



AGENDA

Council Meeting

9:00 AM - Thursday, November 16, 2023
Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

3 - 7

1. County Council Meeting Minutes
[Council Meeting - 02 Nov 2023 - Minutes](#)

D. DEPARTMENT REPORTS

D.1. MUNICIPAL DEVELOPMENT & INFRASTRUCTURE

8 - 23

- D.1.1. Bylaw 23-025 - Re-designate Plan 2311841 Block 1 Lot 4 in the SE 27-7-20-W4 from Rural Agriculture to Rural General Industrial- First Reading
[Bylaw 23-025 Land Use Bylaw Amendment - Rural Agriculture to Rural General Industrial- First Reading](#)

D.2. PUBLIC OPERATIONS

24 - 25

- D.2.1. Appointment of Agricultural Service Board Chair
[Appointment of Agricultural Service Board Chair](#)

D.3. ADMINISTRATION

- D.3.1. FCM Conference

D.4. CORPORATE SERVICES

26 - 28

- D.4.1. 2023 Tax Auction Reserve Bid and Condition of Sale
[2023 Tax Auction Reserve Bid and Condition of Sale - Pdf](#)

E. CORRESPONDENCE

29

1. Lethbridge & District Exhibition Invitation to Glow Lethbridge Sneak Peak
[Lethbridge & District Exhibition Invitation to Glow Lethbridge Sneak](#)

[Peak](#)

30 - 37

2. **Lethbridge 2 and Lethbridge 3 Solar Projects - Newsletter #2**
[Lethbridge 2 & Lethbridge 3 Solar Projects - Newsletter #2](#)

F. COUNTY COUNCIL AND COMMITTEE UPDATES

38 - 41

1. **Lethbridge County Council Attendance Update - October 2023**
[Lethbridge County Council Attendance Update - October 2023](#)

G. CLOSED SESSION

1. **Eastern Transmission Pipeline Project Update (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)**

H. NEW BUSINESS

I. ADJOURN



MINUTES

Council Meeting

9:00 AM - Thursday, November 2, 2023
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, November 2, 2023, 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 Morris Zeinstra
Chief Administrative Officer, Cole Beck
Director of Public Operations, Jeremy Wickson
Director of Municipal Development & Infrastructure, Devon Thiele
Director of Corporate Services, Jennifer Place
Executive Assistant, Candice Robison
Supervisor of Planning & Development, Hilary Janzen
Senior Planner, Steve Harty

Councillor VanderVeen and Councillor Van Essen were excused.

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:05 a.m.

Reeve Campbell thanked intern Jeremy Vander Muelen for his time with the County.

Reeve Campbell mentioned the Frozen Food Bank Fundraiser which will be raising funds for the Coaldale and Picture Butte food banks.

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

309-2023	Councillor Hickey	MOVED that the November 2, 2023 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

310-2023	Councillor Sayers	MOVED that the October 19, 2023 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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C.2. Organizational Meeting Minutes

311-2023	Deputy Reeve Kuerbis	MOVED that the October 19, 2023 Lethbridge County Organizational Meeting Minutes be adopted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2023-0-117 – Penner/Groeneweg
- Lots 4-13, Block 6, Plan 138A within SW1/4 7-10-23-W4M (Hamlet of Monarch)

312-2023	Councillor Sayers	MOVED that the Residential subdivision of Lots 4-13, Block 6, Plan 138A within SW1/4 7-10-23-W4M (Certificate of Title No. 121 221 635, 061 009 922), to reconfigure the property boundaries (property line adjustment) and size of two adjacent titled properties, 0.20 and 0.46 acres (0.08 & 0.185 ha) in size, by subdividing and consolidating (through title separation) to create adjusted titles 0.26 & 0.39 acres (0.11 & 0.16 ha) in size for residential use; 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 applicant provides a Separation of Titles document, in a form acceptable to Land Titles, for endorsement by the Subdivision Authority (or a final plan as prepared by an Alberta Land Surveyor) to register the reconfigured titles arrangement as approved.
4. That the applicant enters into an encroachment agreement, to the satisfaction of the Subdivision Authority, with the municipality regarding the dwelling located over the north property line encroaching into the municipal roadway (Empress Ave) if requested by Lethbridge County.

CARRIED

D.2. Subdivision Application #2023-0-126 – Macclain - NE1/4 12-11-24-W4M

313-2023	Deputy Reeve Kuerbis	MOVED that the Country Residential subdivision of NE1/4 12-11-24-W4M (Certificate of Title No. 911 278 667), to to subdivide a 2.89-acre (1.17 ha) first parcel out subdivision from a ¼-section title of 160.00-acres (64.75 ha) for country residential use; 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 applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided.
4. That the applicant completes any conditions as required by Alberta Environment or Public Lands in response to the subdivision circulation regarding natural water bodies (i.e., wetlands), prior to finalization.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

**D.3. Subdivision Application #2023-0-128 – Vandenberg
- Lots 15-20, Block 4, Plan 138A within SW1/4 7-10-23-W4M
(Hamlet of Monarch)**

314-2023 Deputy Reeve Kuerbis MOVED that the Residential subdivision of Lots 15-20, Block 4, Plan 138A within SW1/4 7-10-23-W4M (Certificate of Title No. 231 272 268), to subdivide through title separation a 0.13-acre (0.053 ha) lot from a title 0.39 acres (0.158 ha) in size for hamlet 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 is responsible for all development costs and any applicable municipal hamlet infrastructure installation fees, associated with servicing the subdivision proposal (west lot) as each lot must have separate municipal water and sewer services. This may be dealt with through the terms of the Development Agreement or separately, to the satisfaction of Lethbridge County.
4. That the applicant provides a Separation of Titles document, in a form acceptable to Land Titles, for endorsement by the Subdivision Authority (or a final plan as prepared by an Alberta Land Surveyor) to register the reconfigured titles arrangement as approved.
5. That any easement(s) as required by the utility agencies, or the municipality shall be established.

