



Minutes

Council Meeting | Thursday, August 1, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, August 1, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

Reeve Tory Campbell
Deputy Reeve John Kuerbis
Councillor Lorne Hickey
Councillor Mark Sayers
Councillor Klaas VanderVeen
Councillor Morris Zeinstra
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Director, Corporate Services Jennifer Place
Manager, Planning & Development Hilary Janzen
Administrative Assistant Cheyenne Van Hierden
Senior Planner Steve Harty

A. CALL TO ORDER

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

Reeve Campbell read the following land acknowledgement:

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

Reeve Campbell thanked Cheyenne for doing the minutes and running the computer, as well as staff for their efforts with the 60th Anniversary celebrations at McNally and Shaughnessy.

He also thanked the reeve of MD of Willow Creek for presenting Lethbridge County with a 60th Anniversary plaque, and thanked staff for all of their efforts with the parade season. He acknowledged that nominations for by-election will close on August 12.

B. ADOPTION OF AGENDA

558-2024 Councillor MOVED that the August 1, 2024 Lethbridge County Council Meeting
VanderVeen Agenda be adopted as presented.

CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

559-2024 Councillor MOVED that the July 18, 2024 Lethbridge County Council Minutes be
Sayers adopted as presented.

CARRIED

D. DELEGATIONS

D.1. 9:00 a.m. - Bursary Award Winners

- Danika Hodge
- Rayann Campmans
- Vanessa Moorhead

Councillors Mark Sayers, Lorne Hickey, and John Kuerbis thanked the students for their efforts in post-secondary and congratulated them on receiving their awards. Reeve Campbell presented the 2024 Bursary Awards to Danika Hodge, Rayann Campmans & Vanessa Moorhead.

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2024-0-090 – Westbridge Farms – NE1/4 04-10-22-W4M

560-2024 Deputy MOVED that the Country Residential subdivision of NE1/4 4-10-22-
Reeve W4M (Certificate of Title No. 231 170 292 +7), to subdivide a vacant
Kuerbis 3.00-acre (1.21 ha) first subdivision from a title of 158.83 acres (63.89
ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided.
4. That the applicant provides, at their expense, an access right-of-way plan and legal easement(s) agreement to be registered across the lot frontage to provide legal and physical access to the remnant agricultural title, to be registered concurrently with the final endorsement of the subdivision.
5. That any easement(s) as required by utility companies, or the municipality shall be established

CARRIED

E.2. Subdivision Application #2024-0-093 – Schooten - NW1/4 21-10-23-W4M

561-2024 Councillor Sayers MOVED that the Country Residential subdivision of NW1/4 21-10-23-W4M (Certificate of Title No. 021 121 711 +4), to subdivide a 10.00-acre (4.05 ha) first subdivision from a title of 156.27 acres (63.19 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the final plan of survey shall delineate the parcel boundary being situated on the north and east side of the irrigation drainage ditch so that ditch entirely remains located on the remnant agricultural title.
4. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved at 10.00-acres in size.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

E.3. Subdivision Application #2024-0-096 – R2K Farms

-NW1/4 34-09-19-W4M

562-2024 Councillor Hickey MOVED that the Country Residential subdivision of NW1/4 34-9-19-W4M (Certificate of Title No. 24 067 465), to subdivide a 3.16-acre (1.28 ha) first parcel out subdivision from a ¼-section title of 159.58-acres (64.58 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

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

CARRIED

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

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-012 at 10:02 a.m.

F.1. Bylaw 24-012 - Re-designate a Plan 1410983 Block 1 Lot 2 from Direct Control (Bylaw 1397) to Direct Control - Public Hearing

563-2024 Councillor MOVED that the Public Hearing for Bylaw 24-012 commence at 10:03
VanderVeen a.m.

CARRIED

The Manager, Planning and Development reviewed Bylaw 24-012.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-012.

Dale Mehlan spoke in strong support for Bylaw 24-012.

564-2024 Councillor MOVED that the Public Hearing for Bylaw 24-012 adjourn at 10:12 a.m.
Hickey

CARRIED

Reeve Campbell reconvened the meeting at 10:12 a.m.

565-2024 Councillor MOVED that Bylaw 24-012 be read a second time.
Hickey

CARRIED

566-2024 Deputy MOVED that Bylaw 24-012 be read a third time.
Reeve
Kuerbis

CARRIED

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 24-014 - Re-designate a portion of the NW 34-10-21-W4 from Urban Fringe to Business Light Industrial - First Reading

567-2024 Councillor MOVED that Bylaw 24-014 be read a first time.
VanderVeen

CARRIED

G.1.2. Bylaw 23-022 Land Use Bylaw Amendment (Urban Fringe to Grouped Country Residential and Direct Control) - 2nd Reading

568-2024 Deputy MOVED that Bylaw 23-022 (Land Use Bylaw Amendment - UF to GCR
Reeve and DC) be read a second time as amended
Kuerbis

CARRIED

569-2024 Deputy MOVED that Bylaw 23-022 (Land Use Bylaw Amendment - UF to GCR and DC) be read a third time.
Reeve
Kuerbis CARRIED

G.1.3. Bulk Water Fill Access Control and Monitor System Upgrade

570-2024 Deputy MOVED that County Council approve the Bulk Water Fill Access and
Reeve Monitor Control upgrade project, with a budget of up to \$200,000
Kuerbis funded from the Utility Reserve.
CARRIED

G.2. OPERATIONS

G.2.1. Dust Control

Councillor Zeinstra and Councillor VanderVeen brought up concern regarding dust control and mud on roads.

CAO Beck clarified the current dust control program with Council.

Reeve Campbell acknowledged the efforts of the County in controlling both mud and dust, noting the climate and farming conditions that he said should be taken into account.

H. NEW BUSINESS

I. CLOSED SESSION

1.1. - Southern Regional Stormwater Drainage Committee (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

1.2. - CAO Report - C. Beck (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

571-2024 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
Sayers Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:35 a.m. for the discussion on the following:

1.1. - Southern Regional Stormwater Drainage Committee (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

1.2. - CAO Report - C. Beck (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

Present during the Closed Session:

Lethbridge County Council
Chief Administrative Officer
Senior Management
Administrative Staff

CARRIED

572-2024 Councillor MOVED that the Lethbridge County Council Meeting move out of the
Zeinstra closed session at 11:02 p.m.

CARRIED

I.1. Southern Regional Stormwater Drainage Committee (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

573-2024 Deputy MOVED that County Council approves entering into the SRSDC
Reeve Municipally Controlled Corporation, including the 20-year funding
Kuerbis commitment as outlined in the MCC Agreement.

CARRIED

574-2024 Deputy MOVED that County Council directs administration to establish a
Reeve reserve for the SRSDC MCC funding contributions.
Kuerbis

CARRIED

I.2. CAO Report - C. Beck (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

575-2024 Councillor MOVED that administration is directed to proceed with the negotiations
Hickey to acquire assets to allow for future development of Lethbridge County,
up to 2.7 million from the Tax Equalization Fund.

CARRIED

J. ADJOURN

576-2024 Councillor MOVED that the Lethbridge County Council Meeting adjourn at 11:04
Zeinstra a.m.

CARRIED

Reeve


