



Minutes

Council Meeting | Thursday, May 2, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, May 2, 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 Eric Van Essen
Councillor Klaas VanderVeen
Councillor Morris Zeinstra
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Director, Corporate Services Jennifer Place
Executive Assistant Candice Robison
Manager, Planning & Development Hilary Janzen
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.

B. ADOPTION OF AGENDA

456-2024 Deputy MOVED that the May 2, 2024 Lethbridge County Council Meeting
Reeve Agenda be adopted as presented.
Kuerbis CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes
457-2024 Councillor MOVED that the April 18, 2024 Lethbridge County Council Minutes be
Van Essen adopted as presented.
CARRIED

C.2. Special Council Meeting Minutes

458-2024 Councillor MOVED that the April 25, 2024 Lethbridge County Special Council Sayers Minutes be adopted as presented.

CARRIED

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2024-0-032 – Urban - SW1/4 36-10-22-W4M

459-2024 Deputy MOVED that the Country Residential subdivision of SW1/4 36-10-22-Reeve W4M (Certificate of Title No. 191 120 767), to subdivide a 2.64-acre (1.07 ha) first parcel out subdivision from a ¼-section title of 159.00-acres (64.3 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 the easement(s) as required by ATCO Gas shall be established, if deemed necessary.

CARRIED

E.2. Subdivision Application #2024-0-034 – Daignault

- Lot 5, Block 16, Plan 9610575 & Lot 19, Block 16, Plan 1511874 within NW1/4 30-10-21-W4M (Hamlet of Shaughnessy)

460-2024 Councillor MOVED that the Residential subdivision of Lot 5, Block 16, Plan Sayers 9610575 & Lot 19, Block 16, Plan 1511874 within NW1/4 30-10-21-W4M (Certificate of Title No. 231 169 467, 231 144 910), to subdivide 0.35-acres (0.14 ha) from a title of 7.76-acres (3.14 ha) and consolidate it to an adjacent lot 0.24-acres (0.10 ha) in size, thereby creating an enlarged lot approximately 0.59-acres (0.24 ha) respectively in size, for hamlet residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 0.35-acres at the market value of \$20,500 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveats registered on both affected titles from previous

subdivision shall be discharged and a new caveat with the adjusted amount be registered on the larger remnant title, with the actual acreage and amount to be determined at the final stage, upon receipt of the final subdivision plan.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. This agreement may outline the terms and obligations for addressing any hamlet water and sewer servicing matters or changes if needed.
3. That the applicant has the titles and portions of land to be subdivided (0.35-acres) and consolidated (Lot 5) to reconfigure the boundaries (property line) of the two adjacent parcels done by a surveyed plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by the utility agencies, or the municipality shall be established.

CARRIED

E.3. Subdivision Application #2024-0-041 – Lucco

-E1/2 7-8-21-W4M & Closed Road Allowance within 7-8-21-W4M

461-2024

Councillor

Hickey

MOVED that the Agricultural & Country Residential subdivision of E1/2 7-8-21-W4M & Closed Road Allowance within 7-8-21-W4M (Certificate of Title No. 221 010 157, 101 041 526 +1), to subdivide a new 4.03-acre (1.63 ha) title from the ¼-section (SE 7-8-21-W4) for country residential use, and then subdivide and consolidate 17.59-acres (7.12 ha) of uncultivated land from the same ¼-section and amalgamate it to a separate adjacent north 81.72-acre (33.07 ha) title thereby creating an enlarged title 99.31-acres (40.19 ha) in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property

line) of the two adjacent parcels, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

4. That the easement(s) as required by ATCO Gas shall be established prior to finalization.

CARRIED

E.4. Subdivision Application #2024-0-042 – Peterson (Dixon) - SW1/4 30-12-24-W4M

462-2024 Councillor MOVED that the Country Residential subdivision of SW1/4 30-12-24-

Van Essen W4M (Certificate of Title No. 241 017 139 +1), to subdivide a 11.32-acre

(4.58 ha) first parcel out subdivision from a title of 1 58.06 acres (63.97 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 approved subdivision parcel be reduced in size to not exceed 8.0 acres, sufficient to encompass buildings and improvements in the main yard by eliminating the east pasture portion and the east access to Highway 520 that shall remain with the remnant agricultural parcel, which shall be illustrated on the final surveyed plan as prepared by the Alberta Land Surveyor.

4. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.

CARRIED

E.5. Subdivision Application #2024-0-044 – Plausteiner

- Block 2, Plan 9913246 within SW1/4 32-8-20-W4M

463-2024 Councillor MOVED that the Country Residential subdivision of Block 2, Plan

Hickey 9913246 within SW1/4 32-8-20-W4M (Certificate of Title No. 151 005

589), to create a 14.19-acre (5.74 ha) parcel from a subdivided agricultural title of 136.30 acres (55.16 ha) for country residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the approved 14.19 acres at the market value of \$15,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

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

CARRIED

D. DELEGATIONS

D.1. 10:00 a.m. - Darrell Ozmond - Fire Services Invoice

Linda Ozmond was present to discuss a fire invoice with Council.