CARRIED

F. DEPARTMENT REPORTS

F.1. MUNICIPAL DEVELOPMENT & INFRASTRUCTURE

F.1.1. Planning and Development Department - 3rd Quarter Report 2023

The Supervisor of Planning and Development presented to Council the Planning and Development Department - 3rd Quarter Report 2023.

315-2023 Councillor Hickey MOVED that the 3rd Quarter Planning and Development Department report be accepted for information.

CARRIED

F.2. CORPORATE SERVICES

F.2.1. Coaldale-Lethbridge Community Growing Project 2023 Request

316-2023 Councillor Sayers MOVED that County Council donates \$500 per the Lethbridge County Donations Policy 161 to the Coaldale-Lethbridge Community Growing Project with funding from the Council Donation fund.

CARRIED

G. **CORRESPONDENCE**

G.1. **Legion Remembrance Day Committee - Invitation to attend Remembrance Day Parade & Service**

Council reviewed the invitation from the Legion for the Remembrance Day Parade and Service on November 11, 2023.

Reeve Campbell recessed the meeting at 9:46 a.m.

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

E. **PUBLIC HEARINGS - 10:00 A.M.**

E.1. **Bylaw 23-023 - Re-designate Plan 2310510 Block 1 Lot 3 in the SE 4-11-23-W4 from Rural Commercial to Business Light Industrial- Public Hearing**

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 23-023 at 10:02 a.m.

317-2023 Councillor MOVED that the Public Hearing for Bylaw 23-023 commence at 10:02
Hickey a.m.

CARRIED

The Supervisor of Planning and Development reviewed Bylaw 23-023.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 23-023.

No comments were made.

318-2023 Councillor MOVED that the Public Hearing for Bylaw 23-023 adjourn at 10:08
Hickey a.m.

CARRIED

Reeve Campbell reconvened the Council Meeting at 10:08 a.m.

319-2023 Deputy MOVED that Bylaw 23-023 be read a second time.
Reeve
Kuerbis

CARRIED

320-2023 Councillor MOVED that Bylaw 23-023 be read a third time.
Sayers

CARRIED

H. **CLOSED SESSION**

H.1. - Request from Blood Tribe (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

321-2023 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
Zeinstra Session, pursuant to Section 197 of the Municipal Government Act,
the time being 10:09 a.m. for the discussion on the following:

H.1. - Request from Blood Tribe (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

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

322-2023

MOVED that the Lethbridge County Council Meeting move out of the closed session at 10:25 a.m.

CARRIED

Reeve Campbell reconvened the regular meeting at 10:25 a.m.

J. **ADJOURN**

323-2023

Deputy
Reeve
Kuerbis

MOVED that the Lethbridge County Council Meeting adjourn at 10:26 a.m.

CARRIED

Reeve

CAO

AGENDA ITEM REPORT



Title: Bylaw 23-025 - Re-designate Plan 2311841 Block 1 Lot 4 in the SE 27-7-20-W4 from Rural Agriculture to Rural General Industrial- First Reading
Meeting: Council Meeting - 16 Nov 2023
Department: Municipal Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director of Municipal Development & Infrastructure Approved - 01 Nov 2023
Cole Beck, Chief Administrative Officer Approved - 02 Nov 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 2311841 Block 1 Lot 4 in the SE 27-7-20-W4 from Rural Agriculture to Rural General Industrial

RECOMMENDATION:

That Bylaw 23-025 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 23-025 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use designation.

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of Plan 2311841 Block 1 Lot 4 in the SE 27-7-20-W4 from Rural Agriculture to Rural General Industrial. The intent of this application is to allow for the development of the parcel for industrial purposes as noted in the application.

The application has been circulated to all County Departments and external agencies for review and their comments as well as any planning/strategic planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in December 2023.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's tax rate.

LEVEL OF PUBLIC PARTICIPATION:☐

Inform

☒

Consult

☐

Involve

☐

Collaborate

☐

Empower

ATTACHMENTS:[Bylaw 23-025 - Map](#)[Bylaw 23-025- Transmark- Amendment to LUB](#)[Bylaw 23-025 Application - RA to RGI](#)[4068-TRANSMARK E YARD CONCEPT-OPTION 1-LOCAL-REV0-TRACKS-AU3023](#)



Bylaw 23-025 - Land Use Redesignation
Rural Agriculture (RA) to Rural General Industrial (RGI)

