



Minutes

Council Meeting | Thursday, November 21, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, November 21, 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 Kevin Slomp
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Manager, Finance & Administration Kurtis Krizsan
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Executive Assistant Candice Robison
- Senior Planner Steve Harty
- Director, People & Culture Jared Zeller
- Municipal Intern, Planning Hannah Laberge

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:04 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

643-2024	Deputy Reeve Kuerbis	MOVED that the November 21, 2024 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

644-2024	Councillor Zeinstra	MOVED that the October 17, 2024 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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C.2. Organizational Meeting Minutes

645-2024 Councillor Hickey MOVED that the October 17, 2024 Lethbridge County Organizational Meeting Minutes be adopted as presented.

CARRIED

D. SUBDIVISION APPLICATIONS

**D.1. Subdivision Application #2024-0-146 – Wisemen Feeders
- E1/2 19-10-20-W4M**

646-2024 Councillor VanderVeen MOVED that the Agricultural subdivision of E1/2 19-10-20-W4M (Certificate of Title No. 901 125 121 +2, 901 125 121 +1, 901 125 121), to subdivide and reconfigure three existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 12.96, 147.04 & 160.0 acres (5.25, 59.52 & 64.7 ha) each respectively in size, and create three adjusted new titles at 93.87, 98.18 & 127.95 acres (37.99, 39.73 & 51.78 ha), for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. The applicant must meet any Historical Resource requirements of Alberta Culture and must provide to the Subdivision Authority a copy in writing of any required Historical Resources Act clearance prior to final endorsement.
5. That a private encroachment agreement be provided by the applicant to address the two dugouts that are split by the proposed new parcel boundary between the 98.18 & 127.95 acre titles, to be registered concurrently with the subdivision endorsement.
6. That any easement(s) required by utility companies, or the municipality shall be established.

CARRIED

**D.2. Subdivision Application #2024-0-140 Arvidson/Bley
- N½ 16-10-21-W4M**

647-2024 Councillor Sayers MOVED that the Agricultural subdivision of N1/2 16-10-21-W4M (Certificate of Title No. 031 194 567, 031 185 152), to realign the property boundaries between two adjacent titles currently 90.42 and 39.84 acres (36.59 & 16.12 ha) in size, by subdividing 7.90 acres (3.20 ha) from the NE ¼-section and adding it to the NW ¼- section portion resulting in parcels 82.52 and 47.74 acres (33.39 & 19.33 ha) respectively in size for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels to create the 47.74 and 82.52 acre titles, 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 access easement (Access R/W Plan 031 1082) carries over to the new reconfigured titles to continue to provide a legal means of access.
5. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture or to apply for Historical Resource clearance if required, prior to final endorsement of the subdivision.
6. That any conditions or requirements as required by Water Boundaries Division of Alberta Environment shall be provided prior to finalization.

CARRIED

**D.3. Subdivision Application #2024-0-147 – Wisemen Feeders
- SW¼ 20-10-20-W4M**

648-2024 Deputy Reeve Kuerbis MOVED that the Agricultural subdivision of SW1/4 20-10-20-W4M (Certificate of Title No. 931 156 557), to subdivide a 6.90-acre (2.79 ha) first subdivision from a ¼-section title of 160.00 acres (64.7 ha) for rural agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.

2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.

3. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the parcel being subdivided as approved.

4. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture, including applying for Historical Resource clearance if required, prior to final endorsement of the subdivision.

5. That any easement(s) required by utility companies, or the municipality shall be established.

CARRIED

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 24-018 - Re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial- First Reading

649-2024 Councillor Hickey MOVED that Bylaw 24-018 be read a first time.

CARRIED

G.1.1. Bylaw 24-019 - Repeal Bylaw 18-010 being the Coulee View Area Structure Plan- First Reading

650-2024 MOVED that Bylaw 24-019 be read a first time.

CARRIED

G.1.2. Bylaw 24-020 - Re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading

651-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-020 be read a first time.

CARRIED

G.1.3. Planning and Development Department - 3rd Quarter Report 2024

652-2024 Councillor VanderVeen MOVED that County Council receive the Planning and Development Department 3rd Quarter report for Information.

CARRIED

Reeve Campbell recessed the meeting at 9:50 a.m.

Reeve Campbell reconvened the meeting at 10:02 a.m.

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

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-013 at 10:02 a.m.

E.1. Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan (Bylaw 1362)- Public Hearing

653-2024 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-013 commence at 10:03 a.m. CARRIED

The Manager, Planning and Development reviewed Bylaw 24-013.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-013.

Alix Hirsche, the applicant spoke in favor of Bylaw 24-013.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-013.

No further comments were made.

654-2024 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-013 adjourn at 10:13 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:13 a.m.

655-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-013 be read a second time. CARRIED

656-2024 Councillor Sayers MOVED that Bylaw 24-013 be read a third time. CARRIED

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-016 at 10:15 a.m.

