



MINUTES Council Meeting

9:30 AM - Thursday, October 7, 2021
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, October 7, 2021, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Lorne Hickey
Deputy Reeve Morris Zeinstra
Councillor Tory Campbell
Councillor Ken Benson
Councillor Steve Campbell
Councillor Klaas VanderVeen
Chief Administrative Officer, Ann Mitchell
Director of Community Services, Larry Randle
Director of Public Operations, Jeremy Wickson
Infrastructure Manager, Devon Thiele
Supervisor of Planning & Development, Hilary Janzen
Senior Planner, Steve Harty
Executive Assistant, Candice Robison

A. CALL TO ORDER

Reeve Lorne Hickey called the meeting to order at 9:38 a.m.

B. ADOPTION OF AGENDA

299-2021	Councillor Benson	MOVED that Lethbridge County Council approve the October 7, 2021 Council Meeting Agenda as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

300-2021	Councillor VanderVeen	MOVED that the September 16, 2021 Regular County Council Meeting Minutes be accepted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2021-0-151 – Boychuk/Zmurchuk - within the E½ 11-09-22-W4M

301-2021	Councillor S.Campbell	MOVED that the Agricultural subdivision of E1/2 11-9-22-W4M (Certificate of Title No. 211 011 889, 111 262 785 +1), to enable a property line adjustment by subdividing and consolidating 4.58 acres (1.85 ha) to an adjacent 117.91 acre (47.72 ha) agricultural parcel, thereby enlarging it to 122.49 acres (49.57 ha) in size to remedy and access situation; BE APPROVED subject to the following:
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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 titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property lines) of the adjacent parcels in creating the 122.49-acre (49.57 ha) enlarged agricultural 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 any requirements of the Water Boundaries division of the provincial government be adhered to in relation to the final reconfigured parcels and the boundary with the Oldman River.
- CARRIED

**D.2. Subdivision Application #2021-0-159 – Chabay
- Lot 2, Block 1, Plan 1611624 within NW1/4 14-8-19-W4M**

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| 302-2021 | Councillor
VanderVeen | <p>MOVED that the Country Residential subdivision of NW1/4 14-8-19-W4M (Certificate of Title No. 161 157 491), to resplit a 6.92-acre (2.8 ha) parcel into two titles, being 3.00 and 3.92 acres (1.21 & 1.59 ha) each respectively in size, for country residential use; BE APPROVED subject to the following:</p> <p>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 6.92-acres at the market value of \$30,000 per acre with the actual acreage and amount (\$20,760) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.</p> |
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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 at their expense a professional soils analysis and report by an accredited agency or engineer to ensure suitability for a private on-site septic treatment system for the north 3.0- acre lot.
4. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

**D.3. Subdivision Application #2021-0-161 – Optimum Feeds Ltd.
- Lot 1, Block 1, Plan 0411743, Lot 2, Block 1, Plan 1511150 and Lot 1, Block 3, Plan 2110043 within NE1/4 34-10-23-W4M**

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| 303-2021 | Councillor
VanderVeen | <p>MOVED that the Rural Industrial & Country Residential subdivision of Lot 1, Block 1, Plan 0411743, Lot 2, Block 1, Plan 1511150 and Lot 1, Block 3, Plan 2110043 within NE1/4 34-10-23-W4M (Certificate of Title No. 211 066 813, 151 141 315, 211 005 979 +1), to create a 5.81-acre (2.35 ha) light industrial parcel from a previously subdivided 16.01-acre (16.81 ha) parcel and adjust the boundary lines for 3 adjacent parcels, resulting in titles 16.74, 27.15 & 16.88 acres (6.77, 10.99 & 6.83 ha) in size, for rural industrial & country residential use; BE APPROVED subject to the following:</p> |
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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 8.72-acre land area difference at the market value of \$12,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat (#211005980) on the adjacent west remainder title (Lot 1, Block 1), be adjusted accordingly on the remainder 16.88-acres, 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.
3. That a final plan of survey as prepared by an Alberta Land Surveyor be provided to correspond with the approval and include the 20m service road dedication.
4. The applicant must have a professional soils analysis done at their expense on the new 16.74-acre east lot by an accredited agency or engineer to ensure that the soil characteristics are capable of supporting a septic field. Analyses of the test must be performed and approved by an approved agency under Alberta Labour, with a copy of the report submitted and deemed acceptable to the Subdivision Authority.
5. That any conditions or requirements of Alberta Transportation shall be met including any service road dedication and construction.
6. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

