



# Minutes

Council Meeting | Thursday, March 6, 2025 | 9:00 AM | Council Chambers

---

The Council Meeting of Lethbridge County was called to order on Thursday, March 6, 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 Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Executive Assistant Candice Robison
- Senior Planner Steve Harty
- Municipal Intern, Planning Hannah Laberge

**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**

The following item was added to the agenda:

F.3 -Stripe Authorization

J.3 - Closed Session - SAEWA Update (FOIP Section 16 - Disclosure harmful to business interests of a third party)

37-2025	Deputy Reeve Kuerbis	MOVED that the March 6, 2025 Lethbridge County Council Meeting Agenda be adopted as amended.	CARRIED
---------	----------------------------	---	---------

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

38-2025	Deputy Reeve Kuerbis	MOVED that the February 6, 2025 Lethbridge County Council Minutes be adopted as presented.	CARRIED
---------	----------------------------	--	---------

D. DELEGATIONS

D.1. 9:15 a.m. - RCMP

Sgt. Numan and Cpl. MacMillan were present to provide Council the quarterly RCMP report.

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2025-0-002 Lutz  
- Block 1, Plan 9812179 within SE1/4 1-9-21-W4M

39-2025	Deputy Reeve Kuerbis	MOVED that the Country Residential subdivision of Block 1, Plan 9812179 within SE1/4 1-9-21-W4M (Certificate of Title No. 981 379 325), to subdivide a 7.60-acre title and create lots 3.49 and 4.11 acres (1.41 & 1.66 ha) in size for grouped 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 as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided along with the road dedication, as approved by the Subdivision Authority.
4. That a professional soils analysis and report be provided for proposed north 4.11-acre lot (Lot 1) to determine suitability and provide recommendations for private septic system installations.
5. As the land is located within the Malloy Drainage basin, the applicant is responsible for receiving final approval from Lethbridge County regarding storm water drainage or lot grading with respect to consideration of the Malloy Drain Master Drainage Plan.
6. That an encroachment agreement and shared access easement(s) be provided to accommodate the sharing of the dugout pond that straddles the common shared property line between the proposed lots and the neighbor to the west.
7. That any easement(s) as required by utility companies, or the municipality for drainage or utilities, shall be established.

CARRIED

E.2. Subdivision Application #2025-0-003 – Frache  
- SE1/4 1-9-21-W4M

40-2025 Councillor Sayers MOVED that the Country Residential (Mixed with Light Industrial) subdivision of SE1/4 1-9-21-W4M (Certificate of Title No. 211 110 525, 211 110 525 +1), to create five lots, ranging in size from 6.00 to 6.25 acres (2.43 and 2.53 ha) in size, from two titles 11.65 & 27.84 acres (4.71 & 11.23 ha) each respectively in size, for country residential (mixed with light industrial) 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 30.86 acres at the market value of \$20,000 per acre with the actual acreage and amount (approximately \$61,720) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that any Deferred Reserve caveat registered on title for Municipal Reserve purposes with ORRSC File 2024-0-139 if it was finalized prior to this application, be discharged in its entirety once payment is provided.

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 the Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement may address development of the new internal road and cul-de-sac, access approaches, storm water management, TIA requirements, to be provided in accordance with the ASP Bylaw No. 23-021.
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 as approved.
4. That the applicant is responsible for receiving final approval from Lethbridge County regarding storm water drainage and/or lot grading with respect to the proposal and consideration of the Malloy Drain Master Drainage Plan. The applicant shall provide any additional engineering details or updates to the storm water management plan, as requested by the County prior to final endorsement or as outlined in the Development Agreement.
5. That the applicant shall provide a drainage right-of-way plan to protect run-off storage areas and swales in conjunction with a drainage easement agreement for concurrent registration on title with the subdivision, as permanent buildings and structures and on on-site septic system components shall not be installed in areas designated for stormwater conveyance or detention of runoff.

6. That the applicant provides a copy of architectural controls, to be approved by the municipality, to ensure quality development occurs and that drainage recommendations are registered on title as a restrictive covenant, as required by the County in accordance with the ASP Bylaw No. 23-021.

7. That any requirements or conditions of Alberta Transportation and Economic Corridors shall be met. Confirmation that ATEC's conditions have been satisfied must be provided prior to finalization.

8. That any easement(s) as required by utility companies or the municipality shall be established, if deemed necessary

CARRIED

E.3. Subdivision Application #2025-0-004 – Golden Sky Ventures  
- Lot 2, Block 1, Plan 1410983 within NE1/4 33-7-20-W4M

41-2025      Councillor      MOVED that the Rural Light Industrial and Country Residential  
Hickey                   subdivision of Lot 2, Block 1, Plan 1410983 within NE1/4 33-7-20-W4M  
(Certificate of Title No. 241 146 439), to resubdivide a 10.00 acre (4.05  
ha) parcel in half and create two 5.00-acre (2.02 ha) lots for rural light  
industrial and 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. This agreement may address any access requirements and drainage or grading plans if required by the County.