E.2. Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial- Public Hearing

657-2024 Councillor VanderVeen MOVED that the Public Hearing for Bylaw 24-016 commence at 10:15 a.m. CARRIED

The Manager, Planning and Development reviewed Bylaw 24-016.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-016.

Katelyn Olson, the applicant spoke in favor of Bylaw 24-016.

Richard Ment spoke in opposition of Bylaw 24-016.

Les Ment spoke in opposition of Bylaw 24-016.

Craig Nikkel spoke in opposition of Bylaw 24-016.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-016.

No further comments were made.

658-2024 Councillor VanderVeen MOVED that the Public Hearing for Bylaw 24-016 adjourn at 10:53 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:54 a.m.

659-2024 Councillor VanderVeen MOVED that Bylaw 24-016 be read a second time. CARRIED

660-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-016 be read a third time. CARRIED

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-017 at 11:00 a.m.

E.3. Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017)- Public Hearing

661-2024 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-017 commence at 11:01 a.m. CARRIED

The Manager, Planning and Development reviewed Bylaw 24-017.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-017.

Alvin Fritz, the applicant spoke in favor of Bylaw 24-017.

Danny Ponjovic spoke in opposition of Bylaw 24-017.

Darlene Ponjovic-Vornbrock spoke in opposition of Bylaw 24-017.

Art Bedster spoke in opposition of Bylaw 24-017.

Larry Boychuk spoke in opposition of Bylaw 24-017.

Burt Van Hierden spoke in favour of Bylaw 24-017.

Tyler Wotmough spoke in opposition of Bylaw 24-017.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-017.

No further comments were made.

662-2024 Councillor Sayers MOVED that the Public Hearing for Bylaw 24-017 adjourn at 11:39 a.m.
CARRIED

Reeve Campbell reconvened the regular meeting at 11:39 a.m.

663-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-017 be read a second time.
CARRIED

664-2024 Councillor Sayers MOVED that Bylaw 24-017 be read a third time.
CARRIED

Reeve Campbell recessed the meeting at 11:44 a.m.

Reeve Campbell reconvened the meeting at 11:52 a.m.

F. DELEGATIONS

F.1. 11:30 a.m. - City of Lethbridge - Mayor Blaine Hyggen & Government Relations Manager Gerald Gauthier - Physician Recruitment Initiative

City of Lethbridge Mayor Blaine Hyggen and Government Relations Manager Gerald Gauthier were present to provide a presentation to Council on their physician recruitment initiative.

665-2024 Councillor Hickey MOVED to add the Reeve's signature to the letter provided by the City of Lethbridge addressed to the Honourable Adriana LaGrange, Minister of Health.
CARRIED

Reeve Campbell recessed the meeting at 12:05 p.m.

Reeve Campbell reconvened the meeting at 1:07 p.m.

K. CLOSED SESSION

K.1. - Delegation - 1:00 p.m. - Fortis Alberta (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

666-2024 Councillor VanderVeen MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 1:08 p.m. for the discussion on the following:

K.1. - Delegation - 1:00 p.m. - Fortis Alberta (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

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

667-2024 Councillor VanderVeen MOVED that the Lethbridge County Council Meeting move out of the closed session at 2:00 p.m.

CARRIED

K.1. Eastern Industrial Transmission Pipeline - Funding Allocation (FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

668-2024 Councillor Hickey MOVED that County Council approve using the Local Government Fiscal Framework grant to fund the remaining \$1,471,000 for the Eastern Industrial Transmission Pipeline project with \$300,000 towards the Coaldale Reservoir expansion, for a total project value of \$15,400,000.

CARRIED

G. DEPARTMENT REPORTS

G.2. OPERATIONS

G.2.1. Appointment of Agricultural Service Board Chair & ASB Voting Delegates

669-2024 Councillor VanderVeen MOVED that County Council appoint Deputy Reeve John Kuerbis as the Agricultural Service Board Chair for the 2024/2025 year.

CARRIED

670-2024 Councillor VanderVeen MOVED that County Council appoint Deputy Reeve John Kuerbis and Councillor Lorne Hickey as the ASB delegates with voting privileges.
CARRIED

G.3. ADMINISTRATION

G.3.1. 2025 Council Meeting Schedule

670-2024 Deputy Reeve Kuerbis MOVED that County Council approves the 2025 Council Meeting Schedule with one Council Meeting each for the months of January, March, July, August and November and that these dates be advertised as appropriate.
CARRIED

H. CORRESPONDENCE

H.1. Alberta Municipal Affairs - Local Growth & Sustainability Grant Program

Council reviewed correspondence from Alberta Municipal Affairs regarding the local growth and sustainability grant program.

H.2. Wheatland County - Collaborative Stance on FCM Conference Attendance

Council reviewed correspondence from Wheatland County regarding taking a collaborative stance on FCM conference attendance.