**D.4. Subdivision Application #2021-0-160 – Hofer / Boulton
- Lots 3 & 4, Block 1, Plan 9211982 within SW1/4 26-8-21-W4M**

304-2021	Councillor VanderVeen	MOVED that the Country Residential subdivision of Lots 3 & 4, Block 1, Plan 9211982 within SW1/4 26-8-21-W4M (Certificate of Title No. 121 010 904, 061 456 209), to reconfigure the layout (property boundary) and title acreage of two adjacent parcels though subdivision and consolidation, by adjusting titles 2.98 and 40.01 acres (1.17 & 16.19 ha) in size and creating adjusted titles 10.08 and 32.82 acres (4.08 & 13.28 ha) respectively, for county residential use; BE APPROVED subject to the following:
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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 7.19-acres being subdivided and consolidated at the market value of \$18,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the adjacent east title (Lot 4, Block 1, Plan 9211982 to become Lot 5), be adjusted accordingly less the difference in the amount of the 7.19-acres (approximately 32.82-acres), 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.
3. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two (2) 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. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

E. PUBLIC HEARINGS

F. DELEGATIONS

G. DEPARTMENT REPORTS

G.1. COMMUNITY SERVICES

G.1.1. Hamlet of Fairview Growth Study

305-2021 Councillor T.Campbell MOVED that County Council accept the Hamlet of Fairview Growth Study.

CARRIED

G.1.2. Lethbridge County Fire Services Bylaw No. 21-017

306-2021 Councillor VanderVeen MOVED that Fire Services Bylaw No. 21-017 be read a second time as amended.

CARRIED

307-2021 Councillor Benson MOVED that Fire Services Bylaw No. 21-017 be read a third time as amended.

CARRIED

Reeve Hickey recessed the meeting at 10:57 a.m.

The meeting reconvened at 11:16 a.m.

G.2. MUNICIPAL SERVICES

G.2.1. Fleet Policy - Capital Purchasing, Specifications, Disposal and Idling

308-2021 Councillor T.Campbell That Council rescind Policy 707 - Vehicle Replacement Program, 708 - Vehicle Specification, 709 - Disposition of Assets and 711 - Idling.

CARRIED

G.2.2. Policy 353 and Policy 321 Consolidation

309-2021 Councillor MOVED that County Council approve the consolidation of Policy 353 VanderVeen - Pipeline and Canal Crossings, and Policy 321 - Buried Electrical Line Installation and Rural Crossing Regulations, into revised Policy 353 - Pipeline, Canal, and Utility Crossings.

CARRIED

G.3. CORPORATE SERVICES

G.3.1. Tax Penalty Waiver Request

310-2021 Councillor MOVED that County Council not waive tax penalties in the amount of T.Campbell \$211.19 as requested for tax rolls 4900100.

CARRIED

G.4. ADMINISTRATION

H. CORRESPONDENCE

H.1. Bill C-21 - Changes to the Criminal Code and the Firearms Act

311-2021 Councillor MOVED to accept the correspondence regarding Bill C-21 - Changes S.Campbell to the Criminal Code and the Firearms Act for information.

CARRIED

I. NEW BUSINESS

I.1. Councillor Service Recognition

CAO Ann Mitchell presented Council their service recognition pins recognizing their years of service with Lethbridge County.

Reeve Lorne Hickey on behalf of Council and staff congratulated CAO Ann Mitchell on graduating with a Masters Degree in Leadership from Royal Roads University.

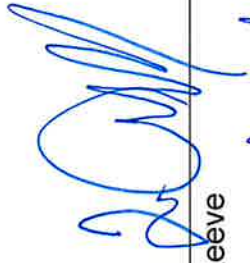
J. COUNTY COUNCIL AND COMMITTEE UPDATES

K. CLOSED SESSION

L. ADJOURN

312-2021 Councillor MOVED that Lethbridge County Council Meeting adjourn at 11:43 Benson a.m.

CARRIED


Reeve


CAO