Parcel: Portion SE 27-7-20-W4

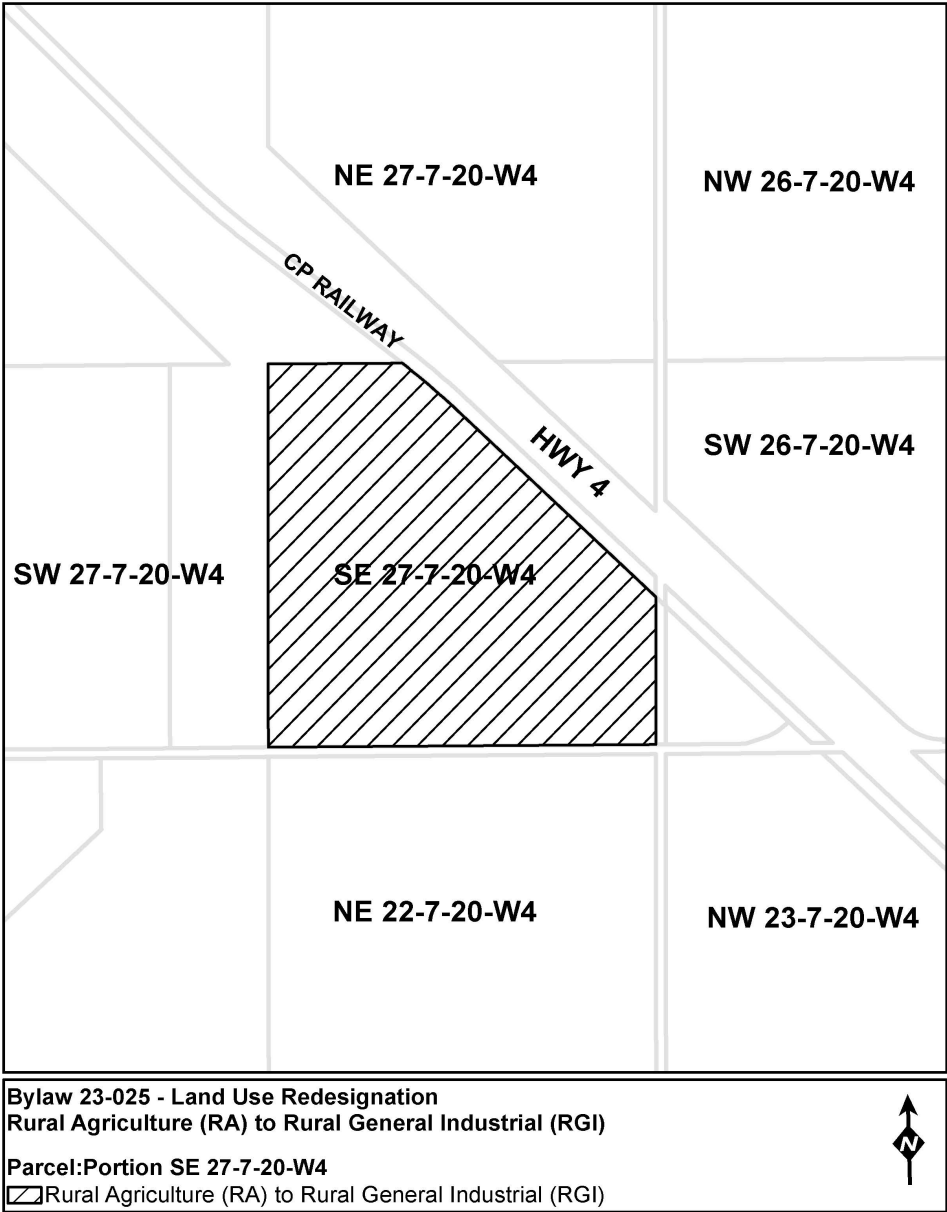
 Rural Agriculture (RA) to Rural General Industrial (RGI)



**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 23-025**

Bylaw 23-025 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 23-025 is to re-designate Plan 2311841 Block 1 Lot 4 from Rural Agriculture (RA) to Rural General Industrial (RGI) as shown below;



AND WHEREAS the re-designation of the lands will allow for future development of the parcel for industrial purposes;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 16th day of November 2023.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

1 st Reading	November 16, 2023
2 nd Reading	
Public Hearing	
3 rd Reading	



LETHBRIDGE COUNTY
APPLICATION FOR A
LAND USE BYLAW AMENDMENT
Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: <u>October 5, 2023</u>	Assigned Bylaw	No. <u>23-025</u>
Date Deemed Complete: <u>October 12, 2023</u>	Application & Processing Fee:	\$ <u>1500.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. (Refer to sections 53(1))

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Transmark LTD.
Mailing Address: Box 508 Raymond AB
Phone: 403-308-2735
Phone (alternate): _____
Email: Dallas@transmark.ca
Postal Code: T0K 2S0
Is the applicant the owner of the property? ☒ Yes ☐ No
IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____

Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: 74075 Hwy 845, Raymond AB T0K 2S0
Legal Description: Lot(s) _____ Block _____ Plan _____
OR Quarter SE Section 27 Township 7 Range 20

AMENDMENT INFORMATION

What is the proposed amendment?

☐ Text Amendment

☒ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Rural Agricultural

Proposed Land Use Designation (zoning) (if applicable):

Rural General Industrial

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 126 +/- acres
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')

☐ Site or Plot Plan Attached

☐ Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 52 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
 - soils analysis; and/or
 - evaluation of surface drainage or a detailed storm water management plan;
 - and any other information described in section 52(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;.
- if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*



APPLICANT

REGISTERED OWNER
(if not the same as applicant)

DATE: Aug 24, 2023

FOIP STATEMENT: Personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected here will be used to by Lethbridge County for the purposes of reviewing this application. This form is a public record that is available to anyone. All information contained on this form (including personal information) is disclosed by Lethbridge County to anyone requesting a copy in accordance with Lethbridge County Policy No. 173 (Freedom of Information and Protection of Privacy (FOIP)). For further information about the collection and use of this information please contact the Lethbridge County FOIP Coordinator at foip@lethcounty.ca or call (403) 328-5525 or come into the office #100, 905-4th Avenue South, Lethbridge Alberta, T1J 4E4.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1404 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the municipal development plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 636 204 2311841;1;4 231 283 313

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2311841
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 51.24 HECTARES (126.62 ACRES) MORE OR LESS

ATS REFERENCE: 4;20;7;27;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 231 283 309

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 283 313	19/09/2023	TRANSFER OF LAND	\$1,899,300	\$1,899,300

OWNERS

TRANSMARK LTD.
OF P. O. BOX 508
RAYMOND
ALBERTA T0K 2S0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
801 200 909	01/12/1980	UTILITY RIGHT OF WAY GRANTEE - TRIPLE W NATURAL GAS CO-OP LIMITED.
911 071 101	10/04/1991	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. AS TO PORTION OR PLAN: 9110118
981 271 680	04/09/1998	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

231 283 313

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ELECTRIC LIGHTWAVE COMMUNICATIONS INC.
ATTN: REAL ESTATE MANAGEMENT
C/O ELECTRIC LIGHTWAVE HOLDINGS, INC.
18110 SE 34TH STREET
VANCOUVER, WASHINGTON 98683, USA
AGENT - BRIAN LUND
(DATA UPDATED BY: TRANSFER OF CAVEAT
031151914)
(DATA UPDATED BY: CHANGE OF NAME 161220990)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF
SEPTEMBER, 2023 AT 03:02 P.M.