3. That the applicant submits a copy of a plan from an Alberta Land Surveyor that certifies the exact location and dimensions of the lots to be subdivided.

4. That the applicant has a professional soils analysis and report completed for the new 5.00 acre vacant east parcel to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.

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

CARRIED

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

Reeve Campbell reconvened the meeting at 10:17 a.m.



E.4. Subdivision Application #2025-0-008 – De Jonge  
- SE1/4 1-9-21-W4M

42-2025      Councillor Hickey      MOVED that the Rural Commercial and Public/Institutional subdivision of SE1/4 1-9-21-W4M (Certificate of Title No. 941 140 605), to subdivide a 78.15-acre (31.63 ha) title into two parcels and create lots 44.15 and 35.00 acres (17.49 & 14.16 ha) in size for rural commercial use and public/institutional use respectively; BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act be Deferred by caveat(s) on the 78.15-acre parcel and registered on each title proportionately, with the 10% on the 44.15 and 35.00 acres, with the actual acreage and amount to be provided 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, if required.
3. 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.
4. That any easement(s) as required by utility companies or the municipality shall be established, if deemed necessary.
5. That any conditions or requirements from Alberta Transportation and Economic Corridors must be addressed.

CARRIED

E.5. Subdivision Application #2025-0-012 Marti, Sleepy Hollow Et  
- Part of NW1/4 24-9-22-W4M, Block 1, Plan 8110350 and Lot 1, Block 1, Plan 9312354 and E1/2 24-9-22-W4M

43-2025      Deputy Reeve Kuerbis      MOVED that the Agricultural and Country Residential subdivision of Part of NW1/4 24-9-22-W4M, Block 1, Plan 8110350 and Lot 1, Block 1, Plan 9312354 and E1/2 24-9-22-W4M (Certificate of Title No. 001 005 221 +1, 231 196 191, 231 327 173, 231 327 173 +1, 001 005 186 (Leasehold)), to reconfigure through subdivision and consolidation portions of four titles within Section 24-9-22-4M and NW 24-9-22-W4 and create reconfigured titles 10.80 and 5.31 acres (4.37 & 2.148 ha) for country residential use, and two readjusted agricultural titles 126.11 and 131.54 acres (51.03 and 53.23 ha) respectively in size; 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 5.31 acres at the market value of \$ 6,000.00 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 Certificate of Title 231 196 191 (Lot 1, Block 1, Plan 9312354), be adjusted accordingly in the amount of the 10% on 2.00 acres difference (the portion forming part of the 5.31 acres), with the actual acreage and amount (approx. 10.8 acres) 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 the titles and portions of land to be subdivided to create the 5.31-acre yard title and the consolidation of the land areas being swapped with the agricultural parcels 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. The consolidation is to include the existing C of T No. 231 327 173+1 being consolidated to the east Title No. 231 327 173.
4. That a professional engineered geotechnical analysis for the 5.31 acre parcel be provided to the satisfaction of the Subdivision Authority to establish safe development setback lines and verify soil/foundation stability, due to the coulees and underground coal mining activity in the area. (The report must confirm that the AER identified underground coal mining activity will not negatively impact development on the 5.31 acre lot.)
5. That any easement(s) as required by utility companies, or the municipality shall be established.
6. That the applicant is required to meet any conditions of Alberta Culture, including obtaining any approval or clearance under the Historical Resources Act, prior to final endorsement.
7. That the applicant is required to meet any requirements of Alberta Environment and Protected Areas Water Boundaries Division due to the agricultural parcel boundaries adjoining the boundary of the Oldman River.

CARRIED

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

F.1.1. Bylaw 25-003 - Re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control - First Reading

44-2025 Councillor Hickey MOVED that Bylaw 25-003 be read a first time. CARRIED

F.1.2. Bylaw 25-004 - Re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control (Bylaw 17-003) to Direct Control - First Reading

45-2025 Councillor Slomp MOVED that Bylaw 25-004 be read a first time. CARRIED

F.1.3. Bylaw 25-006 - Re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial - First Reading

46-2025 Deputy Reeve Kuerbis MOVED that Bylaw 25-006 be read a first time. CARRIED

F.2. CORPORATE SERVICES

F.2.1. Gem of the West Museum Society - Donation Request

47-2025 Councillor VanderVeen MOVED that County Council provide a donation to the Gem of the West Museum Society for their free family event in the amount of \$500.00 as per Policy #161. CARRIED

F.2.2. Tax Penalty Waiver Request - Roll #30400933

48-2025 Deputy Reeve Kuerbis MOVED that Council not waive the tax penalty in the amount of \$2,100.00 as requested for tax roll #30400933. CARRIED

