

AGENDA Council Meeting 9:00 AM - Thursday, December 7, 2023 Council Chambers

Page

	Α.	CALL TO ORDER			
	В.	ADOPTION OF AGENDA			
	C.	ADOPTION OF MINUTES			
3 - 6	1.	Council Meeting Minutes Council Meeting - 16 Nov 2023 - Minutes			
	D.	DELEGATIONS			
7 - 20	1.	9:30 a.m STARS - Glenda Farnden & Jackie Seely STARS Presentation			
21 - 43	2.	<u>10:00 a.m Nu-E Corp - AJ Kiani</u> <u>Nu-E Corp Presentation</u>			
44 - 62	3.	11:00 a.m Town of Coaldale - Mayor Jack Van Rijn and Director of Community Services Russ Tanner Town of Coaldale Southern Alberta Summer Games update to County Council - December 7th, 2023			
	Ε.	SUBDIVISION APPLICATIONS			
63 - 71	1.	Subdivision Application #2023-0-136 – Urano - SE1/4 36-09-21-W4M Subdivision Application #2023-0-136 – Urano - SE1/4 36-09-21-W4M			
72 - 81	2.	Subdivision Application #2023-0-091 – 324700 Alberta Ltd. - SE ¹ / ₄ 07-09-20-W4M (Railside Business Park) Subdivision Application #2023-0-091 – 324700 Alberta Ltd SE ¹ / ₄ 07- 09-20-W4M (Railside Business Park)			
82 - 91	3.	Subdivision Application #2023-0-137 – Van Essen - NE1/4 19-10-23-W4M Subdivision Application #2023-0-137 – Van Essen - NE1/4 19-10-23-W4			

	F.	DEPA	DEPARTMENT REPORTS					
	F.1. DEVELOPMENT & INFRASTRUCTURE							
92 - 94			F.1.1.	Community Planning Association of Alberta (CPAA) - 2024 Annual Conference and Sponsorship Community Planning Association of Alberta (CPAA) - 2024 Annual Conference and Sponsorship				
95 - 96			F.1.2.	Alberta Municipal Water/Wastewater Partnership (AMWWP) Grant Application Alberta Municipal Water/Wastewater Partnership (AMWWP) Grant Application				
	G.	CORRESPONDENCE						
1. <u>Alberta Municipal Affairs</u> <u>Alberta Municipal Affairs</u>								
	2.			Emergency Services Invitation Emergency Services Invitation				
	Η.	CLOS	ED SES	SION				
	1.	<u>Perso</u>	nnel Ma	atter (FOIP Section 19 - Confidential Evaluations)				
2. CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)				C. Beck (FOIP Sections 16, 17, 23 and 24)				
	I.	NEW I	BUSINE	SS				
	J.	ADJO	URN					



MINUTES Council Meeting

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

The Council Meeting of Lethbridge County was called to order on Thursday, November 16, 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 Mark Sayers
Councillor Eric Van Essen
Councillor Klaas VanderVeen
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

A. <u>CALL TO ORDER</u>

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

Reeve Campbell read the following land acknowledgement: In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

Reeve Campbell introduced and welcomed Kiera Baranyay, People & Culture Special Projects Consultant and Heath Wright, Regional Manager of Safety and Emergency Services.

B. ADOPTION OF AGENDA

324-2023 Councillor MOVED that the November 16, 2023 Lethbridge County Council Sayers Meeting Agenda be adopted as presented.

CARRIED

C. <u>ADOPTION OF MINUTES</u>

C.1. <u>County Council Meeting Minutes</u>

325-2023 Deputy MOVED that the November 2, 2023 Lethbridge County Council Reeve Minutes be adopted as presented. Kuerbis CARRIED

Councillor Morris Zeinstra arrived at 9:06 a.m.

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D. DEPARTMENT REPORTS

D.1. MUNICIPAL DEVELOPMENT & INFRASTRUCTURE

- D.1.1. <u>Bylaw 23-025 Re-designate Plan 2311841 Block 1 Lot 4 in the SE 27-</u> <u>7-20-W4 from Rural Agriculture to Rural General Industrial- First</u> <u>Reading</u>
- 326-2023 Deputy MOVED that Bylaw 23-025 be read a first time. Reeve CARRIED Kuerbis

D.2. PUBLIC OPERATIONS

D.2.1. Appointment of Agricultural Service Board Chair

327-2023 Councillor MOVED that County Council appoint Councillor Klaas VanderVeen as Van Essen the Agricultural Service Board Chair for the 2023/2024 year.

CARRIED

D.3. ADMINISTRATION

D.3.1. FCM Conference

328-2023 Councillor MOVED to send two Councillors to the FCM Conference in Calgary in VanderVeen June 2024.

CARRIED

D.4. CORPORATE SERVICES

D.4.1. 2023 Tax Auction Reserve Bid and Condition of Sale

329-2023 Councillor 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.5 0'	NW 6-10-21-4	731 018 542	\$170,000
7020200	9011939	2	-	SW 26-9-19-4	131 254 839	\$350,000
					(CARRIED

E. <u>CORRESPONDENCE</u>

E.1. Lethbridge & District Exhibition Invitation to Glow Lethbridge Sneak Peak

Council reviewed the invitation from Lethbridge & District Exhibition for the Glow Lethbridge Sneak Peak on November 22, 2023.

E.2. Lethbridge 2 and Lethbridge 3 Solar Projects - Newsletter #2

Council reviewed the Nu-E Corp. Newsletter #2 on the Lethbridge 2 and Lethbridge 3 Solar Projects.

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F. COUNTY COUNCIL AND COMMITTEE UPDATES

F.1. Lethbridge County Council Attendance Update - October 2023

Council reviewed the highlights from the Lethbridge County Council Attendance Update for October 2023.

Meeting

Division 1

Councillor Lorne Hickey

Councilior Lorne Hit	skey
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 M
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 17Council Road TourOctober 18Tax Assessment WorkshopOctober 19Lethbridge 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

G. CLOSED SESSION

<u>G.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)</u>

330-2023 Councillor MOVED that the Lethbridge County Council Meeting move into Closed Hickey Session, pursuant to Section 197 of the Municipal Government Act, the time being 10:08 a.m. for the discussion on the following:

> G.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)

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

331-2023 Councillor MOVED that the Lethbridge County Council Meeting move out of the Sayers closed session at 10:44 a.m.

CARRIED

Reeve Campbell reconvened the regular meeting at 10:45 a.m.

H. <u>ADJOURN</u>

332-2023	Councillor	MOVED that the Lethbridge County Council Meeting adjourn at 10:45				
	Zeinstra	a.m.				

CARRIED

Reeve

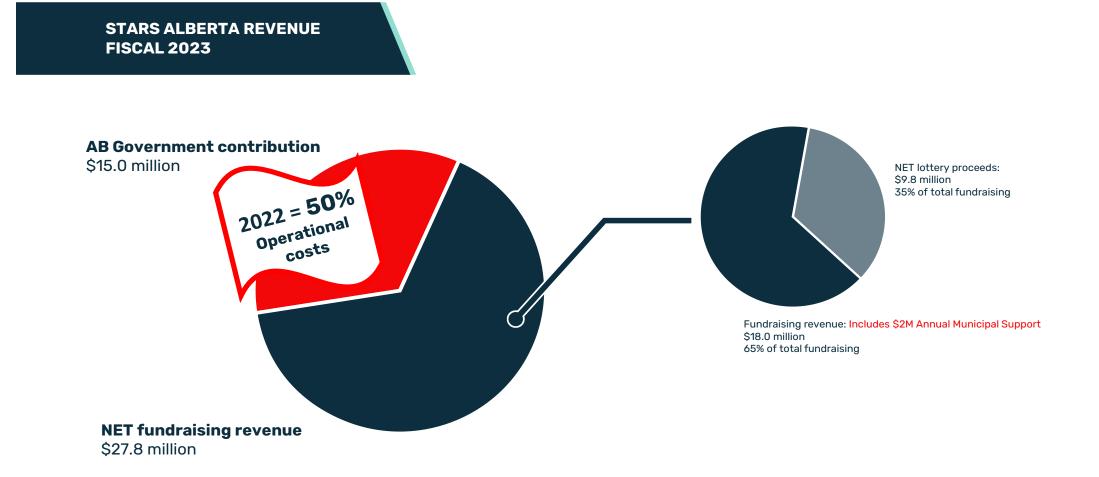
CAO

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CRITICAL CARE, ANYWHERE







FUELED BY GENEROSITY. Achieving success together.

PARTNERSHIP **SAVES LIVES**

- **5 NEW Rural municipalities** •
- **6 NEW Urban municipalities** •
- Pending: MDLSR, Lac La Biche, • **Parkland**
- **90% United effort** •

(9) MUNICIPAL LEADERS

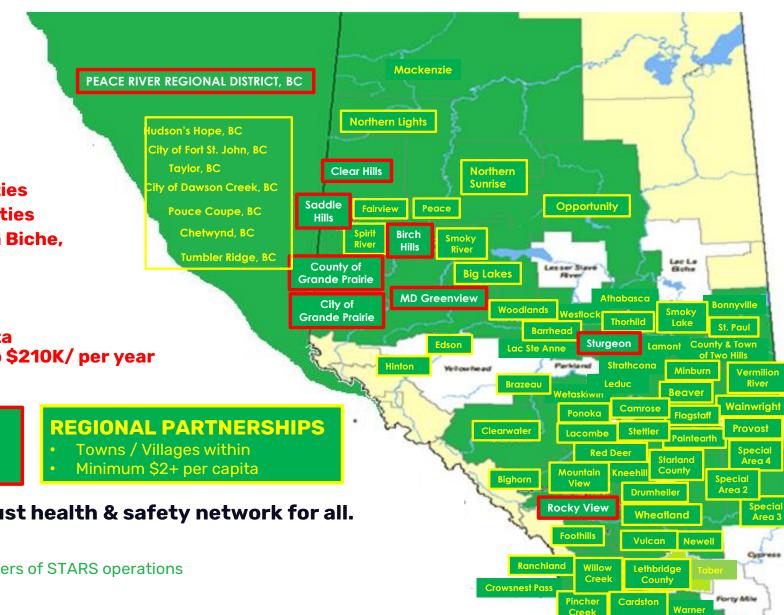
Standing Motion / Fixed Rate

Protective Services Budget

- Minimum \$2 per capita •
- 50% up to \$90 per capita •
- Municipal Leaders up to \$210K/ per year •

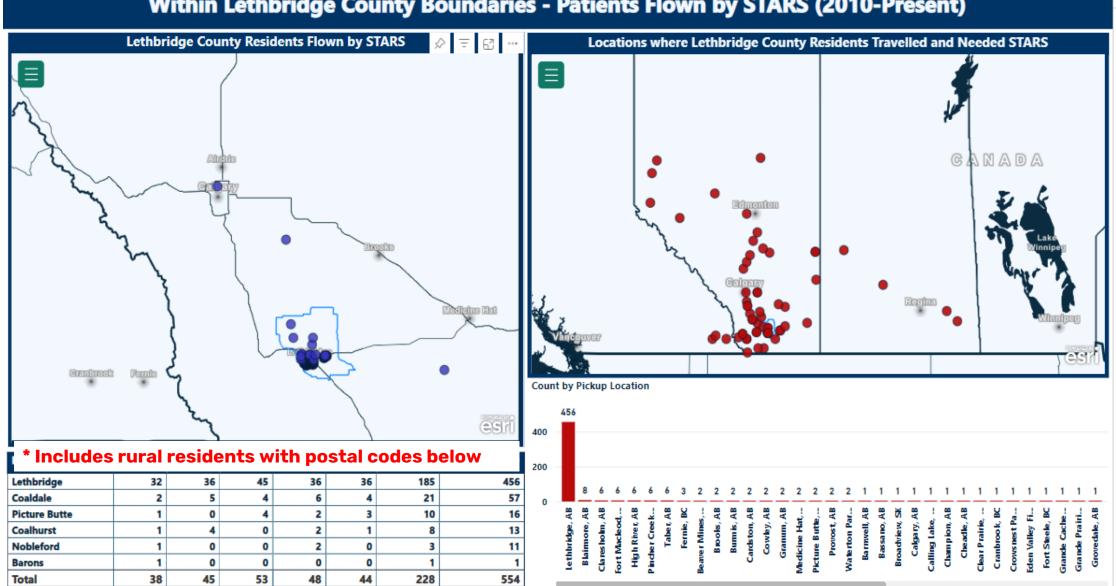
United effort ensures robust health & safety network for all.

*GREEN = annual municipal supporters of STARS operations *WHITE = non-supporter

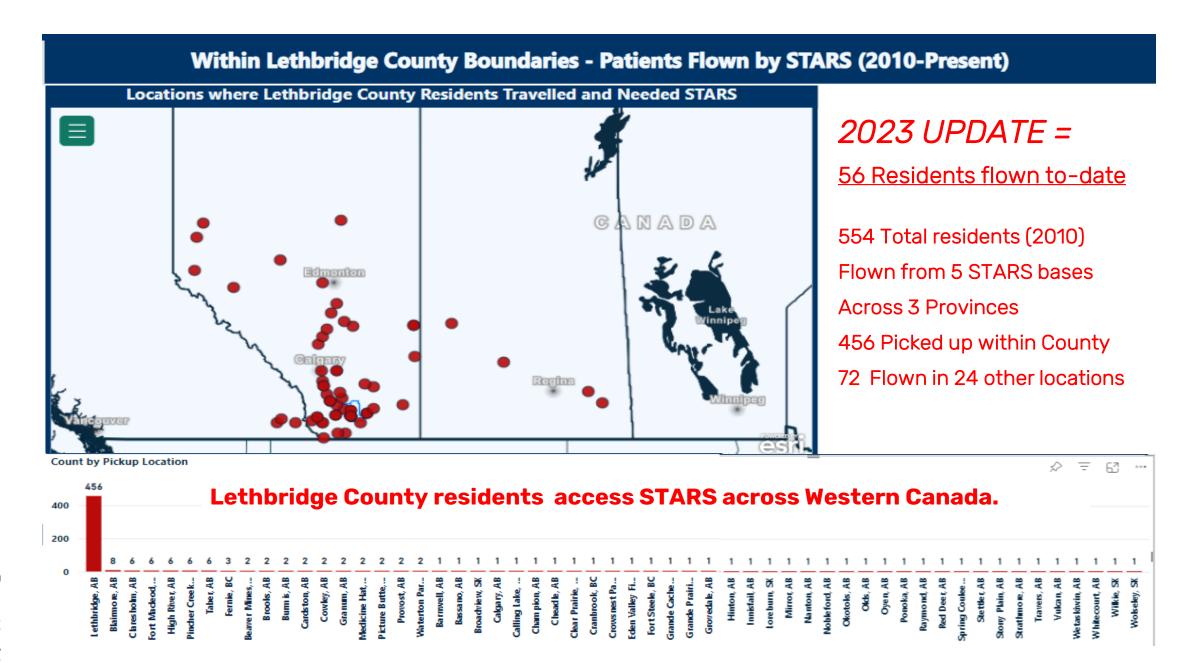


Within LETHBRIDGE COUNTY Boundaries @ November 15, 2023	2019	2020	2021	2022	2023	TOTAL
Near Barons (scene call)						1
Near Coaldale (scene call)			1		1	2
Near Coalhurst (scene call)					1	1
Lethbridge Hospital (critical inter-facility transfers)		67	67	74	66	332
Near Lethbridge (scene calls)		2	3	2		7
Near Nobleford (scene calls)				1		1
Near Picture Butte (scene calls)			2	2		4
TOTAL Averages 1+ missions per week / 70 missions per year	59	69	73	79	68	348