ORDER NUMBER: 48410560

CUSTOMER FILE NUMBER: 11



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Lethbridge County
100, 905 4 Avenue South
Lethbridge AB T1J 4E4

RECEIPT OF PAYMENT

Page 1

TRANSMARK LTD.
564 N 2 ST E
RAYMOND, AB T0K 2S0
CANADA

Receipt Number: 8389
Tax Number: R106989023
Date: October 5, 2023
Initials: MP

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	MISC		REZONING	1	\$1,500.00	N/A

Cheque Number: 5294

Subtotal: \$1,500.00

Taxes: \$0.00

Total Receipt: \$1,500.00

Cheque: \$1,500.00

Total Amount Received: \$1,500.00

Rounding: \$0.00

Amount Returned: \$0.00



I am writing to express my reasoning for the rezoning of the property in question, which presents a significant opportunity for future development and is well-suited for industrial-type activities. This rezoning aligns with the broader vision for the area and offers several advantages:

1. Proposed Future Development/Opportunities:

The rezoning of this property would enable a range of industrial and commercial developments. It could facilitate the construction of railcar repair buildings, transloading facilities, and other business structures. These developments have the potential to create jobs, stimulate economic growth, and bolster the local industrial sector.

2. Compatibilities with Adjacent Land Uses:

The proposed rezoning is highly compatible with the adjacent land uses, as it extends an existing railcar storage facility. This ensures that the new developments will harmoniously integrate with the existing infrastructure, minimizing potential conflicts with neighboring properties.

3. Suitability for Industrial-Type Development:

The property's location and size make it eminently suitable for industrial development. Its proximity to the rail network is a key advantage for businesses that rely on rail transportation. Additionally, the site's ample space and logistical convenience make it an ideal choice for industrial activities that require substantial storage, repair, and transloading capabilities.

4. Availability of Services and Infrastructure:

The property benefits from readily available services and infrastructure, including utilities, roads, and rail access. These amenities are crucial for the successful operation of industrial and commercial ventures. The property's proximity to major highways and existing rail lines further enhances its appeal for businesses looking to optimize their transportation logistics.

5. Access to the Property:

The property already has access through the existing railcar storage facility. Additionally, plans to improve the current access point along the county road are under consideration for future implementation. This will provide several points of access in and out of the facility.

Office: 74075 Highway 845
Mail: Box 508, Raymond, AB, T0K 2S0



Phone: 403-320-6388
Fax: 403-359-7557

6. Compliance with the Industrial Commercial Land Use Strategy:

The rezoning proposal aligns with the Industrial Commercial Land Use Strategy, ensuring that it adheres to the broader planning framework for the region.

In conclusion, rezoning this property to align with the existing railcar storage facility is a strategic move that will unlock the potential for industrial growth and economic development. The proposed developments are in line with the surrounding land uses, capitalize on available services and infrastructure, and are poised to enhance the region's industrial sector.

Sincerely,

Dalin Sherwood

Transmark LTD.

AGENDA ITEM REPORT



Title: Appointment of Agricultural Service Board Chair
Meeting: Council Meeting - 16 Nov 2023
Department: Agriculture Service Board
Report Author: Gary Secrist

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 08 Nov 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Each year County Council is to appoint the chair of the Agricultural Service Board. At the Agricultural Service Board meeting on October 26th the ASB committee decided that Councillor Klaas VanderVeen is their recommended candidate.

RECOMMENDATION:

That County Council appoint Councillor Klaas VanderVeen as the Agricultural Service Board Chair for the 2023/2024 year.

REASON(S) FOR RECOMMENDATION(S):

To follow the rules set out in of the Agricultural Service Board Act:

ASB Act Section 3 (2) The council is to determine the chair, the number of members, the voting status and the term of office of the members of the board.

PREVIOUS COUNCIL DIRECTION / POLICY:

In previous years the Agricultural Service Board chair has been appointed at the Organizational meeting in October.

BACKGROUND INFORMATION:

In 2022 the composition of the Agricultural Service Board committee transformed from a group made up entirely of council members to a board that now includes 3 members at large. The chair is appointed by Council and can be any member of this group.

ALTERNATIVES / PROS / CONS:

It is imperative that County Council follow the rules set out in the ASB Act and the corresponding Lethbridge County Agricultural Service Board Bylaw No. 22-017 which defines the appointment of the ASB Chair.

FINANCIAL IMPACT:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

☐

Inform

☐

Consult

☐

Involve

☐

Collaborate

☒

Empower

AGENDA ITEM REPORT



Title: 2023 Tax Auction Reserve Bid and Condition of Sale
Meeting: Council Meeting - 16 Nov 2023
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 15 Nov 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Administration is bringing forward reserve bids amounts and conditions of sale for Council Approval for the upcoming property tax sale auction scheduled to take place on December 1, 2023 as per the Municipal Government Act Section 419.

Attached is a copy of the properties listed for Tax Sale, including the reserve bid and the condition/terms of the sale, being cash. The reserve bid is determined by the Assessor and is as close as reasonably possible to the market value of the parcel as per the legislative requirements.

RECOMMENDATION:

MOVED that County Council approves the reserve bid amounts and conditions for the following Roll Numbers, for the 2023 Property Tax Sale scheduled to take place on December 1, 2023 at 9:00 am :

ROLL NUMBER	PLAN	BLOCK	LOT	LEGAL LAND DESCRIPTION	CERTIFICATE OF TITLE	RESERVE BID
59800300	9312230	1	3	NE 36-9-23-4	961 022 078	\$800,000
42220000	8321EE	13	2	NW 30-10-21-4	181 090 242	\$170,000
38680000	705AA	F	W.50'	NW 6-10-21-4	731 018 542	\$170,000
7020200	9011939	2	-	SW 26-9-19-4	131 254 839	\$350,000

REASON(S) FOR RECOMMENDATION(S):

To comply with the Municipal Government Act Legislation related to Tax Recovery Sales and to ensure Administration can proceed with the Tax sale on December 1, 2023.

PREVIOUS COUNCIL DIRECTION / POLICY:

As per the Municipal Government Act Section 419:

The Council must set:

- a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is close as reasonably possible to the market value of the parcel, and
- b) any conditions that apply to the sale.

