$ 675,000**
27-FLT-	Replacement of Divisional Grader	675,000	492,857	-	-	-	150,000	32,143	**$ 675,000**
27-FLT-	Replacement of ASB 130hp Tractor & Loader Attachment	365,000	327,619	-	-	-	20,000	17,381	**$ 365,000**
27-FLT-	Replacement of ASB Roadside Mower	60,000	44,643	-	-	-	12,500	2,857	**$ 60,000**
27-FLT-	Replacement of ASB Side Arm Mower	45,000	35,357	-	-	-	7,500	2,143	**$ 45,000**
27-FLT-	Replacement of ASB Brillion Drill	55,000	47,381	-	-	-	5,000	2,619	**$ 55,000**
27-FLT-	Replacement of 2 ASB/PW Crew Trucks	180,000	136,429	-	-	-	35,000	8,571	**$ 180,000**
	VEHICLE REPLACEMENT PROGRAM								
27-FLT-	Enterprise Fleet Program - 12 X Crewcab 1/2 ton Truck	810,000	255,429	-	-	-	516,000	38,571	**$ 810,000**
27-FLT-	Replacement of Track Skid Steer (Trade in EVCON)	110,000	33,262	-	-	-	71,500	5,238	**$ 110,000**
27-FLT-	Replacement of Track Skid Steer (Trade in EVCON)	100,000	30,738	-	-	-	64,500	4,762	**$ 100,000**
TOTAL CAPITAL EQUIPMENT REQUEST		**$ 3,075,000**	**$ 1,896,571**	**$ -**	**$ -**	**$ -**	**$ 1,032,000**	**$ 146,429**	**$ 3,075,000**
	APPROVED BUDGET	**3,075,000**							

We would like to formally invite you to this year's *Coaldale Winter Fest*

Winter Fest kicks of with our *26th Annual Night of Lights*

Friday, November 27

Website: https://www.coaldalewinterfest.ca/

Celebrate the season with us at Coaldale Winter Fest, a series of events that blends cherished local traditions with fresh new experiences. Join us throughout the 2026/2027 Winter season, as Coaldale, Alberta, transforms into a magical winter wonderland!

The 26th Annual Country Christmas Night of Lights will kick off Winter Fest in Coaldale, Alberta on Friday, November 27, 2026 with many family friendly activities.

More information regarding Night of Lights will be available soon on our website at: https://www.coaldalewinterfest.ca/night-of-lights

Parade Application: https://www.coaldalewinterfest.ca/parade-application

Please let me know if you have any questions regarding Coaldale Winter Fest or our Night of Lights event.

We hope you can join us in celebrating this year!

Sincerely,

Clayton Varjassy

Community Experience Manager

Town of Coaldale

TIME Society

2026 FATHER DAUGHTER BALL

Thank you for being part of our first Father Daughter Ball







Dear Lethbridge County Team,

When we first started planning our Father Daughter Ball, we had a vision of bringing fathers, father figures and their daughters together for an evening where they could spend meaningful time together and create memories.

As a new nonprofit, turning that vision into reality came with plenty of planning and uncertainty. Having support from organizations that believed in what we were trying to accomplish made such a difference.

We are so grateful to Lethbridge County for awarding TIME Society a grant through the Stirling Wind Community Benefit Fund. Your contribution helped us bring our very first Father Daughter Ball to life while keeping the event affordable and accessible for families.

With over 300 registered guests, approximately 380 volunteer hours contributed, and 12 youth volunteers helping make it all happen, our event truly was a community effort.

Seeing the daughters' faces light up and watching dads step outside their comfort zones to dance and enjoy the evening with their girls made all the hard work worthwhile. Those were the moments we had hoped for from the very beginning.

Thank you for investing in initiatives that bring people together and strengthen family connections. Your support helped us create something special right here in Coaldale, while welcoming families from throughout Lethbridge County and Southern Alberta.

We hope this is just the beginning of a tradition that families will look forward to year after year.

