



Agenda

Council Meeting | Thursday, April 3, 2025 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

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1. **County Council Meeting Minutes**
[Council Meeting - 06 Mar 2025 - Minutes](#)

D. SUBDIVISION APPLICATIONS

12 - 19

1. **Subdivision Application #2025-0-022 – McCutcheon - portion of SE1/4 6-8-20-W4M**
[Subdivision Application #2025-0-022 – McCutcheon - SE1/4 6-8-20-W4M](#)

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

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1. **Bylaw 25-003 - Re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control - Public Hearing**
[Bylaw 25-003 - Re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control - Public Hearing - Pdf](#)

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2. **Bylaw 25-004 - Re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control (Bylaw 17-003) to Direct Control - Public Hearing**
[Bylaw 25-004 - Re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control \(Bylaw 17-003\) to Direct Control - Public Hearing - Pdf](#)

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3. **Bylaw 25-006 - Re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial - Public Hearing**
[Bylaw 25-006 - Re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial - Public Hearing - Pdf](#)

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

- 137 - 144 F.1.1. **Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary - First Reading**
[Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary - First Reading](#)
- 145 - 248 F.1.2. **Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area Structure Plan - First Reading**
[Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area Structure Plan - First Reading](#)
- 249 - 258 F.1.3. **Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading**
[Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading](#)
- 259 - 278 F.1.4. **Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - First Reading**
[Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - First Reading](#)

F.2. ADMINISTRATION

- F.2.1. **CPAA Conference**
- F.2.2. **FCM Conference**

G. CORRESPONDENCE

- 279 - 280 1. **Abbondanza Dinner**
[Abbondanza Dinner](#)
- 281 2. **Oldman Watershed Council - Thank You**
[Oldman Watershed Council Thank You](#)
- 282 - 292 3. **Minister of Municipal Affairs**
[Minister's Letter](#)
[Education Property Tax Fact Sheet \(2025\)](#)

[Education Property Tax Comparison Report \(2025\)](#)

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H. COUNTY COUNCIL AND COMMITTEE UPDATES

1. **Lethbridge County Council Attendance Update - February 2025**
[Lethbridge County Council Attendance Update - February 2025](#)
2. **Community Futures National Convention - Deputy Reeve Kuerbis - May 4-6**

I. NEW BUSINESS

J. CLOSED SESSION

1. **Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)**

K. ADJOURN



Minutes

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

The Council Meeting of Lethbridge County was called to order on Thursday, March 6, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Executive Assistant Candice Robison
- Senior Planner Steve Harty
- Municipal Intern, Planning Hannah Laberge

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:01 a.m.

Reeve Campbell read the following land acknowledgement:

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

B. ADOPTION OF AGENDA

The following item was added to the agenda:

F.3 -Stripe Authorization

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

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

C.1. County Council Meeting Minutes

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

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

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

E. SUBDIVISION APPLICATIONS

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

39-2025 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of Block 1, Plan 9812179 within SE1/4 1-9-21-W4M (Certificate of Title No. 981 379 325), to subdivide a 7.60-acre title and create lots 3.49 and 4.11 acres (1.41 & 1.66 ha) in size for grouped country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided along with the road dedication, as approved by the Subdivision Authority.
4. That a professional soils analysis and report be provided for proposed north 4.11-acre lot (Lot 1) to determine suitability and provide recommendations for private septic system installations.
5. As the land is located within the Malloy Drainage basin, the applicant is responsible for receiving final approval from Lethbridge County regarding storm water drainage or lot grading with respect to consideration of the Malloy Drain Master Drainage Plan.
6. That an encroachment agreement and shared access easement(s) be provided to accommodate the sharing of the dugout pond that straddles the common shared property line between the proposed lots and the neighbor to the west.
7. That any easement(s) as required by utility companies, or the municipality for drainage or utilities, shall be established.

CARRIED

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

40-2025 Councillor Sayers MOVED that the Country Residential (Mixed with Light Industrial) subdivision of SE1/4 1-9-21-W4M (Certificate of Title No. 211 110 525, 211 110 525 +1), to create five lots, ranging in size from 6.00 to 6.25 acres (2.43 and 2.53 ha) in size, from two titles 11.65 & 27.84 acres (4.71 & 11.23 ha) each respectively in size, for country residential (mixed with light industrial) use; BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 30.86 acres at the market value of \$20,000 per acre with the actual acreage and amount (approximately \$61,720) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that any Deferred Reserve caveat registered on title for Municipal Reserve purposes with ORRSC File 2024-0-139 if it was finalized prior to this application, be discharged in its entirety once payment is provided.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.