464-2024 Councillor MOVED that administration bring back a report to the next meeting.

Hickey CARRIED

Reeve Campbell recessed the meeting at 10:30 a.m.

Reeve Campbell reconvened the meeting at 10:46 a.m.

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

F.1.1. Bylaw 23-019 - Road Closure, Sale and Consolidation- 2nd and 3rd Reading

465-2024 Councillor MOVED that Bylaw 23-019 be read a 2nd time.

VanderVeen CARRIED

466-2024 Deputy MOVED that Bylaw 23-019 be read a 3rd time.

Reeve CARRIED

Kuerbis

F.1.2. Planning and Development Department - 1st Quarter Report 2024

467-2024 Councillor MOVED that County Council receive the Planning and Development

VanderVeen Department 1st Quarter Report 2024 for Information.

CARRIED

F.1.3. Malloy Drain Phase 2B Funding Update

468-2024 Councillor MOVED that County Council approve an additional \$260,000 in funds from the Public Works Project Reserve towards the project for a total County contribution of \$600,000.

CARRIED

F.2. CORPORATE SERVICES

F.2.1. Coaldale-Lethbridge Community Growing Project 2024 Waiver Request

469-2024 Deputy MOVED that County Council donates \$500 per the Lethbridge County
Reeve Donations Policy 161 to the Coaldale-Lethbridge Community Growing
Kuerbis Project with funding from the Council Donation Reserve. CARRIED

F.2.2. Oldman Watershed Council Funding Request

470-2024 Councillor MOVED that County Council approve the funding request from the
Hickey Oldman Watershed Council in the amount of \$4,857.60, based on a rate
of \$0.48 cents per resident for 10,120 residents based on 2023
Municipal Affairs Population List, to be funded from the Council
Operating Budget. CARRIED

F.2.3. Coaldale & District Handi-Ride Association Funding Request

470-2024 Councillor MOVED that County Council provide financial support for 2024 in the
Sayers amount of \$6,000 to be funded from the Council Discretionary Reserve
and that Administration include funding of \$6,000 annually in the
upcoming budgets for 2025, 2026 and 2027 for council consideration
during budget deliberations. CARRIED

F.3. ADMINISTRATION

**F.3.1. Request for Sponsorship - Alberta / NWT Command - Royal Canadian Legion
- Annual Military Service Recognition Book**

471-2024 Deputy MOVED that Administration amend the existing Communications
Reeve Policy #162 to include parameters for sponsorships and advertising in
Kuerbis publications, to be brought forward at a future Council meeting. CARRIED

F.4. OPERATIONS

F.4.1. Agricultural Service Board 2024 Level of Service

472-2024 Councillor MOVED that the Agricultural Service Board 2024 Level of Service be
Hickey approved. CARRIED

H. NEW BUSINESS

H.1. Green Acres Board Retreat

473-2024 Deputy MOVED that Green Acres Board Retreat be added to the agenda. CARRIED
Reeve
Kuerbis

474-2024

Deputy
Reeve
Kuerbis

MOVED that Councillor Hickey be authorized to attend the Green Acres Board Retreat.

CARRIED

G. CORRESPONDENCE

G.1. McHappy Day

Council reviewed correspondence from Big Brothers Big Sisters regarding McHappy Day being held on May 8, 2024.

G.1. Seniors' Week 2024 Community Declaration

Council reviewed correspondence from the Ministry of Seniors, Community and Social Services regarding declaring Seniors' Week from June 3-9.

G.2. Lethbridge & District Exhibition

Council reviewed correspondence from Lethbridge & District Exhibition regarding the Whoop-Up Days media launch taking place on May 8, 2024.

I. CLOSED SESSION

I.1. - Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

I.2. - CPO Program Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

475-2024

Councillor
Zeinstra

MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:40 a.m. for the discussion on the following:

I.1. - Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

I.2. - CPO Program Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

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

476-2024

Councillor
VanderVeen

MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:59 a.m.

CARRIED

Reeve Campbell reconvened the regular meeting at 12:00 p.m.

1.2. Annexation Discussion (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

477-2024 Deputy Reeve Kuerbis
MOVED that County Council approve the compensation for the paving and improvements to Range Road 23-2 based on a current condition assessment that would be annexed by the Town of Nobleford. The total compensation shall be \$156,229.12, to be paid by the Town of Nobleford over a 10-year term indexed at 1.5% interest annually. The first payment shall be paid at the time that the Order in Council is approved for the annexation.

CARRIED

478-2024 Councillor Van Essen
MOVED that County Council approve the compensation for the 50 acre parcel to be annexed by the Town of Nobleford. The Town of Nobleford will pay Lethbridge County property taxes in lieu for a period of 3 years at 100% of the value of the taxes. The total amount shall be paid as a lump sum at the time that the Order in Council is approved.

CARRIED

J. ADJOURN

J.1.

479-2024 Councillor Zeinstra
MOVED that the Lethbridge County Council Meeting adjourn at 12:01 p.m.

CARRIED

Reeve



CAO