Within Lethbridge County Boundaries - Patients Flown by STARS (2010-Present)



EMERGENCY LINK CENTRE (ELC)

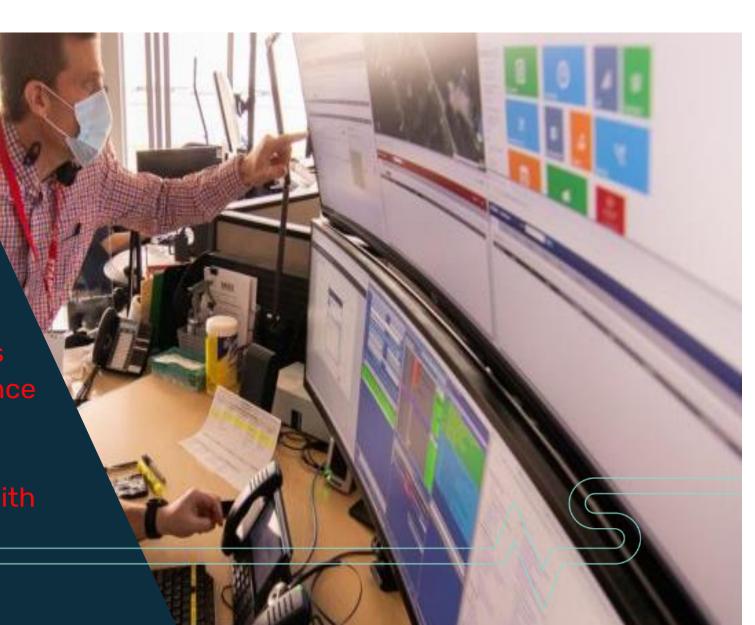
Receives over 36,000 emergency requests/year STARS Vigilant – monitors over 4,000 registered sites/year



✓ Critical Care✓ Physically✓ Virtually

STARS Transport Physicians

- Medical/procedural guidance
- Every critical call
- All modes of transport
- Logistical arrangements with receiving Drs./Hospitals



Generational Investment H145 Fleet (10)

Campaign Completed All bases H145 Operational Night Vision Goggles (NVG) 1st Civilian Org. in Canada (2002)



Handheld i-stat Lab

Hemoglobin Blood Gases Electrolytes Vital test results < 2 minutes

H145 INTENSIVE CARE UNIT (ICU)

AN OFFICER STRATES AND ADDRESS.





Hamilton T-1 Ventilator

Fully featured (ICU) Adult / Pediatric / Neonatal Optimal ventilation therapy in transit



(2) Units Universal Blood

STARS – An Innovative Leader 1st HEMS program in North America Advanced care in trauma patients The difference between life & death



Video Laryngoscope

Advancement in intubation Video screen view of trachea Difficult airway management Trauma / Burns / Crushed on impact

TIME - TOOLS - TALENT





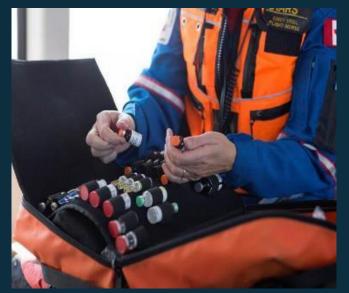
EZIO Drill

Time-sensitive Life-threatening cases Immediate IV access Stabilization / Pain Management



Handheld Ultrasound

(test results for rapid diagnosis) Collapsed lungs Trauma-related internal bleeding Heart abnormalities Fetal Compromise *Expedite treatment plans



Pain Management Drugs Thrombolytics

(stroke patients / requires CAT scan) Transport Physicians – 25% of calls *Physicians Kit includes: Central Venous Catheterization Temporary Pacemaker



TIME - TOOLS - TALENT

Gearing Up!! AMTC 2023





Matt Hogan & Jenny Thorpe 2023 AMTC Runner-Up

Sim 4

LETHBRIDGE COUNTY LEADERSHIP - DEDICATION - SUPPORT

> CURRENT PLEDGE OF SUPPORT \$2 PER CAPITA 2023, 2024, 2025

(IN CONJUNCTION WITH COUNCIL TERM)

A life is saved every day. Partnership makes it possible.



Who is Low Carbon **Nu-Energy Corp.?**

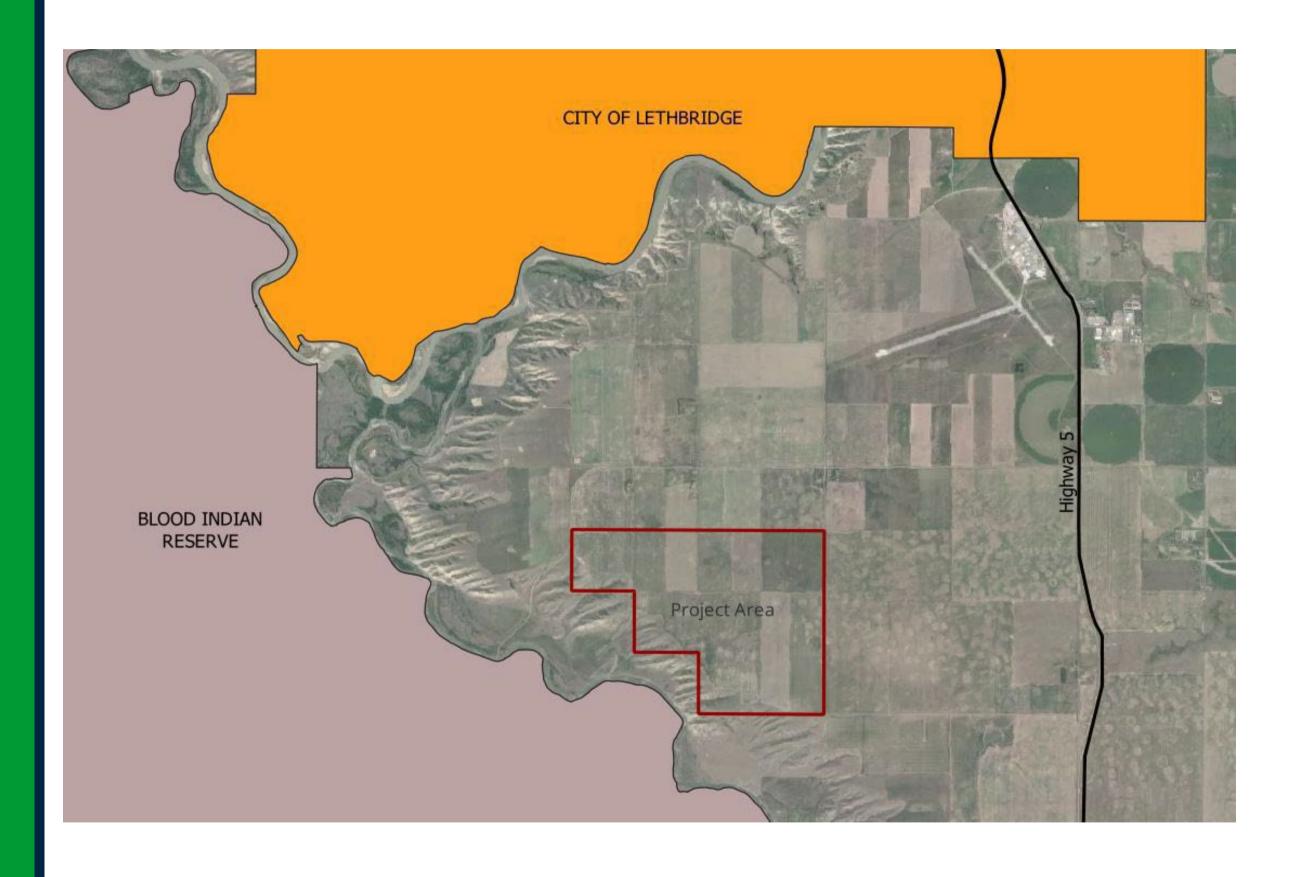
- Low Carbon Nu-Energy Corp. is a (a privately-owned UK investment) and asset management company founded in 2011) and Nu-E Corp. solar company headquartered in Calgary, Alberta).
- The joint venture was established to develop a portfolio of projects in Canada, including the permitted Lethbridge 1 Solar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

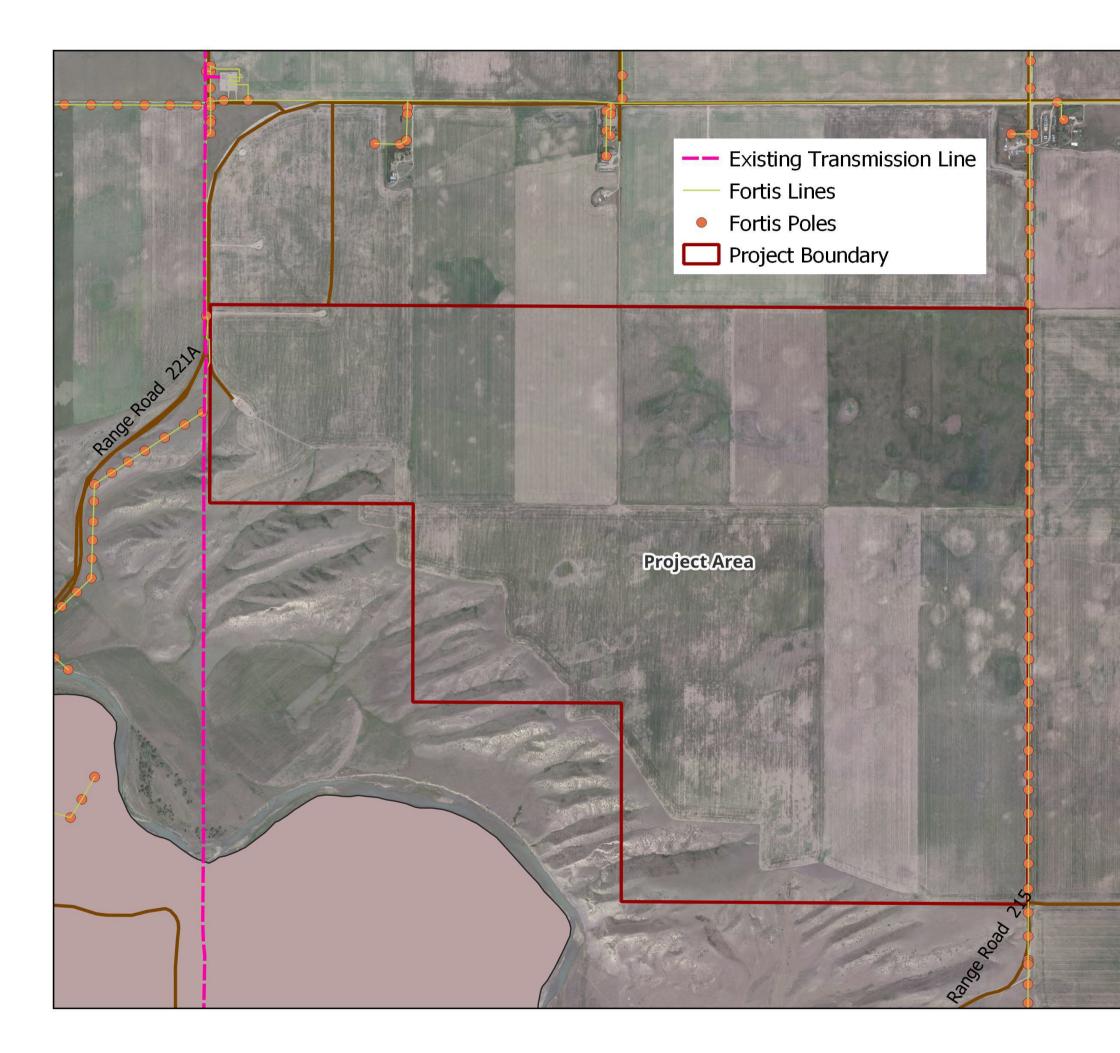
joint venture between Low Carbon (a Canadian owned and operated



Project Overview

- The Lethbridge 2 Solar Project is a 17-megawatt (MW) facility
- The Lethbridge 3 Solar
 Project is a 140 MW facility
- The Projects are adjacent to each other
- The Projects are both located in Lethbridge County approximately 3.5km south of the City of Lethbridge
- Located on approximately 1,450 acres combined of agricultural land





Why this Location?

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

Community Benefits

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.



Preliminary Project Schedule





Initial Stakeholder Notification – June 2023

AUC Application – December 2023

Start of Project Construction – Q2 2025 Public Consultation - Ongoing Community Open House – December 2023

Anticipated AUC Approval – August 2024 Municipal Permitting – September 2024 (TBD)