2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement may address development of the new internal road and cul-de-sac, access approaches, storm water management, TIA requirements, to be provided in accordance with the ASP Bylaw No. 23-021.
3. That the applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided as approved.
4. That the applicant is responsible for receiving final approval from Lethbridge County regarding storm water drainage and/or lot grading with respect to the proposal and consideration of the Malloy Drain Master Drainage Plan. The applicant shall provide any additional engineering details or updates to the storm water management plan, as requested by the County prior to final endorsement or as outlined in the Development Agreement.
5. That the applicant shall provide a drainage right-of-way plan to protect run-off storage areas and swales in conjunction with a drainage easement agreement for concurrent registration on title with the subdivision, as permanent buildings and structures and on on-site septic system components shall not be installed in areas designated for stormwater conveyance or detention of runoff.
6. That the applicant provides a copy of architectural controls, to be approved by the municipality, to ensure quality development occurs and that drainage recommendations are registered on title as a restrictive covenant, as required by the County in accordance with the ASP Bylaw No. 23-021.
7. That any requirements or conditions of Alberta Transportation and Economic Corridors shall be met. Confirmation that ATEC's conditions have been satisfied must be provided prior to finalization.
8. That any easement(s) as required by utility companies or the municipality shall be established, if deemed necessary

CARRIED

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

41-2025 Councillor Hickey MOVED that the Rural Light Industrial and Country Residential subdivision of Lot 2, Block 1, Plan 1410983 within NE1/4 33-7-20-W4M (Certificate of Title No. 241 146 439), to resubdivide a 10.00 acre (4.05 ha) parcel in half and create two 5.00-acre (2.02 ha) lots for rural light industrial and country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. This agreement may address any access requirements and drainage or grading plans if required by the County.
3. That the applicant submits a copy of a plan from an Alberta Land Surveyor that certifies the exact location and dimensions of the lots to be subdivided.
4. That the applicant has a professional soils analysis and report completed for the new 5.00 acre vacant east parcel to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
5. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

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

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

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

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

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act be Deferred by caveat(s) on the 78.15-acre parcel and registered on each title proportionately, with the 10% on the 44.15 and 35.00 acres, with the actual acreage and amount to be provided to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
4. That any easement(s) as required by utility companies or the municipality shall be established, if deemed necessary.
5. That any conditions or requirements from Alberta Transportation and Economic Corridors must be addressed.

CARRIED

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

43-2025 Deputy Reeve Kuerbis MOVED that the Agricultural and Country Residential subdivision of Part of NW1/4 24-9-22-W4M, Block 1, Plan 8110350 and Lot 1, Block 1, Plan 9312354 and E1/2 24-9-22-W4M (Certificate of Title No. 001 005 221 +1, 231 196 191, 231 327 173, 231 327 173 +1, 001 005 186 (Leasehold)), to reconfigure through subdivision and consolidation portions of four titles within Section 24-9-22-4M and NW 24-9-22-W4 and create reconfigured titles 10.80 and 5.31 acres (4.37 & 2.148 ha) for country residential use, and two readjusted agricultural titles 126.11 and 131.54 acres (51.03 and 53.23 ha) respectively in size; BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 5.31 acres at the market value of \$ 6,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the adjacent Certificate of Title 231 196 191 (Lot 1, Block 1, Plan 9312354), be adjusted accordingly in the amount of the 10% on 2.00 acres difference (the portion forming part of the 5.31 acres), with the actual acreage and amount (approx. 10.8 acres) to be determined at the final stage, upon receipt of the final subdivision plan.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the titles and portions of land to be subdivided to create the 5.31-acre yard title and the consolidation of the land areas being swapped with the agricultural parcels be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority. The consolidation is to include the existing C of T No. 231 327 173+1 being consolidated to the east Title No. 231 327 173.
4. That a professional engineered geotechnical analysis for the 5.31 acre parcel be provided to the satisfaction of the Subdivision Authority to establish safe development setback lines and verify soil/foundation stability, due to the coulees and underground coal mining activity in the area. (The report must confirm that the AER identified underground coal mining activity will not negatively impact development on the 5.31 acre lot.)
5. That any easement(s) as required by utility companies, or the municipality shall be established.
6. That the applicant is required to meet any conditions of Alberta Culture, including obtaining any approval or clearance under the Historical Resources Act, prior to final endorsement.
7. That the applicant is required to meet any requirements of Alberta Environment and Protected Areas Water Boundaries Division due to the agricultural parcel boundaries adjoining the boundary of the Oldman River.