With gratitude,
The TIME Society Team


WELCOME TO THE
Father Daughter Ball
Hosted by TIME Society
MAVERICK'S
CANTEEN
MNP
LETHBRIDGE
COUNTY







Good morning,

Please place this request before Reeve and Council.

My name is Michael Low. I am formally requesting that County Council consider paving Range Road 21-2 from Highway 4 to Highway 508.

Safety is my main concern. We have lived at this address for almost 3 years now and the road has been a major problem for that entire time. The surface on this particular stretch changes from one section to the next. 98% of the time, the road is totally washboarded. This makes it extremely difficult to control a vehicle at any speed. Earlier this year, there was a rollover accident. Miraculously, no one was injured. But I believe it is only a matter of time before someone is seriously injured or killed on this road because of the poor road conditions. Lethbridge County could be exposed to potential liability for failing to maintain this road.

The road also does not hold up in wet weather. It appears to be more dirt than gravel, and with any amount of precipitation, the entire road turns to mud. The muddy conditions are extremely unsafe, and it damages our vehicles. Not to mention the hassle of constantly having a muddy vehicle. After last week's precipitation, the entire road was covered in 4-7" of mud. Please take the time to drive this stretch of road after any precipitation so you can gain an appreciation for how awful it is.

It is also hard to understand why Range Road 21-1, a short distance away, is paved (and has been resurfaced more than once in recent years) while 21-2 remains gravel. The stretch of 21-2 between Highway 4 and Highway 509 links two provincial highways and carries commuter, farm, industrial, and school bus traffic. It is much more than simply residential use.

I respectfully request the following:

1. That Council direct Administration to do a condition assessment of this stretch of road as soon as possible. Anyone who drives on this road will attest to how horrible it is. Even after the County graders pull the gravel back onto the road (which is appreciated), the dangerous washboarding returns within 2 days;
2. That Council add the paving of this stretch of Range Road 21-2 to the next capital budget; and
3. That Council direct improved road maintenance with more frequent grading, new gravel, and the base stabilization used on the County's haul routes. The road appears to be packed topsoil! It will likely need a complete overhaul, even if the intent is to just make it a functional gravel road. At that point, it might make more economic sense to just pave the road.

I love living in Lethbridge County. And I am grateful for the work of Reeve and Council. In my opinion, the best part of democracy is the ability of citizens like me to bring my request directly to my elected representatives.

Should you have any questions, or if you would like to discuss this matter further, please let me know. I would be happy to attend a Council meeting with many of my neighbors, who are all in favor of my request.

Thank you.

Sincerely,

Michael R. Low

211034 Hwy 512, Lethbridge County, Alberta T1J 5N9
Telephone (403) 317 0022
www.farmingsmarter.com

November 9, 2026

The Honourable Tara Sawyer
Minister of Agriculture and Irrigation
Government of Alberta
131 Legislature Building
10800 97 Avenue NW
Edmonton, Alberta T5K 2B6

Re: Budget 2027 Submission: One-Time Capital Contribution of $2,000,000 toward the Farming Smarter Home Quarter Research Facility

Dear Minister Sawyer,

Thank you for meeting with Farming Smarter on October 6th, 2026. On behalf of Farming Smarter and the organizations that support this request, I am writing to submit a Budget 2027 request. We are asking for a one-time, capped capital contribution of $2,000,000 toward the Home Quarter, Farming Smarter's permanent applied research facility in Lethbridge County.

Why a permanent home, and why now

For over three decades, Farming Smarter has grown from a canvas quonset into the research partner southern Alberta producers and industry relies on without having our own shop and office space to call home. That growth has happened in temporary structures, leased ground, and a leased building but we recently found out our current leased site is no longer available come April 2027.

For Alberta producers to remain global leaders, and for the province to keep growing its agri-food exports, they need trusted, independent research grounded in Alberta's soils, water, and climate. That is the work Farming Smarter does, and the Home Quarter is how it continues.

Farming Smarter is currently looking for land for the Home Quarter in the Lethbridge area. The plan is a 35,000 square foot facility built to expand as the work grows, with shop space, laboratories, collaborative learning space and room to host producers and industry events.