BACKGROUND INFORMATION:

In accordance with the MGA and in accordance with any other Act or common law right, a municipality may attempt to recover tax arrears in respect of a parcel of land.. Parcels that have an arrears balance of two years are subject to a Tax Recovery Notification being registered at Land Titles on that parcel's title. This notifies the owner that if "tax arrears are left unpaid as of March 31 of the following year, then the municipality will offer the parcel for sale at public auction, and that the municipality may become the owner of the parcel after the public auction if the parcel is not sold at the auction".

Each registered property owner received a letter notifying that the property has been placed on Tax Notification with Land Titles and has continued to receive their annual tax notices and late payment reminders. Advertisements for the tax sale are placed in the Alberta Gazette and Sunny South News.

ALTERNATIVES / PROS / CONS:

This process complies with Municipal Government Act Legislation as required as part of the Tax Sale Recovery process.

FINANCIAL IMPACT:

Any sale proceeds received from the tax sale for each property will go towards the tax arrears, lawful expenses, and remediation costs as well as a 5% Administrative Fee of the amount paid for the parcel. The total combined taxes outstanding on the all of the properties listed is \$18,407.68.

LEVEL OF PUBLIC PARTICIPATION:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

[2023 Tax Sale Reserve Bid Table](#)

2023 TAX AUCTION PROPERTIES

Schedule "A"

ROLL NUMBER	PLAN	BLOCK	LOT	LEGAL LAND DESCRIPTION	CERTIFICATE OF TITLE	RESERVE BID
59800300	9312230	1	3	NE 36-9-23-4	961 022 078	\$800,000
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7020200	9011939	2	-	SW 26-9-19-4	131 254 839	\$350,000

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions in the existing certificate of title.

Lethbridge County may, after the public auction, become the owner of any parcel of land not sold at the public auction.

TERMS – CASH

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

LETHBRIDGE Glow



LETHBRIDGE & DISTRICT
EXHIBITION

You and a guest are invited to

* Glow Lethbridge Sneak Peek *

Wednesday, November 22
6 pm - 8 pm

Agri-food Hub & Trade Centre
DA Hall & KB Hall

RSVP by Nov. 17

➔ kathy.grabowsky@agrifoodhub.ca



LETHBRIDGE 2 AND LETHBRIDGE 3 SOLAR PROJECTS

NOVEMBER 2023 NEWSLETTER #2

Low Carbon Nu-Energy Corp. (the Proponent) is developing the Lethbridge 2 and Lethbridge 3 solar projects in your area. We are committed to engaging landowners, public stakeholders and members of the local community and we look forward to discussing the Projects with you.

ABOUT LOW CARBON NU-ENERGY CORP.

About Low Carbon Nu-Energy Corp. is a joint venture between Low Carbon (a privately-owned UK investment and asset management company founded in 2011) and Nu-E Corp. (a Canadian owned and operated solar company headquartered in Calgary, Alberta). The joint venture was established to develop a portfolio of projects in Alberta, including the permitted Lethbridge 1 Solar Project and the Lethbridge 2 and Lethbridge 3 Solar Projects, detailed further in this newsletter.



ABOUT THE PROJECT

In June 2023 a newsletter was mailed out to stakeholders introducing the Projects and we are writing today to provide additional information and an update on the Projects. The Lethbridge 2 Solar Project is a 17-megawatt (MW) facility and the Lethbridge 3 Solar Project is a 140 MW facility.

IN THIS NEWSLETTER:

- About Nu-E Corp.
- About the Project
- Project Location
- Project Benefits
- Project Infrastructure
- Project Studies
- Who is the AUC?
- Preliminary Project Schedule
- Next Steps
- Contact Us

INSERTS:

- Preliminary Project Layout
- Glare Map
- AUC Brochure



PRIVACY STATEMENT

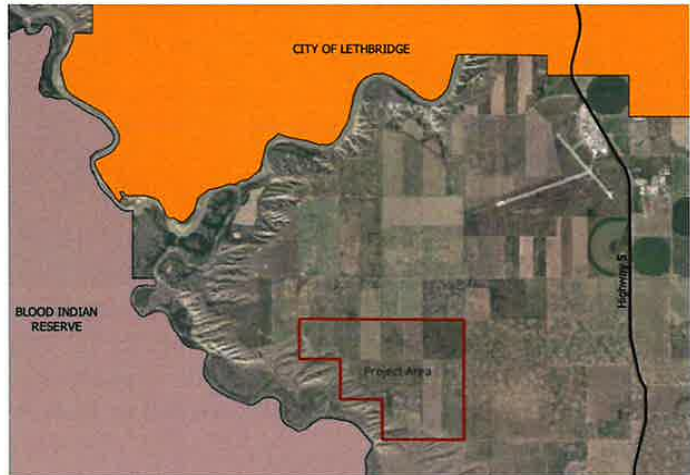
Collected personal information will be protected under the provincial *Personal Information Protection Act*. As part of the regulatory process for new generation projects and transmission lines, the Proponent may be required to provide your personal information to the Alberta Utilities Commission (AUC).

PROJECT LOCATION

The Projects are both located in Lethbridge County approximately 3.5km south of the City of Lethbridge, as shown to the right. The Projects are located on approximately 1,450 acres combined of agricultural land.

The location for the Projects was chosen based on several considerations, including:

- Proximity to existing transmission and distribution infrastructure
- Strong solar resource
- Suitable land characteristics for a solar project
- Landowners open to hosting a solar project



PROJECT BENEFITS

The Proponent is committed to making a positive social impact for the communities in which we work. We strive to be a good neighbour, and work closely with the community to identify areas of opportunity and concern. Our community engagement will continue throughout the Project phases, including construction and operation.