CARRIED

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

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

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

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

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

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

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

F.2. CORPORATE SERVICES

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

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

CARRIED

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

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

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

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

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

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

F.3. ADMINISTRATION

F.3.1. Stripe Authorization

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

G. CORRESPONDENCE

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

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

G.2. Sunnyside School Barn Dance

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

G.3. Lethbridge Polytechnic - Local Producers Gala Dinner

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

H. COUNTY COUNCIL AND COMMITTEE UPDATES

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

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

Division 1

Councillor Lorne Hickey

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

Division 2

Reeve Tory Campbell

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

Division 3

Councillor Mark Sayers

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

Division 4

Deputy Reeve John Kuerbis

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

Division 5

Councillor Kevin Slomp

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

Division 6

Councillor Klaas VanderVeen

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

Division 7

Councillor Morris Zeinstra

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

I. NEW BUSINESS

J. CLOSED SESSION

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

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

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

52-2025 Councillor Hickey MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:10 a.m. for the discussion on the following:

- J.1. - Association Membership (FOIP Section 21 - Disclosure harmful to intergovernmental relations)
- J.2. - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)
- J.3. - SAEWA Update (FOIP Section 16 - Disclosure harmful to business interests of a third party)

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

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

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

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

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

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

K. ADJOURN

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

 Reeve

 CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2025-0-022 – McCutcheon
- portion of SE1/4 6-8-20-W4M
Meeting: Council Meeting - 03 Apr 2025
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 20 Mar 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 25 Mar 2025
Cole Beck, Chief Administrative Officer	Approved - 25 Mar 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The application is to subdivide a 6.67-acre lot from a title comprised of 44.71-acres for grouped country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-022 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The subdivision meets the GCR land use district standards, the provincial Subdivision and Development Regulations, and the municipal subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council redesignated the land to the 'Grouped Country Residential - GCR' land use district use in January 2025 (Bylaw 24-021).
- A Conceptual Design Scheme was prepared in support of the redesignation to enable this type of subdivision as applied for.
- LUB No. 24-007 contains the GCR subdivision criteria and district standards which the proposal complies with, and the lots meet and exceed the bylaw's minimum 2.0-acre size.

BACKGROUND INFORMATION:

The parcel is located 2-½ miles southeast of the City of Lethbridge boundary, ½-mile west of Highway 4 and ½-mile north of Highway 508. The proposal is to accommodate the resubdivision of land rezoned to GCR use to create one additional title.

The lot to be resubdivided is located on the east perimeter adjacent to the municipal road allowance (Range Road 20-5). The yard area contains a mobile dwelling, indoor riding arena/barn, shed, several shelters and an older mobile home. The 6.67-acre yard portion being subdivided is zoned as GCR while the residual is zoned as Rural Agriculture. The remnant 38.04-acre portion is vacant hay land with a dugout in the very northeast corner. The intent of the application is to separate the residential yard component from the remaining agricultural land. Servicing is in place with water provided by the rural water co-op and sewage is treated by individual private on-site field systems.

The lands are not identified to potential contain any Historical Resources, wetlands, or environmentally significant areas. There are no abandoned gas wells or pipelines that require setbacks. The application exceeds the Minimum Distance Separation (MDS) as applied to the closest confined feeding operation to the west.

Overall, the proposal conforms to the Conceptual Design Scheme prepared. The application also meets the criteria of the County's Land Use Bylaw in regard to the subdivision of land designated as GCR. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve, and the parcel would remain as is.

Pros:

- there are no advantages to denying the subdivision as it meets the subdivision criteria of the County and the approved Conceptual Design Scheme.

Cons:

- this would undermine the County's planning processes and contradict Council adopting the redesignation to enable this subdivision.