What we are asking for

We request a one-time capital contribution of $2,000,000 toward the construction of the Home Quarter. This is not a request for ongoing operating funding. It is targeted at the parts of the project that no federal or provincial research program will fund: the shared shop, extension and learning space, site preparation and relocation.

Making the province's existing investment go further

Alberta already invests in Farming Smarter's research through Results Driven Agriculture Research (RDAR). A permanent facility would amplify that investment. Purpose-built laboratories and shop space in place of tents and temporary buildings mean more trials per dollar and better data for producers. This also gives us the capacity to take on the industry work that is now coming to us. The province's recent

211034 Hwy 512, Lethbridge County, Alberta T1J 5N9
Telephone (403) 317 0022
www.farmingsmarter.com

$500,000 capital grant shows what targeted capital does: the irrigation systems and potato research equipment it bought are in use in our fields today.

Farming Smarter has become a research campus for hire for southern Alberta:

- Bayer has moved its entire seed canola field trial program to us, and we lead the science on its camelina research and run its corn trials.
- GS Dunn relies on us as science advisors for its value-added irrigated mustard program.
- We conduct most of the agronomy trials for the seed alfalfa sector, and we are filling research gaps for the region's fast-growing potato industry by working with McCain's Foods and The Little Potato Company.

In 2026 we are running 196 trials across 32 crops on 11,926 research plots, under both dryland and irrigated conditions. Of our $3.24 million in 2025 operating revenue, 91 percent went directly to research and extension. Our work generates a significant economic impact, contributing an estimated $111 million to the regional economy through research activities in 2026, along with an additional $238 million through our Knowledge and Network program.

Others are investing alongside the province

The Home Quarter is not waiting for the government alone. Farming Smarter is financing the land purchase itself. We have submitted a Notice of Intent to the Canada Foundation for Innovation (CFI) 2027 Innovation Fund along with the Innovation Impact Program, which would provide provincial matching support for the research facility. We are also pursuing federal infrastructure funding through PrairiesCan. Private foundations and industry partners are also at the table. Every federal and private conversation returns to the same question: where does Alberta stand? A provincial contribution in Budget 2027 would place Alberta as the anchor partner on a project built in Alberta, for Alberta producers.

Alignment with the Government of Alberta's priorities

- **Irrigation.** Alberta accounts for almost three-quarters of Canada's irrigated land. Much of our trial program tests crop and water management under irrigation, directly supporting the province's irrigation expansion.
- **Value-added agri-food.** Our research underpins the potato, pulse and specialty crop supply chains behind the processing investment Alberta is attracting, including through the Alberta Agri-Processing Investment Tax Credit.
- **Producers and the next generation.** Our trials are shaped by growers and commodity groups. The Home Quarter would also be a training ground for new agronomists, and a bridge between agriculture and the wider community.

Broad support

211034 Hwy 512, Lethbridge County, Alberta T1J 5N9
Telephone (403) 317 0022
www.farmingsmarter.com

The organizations listed in the enclosed document support this request. Together they represent municipalities and agricultural service boards, irrigation and watershed organizations, economic development, post-secondary and youth agriculture partners, a producer commission, and seed, crop input, food processing and agricultural technology companies across southern Alberta. Their support reflects a shared view that a permanent home for Farming Smarter is an investment in the competitiveness of Alberta agriculture.

Our request

We respectfully ask that you support this request for a one-time capital contribution of $2,000,000 in Budget 2027 and champion it at the Treasury Board table. We would welcome the opportunity to host you at the research farm to see the work firsthand, and we would be glad to provide any further details your officials may need.