The Project will have many community benefits, including the following:

- Creates new direct and indirect jobs through the development, construction, and operation phases of the Project. Roughly 100 short term jobs will be created throughout development and construction, 2-4 full time jobs will be created for the operation and maintenance of the Project. Approximately 90% of the jobs will be sourced locally.
- Property tax revenues throughout the life of the Project will support municipal services, infrastructure and education.
- Local Economic Boost: Local businesses will experience increased activity due to the spin-off opportunities created by the Project during development, construction, and operations.



PROJECT INFRASTRUCTURE

SOLAR PV MODULES

Bifacial PV modules have been proposed for installation at the Projects. A bifacial module is a double-sided module that transforms sunlight into electrical energy on both its top and bottom sides. They are different from mono-facial modules which only use one side for solar energy production. Bifacial modules are capable of producing more power per module and typically have higher efficiency than mono-facial modules, resulting in less land usage for the same or greater power output. Local weather conditions in Alberta are well suited to bifacial technology as there is substantial snow cover on the ground, which will boost production during the winter months. One of the benefits of using bifacial modules in Alberta is that sunlight is reflected from the surface of snow-covered land, which can generate electricity from the underside of the panel.

GROUND MOUNTING SYSTEMS

The Proponent intends to install the PV modules on single-axis tracker systems which follow the path of the sun to produce additional electricity.

INVERTER/TRANSFORMER STATIONS

Inverters are electrical devices that change direct current (dc) to alternating current (ac). Transformers are electrical equipment that increase or decrease the voltage of electricity. The Projects will use inverter/transformer stations to change the dc electricity from the solar PV modules to ac electricity and increase the voltage.

PROJECT SUBSTATION

The 34.5 kV underground collector lines will connect to the power substation where power transformers and control systems will step up the voltage to 138kV for connection to the AIES. A new substation is only required for the Lethbridge 3 Project.

INTERCONNECTION

The Proponent proposes connecting the Lethbridge 2 Project to the Alberta Integrated Electric System at the distribution level and connection of the Project will be handled by FortisAlberta. The Lethbridge 3 Project will be connected to the existing 138kV transmission line on the west side of the Project, via a new project specific 138kV collector substation. AltaLink Management Ltd. (AltaLink) will construct the interconnection facilities to connect the Lethbridge 3 Project to the grid, subject to a separate regulatory process with the Alberta Electric System Operator (AESO).

OTHER INFRASTRUCTURE

The inverter/transformer stations in the Projects will be connected through 34.5kV underground collector lines that connect to an electrical house (E-house) containing medium voltage and low voltage switchgear and auxiliary equipment for the Lethbridge 2 Project and to the Project substation for the Lethbridge 3 Project. The new substation will contain one high voltage transformer. In order to transport materials during the construction stage and to access the Project equipment for regular maintenance during operations, the Project will require the construction of new access paths, and where possible, the upgrade of existing roads in the area to minimize disturbance.



PROJECT STUDIES

Environment:

The Proponent initiated field studies in May 2022 which included the following:

- Wildlife surveys, including breeding bird, spring and fall bird migration, raptor, burrowing owl and sharp-tailed grouse
- Vegetation studies
- Desktop wetland delineation and field verification
- Habitat mapping

The results of these field studies were compiled into a Renewable Energy Project Submission Report, which was submitted to Alberta Environment and Protected Areas (AEPA) in March 2023. AEPA will issue a Renewable Energy Wildlife Referral Report following their review (anticipated in November 2023). The Proponent is committed to consulting with AEPA to understand any potential concerns it may have, and will incorporate AEPA's feedback. The Proponent will continue to work with AEPA throughout the development, construction, and operations of the Project, and ensure that environmental surveys are kept up to date per AEPA guidelines.

Historical resources:

A submission was made to Alberta Culture for both Project areas in April 2023. Alberta Culture required specific archaeological field work to be completed and the results of the field work were submitted to Alberta Culture in March 2023. This submission is under review and an approval is expected by December 31, 2023.

Noise:

The Proponent is completing a noise impact assessment (NIA) for the proposed Projects as per AUC Rule 012, Noise Control. This detailed NIA shall confirm that the Projects are noise compliant for all evaluated residences within 1.5km of the Projects. A copy of the NIA will also be included in the application for the AUC.

Glare:

A glare assessment has been completed for the Project to assess potential for glare at aerodromes, nearby residences and along local roads. The assessment modeled three neighbouring roads (6 receptors), seven residences (12 receptors) and four flight path receptors landing at the Lethbridge airport. The glare assessment determined that lower grade glare, including the lowest level "green" and intermediate level "yellow" grade glare, was identified at 14 of the 22 evaluated receptors. With mitigation via backtracking angle limits, no assessed receptors are expected to receive hazardous yellow glare. Backtracking angle limitation is a common and easy to implement mitigation method. With this method, yellow glare risk is eliminated at all receptors and the Project is not likely to have the potential to create hazardous glare conditions on the assessed receptors. A glare impact map outlining the assessment results is included in this package and a copy of the Solar Glare Analysis Report will be included in the application to the AUC.

Interconnection:

Applications for system access have been submitted to the Alberta Electric System Operator and various engineering studies are underway to allow the Project to connect to the Grid.

WHO IS THE AUC?

The Alberta Utilities Commission (AUC) is a quasi-judicial independent agency established by the Government of Alberta, responsible to ensure that the delivery of Alberta's utility service takes place in a manner that is fair, responsible and in the public interest. They regulate investor-owned natural gas, electric and water utilities, and certain municipally owned electric utilities to ensure that customers receive safe and reliable service at just and reasonable rates. The AUC ensures that electric facilities are built, operated and decommissioned in an efficient and environmentally responsible way. The AUC also provides regulatory oversight of issues related to the development and operation of the wholesale electricity market in Alberta as well as the retail gas and electricity markets in the province. For more information visit www.auc.ab.ca or refer to the enclosed brochure.