H.3. Picture Butte Chamber of Commerce - Midnight Madness

Council reviewed correspondence from the Picture Butte Chamber of Commerce regarding their Midnight Madness event.

H.4. Picture Butte Fire Department Awards Ceremony & Christmas Dinner Invite

Council reviewed an invitation from the Picture Butte Fire Department for their Awards Ceremony and Christmas Dinner on December 7.

H.5. Coaldale & District Emergency Services Awards Banquet

Council reviewed an invitation from the Coaldale & District Emergency Services for their Awards Banquet on December 7.

I. COUNTY COUNCIL AND COMMITTEE UPDATES

I.1. Lethbridge County Council Attendance Update - October 2024

Council reviewed the highlights from the Lethbridge County Council Attendance Update for October 2024.

Division 1

Councillor Lorne Hickey

October 2	FCSS Meeting
October 3	Lethbridge County Council Meeting
October 4	SDAB Interview
October 9	SDAB Interview
October 17	Lethbridge County Organizational Meeting

October 17	Lethbridge County Council Meeting
October 22	Agricultural Service Board Meeting
October 23	Green Acres Finance Meeting
October 25	Council Road Tour
October 28 & 29	South Region ASB Conference
October 30	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

October 3	Lethbridge County Council Meeting
October 4	Coaldale Prairie Winds Secondary School Grand Opening
October 4	Mayors & Reeves, virtual
October 8	FCC Agriculture and Food Industry Appreciation Event
October 16	EDL Board Meeting
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 23	Canada Infrastructure Bank, Stakeholder McCain Factory Tour
October 25	Council Road Tour
October 28	Team Lethbridge Kick-off and Practice Session

Division 3

Councillor Mark Sayers

October 2	Interview of SouthGrow Facilitator
October 3	Lethbridge County Council Meeting
October 3	SouthGrow Quarterly Meeting in Taber
October 4	SDAB Interview
October 9	SDAB Interview
October 16	ASBG Field Day Tour
October 17	Lethbridge County Council Meeting
October 24	SouthGrow Strategic Strategy Meeting
October 25	Council Road Tour

Division 4

Deputy Reeve John Kuerbis

October 2	Community Futures Board Meeting
October 3	Lethbridge County Council Meeting
October 4	SDAB Interview
October 9	SDAB Interview
October 9	Lethbridge Chamber of Commerce Awards Dinner
October 15	Weekly meeting with Community Futures Executive Director
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 22	Agricultural Service Board Meeting
October 23	Community Futures Monthly Meeting
October 24	Lethbridge Regional Waste Meeting
October 25	Council Road Tour
Oct 28 & 29	South Region ASB Conference
October 30	Coalhurst IDP Meeting

October 30 Weekly meeting with Community Futures Executive Director

Division 5

Councillor Kevin Slomp

October 3 Lethbridge County Council Meeting

October 25 Council Road Tour

Division 6

Councillor Klaas VanderVeen

October 3 Lethbridge County Council Meeting

October 4 SAEWA Meeting

October 17 Lethbridge County Organizational Meeting

October 17 Lethbridge County Council Meeting

October 18 SAEWA Meeting

October 22 Agricultural Service Board Meeting

October 24 Lethbridge Regional Waste Meeting

October 25 Council Road Tour

October 30 Coalhurst IDP Meeting

Division 7

Councillor Morris Zeinstra

October 17 Lethbridge County Organizational Meeting

October 17 Lethbridge County Council Meeting

October 25 Council Road Tour

I.2. Community Futures Events - Deputy Reeve Kuerbis

- 671-2024 Deputy Reeve Kuerbis
- MOVED that Deputy Reeve John Kuerbis be authorized to attend the following Community Futures events:
- South Chairs and Managers Meeting in Okotoks on November 22
 - Pan West Chair Meeting in Calgary on November 23

CARRIED

J. NEW BUSINESS

K. CLOSED SESSION

K.3. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

- 672-2024 Deputy Reeve Kuerbis
- MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 2:21 p.m. for the discussion on the following:

K.3 - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

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

CARRIED

673-2024 Councillor Sayers MOVED that the Lethbridge County Council Meeting move out of the closed session at 3:28 p.m.

CARRIED

K.1. CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

674-2024 Councillor Hickey MOVED to transfer the balance of the Provincial Policing Funds Reserve of \$474,749 to the Commercial Industrial Land Reserve.

CARRIED

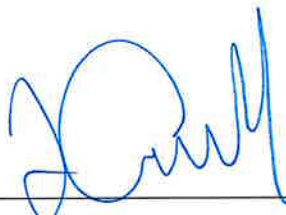
675-2024 Councillor Hickey MOVED that Administration spend up to \$1.5M from the Commercial Industrial Land Reserve to be used to fund the purchase of land.

CARRIED

L. ADJOURN

676-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 3:29 p.m.

CARRIED



Reeve



CAO