



Minutes

Council Meeting | Thursday, October 3, 2024 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, October 3, 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
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Jennifer Place
- Director, Operations Ryan Thomson
- 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 9:00 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

| | | | |
|----------|----------------------------|-----------------------------------------------------------------------------------------------------|---------|
| 603-2024 | Deputy Reeve Kuerbis | MOVED that the October 3, 2024 Lethbridge County Council Meeting Agenda be adopted as presented. | CARRIED |
|----------|----------------------------|-----------------------------------------------------------------------------------------------------|---------|

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

| | | | |
|----------|----------------------|-------------------------------------------------------------------------------------------------|---------|
| 604-2024 | Councillor Sayers | MOVED that the September 19, 2024 Lethbridge County Council Minutes be adopted as presented. | CARRIED |
|----------|----------------------|-------------------------------------------------------------------------------------------------|---------|

D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2024-0-116 – Fehr - SW1/4 15-10-19-W4M

605-2024 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of SW1/4 15-10-19-W4M (Certificate of Title No. 201 233 663), to subdivide a 4.99 acre (2.02 ha) first parcel out farmstead subdivision from a title of 154.04 acres (62.34 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 provides a final Plan of Survey to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That any easement(s) as required by utility companies, or the municipality shall be established..

CARRIED

**D.2. Subdivision Application #2024-0-115 – Cage
- Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M**

606-2024 Councillor Sayers MOVED that the Country Residential subdivision of Lot 8, Block 3, Plan 1212032 within SW1/4 1-9-21-W4M (Certificate of Title No. 131 268 045), to create two (2) lots, 2.43 and 3.70 acres (0.985 and 1.499 ha) each respectively in size, from a title comprised of 6.13 acres (2.48 ha), 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 provide, at their expense a legal shared access easement(s) agreement to the satisfaction of the Subdivision Authority, to be registered to accommodate the sharing of the area for driveway accesses (along pan-handles) that straddle the common shared property line between the proposed lots as a result of subdivision, to be registered concurrently with the final endorsement of the subdivision.
4. The applicant is responsible for satisfying the County in regard to addressing drainage and receiving final approval from Lethbridge County regarding storm water drainage or lot grading with respect to

consideration of the Malloy Drain Master Drainage Plan. The applicant may be required to provide additional engineering details or updates to the storm water management plan, as requested by the County.

5. That the applicant provides a final Plan of subdivision prepared by an Alberta Land Surveyor that corresponds to the approval of the Subdivision Authority.

6. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

7. That any conditions or requirements as required by Alberta Transportation shall be provided prior to finalization.

CARRIED

**D.3. Subdivision Application #2024-0-122 – Van Diemen Poultry
- Lot 1, Block 1, Plan 1910907 within SW¼ 4-12-19-W4M**

607-2024 Councillor VanderVeen MOVED that the Country Residential subdivision of Lot 1, Block 1, Plan 1910907 within SW1/4 4-12-19-W4M (Certificate of Title No. 211 004 103 +1), to create a 6.00 acre (2.43 ha) farm yard parcel from a cutoff/fragmented quarter-section title comprised of 78.68 acres (31.84 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 6.00-acres at the market value of \$10,000 per acre with the actual acreage and amount (approx. \$6,000) 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 provide a final plan of survey by a certified Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the parcel as approved.
4. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

**D.4. Subdivision Application #2024-0-117 – Mercer
- SW1/4 33-09-21-W4M & NW1/4 28-09-21-W4M**

608-2024 Councillor Hickey MOVED that the Agricultural and Country Residential subdivision of SW1/4 33-9-21-W4M & NW1/4 28-9-21-W4M (Certificate of Title No. 231 239 107, 231 239 107 +1), to subdivide and reconfigure two

existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 46.36 & 95.10 acres (18.7 & 38.48 ha) each respectively in size, and create two new titles at 4.99 & 136.47 acres (2.02 & 55.23 ha), for county residential and agricultural 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 4.99-acres at the market value of \$15,000 per acre with the actual acreage and amount (approx. \$7,485) 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 professional soils analysis and report, to the satisfaction of the Subdivision Authority, to verify soil suitability on the 4.99-acre lot for a private on-site septic system.
4. 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.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

E. DEPARTMENT REPORTS

E.1. DEVELOPMENT & INFRASTRUCTURE

E.1.1. 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- First Reading

609-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-016 be read a first time. CARRIED

E.1.2. Speed Limit Reduction Request

610-2024 Councillor VanderVeen MOVED that administration send a letter in response; CARRIED

E.1.3. Town of Coalhurst ACP Application Letter of Support: Regional Recreational Pathway Study

611-2024 Deputy Reeve Kuerbis MOVED that County Council supports the Town of Coalhurst's (managing partner) submission of a 2024/25 Alberta Community Partnership grant application in support of the Regional Recreational Pathway Study project. There is no matching contribution required.
CARRIED

Reeve Campbell recessed the meeting at 9:49 a.m.

Reeve Campbell reconvened the meeting at 10:01 a.m.

F. PUBLIC HEARINGS - 10:00AM

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-015 at 10:02 a.m.

F.1. Bylaw 24-015 - Re-designate a portion of the SW 1-10-22-W4 from Rural Agriculture to Rural Recreation - Public Hearing

612-2024 Deputy Reeve Kuerbis MOVED that the Public Hearing for Bylaw 24-015 commence at 10:02 a.m.
CARRIED

The Manager, Planning and Development reviewed Bylaw 24-015.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-015.

No comments were made.

613-2024 Councillor VanderVeen MOVED that the Public Hearing for Bylaw 24-015 adjourn at 10:10 a.m.
CARRIED

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

614-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-015 be read a second time.
CARRIED

615-2024 Councillor VanderVeen MOVED that Bylaw 24-015 be read a third time.
CARRIED

F.1. CORPORATE SERVICES

F.1.1. Tax Penalty Waiver Request - Albion Ridge Farms Ltd.

616-2024 Councillor VanderVeen MOVED that Council not waive tax penalties in the amount of \$400.31 as requested for the 2024 tax rolls titled to Albion Ridge Farms Ltd.
CARRIED

G. CORRESPONDENCE

G.1. Covenant Foundation - Harvest Moon Ball Sponsorship

Council reviewed information from the Covenant Foundation regarding their annual Harvest Moon Ball being held on October 19, 2024.

G.2. MD of Willow Creek - 31st Legacy of Our Land Banquet

Council reviewed an invitation from the MD of Willow Creek regarding their 31st Legacy of Our Land Banquet being held on November 1, 2024.

Reeve Campbell recessed the meeting at 10:25 a.m.

Reeve Campbell reconvened the meeting at 10:33 a.m.

H. NEW BUSINESS

I. CLOSED SESSION

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

617-2024 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 10:34 a.m. for the discussion on the following:

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

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

618-2024 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 12:07 p.m.

CARRIED

J. ADJOURN

619-2024 Councillor Sayers MOVED that the Lethbridge County Council Meeting adjourn at 12:07 p.m.

CARRIED



Reeve



CAO