Project Becomes Operational – Q1 2027

Key Regulatory Agencies



Alberta Utilities Commission





Transport Canada





NAV Canada

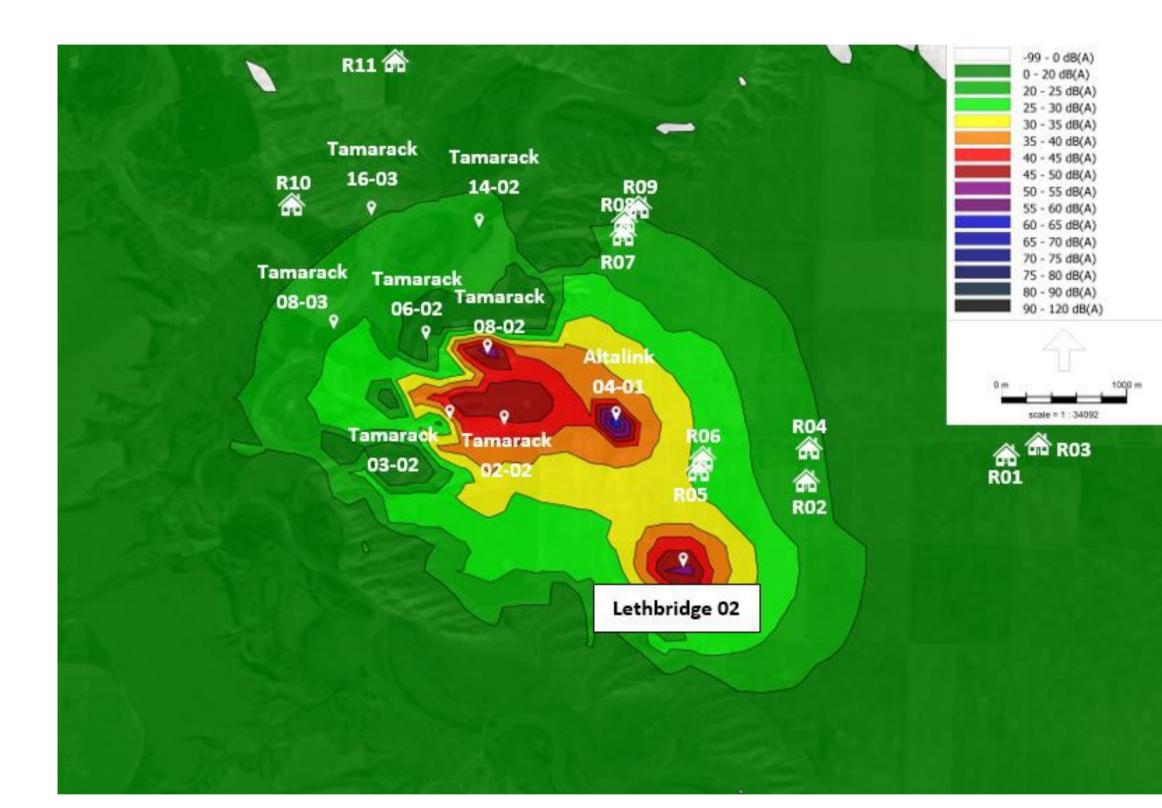
Alberta

Alberta

Alberta Culture



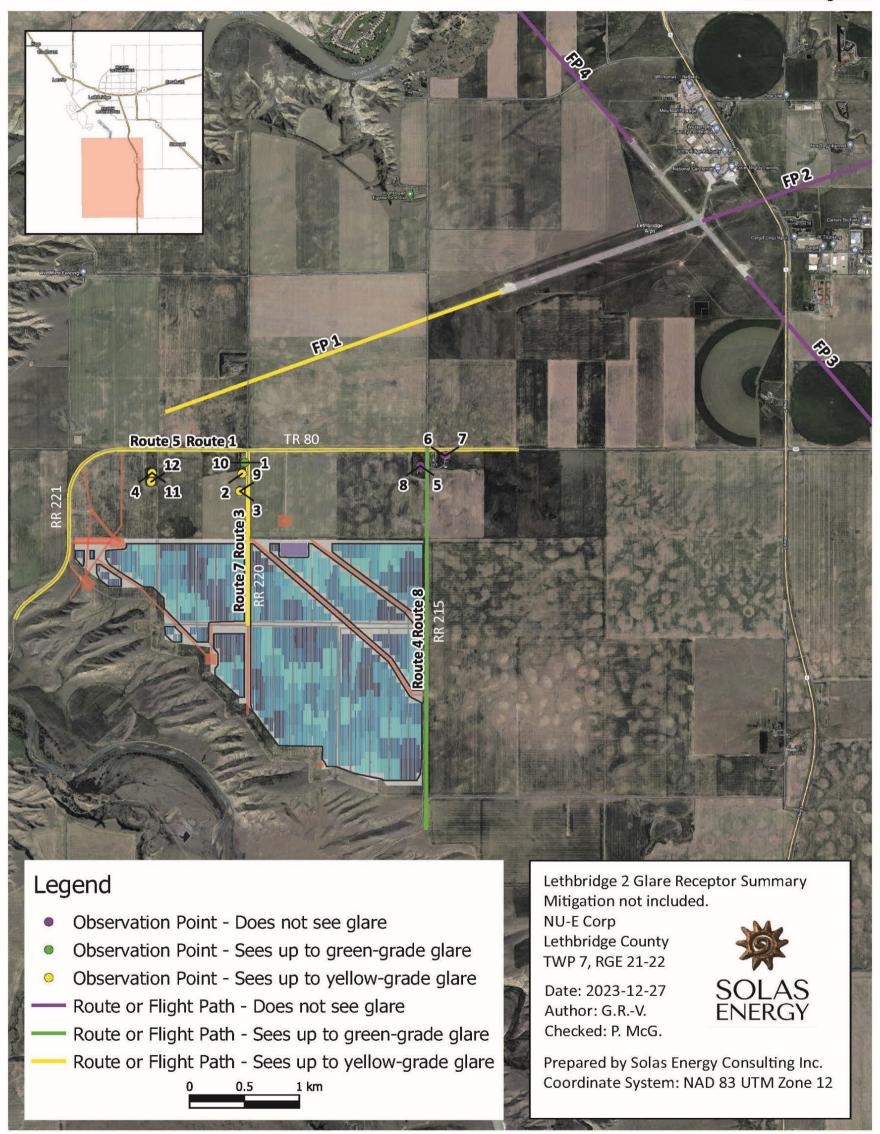
- Lethbridge County
- Alberta Electric System Operator
- Alberta Environment & **Protected Areas**



Project Studies – Noise Results

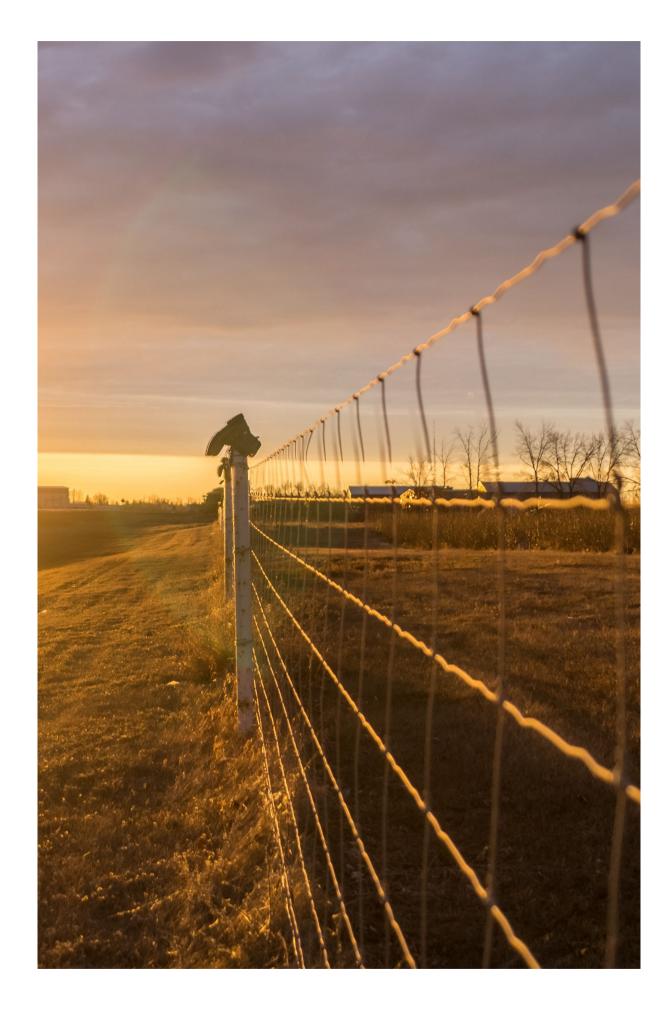
- Residences within 1.5km of the proposed Project have been included in the noise impact assessment (NIA).
- It predicts the cumulative impact of noise generating equipment from the Project and any existing and approved energy related facilities that can potentially affect receptors.
- Predicted noise contours are shown to the left.
- The NIA has found that the predicted cumulative noise levels, including the Project and adjacent third-party facilities, complies with AUC Rule 012.

Without Mitigation



Project Studies -Glare

- A glare assessment has been completed to assess potential for glare at aerodromes, nearby residences and along local roads.
- Solar glare assessment reports must include dwellings and roads within 800 m from the boundary of the project and aerodromes within 4,000 m from the boundary of the project.
 The assessment modeled three
- The assessment modeled three neighbouring roads (6 receptors), seven residences (12 receptors) and four flight path receptors landing at the Lethbridge airport
- The adjacent map shows the glare assessment study area.
- A copy of the full glare assessment will be included in the application to the AUC.
- We are committed to mitigating glare concerns.



Project Studies -Environmental

- March 2023.
- the Project, with a low risk rating.
- October 2023.

 Comprehensive environmental studies including wildlife studies, vegetation studies, wetlands delineation and habitat mapping have been completed for the Project.

• The results and potential mitigation were submitted to Alberta Environment and Protected Areas (AEPA) in

• AEPA has reviewed the information provided and have issued a Renewable Energy Wildlife Referral Report for

Historical Resources Act approval was received in



Stakeholder Considerations

Weed & Vegetation Management

- in other ways.

• The Proponent will abide by the *Weed Management* Act to minimize weeds during operation.

 A detailed Conservation and Reclamation Plan will be prepared for the management of soils, weeds, and revegetation and will be submitted to the AUC.

An experienced O&M contractor will be retained to oversee weed control during Operations.

It is necessary to maintain the land in such a way that vegetation does not shade the panels or impact them

Stakeholder Considerations

Dust:

• The Proponent will work with Lethbridge County to ensure dust mitigation is in place and impact is kept to a minimum during construction.

Traffic:

- Speed limits will be enforced through the Project area and on county roads.
- Access to the Project will be off of Range Road 215 and existing oil and gas access roads

Emergency Response Planning:

• The Proponent will work with Lethbridge County and first responders to develop an Emergency Response Plan.



Construction Methodolgy

- We will be using helical piles for structural supports which has little impact on the soils, as opposed to concrete re-enforced foundations.
- Helical piles require smaller machinery and make less noise.
- Underground trenching for cables will be minimized through the use of cable-tray systems that anchor to the racking supports above ground.



Construction Methodolgy

- Prioritize the employment of local and Indigenous workers.
- Any topsoil that is stripped will be stored on site for reclamation.
- Low/slow growth vegetation will be planted after construction, and we are looking at the use of animals (i.e. sheep) for grazing.



Project End of Life

- At the end of the project's life, it will be decommissioned or repowered
- When decommissioned, equipment such as the solar modules and racking will be salvaged and recycled
- Solar installations primarily use steel posts that are driven or screwed into the ground, and only use concrete foundations for inverters and the collector substation
- Reclamation will be consistent with the Alberta Conservation and Reclamation Directive for Renewable Energy Operations or applicable legislation at the time.
- The landowner can resume normal agricultural operations following the 35 + year lifespan of the solar project
- A decommissioning plan and an initial conservation and reclamation plan will be developed for the Alberta Utilities Commission and Lethbridge County



Project End of Life

- Nu-E will establish a reclamation bond for this project to ensure sufficient funds are available to reclaim the land.
- AUC is likely to put reclamation requirements in place after the inquiry and Nu-E will meet or exceed these requirements.
- Our reclamation plan will include the removal of 100% of equipment that has been installed as well as the re-application of the stored topsoil.



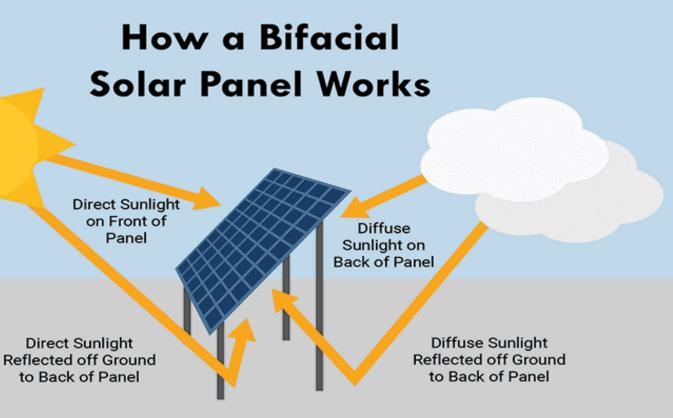
Appendix A Project Components

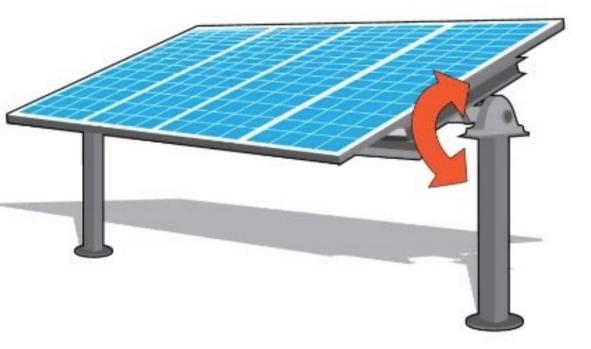


 Bifacial solar photovoltaic (PV) modules that are double-sided and transforms sunlight into electrical energy on both its front and back sides.



• Single-axis tracker systems that follow the path of the sun to produce additional electricity.

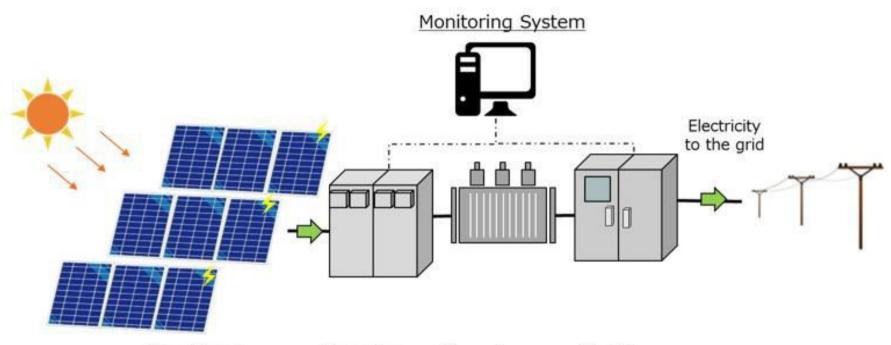




Inverter/transformer stations

that will use inverters and step-up transformers.

- Inverters are electrical devices that convert direct current (DC) produced by the panels to alternating current (AC) used on the grid.
- Transformers are electrical equipment that increase or decrease the voltage within the solar PV facility.



Inverter

Transformer

Switchgear

Solar Panel

 Underground collector lines of 34.5 kilovolt (kV) will be used to connect inverter/transformer stations.

Interconnection:

- The Lethbridge 2 Project will connect 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).



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.

Other Infrastructure:

- Inverter/transformer stations in the Projects will be connected through 34.5kV underground collector lines that connect to an electrical house (Ehouse) 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.
- New access paths will be required internally

