



# Minutes

Council Meeting | Thursday, September 4, 2025 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, September 4, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

**PRESENT:**

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Operations Ryan Thomson
- Executive Assistant Candice Robison
- Manager, Finance and Administration Patrick Lyster
- Manager, Planning and Development Kaylyn Franklin
- Municipal Intern, Planning Hannah Laberge
- Senior Planner Steve Harty

## A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:02 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 advised that the Public Hearing for Bylaw 25-021 has been cancelled due to a court order.

CAO Cole Beck introduced Patrick Lyster, the new Manager, Finance & Administration. Director, Development & Infrastructure introduced Kaylyn Franklin, the new Manager, Planning & Development

## B. ADOPTION OF AGENDA

The following item was removed from the agenda:

E.2. - Bylaw 25-021 - Road Closure, Sale & Consolidation of a portion of "Pothole Creek Road" - Public Hearing

228-2025 Councillor Hickey MOVED that the September 4, 2025 Lethbridge County Council Meeting Agenda be adopted as amended. CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

229-2025 Deputy Reeve Kuerbis MOVED that the August 14, 2025 Lethbridge County Council Minutes be adopted as presented. CARRIED

I. CLOSED SESSION

I.1 - Delegation - 9:05 a.m. - Reynolds Mirth Richards & Farmer (ATIA Section 32 - Privileged Information)

230-2025 Councillor Hickey MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 9:06 a.m. for the discussion on the following:

I.1. - Delegation - 9:05 a.m. - Reynolds Mirth Richards & Farmer (ATIA Section 32 - Privileged Information)

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

231-2025 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move out of the closed session at 9:59 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:00 a.m.

Reeve Campbell recessed the meeting at 10:00 a.m.

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

E. PUBLIC HEARINGS

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-018 at 10:08 a.m.

E.1. Bylaw 25-018 - Re-designate Plan 1113171 Block 1 Lot 5 in the NW 10-9-21-W4 from Urban Fringe to Rural General Industrial – Public Hearing

232-2025 Deputy Reeve Kuerbis MOVED that the Public Hearing for Bylaw 25-018 commence at 10:09 a.m. CARRIED

The Senior Planner reviewed Bylaw 25-018.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-018.

Sue Paton on behalf of Rocky Mountain Equipment spoke in favor of Bylaw 25-018.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-018.

No further comments were made.

233-2025 Councillor Zeinstra MOVED that the Public Hearing for Bylaw 25-018 adjourn at 10:23 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:24 a.m.

234-2025 Councillor Sayers MOVED that Bylaw 25-018 be read a second time. CARRIED

235-2025 Councillor Hickey MOVED that Bylaw 25-018 be read a third time. CARRIED

#### D. SUBDIVISION APPLICATIONS

##### D.1. Subdivision Application #2025-0-120 McCutcheon - Lot 1, Block 1, Plan 9111966 within SE1/4 6-8-20-W4M

236-2025 Deputy Reeve Kuerbis MOVED that the Agricultural subdivision of Lot 1, Block 1, Plan 9111966 within SE1/4 6-8-20-W4M (Certificate of Title No. 021 263 965, 251 151 256 +1), to enable a property line adjustment (reconfiguration) by subdividing a 0.49-acre (0.20 ha) portion of land from a title comprised of 38.04-acres (15.39 ha) and consolidating it to a 4.25-acre (1.72 ha) title; 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 0.49-acres at the market value of \$\_\_\_\_\_ per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat 251 151 257 shall be adjusted to reflect this, and a caveat be registered on the remaining 37.55acres be adjusted accordingly less the amount of the 0.49-acres difference, 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, if required.
3. That the titles and 0.49-acre portion of land to be subdivided and consolidated to create the enlarged 4.74-acre yard title 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 applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
5. That any easement(s) as required by utility companies, or the municipality for drainage or utilities, shall be established.

CARRIED

**F. DEPARTMENT REPORTS**

**F.1. CORPORATE SERVICES**

**F.1.1. Tax Penalty Reduction Request - Roll #'s 71220300, 15690100 & 15700100**

237-2025 Deputy Reeve Kuerbis      MOVED that Council not reduce the tax penalties as requested for roll numbers 71220300, 15690100 & 15700100.

CARRIED

**F.2. ADMINISTRATION**

**F.2.1. 2025 Stirling Wind Community Benefit Scholarship Program**

238-2025 Deputy Reeve Kuerbis      MOVED that County Council approve the Stirling Wind Project Community Benefit Scholarship Program funds in the amount of \$4,000 to the following recipients:

Cherise Overeem      \$2,000  
Kobe Urasaki      \$2,000

CARRIED

**F.2.1. 2025 Bursary Awards**

239-2025 Councillor Sayers      MOVED that County Council awards the 2025 Bursary in the amount of \$1,500 each to be presented at the County Council meeting on September 18, 2025 to the following recipients:

- 1) Anna Campmans
- 2) Ava Okubo
- 3) Ethan Honess

CARRIED

F.2.2. Shaughnessy Community Association - Request for Letter of Support

240-2025 Deputy Reeve Kuerbis MOVED that Lethbridge County Council provide a letter of support for the Shaughnessy Community Association's grant application to the New Horizon for Seniors Program for the installation of air conditioning in the gymnasium and the purchase of a new floor scrubber.

CARRIED

G. CORRESPONDENCE

G.1. Chinook Arch Board Report - August 2025

Council reviewed the Chinook Arch Board Report - August 2025.

G.1. Town of Coalhurst - Notice of Intent to Annex

Council received correspondence from the Town of Coalhurst regarding a Notice of Intent to Annex.

G.2. Coaldale Public Library

Council reviewed the Coaldale Public Library's September-October Newsletter and Calendar.

G.3. Honouring Traditions and Reconciliation Society

Council received correspondence from the Honouring Traditions and Reconciliation Society regarding their upcoming events taking place September 10-14, 2025.

I. CLOSED SESSION

I.2. - Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointments (ATIA Section 22 - Confidential Evaluations)

I.3. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

241-2025 Councillor Sayers MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 10:51 a.m. for the discussion on the following:

I.2. - Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointments (ATIA Section 22 - Confidential Evaluations)

I.3. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

CARRIED

242-2025 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:55 a.m. CARRIED

Reeve Campbell reconvened the meeting at 11:55 a.m.

I.1. Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointments (ATIA Section 22 - Confidential Evaluations)

243-2025 Councillor Slomp MOVED that County Council appoint Roxanne Adams, Heidi Veldman and Everette VanEssen to serve as Lethbridge County representatives on the Chinook Intermunicipal Subdivision and Development Appeal Board, effective immediately. CARRIED

E. ADJOURN

244-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 11:56 a.m. CARRIED

  
\_\_\_\_\_  
Reeve  
  
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CAO