F.2.3. Tax Penalty Waiver Request - Roll #63330600

49-2025 Deputy Reeve Kuerbis MOVED that Council not waive the tax penalty in the amount of \$665.10 as requested for tax roll #63330600. CARRIED

F.2.4. Tax Penalty Waiver Request - Roll #'s 30191200, 30220100 & 30160000

50-2025 Councillor VanderVeen MOVED that Council not waive tax penalties in the amount of \$6,065.19 as requested for roll numbers 30191200, 30220100 & 30160000. CARRIED

F.3. ADMINISTRATION

F.3.1. Stripe Authorization

51-2025 Deputy Reeve Kuerbis      MOVED that Council authorizes opening a Stripe account and that Hailey Pinksen, Director of Corporate Services, and Kurtis Krizsan, Manager of Finance to manage the Stripe account for Lethbridge County.

CARRIED

G. CORRESPONDENCE

G.1. Picture Butte Health Professional Recruitment and Retention Committee Invitation

Council received an invitation from the Picture Butte Health Professional Recruitment and Retention Committee to attend their Meet & Greet event on Saturday, March 29, from 1:00 PM to 4:00 PM at the Picture Butte Community Centre.

G.2. Sunnyside School Barn Dance

Council received an invitation from the Sunnyside School to attend their Barn Dance on April 26.

G.3. Lethbridge Polytechnic - Local Producers Gala Dinner

Council received an invitation from Lethbridge Polytechnic to attend their Local Producers Gala Dinner on April 11.

H. COUNTY COUNCIL AND COMMITTEE UPDATES

H.1. Lethbridge County Council Attendance Update - January 2025

Council reviewed the highlights from the Lethbridge County Council Attendance Update for January 2025.

Division 1

Councillor Lorne Hickey

January 6	Health Professional Recruitment & Retention Committee
January 15	Green Acres Meeting
January 17	Foothills Little Bow Municipal Association Meeting
January 22	Green Acres Finance Committee Meeting
January 24	Lethbridge County Council Meeting
January 29	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

January 8	AEP Water Availability Town Hall
January 15	EDL Board Meeting, Tecconnect
January 17	Foothills Little Bow Municipal Association Meeting
January 24	Lethbridge County Council Meeting
January 25	State of the Region Address, Town of Taber
January 27	4th Annual Lethbridge County Nutrient Management Webinar Series
January 28	Team Lethbridge Wrap Up and Debrief



### **Division 3**

#### **Councillor Mark Sayers**

January 17                Foothills Little Bow Municipal Association Meeting  
January 24                Lethbridge County Council Meeting

### **Division 4**

#### **Deputy Reeve John Kuerbis**

January 8                Community Futures Finance Committee Meeting  
January 14                Weekly Meeting with Community Futures Executive Director  
January 16                State of City Breakfast  
January 17                Foothills Little Bow Municipal Association Meeting  
January 19-23            Provincial ASB Conference  
January 24                Lethbridge County Council Meeting  
January 29                Meeting with Prairies Canada Representative  
January 29                Community Futures Monthly Board Meeting

### **Division 5**

#### **Councillor Kevin Slomp**

January 8                AEP Water Availability Town Hall  
January 20-23            Provincial ASB Conference

### **Division 6**

#### **Councillor Klaas VanderVeen**

January 17                Foothills Little Bow Municipal Association Meeting  
January 20-23            Provincial ASB Conference  
January 24                Lethbridge County Council Meeting  
January 24                SAEWA Board Meeting

### **Division 7**

#### **Councillor Morris Zeinstra**

January 17                Foothills Little Bow Municipal Association Meeting  
January 19-23            Provincial ASB Conference  
January 24                Lethbridge County Council Meeting

## **I. NEW BUSINESS**

## **J. CLOSED SESSION**

**J.1. - Association Membership (FOIP Section 21 - Disclosure harmful to intergovernmental relations)**

**J.2. - CAO Report -C. Beck (FOIP Sections 16, 17, 23 and 24)**

**J.3. - SAEWA Update (FOIP Section 16 - Disclosure harmful to business interests of a third party)**

52-2025 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 11:10 a.m. for the discussion on the following:

J.1. - Association Membership (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

J.2. - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

J.3. - SAEWA Update (FOIP Section 16 - Disclosure harmful to business interests of a third party)

Present during the Closed Session:

Lethbridge County Council

Chief Administrative Officer

Senior Management

Administrative Staff

CARRIED

53-2025 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 12:52 p.m.

CARRIED

J.1. Association Membership (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

54-2025 Councillor VanderVeen MOVED that Lethbridge County does not renew its membership with the Highway 3 Twinning Development Association.

CARRIED

J.2. SAEWA Update (FOIP Section 16 - Disclosure harmful business interests of a third party)

55-2025 Councillor VanderVeen MOVED that Lethbridge County does not renew its membership with the Southern Alberta Energy from Waste Association.

CARRIED

K. ADJOURN

56-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 12:55 p.m.

CARRIED

Reeve

CAO