FINANCIAL IMPACT:

None direct, but the County will benefit from a municipal reserve payment of approximately \$11,339.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[2025-0-022 Lethbridge County Approval Diagrams 2025-0-022](#)

RESOLUTION

2025-0-022

Lethbridge County **Country Residential** subdivision of SE1/4 6-8-20-W4M

THAT the Country Residential subdivision of SE1/4 6-8-20-W4M (Certificate of Title No. 071 597 878), to subdivide a 6.67-acre (2.70 ha) lot from a title comprised of 44.71-acres (18.09 ha) for grouped country residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 6.67-acres at the market value of \$17,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that a Deferred Reserve caveat be registered on the remnant 38.04-acre title to reflect the 10% reserve requirement, 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, if required.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
4. That any easement(s) as required by utility companies, or the municipality for drainage or utilities, 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.
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 land was rezoned to Grouped Country Residential (GCR) use by County Council in January 2025 (Bylaw 24-021) to accommodate the proposed subdivision.
4. The Subdivision Authority has determined the application conforms to the Conceptual Design Scheme prepared in support of the rezoning to enable this type of subdivision.

INFORMATIVE:

- (a) In respect of Section 663 of the Municipal Government Act, the provision of Municipal Reserve is 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) Triple W Natural Gas Co-op Ltd. has no objection.

(e) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-022. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a lot for grouped country residential use. The proposed lot that is being subdivided is zoned as Group Country Residential, while the remainder is zoned Rural Agriculture. There is an existing dwelling on the proposed lot, and the remainder is vacant land used for agricultural purposes. Water services for the existing dwelling is supplied by a cistern (filled by rural water co-op) and sewer services are an onsite septic field.

AHS-EPH has reviewed the notification, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a cistern as the potable water source. AHS-EPH recommends that cisterns be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

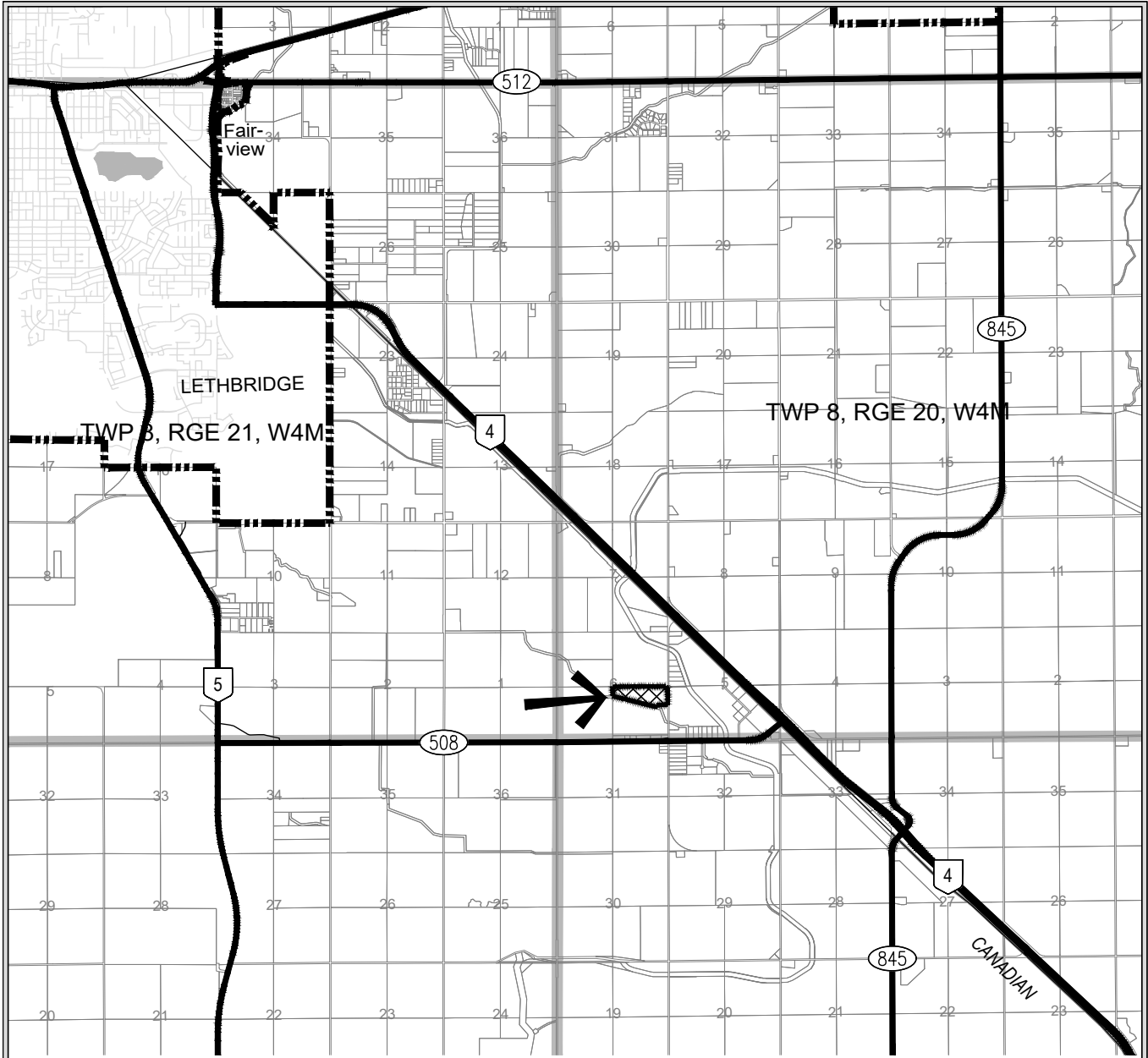
(f) County of Lethbridge Water Association - Sid Bilcik, Manager:

“There is currently one potable water unit being used on the SE ¼ 6-8-20 W4. The County of Lethbridge Rural Water Association Ltd. would not be able to service the proposed subdivision.”

MOVER

REEVE

DATE

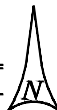


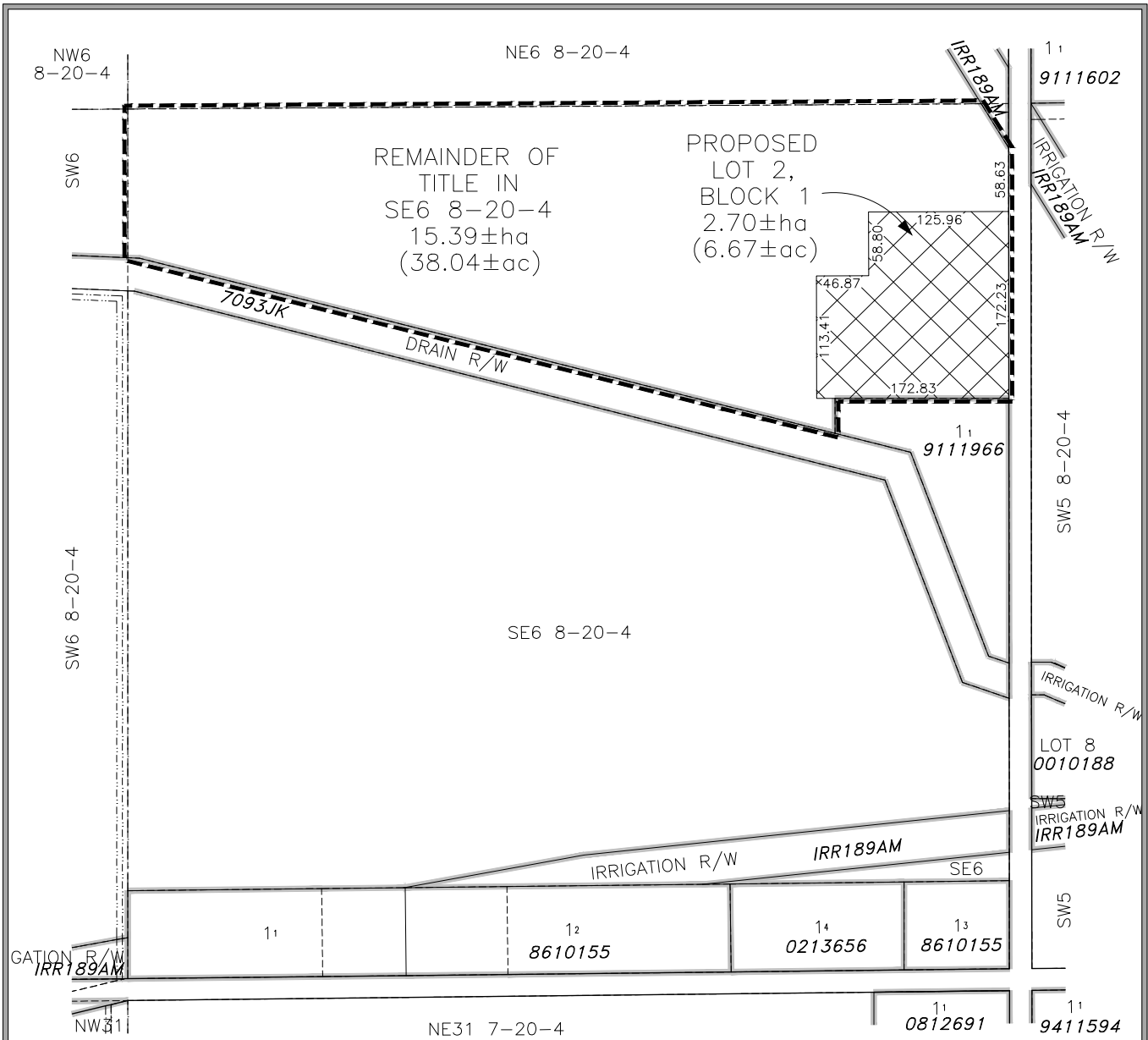
SUBDIVISION LOCATION SKETCH
 SE 1/4 SEC 6, TWP 8, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: FEBRUARY 28, 2025
 FILE No: 2025-0-022