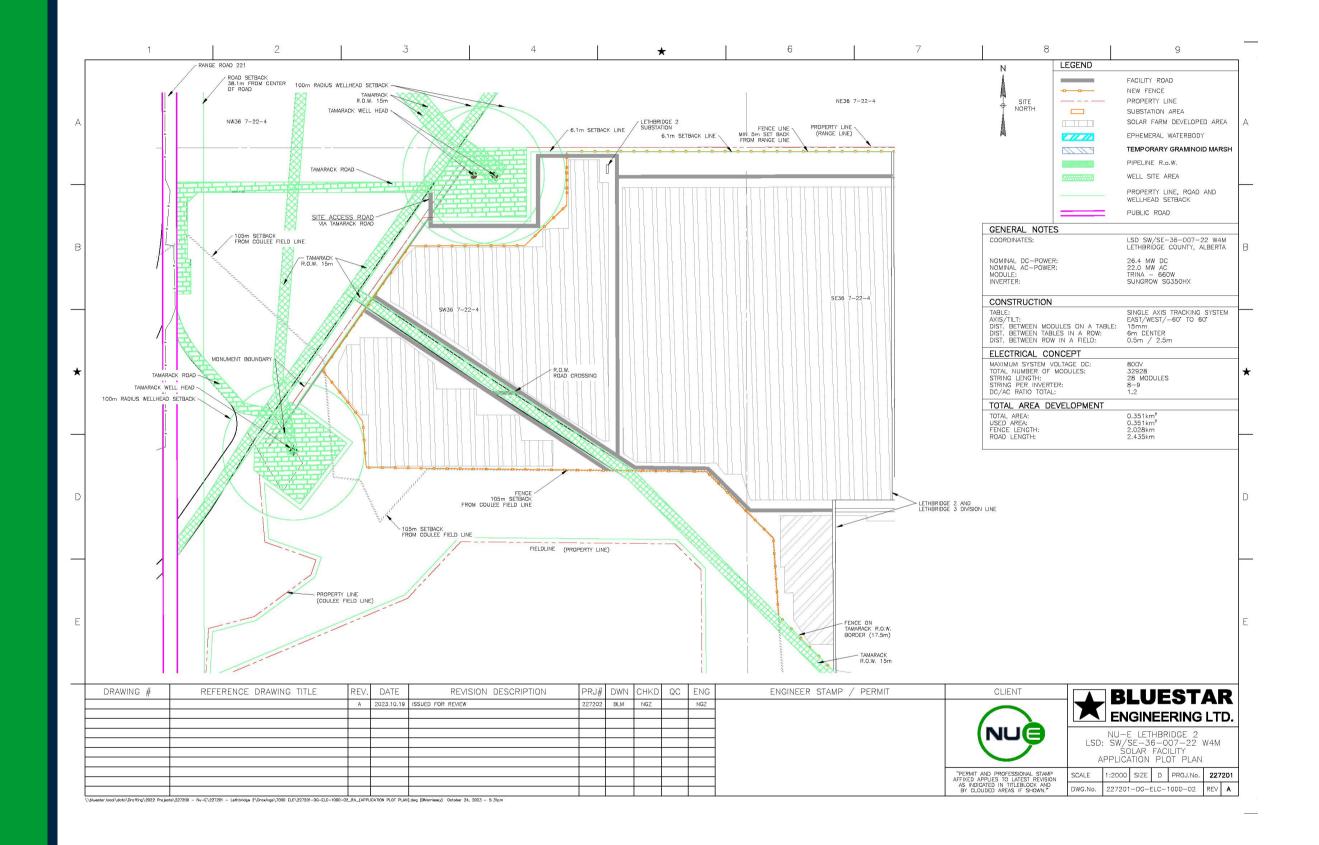


Appendix B Project Layouts

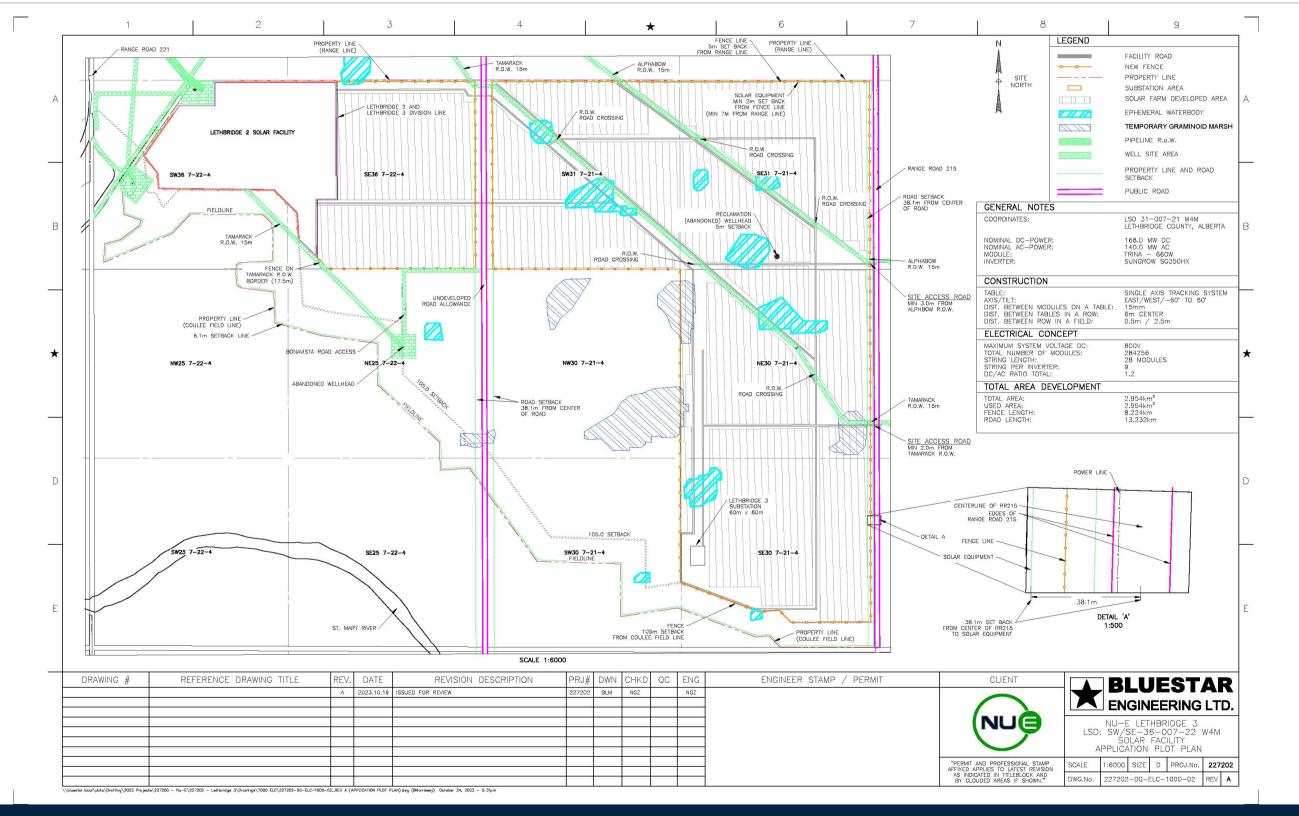


Project Layout Lethbridge 2

- The preliminary site layout takes into account various constraints such as:
 - Bird migration surveys
 - Wetland setbacks
 - Wildlife setbacks
 - Road setbacks
 - Property line setbacks
 - Oil & Gas setbacks
 - Efficient use of land



Project Layout – Lethbridge 3





1801 20th Ave #200, Coaldale, AB T1M 1K8 Telephone: 403-345-1306 Fax: 403-345-1311

November 15, 2023

Tory Campbell Reeve – Lethbridge County #100 905 – 4th Avenue South Lethbridge, AB T1J 4E4

Re: Delegation Request - Funding for 2024 Southern Alberta Summer Games

Dear Reeve Campbell,

On behalf of Coaldale Town Council, I am writing to ask that Lethbridge County Council receive Director of Community Services, Russ Tanner, and myself as a delegation to make a funding request for the 2024 Southern Alberta Summer Games (SASG).

As you may already know, on September 22, 2023, it was announced that Coaldale will host the 2024 SASG. The 2024 Games will take place from July 3-6 and feature both individual and team sporting events in and around Coaldale, including:

- 5/10KM Run
- 3 on 3 Basketball
- Track & Field
- Cribbage
- Flag Football
- Pickleball
 - 1 ICKICDall

- Ball Hockey
- Mini Soccer
- Baseball
- Soccer
- Mountain Biking
- Lacrosse

- Badminton
- Photography
- Swimming
- Beach Volleyball
- Equestrian
- Waterskiing/Water Sports

As the 2024 Games will mark a return to normalcy and be the first since 2019 that offer full programming, it is expected that nearly 2000 athletes and coaches will participate thereby bringing significant economic benefits to the region. Furthermore, as a long-standing member of the Southern Alberta Recreation Association, Coaldale proudly represents and supports athletes and coaches from across Lethbridge County, and each year processes their registrations and supervises their participation in the SASG.

Accordingly, I am requesting that Lethbridge County Council receive Director of Community Services, Russ Tanner, and myself as a delegation to entertain a funding request of 25% (\$13,375.00) of the Town's contribution to the Games, which amounts to \$53, 500.00 in

> Email: <u>mayor@coaldale.ca</u> Website: www.coaldale.ca

total. As per the attached budget, these funds will be used to cover various expenses associated with ensuring a successful Games including equipment rentals, volunteer supplies, and insurance, etc.

Please let me know at your earliest convenience when Russ and myself can appear before Council to make this request in person. We look forward to working with the County to facilitate the full-return of one of Alberta's longest standing sporting events.

Sincerely,

Jack Van Rijn Mayor

2024 SASG DRAFT BUDGET

Revenue

Item	Budgeted Costs	
Host Community Grant / Athletes	\$	17,000.00
Athlete Grant (SARA)	\$	4,000.00
Other Grants	\$	10,000.00
Fundraising	\$	10,000.00
Municipal Support (Town & Partners)	\$	53,500.00
Total	\$	94,500.00

Expenses

ltem	Budgeted Costs	
Administration / Wages	\$	35,000.00
Training / Travel	\$	3,500.00
Postage / Freight	\$	500.00
Advertising Pormotions	\$	5,000.00
Professional (Officials)	\$	8,000.00
Opening/Closing Ceremonies	\$	10,000.00
Equipment Rentals	\$	5,000.00
Volunteer Supplies	\$	5,000.00
Insurance	\$	8,000.00
Office Supplies	\$	1,500.00
Medical Materials	\$	1,000.00
Supplies (Sport Specific Supplies)	\$	12,000.00
Total	\$	94,500.00



SOUTHERN ALBERTA SUMMER GAMES

JULY 3 – 6, 2024

HOST COMMUNITY MAIN RESPONSIBILITIES

- Establish a capable organizational structure and committee to carry out all functions of the Southern Alberta Summer Games.
- Provide the necessary facilities, equipment, and people for the sports and cultural events involved.
- Submit budget and lists of all sports and cultural events to Planning & Administration Committee.
- Submit Games logo to Planning & Administration Committee for approval.
- Review the first draft of the rules and regulations for each sport and provide recommended changes to Planning & Administration Committee.

HOST COMMUNITY MAIN RESPONSIBILITIES CONTINUED

- Keep accurate financial records of all expenditures and revenues incurred.
- Responsible for awards, ceremonies, protocol, and presentations.
- Provide sufficient liability insurance for all volunteers, officials, and participants. Southern Alberta Recreation Association is to be included on the insurance as is the Alberta Sport Connection when the Games are being used as a playoff for advancement to the Alberta Games.
- Provide S.A.R.A. with detailed final reports on all sports, culture events, and organization.
- Provide detailed participation numbers in all sports, breaking them into age and event categories.

TIMELINE PROJECTIONS

November 2023

- Recruit Summer Games Coordinator
- Approach Partners for Support
- Recruit Volunteers

December 2023

- Hire Summer Games Coordinator
- Recruit Volunteers

January 2024

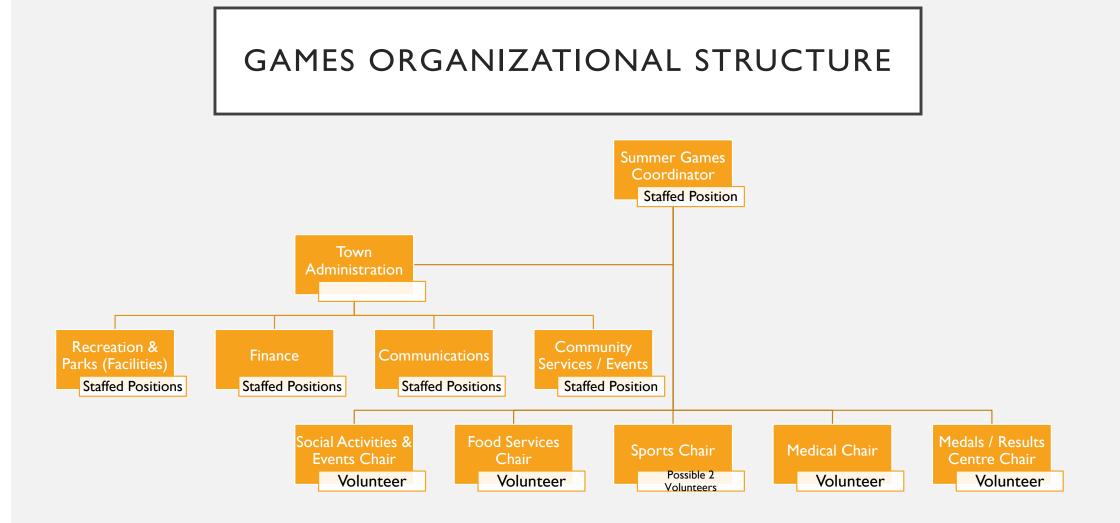
- Summer Games Coordinator Starts
- Volunteer Committee Finalized
- Games Logo Finalized

February 2025

- Sports Lists Finalized
- Schedule of Events Finalized

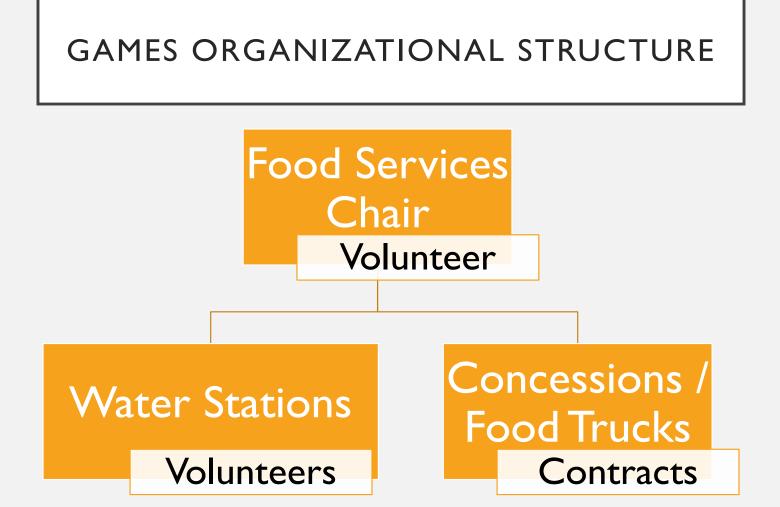
March 2025

- Finalize Sports and Events Details
- Recruit Additional Volunteers
- April June 2025
 - Promote Games
 - Take Registration
 - Finalize Tournament Schedules