PRELIMINARY PROJECT SCHEDULE

Newsletter #1 to Stakeholders – June 2023
Newsletter #2 to Stakeholders – November 2023
Public Consultation – Ongoing
Tentative Public Open House - December 2023
AEPA Submission - March 2023
Anticipated AEPA Referral Report – November 2023
Anticipated AUC Submission – December 2023
Anticipated AUC Approval – April 2024
Municipal Permitting - March 2024 to September 2024
Construction Commencement (if approved) – Q2 2025
Construction Completion - Q1 2027

To learn more about the AUC application and review process, please contact:

Alberta Utilities Commission (AUC)
Phone: (780) 427-4903
Toll-Free by dialing 310-000 before the number
Email: consumer-relations@auc.ab.ca



NEXT STEPS

The Proponent is committed to meaningful engagement with all stakeholders in the Project. Following this newsletter, we will be contacting nearby landowners, occupants and residents to gather feedback and hosting a community open house, expected in December 2023. An invitation will be sent out to stakeholders once the open house details are known. We intend to file two solar power plant applications and one substation application with the AUC in December 2023. The Proponent intends to submit the required Municipal applications to Lethbridge County following AUC submission. We are committed to sharing information about the Projects and working with the public to ensure that we hear and address stakeholder input and concerns. We encourage stakeholders to participate throughout this process and to contact us if you have any questions or concerns about the Projects. We will incorporate a summary of stakeholder comments into the application that we submit to the AUC. We have included an AUC brochure titled "Participating in the AUC's independent review process" with this newsletter.



CONTACT US

If you have any questions about the Project, or to arrange a personal consultation, please contact:

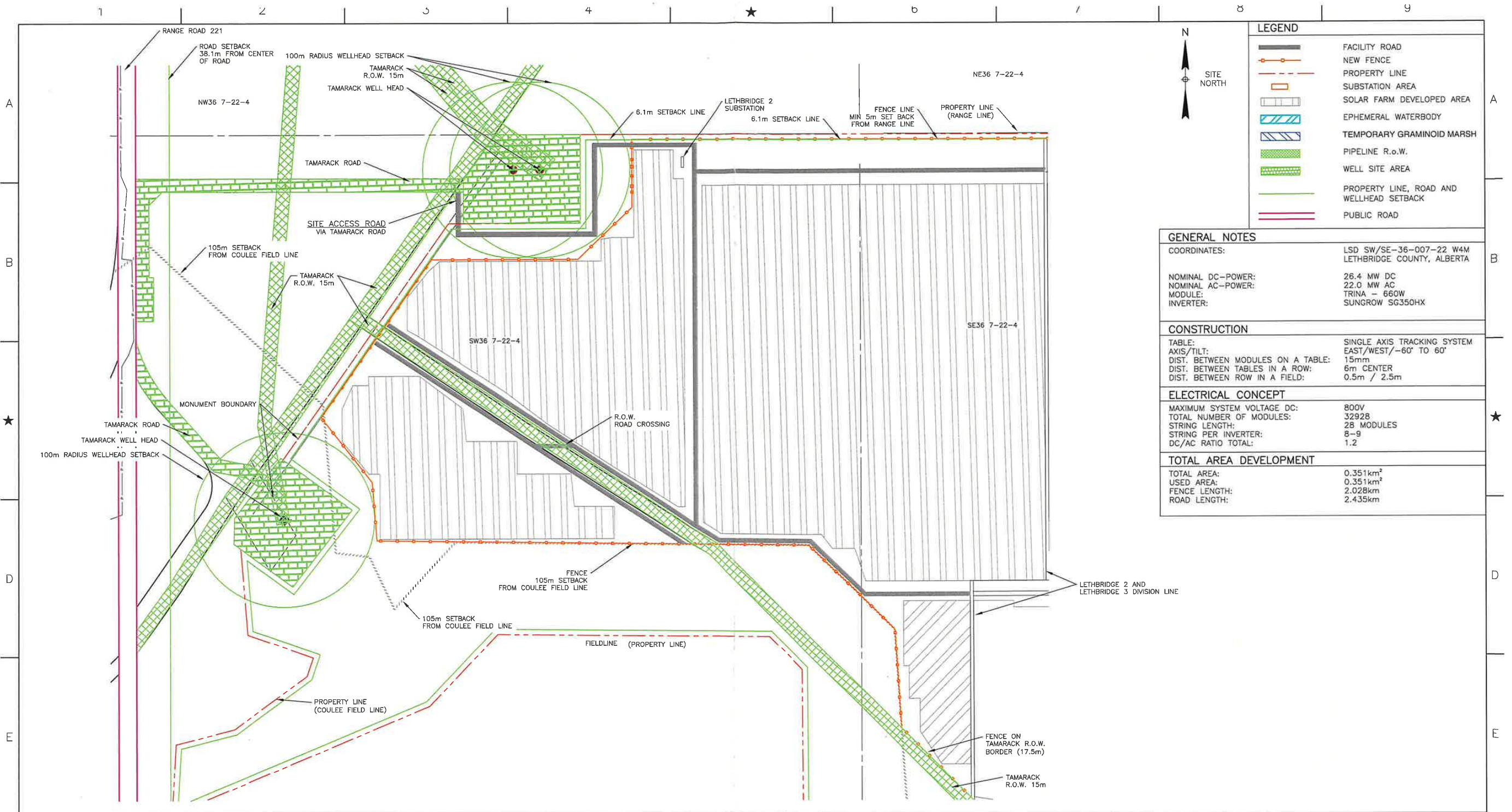


AJ Kiani

Development Manager, Nu-E Corp.