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



February 28, 2025 N:\Subdivision\2025\2025-0-022.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16425TA

SE 1/4 SEC 6, TWP 8, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 28, 2025

FILE No: 2025-0-022



February 28, 2025 N:\Subdivision\2025\2025-0-022.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16425TA

SE 1/4 SEC 6, TWP 8, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: FEBRUARY 28, 2025

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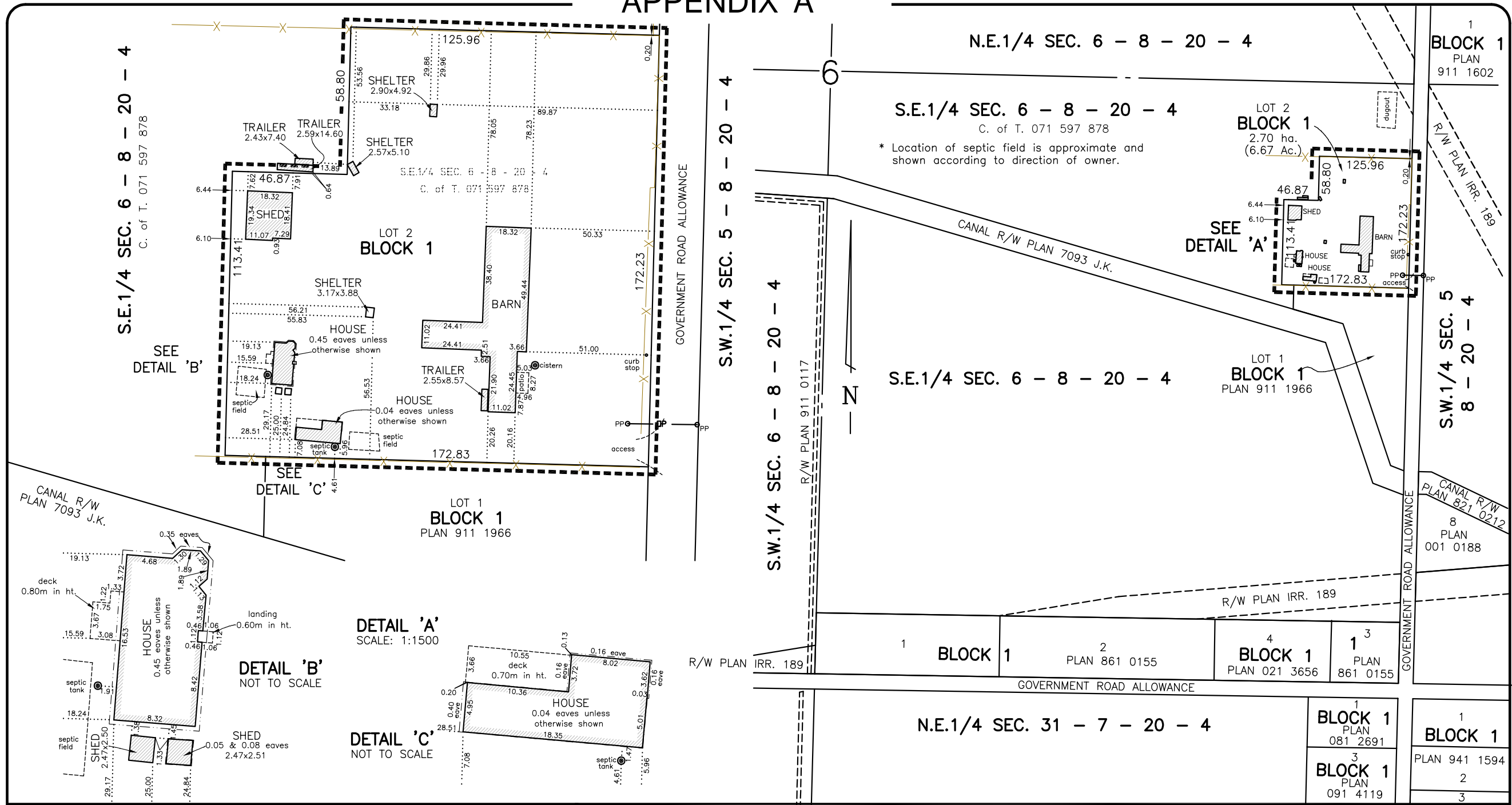