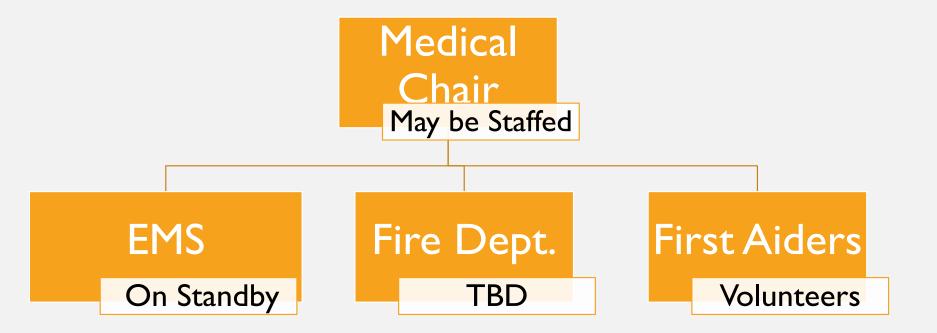


GAMES ORGANIZATIONAL STRUCTURE



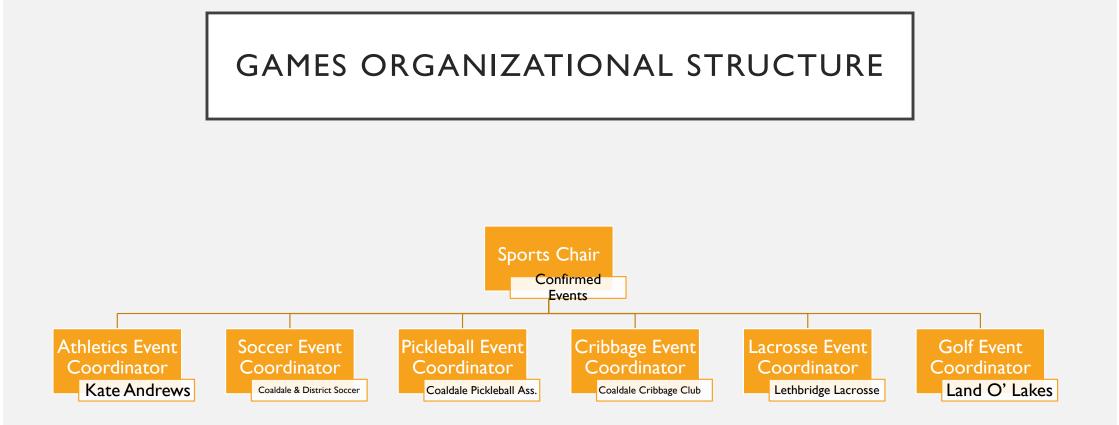


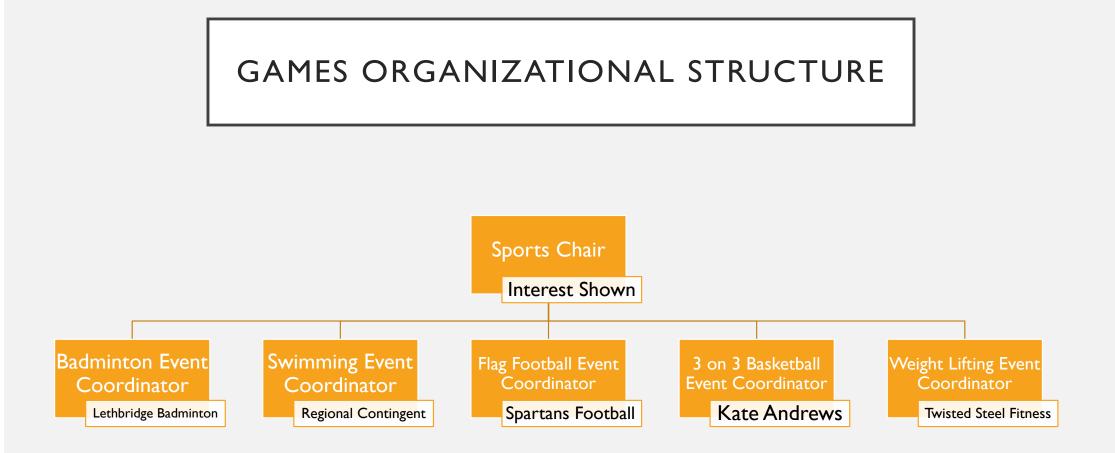


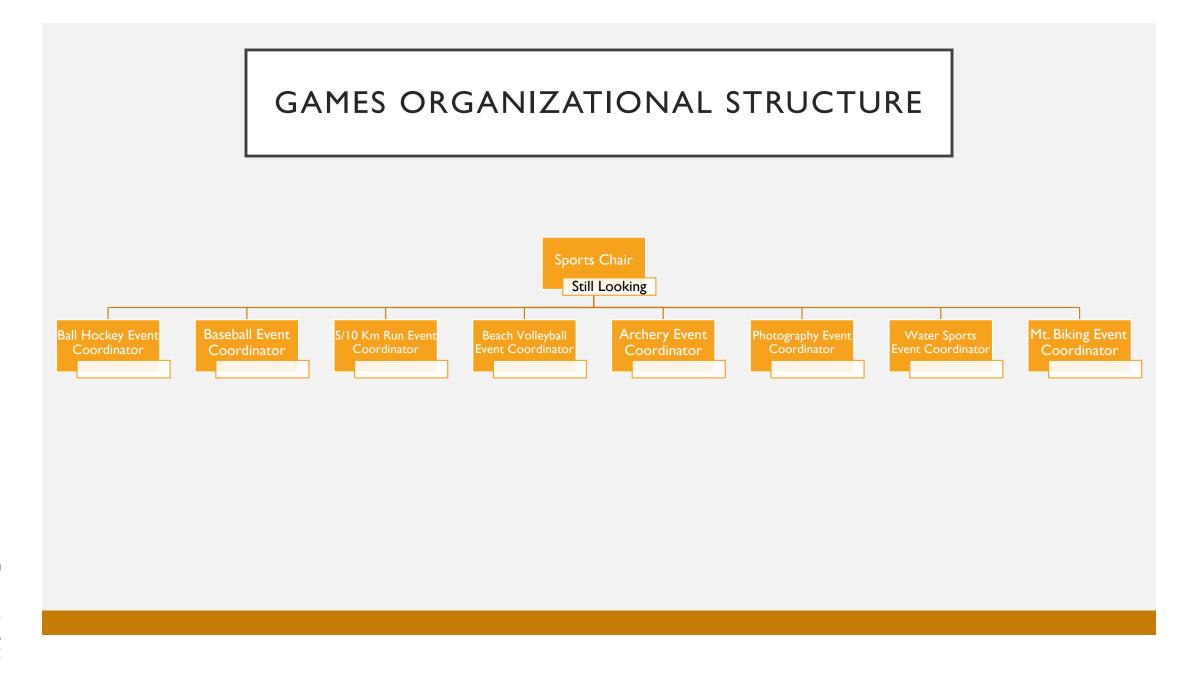


GAMES ORGANIZATIONAL STRUCTURE









UPDATED BUDGET PROJECTIONS

2024 SASG DRAFT BUDGET					
Revenue					
Item			Budgeted Costs		
Host Community Grant / Athletes		\$	17,000.00		
Athlete Grant (SARA)		\$	4,000.00		
Other Grants		\$	10,000.00		
Fundraising		\$	10,000.00		
Municipal Support (Town & Partners)		\$	53,500.00		
Total				\$	94,500.00

Expenses		
ltem	Budgeted Costs	
Administration / Wages	\$	35,000.00
Training / Travel	\$	3,500.00
Postage / Freight	\$	500.00
Advertising Pormotions	\$	5,000.00
Professional (Officials)	\$	8,000.00
Opening/Closing Ceremonies	\$	10,000.00
Equipment Rentals	\$	5,000.00
Volunteer Supplies	\$	5,000.00
Insurance	\$	8,000.00
Office Supplies	\$	1,500.00
Medical Materials	\$	1,000.00
Supplies (Sport Specific Supplies)	\$	10,000.00
Total	\$	92,500.00

COMMUNITY EVENT OPTIONS

We plan to have multiple events ran throughout the four day event and are in preliminary stages of planning the following:

- Concerts
- Demonstration Sports
 - Walking Soccer
 - Water Sports
 - Mt. Biking
- Guest Speakers
- Etc.

NOVEMBER 15, 2023 FUNDING REQUEST – 2024 SOUTHERN ALBERTA SUMMER GAMES

Mayor Jack Van Rijn's letter dated November 15, 2023 asked that Lethbridge County Entertain a funding request of \$13,375.00 (20% of Towns anticipated contribution) as per the outlined budget.

"As a Council, we would very much appreciate the County's financial support in facilitating the full-return of one of Alberta's longest standing sporting events and making the 2024 Games an amazing experience for everyone involved."

Mayor Jack Van Rijn

QUESTIONS?

AGENDA ITEM REPORT



Title:Subdivision Application #2023-0-136 - Urano
- SE1/4 36-09-21-W4MMeeting:Council Meeting - 07 Dec 2023Department:ORRSCReport Author:Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & DevelopmentAppDevon Thiele, Director of Municipal Development & InfrastructureAppCole Beck, Chief Administrative OfficerApp

Approved - 23 Nov 2023 Approved - 23 Nov 2023 Approved - 24 Nov 2023



EXECUTIVE SUMMARY:

The application is to subdivide 5.73-acre first parcel out subdivision from a title of 158.97 acres for country residential use. The proposal does meet the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2023-0-136 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision is the first subdivision from the ¼-section and meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The isolated single-parcel subdivision policies are within Land Use Bylaw No. 1404 that allow a first parcel-out farmstead subdivision.
- The bylaw criteria stipulate a minimum 2.0-acre to maximum 10.0-acre parcel size to capture existing improvements (thus the proposed 5.73-acres complies).
- All private servicing requirements are in place, including water from the rural co-op, septic field, public road access, and private utilities.

BACKGROUND INFORMATION:

Located approximately 2½-miles northeast of the City of Lethbridge, ½-mile west of Eight Mile Lake. The proposal is to accommodate the subdivision of an existing established farmstead, located on the east perimeter boundary of the quarter-section.

The yard area contains multiple improvements including a dwelling, garage, barn, Quonset, dugout and a tree shelter belt. The proposed yard's boundaries are mainly delineated by the tree lines on the north and west sides. The proposed southern property line for the yard is situated on the northern boundary of a gas pipeline right-of-way. The subdivision's southern property line will be slightly angled to the southeast into the R/W to capture a water riser associated with the yard. The proposal will include the area of the private on-site septic field lines which are installed to the north/northwest of the dwelling. Access is provided from the east municipal road allowance.

There are no abandoned gas wells and no identified environmental or historical features that require consideration. There are also no confined feeding operations (CFOs) located in the area. The proposed future CANAMEX freeway is to be located approximately 200 m south of the yard, immediately south of the ¼-section line. Alberta Transportation and Economic Corridors have no objections.

Overall, the proposal is the first parcel out subdivision from the ¼-section and meets the criteria of Land Use Bylaw No. 1404. The resulting residual agricultural parcel size meets and exceeds the minimum required. The application was circulated to the required external agencies and no easements or concerns were expressed regarding the application.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve the subdivision if it determines it is not suitable and the title would remain as is.

Pros:

 there are no advantages to denying the subdivision as it conforms to the subdivision criteria of the County

Cons:

• the decision would likely be appealed as the County's criteria have been met

FINANCIAL IMPACT:

None, and the existing tax situation will remain as is.

LEVEL OF PUBLIC PARTICIPATION:				
		Involve	Collaborate	Empower
ATTACHMENTS:				
5A Lethbridge County 2	023-0-136 APPRC	VAL		

Diagrams for Lethbridge County 2023-0-136

RESOLUTION

2023-0-136

Lethbridge County Country Residential subdivision of SE1/4 36-9-21-W4M

THAT the Country Residential subdivision of SE1/4 36-9-21-W4M (Certificate of Title No. 961 283 522 +1), to subdivide a 5.73-acre (2.32 ha) first parcel out farmstead subdivision from a ¼-section title of 158.97 acres (64.33 ha) for country residential use; <u>BE APPROVED subject to the following</u>:

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 as approved.

REASONS:

- 1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
- 2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
- 3. The Subdivision Authority has determined the application is for a first parcel out farmstead subdivision and eligible for subdivision and the applied for parcel size and other aspects of the application conform to the County's subdivision policies.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc has no objection.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

2023-0-136 Page 1 of 3

- (f) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:
 - ☑ ATCO Gas has no objection
 - ☑ ATCO Gas has no need for a Utility Right of Way currently

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or https://utilitysafety.ca/
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit https://gas.atco.com/en-ca/productsservices-rates/new-services-changes/new-natural-gas-line.html

Any further questions please email southlandadmin@atco.com.

(g) ATCO Transmission - Vicki Porter, Sr. Administrative Coordinator, Operations Engineering:

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

- 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
- 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
- 3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-ofway.
- 4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
- 5. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
- 6. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
- 7. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com.

(h) Alberta Health Services – Wade Goin, Executive Officer/Pubic Health Inspector:

"In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

• Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.

If you require any further information, please call me at 403-562-5030."

2023-0-136 Page 2 of 3 (i) SMRID – Linda Park, Land Administrator:

"The St. Mary River Irrigation District reviewed this application and, if this subdivision is approved, the district requires that the following conditions be met:

- 1. The proposed subdivision will be classified as "dry".
- 2. If the proposed subdivided lot wishes to use water from the district for domestic use, either a Household Purposes Agreement or a Rural Water Use Agreement must be signed with the district prior to any water use.
- 3. A fee of \$250.00 plus GST is due upon receipt of the invoice for consideration of the subdivision application by the district.

If you have any further questions or concerns, please contact me in the Lethbridge office at 403-328-4401."

(j) Alberta Transportation - Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 4X, 3X Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

FOR INFORMATION PURPOSES

Highway 4 forms an integral part of the National Highway System (NHS) and the North/South Trade Corridor (NSTC) of which the ultimate service classification is freeway. Given this Alberta Transportation's long-range freeway access management plans include a realignment of Highway 4 in the vicinity of the City of Lethbridge. A preliminary design and right-of-way requirements for the realignment have been identified in the endorsed Stantec Consulting Ltd. "Highways 3 & 4 – Lethbridge and Area NHS & NSTC – Functional Planning Study" Report #R – 970, dated February 2006. A copy of the document is available for review upon your request. A permit from Transportation and Economic Corridors will be required for any future development.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

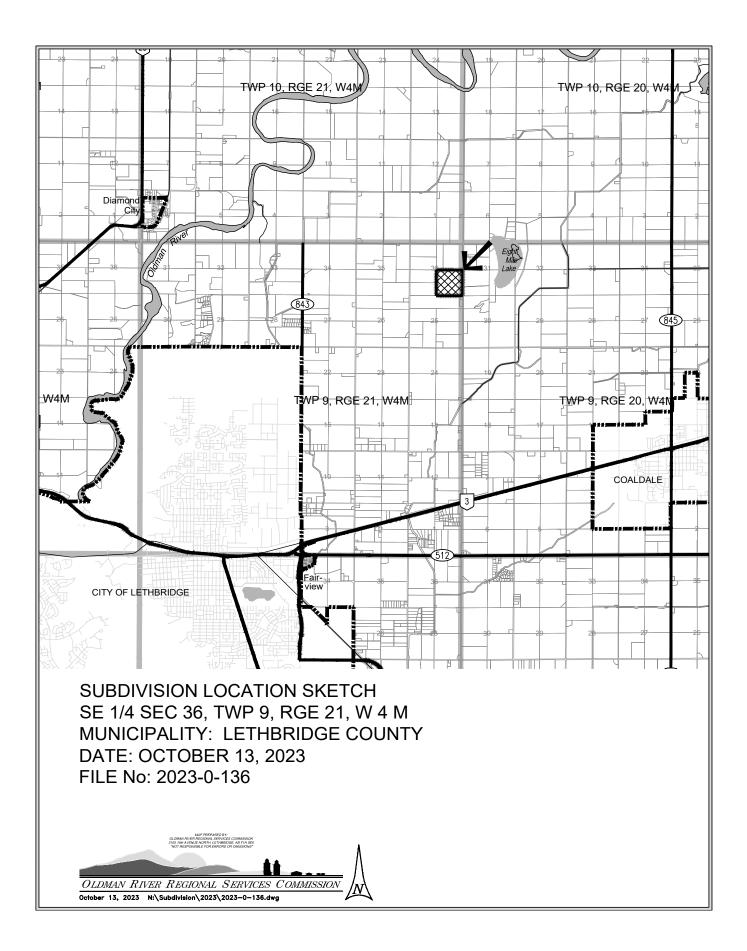
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act"