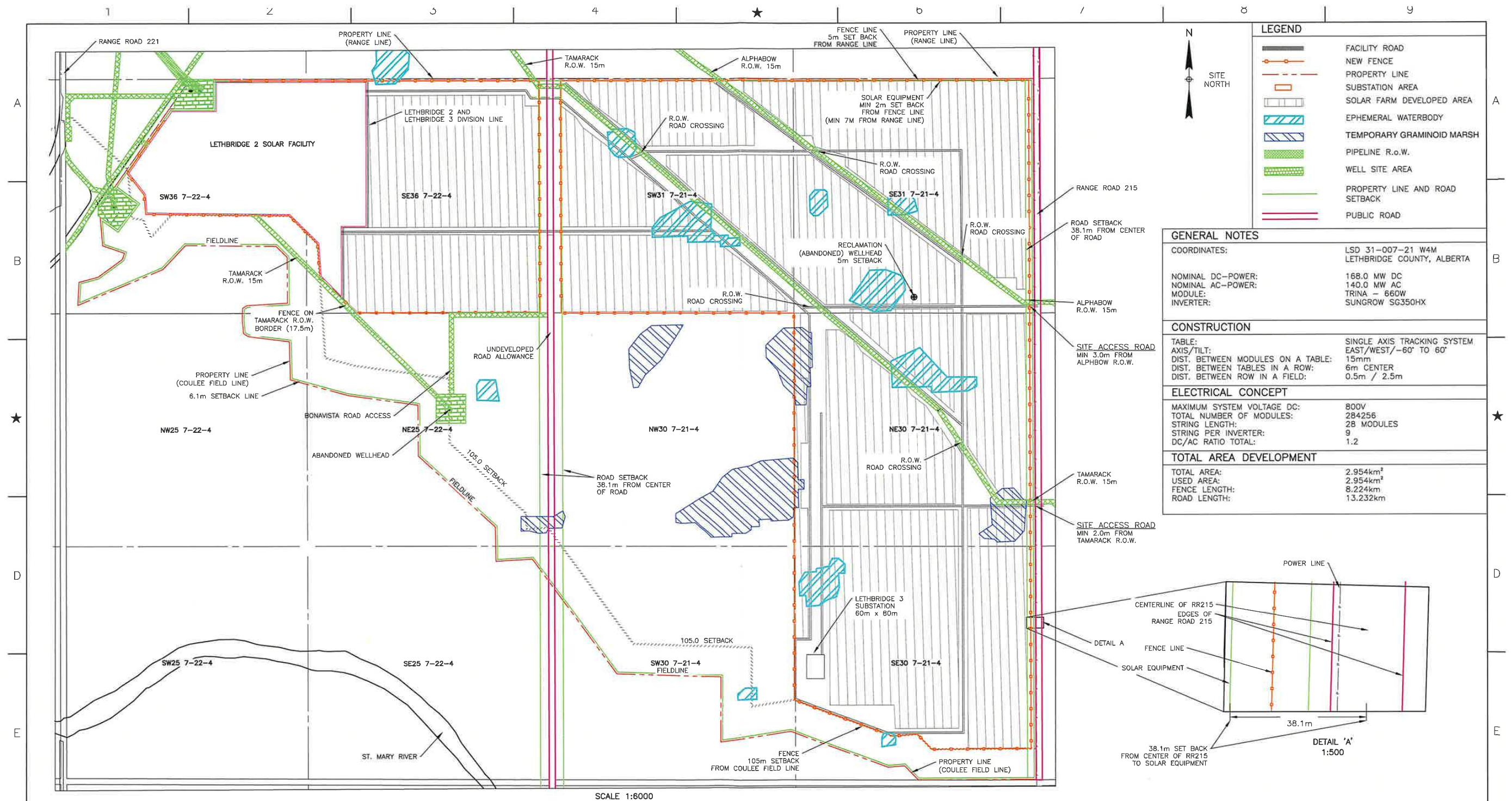
C: 647-869-1322



E: aj@nu-ecorp.com



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AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - October 2023
Meeting: Council Meeting - 16 Nov 2023
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 08 Nov 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

To remain transparent to its citizens, Lethbridge County Council members report on their activities and events attended throughout the month.

RECOMMENDATION:

No motion required.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

In order to remain transparent to its citizens, Lethbridge County Council members provide a monthly report on their activities and events for the prior month.

ALTERNATIVES / PROS / CONS:

By not reporting activities and events attended by members of Council, citizens are unaware of the events occurring within the region and are unaware of the participation of Council with regards to community events.

FINANCIAL IMPACT:

None at this time.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Lethbridge County Council Attendance Update - October 2023](#)

**Lethbridge County Council Attendance
October 2023**

Division 1

Councillor Lorne Hickey

October 4	FCSS Meeting
October 5	Lethbridge County Council Meeting
October 11	IDP Meeting with City of Lethbridge
October 17	Council Road Tour
October 18	Tax Assessment Workshop
October 18	Green Acres Finance Meeting
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting
October 25	Green Acres Board Meeting
October 26	Agricultural Service Board Meeting

Division 2

Reeve Tory Campbell

October 2	Exhibition Park Special Board Meeting
October 5	Lethbridge County Council Meeting
October 6	Mayors and Reeves
October 11	IDP Meeting with City of Lethbridge
October 17	County Road Tour
October 18	Tax Assessment Workshop
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting
October 20	Perry Family Scholarship Dinner
October 23	Media

Division 3

Councillor Mark Sayers

October 5	Lethbridge County Council Meeting
October 17	Council Road Tour
October 18	Tax Assessment Workshop
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting

Division 4

Deputy Reeve John Kuerbis

October 5	Lethbridge County Council Meeting
October 11	IDP Meeting with City of Lethbridge
October 17	Council Road Tour
October 18	Tax Assessment Workshop
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting

October 23	Meeting with Community Futures Executive Director
October 25	Community Futures Board Meeting
October 26	Agricultural Service Board Meeting
October 31	Meeting with Community Futures Executive Director

Division 5

Councillor Eric Van Essen

October 5	Lethbridge County Council Meeting
October 17	Council Road Tour
October 18	Tax Assessment Workshop
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting

Division 6

Councillor Klaas VanderVeen

October 4	Link Pathway Meeting
October 5	Lethbridge County Council Meeting
October 17	Council Road Tour
October 18	ASB Regional Conference in Oyen
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting

Division 7

Councillor Morris Zeinstra

October 5	Lethbridge County Council Meeting
October 17	Council Road Tour
October 18	Tax Assessment Workshop
October 19	Lethbridge County Organizational Meeting
October 19	Lethbridge County Council Meeting