Sincerely,

_____
Ken Coles
Executive Director, Farming Smarter

_____
Ryan Mercer
Board Chair, Farming Smarter

cc: Jason Hale, Deputy Minister of Agriculture and Irrigation

Enclosure: Organizations supporting this request

CLAYTON RUTBERG

Fire Chief of the Town of Coaldale

invites you to

2026
PROTECTIVE SERVICES
BANQUET

SATURDAY, DECEMBER 12, 2026

Civic Square

1801 20 Avenue, Coaldale

5:30–6:00 PM	Cocktails
6:00–7:00 PM	Dinner
7:00–8:30 PM	Program & Silent Auction
8:30–9:15 PM	Comedian
9:15 PM	Wrap up silent auction

PLEASE RSVP

banquet-rsvp.coaldale-fire.workers.dev

Scan the code or visit the link. You may include any guests attending with you, and note dietary needs, on the form.

AGENDA ITEM REPORT

Title: Lethbridge County Council Attendance Update - October 2026
Meeting: Council Meeting - 19 Nov 2026
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer — Approved - 13 Nov 2026

STRATEGIC ALIGNMENT:

Primary priority: 5 Effective governance
Secondary priority: 2 Strategic partnerships & regional collaboration

Council's decision filter:	How the recommendation stands (one sentence):
Value for residents and taxpayers	N/A
Alignment with the Strategic Plan	N/A
Long-term financial sustainability	N/A
Impact on future generations	N/A
Innovation and continuous improvement	N/A
Regional and community benefit	N/A

RECOMMENDATION:

No motion required.

PREVIOUS COUNCIL DIRECTION AND AUTHORITY:

Lethbridge County Council members report on their activities and events attended throughout the month.

THE DECISION IN BRIEF:

To remain transparent to the citizens of Lethbridge County.

BACKGROUND:

Lethbridge County Council members provide a monthly report on their activities and events for the prior month. 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 committees or community events.

OPTIONS:

Council could decide not to provide monthly updates.

FINANCIAL IMPLICATIONS:

None at this time.

RISKS:

N/A

ENGAGEMENT AND COMMUNICATION:

Inform

IMPLEMENTATION AND REPORTING BACK:

N/A

ATTACHMENTS:

Lethbridge County Council Attendance Update - October

Lethbridge County Council Attendance
October 2026

Division 1
Councillor Lorne Hickey

October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 16	Council Road Tour
October 21	Green Acres Executive & Finance Meetings
October 23	Meeting with MD of Taber
October 28	Green Acres Board Meeting

Division 2
Reeve Tory Campbell

October 2	Mayors and Reeves
October 6	St. Joseph's Playground Ribbon Cutting
October 13	CAO Performance Review Briefing
October 14	All Council's Meeting, Nobleford
October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 16	Council Road Tour
October 17	Coaldale-Lethbridge FoodGrains Celebration
October 21	EDL Board Meeting
October 23	Meeting with MD of Taber
October 29 & 30	CWG: In Motion Conference

Division 3
Councillor Mark Sayers

October 6	ASB South Zone Meeting
October 7	FCSS Board Meeting
October 7	Link Pathway Board Meeting
October 14	All Council's Meeting, Nobleford
October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 16	Council Road Tour
October 23	Meeting with MD of Taber

Division 4

Deputy Reeve John Kuerbis

October 5	Regional Emergency Advisory Meeting
October 13	Weekly Meeting with Community Futures Executive Director
October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 16	Council Road Tour (Partial)
October 20	Weekly Meeting with Community Futures Executive Director
October 22	Chamber of Commerce Business Awards
October 23	Meeting with MD of Taber
October 28	Community Futures Monthly Board Meeting

Division 5

Councillor Kevin Slomp

October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 23	Meeting with MD of Taber
October 28	Chinook Arch Planning and Facilities Meeting

Division 6

Councillor Eric Van Essen

October 6	ASB South Zone Meeting
October 7	Picture Butte Chamber of Commerce Executive Meeting
October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting
October 15	Operations Level of Service Workshop
October 16	Council Road Tour

Division 7

Councillor Tony Ankermann

October 14	All Council's Meeting, Nobleford
October 15	Lethbridge County Organizational Meeting
October 15	Lethbridge County Council Meeting

October 15	Operations Level of Service Workshop
October 16	Council Road Tour
October 23	Meeting with MD of Taber