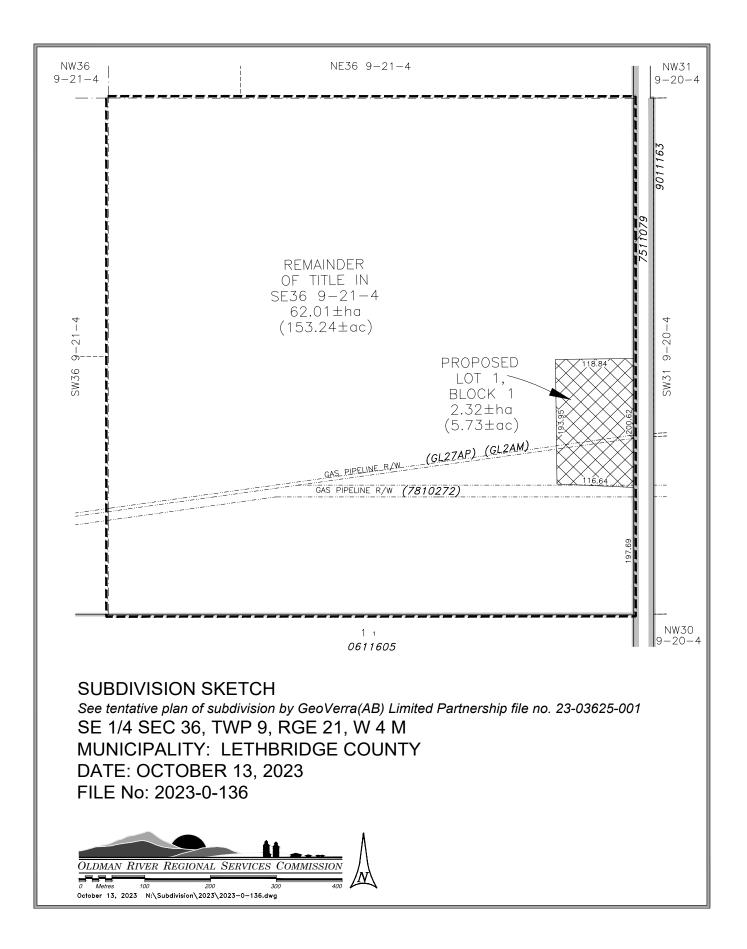
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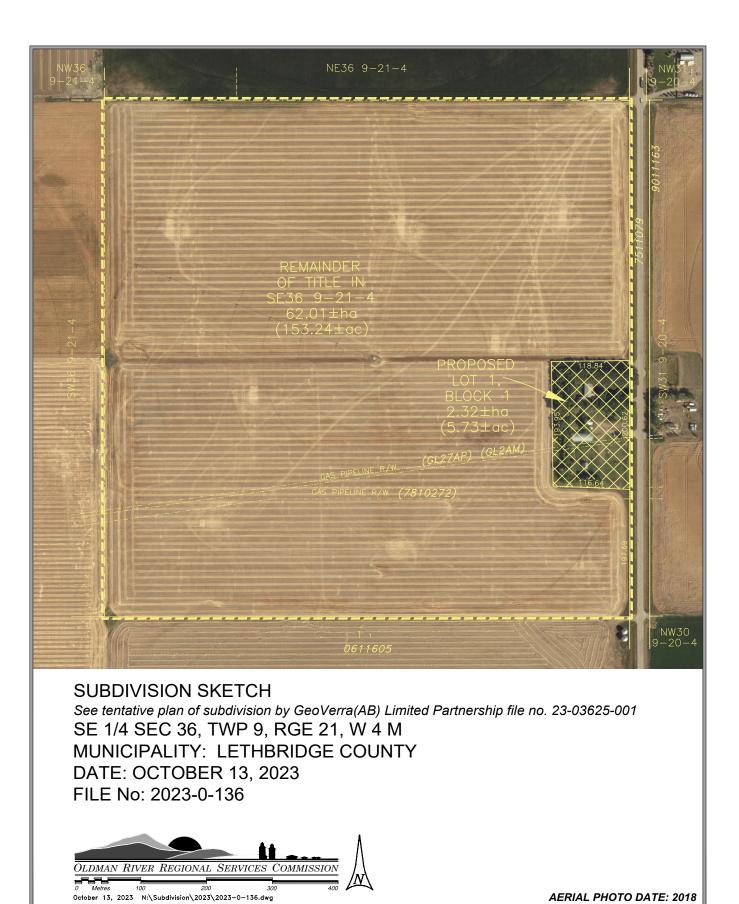
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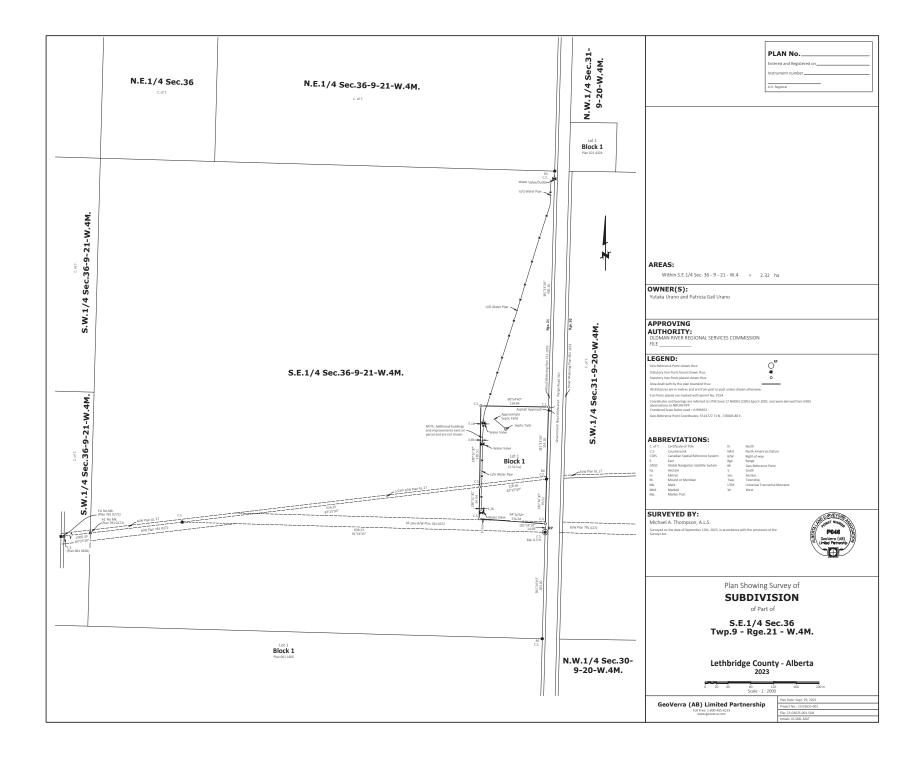
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2023-0-136 Page 3 of 3









AGENDA ITEM REPORT



Title:	Subdivision Application #2023-0-091 – 324700 Alberta Ltd. - SE¼ 07-09-20-W4M (Railside Business Park)
Meeting:	Council Meeting - 07 Dec 2023
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & DevelopmentApprDevon Thiele, Director of Municipal Development & InfrastructureApprCole Beck, Chief Administrative OfficerAppr

Approved - 23 Nov 2023 Approved - 23 Nov 2023 Approved - 24 Nov 2023



EXECUTIVE SUMMARY:

The application is to create five industrial lots, at 2.45, 5.78, 5.93, 7.44 and 7.34 acres, two utility lots at 1.93 and 0.91 acres in size, and 1.29 acres of roadway from a title containing 33.1 acres, for rural general industrial use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2023-0-091 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations, the concept plan, and the municipal industrial subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The industrial subdivision policies are within Land Use Bylaw (LUB) No. 1404 that allows subdivision of land designated to Rural General Industrial (RGI) use.
- The land is within the Railside Business Park, established with a 2017 conceptual design scheme. The subdivision layout and proposed servicing conform to the approved plan.
- The proposal aligns with the MDP and the County's *Industrial-Commercial Land Use Strategy* which supports industrial subdivisions for planned & established business parks.

BACKGROUND INFORMATION:

Located within the Railside Business Park, immediately north of Highway 3, half a mile east of the Broxburn Road intersection and 2-miles west of the Town of Coaldale. The subdivision is to enable

additional lots for rural industrial uses, primarily for storage/shop-building type warehouse development.

This is the westerly phase of the business park. Proposed Lot 7, Block 2 and Lot 3, Block 1 have existing development situated on them, while the remainder of the land is undeveloped. The proposal includes two utility lots for storm water management (0.90-acres for a west wet pond and 1.93-acres for the east dry pond). These will be dedicated as PULs (public-utility-lots) on the final plan and taken over by Lethbridge County. An access and utility right-of-way plan will be required to be registered to accommodate infrastructure access and (piping) associated with the two utility lots. The applicant has indicated that water will be provided by private cistern systems and septic is to be treated by private septic field/mound systems. The proposed development should be low volume water and sewer type uses.

Part of the subdivision plan includes public roadway dedication (1.29 acres) with a cul-de-sac for legal access to the lots. This is a road extension of the Railside Business Park main road, which connects to the east county road allowance. The construction of the road extension will be addressed through the development agreement. (The adjacent west 54.00-acre title is owned by the province and has been identified as part of the future Canamex Freeway alignment. Alberta Transportation & Economic Corridors has no objections and granted an approval.)

The application conforms with the conceptual design scheme approved for the land. A storm water management plan was provided to the County in 2020. Overall, the industrial proposal and lot sizes meets the criteria of the LUB No. 1404 RGI land use district. The application was circulated to the required external agencies with no concerns expressed (no requests for utility easements at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is not satisfied the subdivision is suitable or the criteria are met.

Pros:

• There are no advantages to denying the subdivision as it conforms to the conceptual design plan, and the industrial subdivision criteria of the County.

Cons:

• A refusal would likely be appealed by the applicants to the LPRT as the County's subdivision criteria have been met and the appropriate zoning is in place.

FINANCIAL IMPACT:

Non direct but the municipality will take over the future maintenance of the storm water ponds. However, the County will benefit from future industrial business taxes and a MR payment on 3.31acres of land.

LEVEL OF PUBLIC	PARTICIPATION:			
Inform			Collaborate	Empower
ATTACHMENTS:				
5A Lethbridge Coun	ty 2023-0-091 APPR	OVAL		
Diagrams for Lethbr	idge County 2023-0-0	091		

RESOLUTION

2023-0-091

Lethbridge County Industrial subdivision of SE1/4 7-9-20-W4M

THAT the Industrial subdivision of SE1/4 7-9-20-W4M (Certificate of Title No. 171 290 372 +4), to create five (5) industrial lots, at 2.45, 5.78, 5.93, 7.44 and 7.34 acres (0.99, 2.34, 2.40, 3.01 and 2.97 ha), two utility lots at 1.93 and 0.91 acres (0.78 & 0.37 ha) in size, and 1.29 acres (0.52 ha) of roadway from a title containing 33.1 acres (13.39 ha), for rural general industrial use; <u>BE APPROVED subject to the following</u>:

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 3.31 acres at the market value of \$______ 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 title (Registration No. 171 290 373), be discharged in its entirety.

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 utility right-of-way plan be provided to the benefit of the municipality, which includes the pond piping and infrastructure between the west and east pond lots, to be registered on title with the subdivision.
- That the 0.90-acre west wet pond (proposed Lot 7, Block 1) and 1.93-acre east dry pond (proposed Lot 6, Block 1) shall be dedicated as PULs (public-utility-lots) on the final surveyed subdivision plan final plan.
- 5. That a final surveyed subdivision plan be provided to reflect the subdivision and lot configuration as approved, for final endorsement.
- 6. That any easement(s) as required by utility companies, or the municipality shall be established.

REASONS:

- 1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
- The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
- 3. The Subdivision Authority is satisfied that the application conforms with the conceptual design scheme approved for the land to guide future subdivision and development.
- 4. The proposal complies to the criteria for the Rural General Industrial land use district and no concerns have been received on the application.

INFORMATIVE:

(a) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

2023-0-091 Page 1 of 3

- (b) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (c) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:
 - ATCO Gas has no objection
 - ATCO Gas' existing and future lines are protected by an existing Utility Right of Way

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or https://utilitysafety.ca/
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit https://gas.atco.com/en-ca/productsservices-rates/new-services-changes/new-natural-gas-line.html

Any further questions please email southlandadmin@atco.com.

- (d) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to <u>hp.circulations@atco.com</u>.
- (e) Alberta Health Services Wade Goin, Executive Officer/Pubic Health Inspector:

"In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

• Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.

If you require any further information, please call me at 403-562-5030."

(f) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 4X, 3

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. Based on review of the proposal, the department is satisfied that the Highway has sufficient capacity to accommodate the proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

2023-0-091 Page 2 of 3 Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

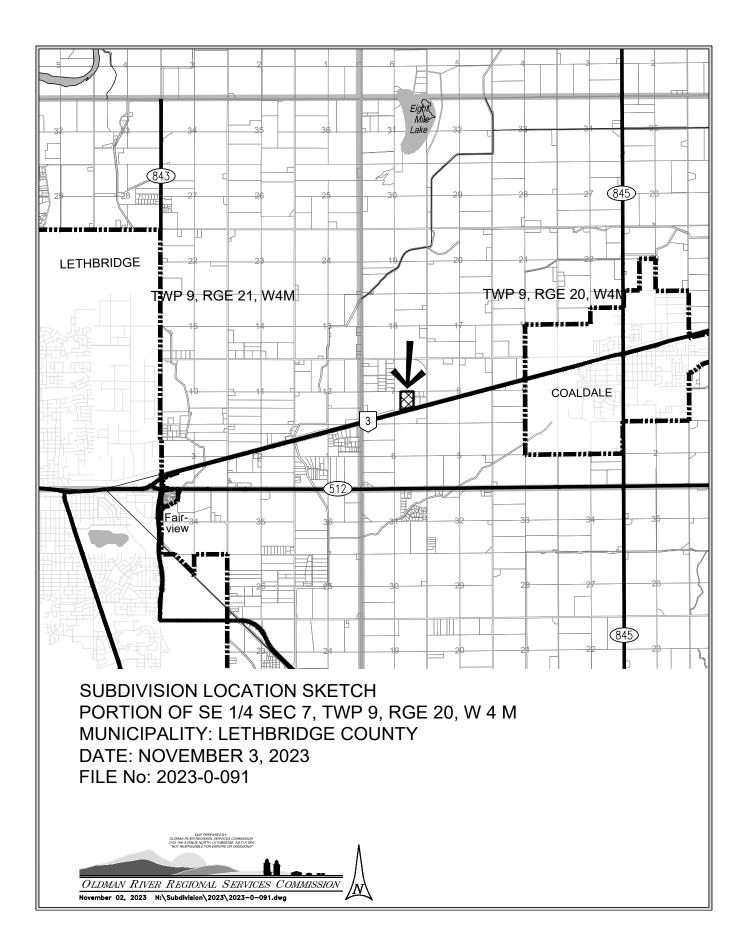
Please contact Transportation and Economic Corridors through the <u>RPATH Portal</u> if you have any questions, or require additional information."

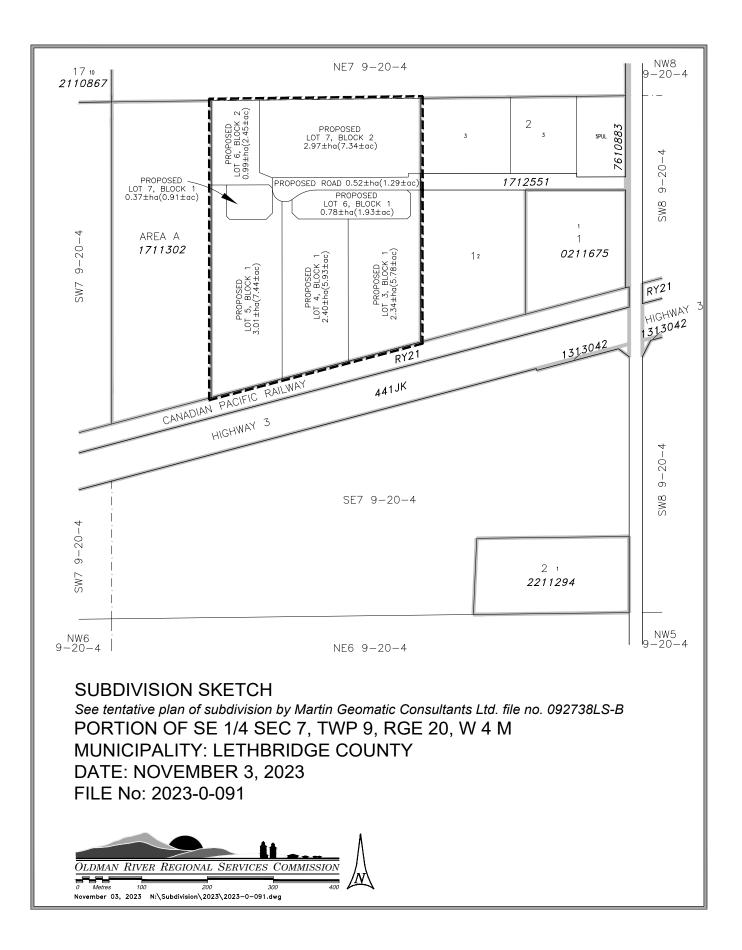
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2023-0-091 Page 3 of 3



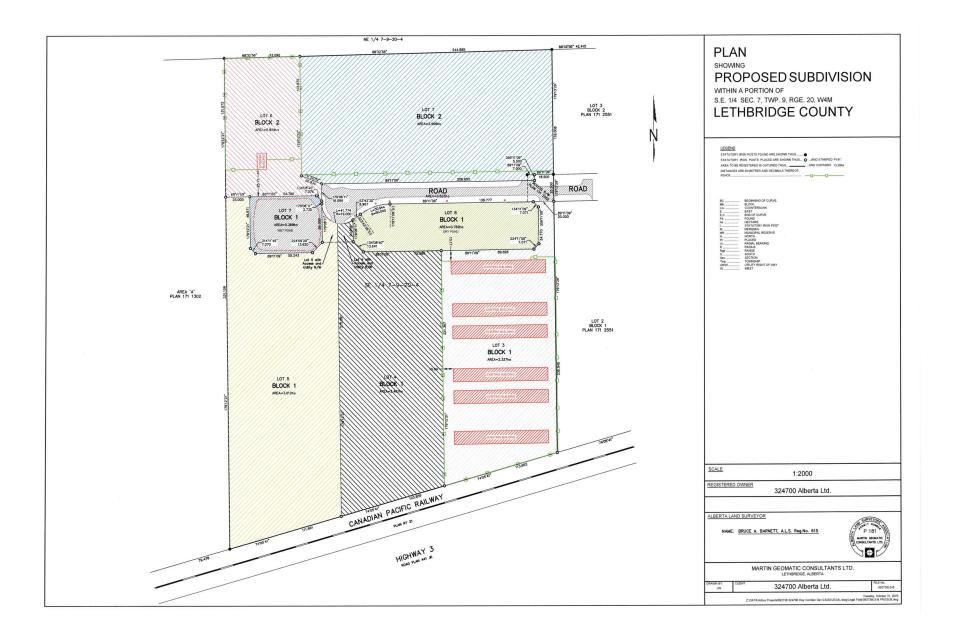




SUBDIVISION SKETCH See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 092738LS-B PORTION OF SE 1/4 SEC 7, TWP 9, RGE 20, W 4 M MUNICIPALITY: LETHBRIDGE COUNTY DATE: NOVEMBER 3, 2023 FILE No: 2023-0-091



AERIAL PHOTO DATE: 2018



AGENDA ITEM REPORT

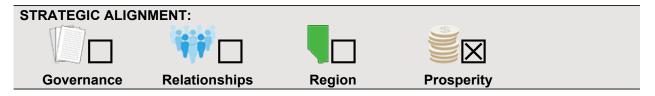


Title:	Subdivision Application #2023-0-137 – Van Essen - NE1/4 19-10-23-W4M
Meeting:	Council Meeting - 07 Dec 2023
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & DevelopmentAppDevon Thiele, Director of Municipal Development & InfrastructureAppCole Beck, Chief Administrative OfficerApp

Approved - 23 Nov 2023 Approved - 23 Nov 2023 Approved - 24 Nov 2023



EXECUTIVE SUMMARY:

The application is to split a 18.89-acre title into two lots, 10.60 and 8.29 acres respectively in size, for country residential use. The proposal does not meet the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2023-0-137 be approved subject to a waiver of the MDS being granted and the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

With a waiver granted based on planning reasons, the proposed subdivision otherwise meets the provincial Subdivision and Development Regulations and the municipal resubdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 1404 contains policy for the subdivision of existing small title less than 20.0 acres in size. Both lots meet the required minimum 2.0 acre parcel size.
- The County's land use strategy supports subdividing existing fragmented areas, cut-off, or poor-quality land rather than prime agricultural land, where utilities are readily available.
- The LUB No. 1404 subdivision policies stipulate that country residential subdivisions must meet the minimum distance separation (MDS) to nearby confined feeding operations (CFOs). This proposal does not meet the MDS to a CFO located across the road to the east.
- As the MDS is a measurable standard, the Subdivision Authority has the authority to grant a waiver which may be based on the rationale that the current title was created prior to the MDS

policy coming into effect, and the CFO is limited in expansion due to existing multiple residences in proximity.

BACKGROUND INFORMATION:

Located approximately 2-miles north of the Hamlet of Monarch, ½-mile west of Highway 23. The application is to resubdivide the existing title that is less than 20.0 acres in size.

The parent title was created as a cut-off parcel and is bounded by the LNID canal and the east road allowance. The proposed south parcel (10.60-acres) contains an existing yard which includes a dwelling, two garages, a large barn, along with a tree shelterbelt located on the west and north sides. The proposed property line will be situated on the north side of the trees. The yard is serviced by a private cistern and an on-site septic field system west of the dwelling that will remain within the subdivided property. The vacant north lot (8.29-acres) is to be serviced in the same manner. Access is provided from the east County road and there are two approaches currently in place to the south yard. The vacant north 8.29-acre lot would require its own approach.

A grandfathered CFO is located to the east (no NRCB issued permit) with three past County permits for 1,650 beef finishers and 4,800 swine feeders/boars. A Category 1 minimum distance separation (MDS) of 576 m is required for expanding operations. The application does not meet the MDS, as the corrals are approx. 296 m from the proposed new lot property line itself, and almost all of the parent parcel falls within the 576 m buffer distance. The current title was created prior to the MDS coming into effect, and due to other subdivided residential titles in proximity of the CFO, the livestock operation it is limited in expansion. (The Subdivision Authority approved the subdivision of the CFO owners own yard 460 m to the north of the CFO in 2010.)

Overall, if the Subdivision Authority grants a waiver of the MDS, the proposal meets all other criteria of the LUB No. 1404 for a resplit subdivision of an existing title 20-acres or less in size. The application was circulated to external agencies and no easements are requested (at time of agenda report). AHS expressed concerns with the subdivision due to the proximity of the CFO.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve the application if it determines an additional title in this area close to a CFO is not suitable.

Pros:

• The land title would remain as is and there would not be opportunity for another residence in proximity to a grandfathered CFO.

Cons:

• The land is not productive farmland, the County will not receive the MR payment, and a refusal would likely be appealed by the applicants.

FINANCIAL IMPACT:

The County will benefit from a municipal reserve payment of \$28,335 that is applicable to be paid on the 18.89-acres (at \$15,000 per acre valuation.) Additionally, the future tax situation may increase with opportunity for development with a new residence and yard.

LEVEL OF PUBLIC	PARTICIPATION:		
Inform		Collaborate	Empower

ATTACHMENTS:

5A Lethbridge County 2023-0-137 APPROVAL Diagrams for Lethbridge County 2023-0-137

RESOLUTION

2023-0-137

Lethbridge County Country Residential subdivision of NE1/4 19-10-23-W4M

THAT the Country Residential subdivision of NE1/4 19-10-23-W4M (Certificate of Title No. 181 102 261), to resplit an 18.89-acre (7.65 ha) subdivided cut-off title and create a 10.60-acre and an 8.29-acre (4.29 & 3.36 ha) lot, both for country residential use; <u>BE APPROVED subject to the following</u>:

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 18.89 acres at the market value of \$15,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

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 has a professional soils analysis completed for the new vacant north 8.29-acre 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.
- 4. That the applicant has the final subdivision done by Plan from an Alberta Land Surveyor that aligns with the approved subdivision.
- 5. That any easement(s) as required by utility companies, or the municipality shall be established, if determined necessary by the Subdivision Authority.

REASONS:

- 1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with the waiver granted complies with both the Municipal Development Plan and Land Use Bylaw.
- 2. The Subdivision Authority is satisfied that the proposed subdivision, with the conditions imposed, is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
- 3. The Subdivision Authority has granted a waiver of the MDS to a nearby CFO as the current title was created prior to the MDS policy coming into effect, and the CFO is limited in any expansion due to existing residences in proximity.
- 4. With the waiver granted, the proposed subdivision complies to all other land use bylaw subdivision criteria for a single resplit (resubdivision) of a title 20-acres or less in size for country residential use.

INFORMATIVE:

- (a) The Subdivision Authority has granted a waiver of the minimum distance separation requirement in accordance with section 654(2) of the MGA.
- (b) The payment of Municipal Reserve is applicable on the parent 18.89-acre parcel as the parent title was created in 1989 as part of a LNID and landowner reconfiguration, and Municipal Reserve has never previously been provided to the County.

2023-0-137 Page 1 of 3

- (c) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (e) Telus Communications Inc has no objection.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to <u>hp.circulations@atco.com</u>.
- (h) Alberta Health Services Wade Goin, Executive Officer/Pubic Health Inspector:

"In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

- As per the planner's comments, the distance to the CFO does not meet separation requirements. The proximity to the CFO may cause or contribute to problems such as dust, odor, and flies.
- Alberta Health Services has concerns regarding this subdivision.

If you require any further information, please call me at 403-562-5030."

(i) Lethbridge Northern Irrigation District (LNID) – Katrina Holoboff, Administrative Assistant:

"The above noted *Application for Subdivision* has been reviewed by the Lethbridge Northern Irrigation District (LNID) and is approved subject to the following conditions:

- 1. Payment of the District's subdivision endorsement fee. The current fee is **\$52.50** (includes GST).
- The LNID currently has a Water Agreement for a portion of NE 19-10-23-4 in the name of Eric and Crystal Van Essen and since the subdivision will create a new registered Legal Description for the approximately 10.6 acres, comprising of the yard, a resign of the Water Agreement will be required.
- 3. A Water Agreement suitable to meet the needs of the new proposed vacant 8.29 acre subdivision may be required if the proposed new subdivision requires the use of irrigation water.
- 4. The LNID requires all permanent structures such as buildings with footings, pilings or foundations, septic tanks/fields/mounds, corrals, and silage pits, etc., be constructed a minimum distance of 30 meters (100 feet) from the outside boundary of all LNID Canal Right-of-Ways and or interests within this parcel

Thank you for the opportunity to comment. If you require more information or would like to set up an appointment to discuss the conditions above, please contact Janet Beck, Land Agent, at the Lethbridge Northern Irrigation District Office, 403-327-3302."

2023-0-137 Page 2 of 3 (j) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 23

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

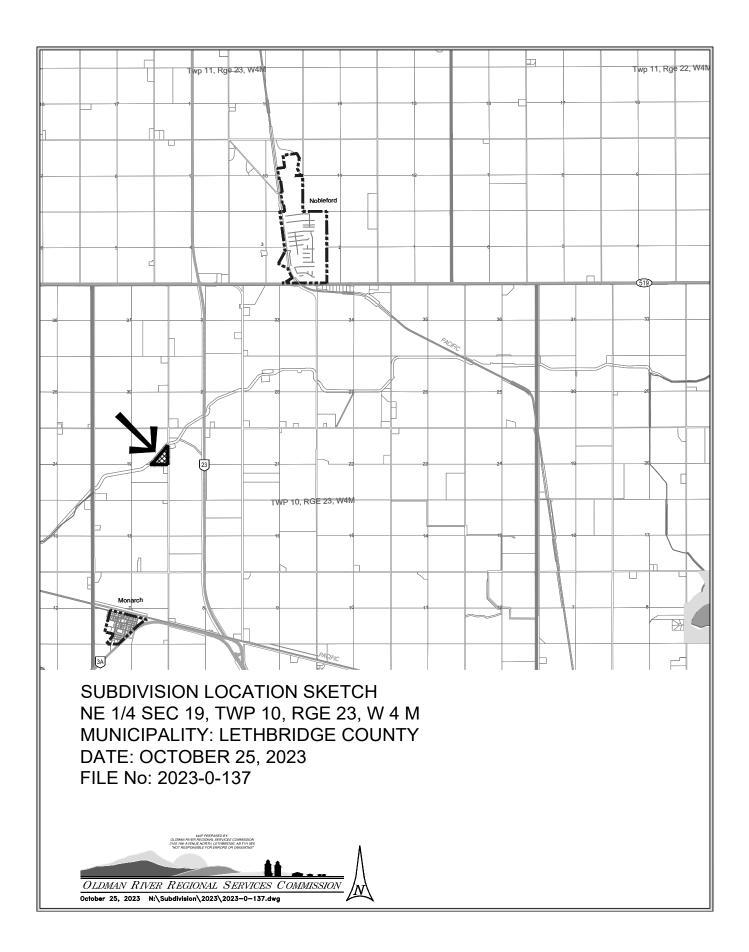
Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information."

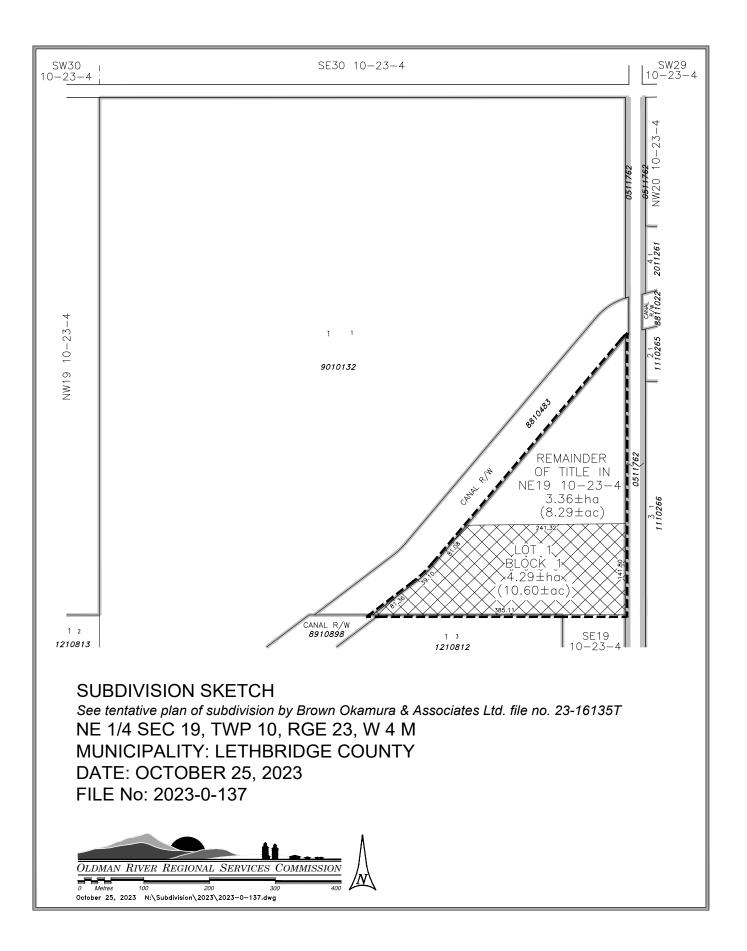
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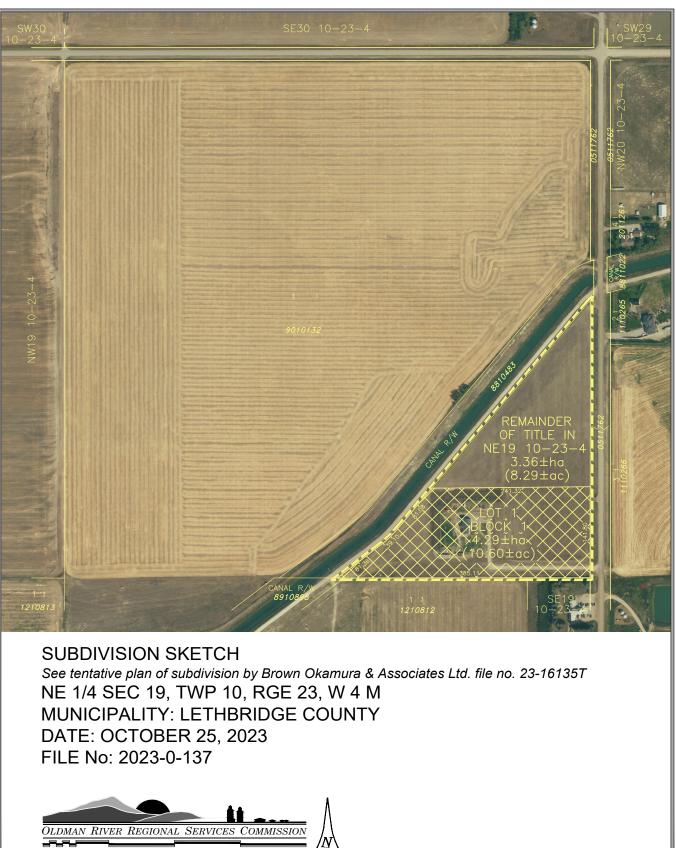
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2023-0-137 Page 3 of 3



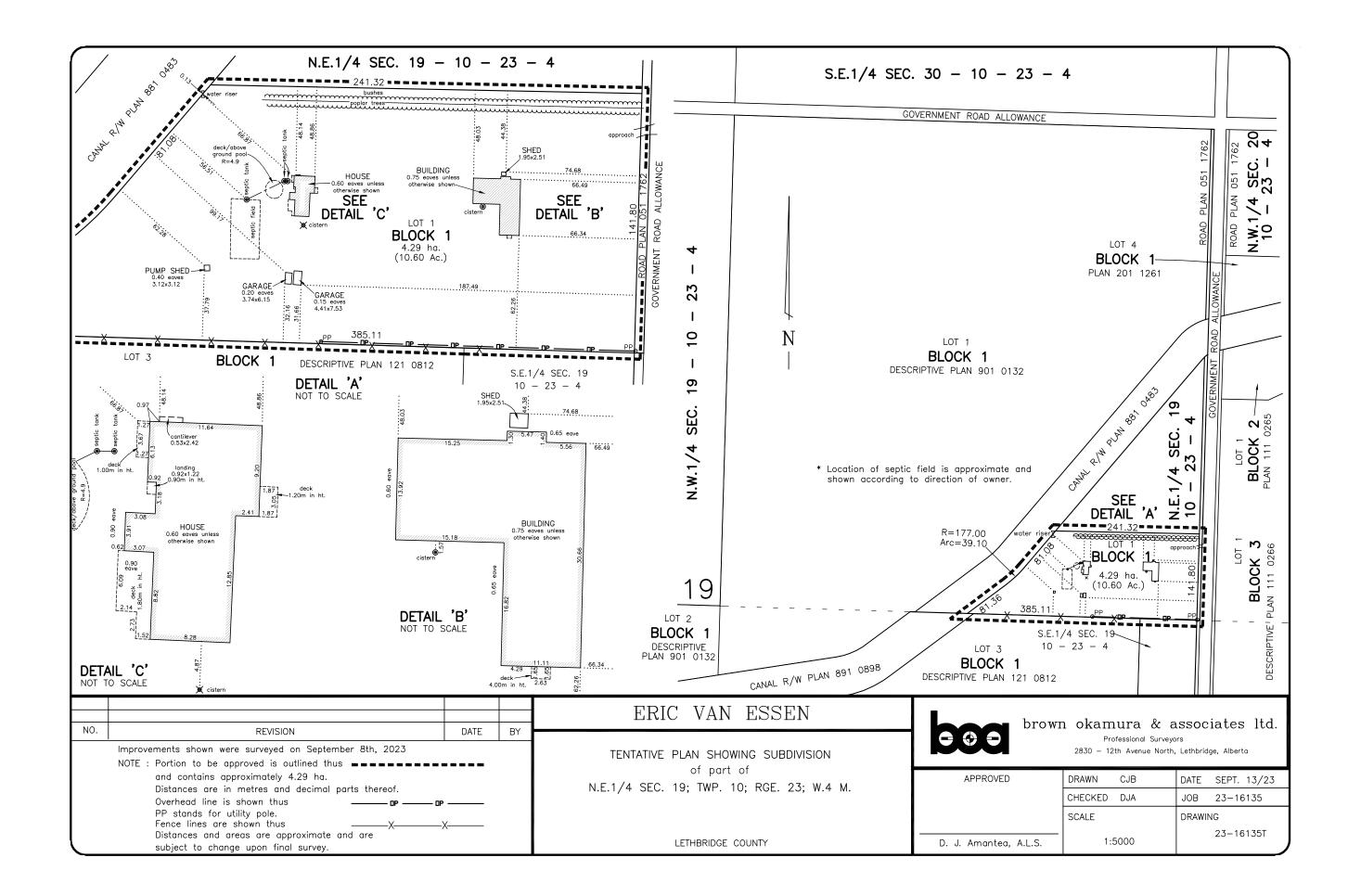




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AGENDA ITEM REPORT

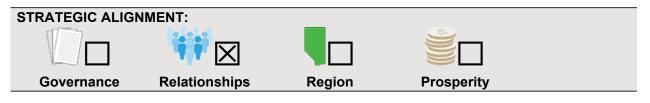


Title:	Community Planning Association of Alberta (CPAA) - 2024 Annual Conference and Sponsorship
Meeting:	Council Meeting - 07 Dec 2023
Department: Report Author:	Community Services Hilary Janzen

APPROVAL(S):

Devon Thiele, Director of Municipal Development & Infrastructure Cole Beck, Chief Administrative Officer

Approved - 22 Nov 2023 Approved - 22 Nov 2023



EXECUTIVE SUMMARY:

The 2024 Community Planning Association of Alberta annual conference will be held at the Red Deer Casino and Resort on April 29-May 1, 2024.

RECOMMENDATION:

- That any member of Council may attend the 2024 CPAA Annual Conference •
- That County Council sponsors the 2024 Community Planning Association of Alberta Conference at the Platinum Sponsorship Level; funds to be utilized from Council's **Discretionary Reserve**

REASON(S) FOR RECOMMENDATION(S):

- Attending the conference would give Council members an opportunity to discuss similar issues with fellow Councillors and to learn about upcoming issues on the horizon
- Sponsorship of the Conference will highlight the County and support the Community Planning Association.

PREVIOUS COUNCIL DIRECTION / POLICY:

County Council has historically attended this conference and sponsored the conference at a Platinum Level in 2023.

BACKGROUND INFORMATION:

Attached is registration and sponsorship information for the Community Planning Association of Alberta at the Red Deer Resort and Casino. The theme for the conference is Beyond Municipal Border: Collaborating for Vibrant Communities. The conference creates a space for planners, administrators and elected officials to explore how planning can help influence, shape and enhance our communities and municipalities. The Registration cost is \$650 for the main conference and \$200 for the Education session per person.

The attached information outlines the various sponsorship levels available and for the past few years the County has generously sponsored the event at a Platinum Sponsor Level. The Platinum Level Sponsor cost for 2024 is \$3,000 and includes two free registration to the conference and one free education session.

ALTERNATIVES / PROS / CONS:

That Council not attend the 2024 Conference and not Sponsor the Conference Pros:

cost savings to the County for not attending the conference and not sponsoring the conference

Cons:

 missed opportunity to learn about upcoming and current issues within the realm of Planning and Development

FINANCIAL IMPACT:

- The registration fee per person for CPAA members is \$650 for the conference and \$200 for the education session
- The Gold Level Sponsor ship is \$3000

LEVEL OF PUBLIC	PARTICIPATION:		
			Empower
ATTACHMENTS:			

SPONSOR-PACKAGE 2024 CPAA

2024 CPAA CONFERENCE SPONSOR PACKAGE



Beyond Municipal Borders

Collaborating for Vibrant Communities April 29 – May 1, 2024 Red Deer Resort and Casino

DIAMOND \$4,000

PREMIER DIAMOND Save! 3 years = \$9,500

There is only one sponsor in this category. The Diamond sponsor shall be recognized as the Principal Sponsor in all conference materials, including prominent locations, website / social media, and in all promotional materials (eg: banners, programs). A sponsor representative will be invited to speak as part of conference welcoming and closing remarks.

BENEFITS

Three (3) free registrations for Conference (Value: \$1950)*

Two (2) free registrations for Education Session (Value: \$400)*

- One (1) free prominent exhibitor space (Value: \$300)*
- Primary sponsor logo placement and in all conference materials
- Sole sponsor for Keynote Speaker
- Primary recognition through prominent on-site signage

PLATINUM \$3,000

Sole Sponsor for one activity

Education Session Silent Auction

Conference Banquet Welcome Reception

BENEFITS

Two (2) free registration for Conference (Value: \$1300)* One (1) free registration for Education Session (Value: \$200)*

- One (1) free exhibitor space (Value: \$300)
- Logo placement and listing in conference program
- Recognition through prominent on-site signage

GOLD \$2,000

Sole Sponsor for one activity Banquet Beverages Plenary Session Refreshment breaks

Banquet Entertainment Student Participation

Concurrent Session (Two)

Breakfast, choose one

- One (1) free registration for Conference (Value: \$650)*
- One (1) free registration for Education Session (Value: \$200)*
- Logo placement and listing in conference program
- Recognition through prominent on-site signage

SILVER \$1,500

Sole Sponsor for one activity. AGM

Education Session Lunch

BENEFITS

BENEFITS

- One (1) free registration for Conference (Value: \$650)*
- Logo placement and listing in conference program
- Recognition through prominent on-site signage

BRONZE \$1,000

Sole Sponsor for one activity.

Concurrent Session (up to 12 sessions) Conference Program

BENEFITS

- · Logo placement and listing in conference program. Recognition on the on-site signage

In-Kind Contribution (less than \$750)

May include financial or in-kind contribution which supports the annual CPAA silent auction hosted at the conference banquet. The CPAA silent auction raises funds directly for student scholarships to pursue and advance education and a career in planning. Contributing sponsors supporting the silent auction and student scholarships are listed in the conference program.

*Conference Registration includes all conference meals. *Education Session Registration includes all education session meals. GST NOT APPLICABLE



COMMUNITY PLANNING ASSOCIATION of ALBERTA

600, 900 - 6TH AVENUE SW, CALGARY, ALBERTA T2P 3K2 PHONE: (780) 432.6387 E-MAIL: CPAA@CPAA.BIZ WWW.CPAA.BIZ

AGENDA ITEM REPORT

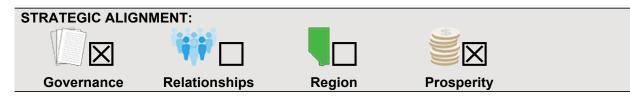


Title:	Alberta Municipal Water/Wastewater Partnership (AMWWP) Grant Application
Meeting:	Council Meeting - 07 Dec 2023
Department:	Municipal Development & Infrastructure
Report Author:	Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 24 Nov 2023



EXECUTIVE SUMMARY:

Administration is requesting Council to pass a motion in support of an Alberta Municipal Water/Wastewater Partnership grant application to help offset costs for a 2024 capital project.

RECOMMENDATION:

County Council supports the submission of a 2023/2024 Alberta Municipal Water/Wastewater Partnership grant application for the Shaughnessy Lagoon upgrades.

REASON(S) FOR RECOMMENDATION(S):

To ensure we are maximizing all available grant funds.

PREVIOUS COUNCIL DIRECTION / POLICY:

None

BACKGROUND INFORMATION:

The Shaughnessy Lagoon upgrade project is proposed for 2024 as presented to Council during budget deliberations, and includes upgrades to the transfer structures, piping, erosion mitigation, and de-sludging of the lagoons. This project will ensure the lagoon can perform as designed and restore it's design capacity.

ALTERNATIVES / PROS / CONS:

None

FINANCIAL IMPACT:

If we are successful in receiving this grant, it would offset 75% of eligible project costs.

LEVEL OF PUBLIC	PARTICIPATION:			
Inform		Involve	Collaborate	Empower



Office of the Minister MLA, Calgary-Hays

November 9, 2023

Reeve Tory Campbell Lethbridge County 100, 905 - 4 Avenue South Lethbridge AB T1J 4E4

Dear Reeve Campbell:

The Government of Alberta is committed to supporting fiscally responsible, collaborative, and accountable local governments. By supporting the capacity-building priorities of our municipalities, we can help strengthen communities, improve the quality of life for residents, and foster an environment for business and industry to thrive. Through the Municipal Internship component of the 2023/24 Alberta Community Partnership (ACP) program, we will continue to support the development of future local government leaders.

I am pleased to inform you that Lethbridge County has been approved to host an intern in the 2024 Municipal Internship Program for Land Use Planners. Your municipality will receive a grant of \$60,000 under the Municipal Internship component of the ACP program for this purpose.

The conditional grant agreement will be sent to your chief administrative officer to obtain the appropriate signatures. Ministry staff will also be in touch with your administration in the near future to share information about the responsibilities of host municipalities and to develop a community profile that will be used in the recruitment of candidates for your intern position.

I congratulate Lethbridge County and look forward to working together to develop leaders, build capacity in municipalities across Alberta, and contribute to the economic prosperity of the province.

Sincerely,

Ric McIver Minister

cc: Honourable Joseph Schow, MLA, Cardston-Siksika Honourable Grant Hunter, MLA, Taber-Warner Cole Beck, Chief Administrative Officer, Lethbridge County

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Lethbridge County Council #100, 905-4th Avenue South Lethbridge, AB T1J 4E4

November 28, 2023

RE: Invitation to Awards Ceremony

Dear Reeve Campbell and Council,

We would like to extend to you an invitation to our emergency services awards ceremony on December 19, 2023 at 7:00 pm at the Picture Butte Community Centre located at 607 Highway Avenue in Picture Butte, Alberta.

This year we have several awards to present this year including:

- Fire Chief Frank West, 15-year Service Award
- Captain Justin Chronik, Alberta Emergency Services Medal
- Lieutenant Lelaina Bredeweg, 10-year Service Award
- Paramedic Alyssa Van Rhee, 5-year Service Award

The awards ceremony will include an introduction, recognition of member contributions for 2022 and the presentation of the Alberta Emergency Services Medal. The program should only be approximately 45-minutes in length and light refreshments will be served. There will be an opportunity for someone to speak on behalf of Lethbridge County Council if desired, however there is no requirement to speak either.

If you are able to attend, please RSVP to the contact information below.

Yours sincerely,

Frank West

Fire Chief Frank West *Director of Emergency Services* Town of Picture Butte

Phone: (403) 732-4100

Fax: (403) 732-4334

120 – 4th Street N., Box 670, Picture Butte, Alberta TOK 1V0