February 28, 2025 N:\Subdivision\2025\2025-0-022.dwg



AERIAL PHOTO DATE: 2018

APPENDIX 'A'



NO.	REVISION	DATE	BY
	Improvements shown were surveyed on June 19th, 2024 NOTE : Portion to be approved is outlined thus - - - - - and contains approximately 2.70 ha. Distances are in metres and decimal parts thereof. Overhead line is shown thus - - - - - PP stands for utility pole. Fence lines are shown thus - X - X - Distances and areas are approximate and are subject to change upon final survey.		

BOB McCUTCHEON
TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 6; TWP. 8; RGE. 20; W.4 M.
LETHBRIDGE COUNTY

boa brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED T. C. Penner, A.L.S.	DRAWN CJB CHECKED TCP SCALE 1:5000	DATE OCT. 11/24 JOB 24-16425 DRAWING 24-16425TA
----------------------------------	--	---

AGENDA ITEM REPORT



Title: Bylaw 25-003 - Re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control - Public Hearing
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 25 Mar 2025
Approved - 25 Mar 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control. The applicant wishes allow for the continued operation of the existing event centre (Country Side Barn) on the property.

RECOMMENDATION:

That Bylaw 25-003 be read a second time.
That Bylaw 25-003 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The use of the property has been in place since 2020 and appears compatible with the adjacent uses.

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
- Bylaw 25-003 was read a first time on March 6, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4 from Rural Agriculture to Direct Control. The applicant wishes allow for the continued operation of the existing event centre (Country Side Barn) on the property. The Event Barn is currently permitted as a home occupation. Home Occupation permits are only valid if the business is being run by those individuals that live on the property.

Through out the initial review process it was determined that the future owners do not wish to reside on the property and would run the event centre as a stand alone business, as such the Direct Control District was determined to be the best land use district to apply for. The Direct Control District ensures that the uses on the property are limited to what the property is being used for.

The application has been circulated to all County Departments and external agencies for review. No concerns were submitted regarding the proposed application.

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The Lethbridge County Municipal Development Plan requires that lands be re-designated if the standards of the Land Use Bylaw cannot be met (Policy 4.14).
- Within the Municipal Development Plan the proposed use would be considered an isolated commercial/industrial development and apply the siting criteria as outlined in Policy 10.21 of the Municipal Development Plan:
 - Be located on fragmented or poor agricultural lands
 - An isolated commercial/industrial development shall be adjacent to a road network that can accommodate the development's traffic volume;
 - Have access to services and utilities
 - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
 - Address drainage and storm-water runoff
- The lands are fragmented and have been previously subdivided and are not used for agricultural purposes.
- The proposed development is not directly adjacent to any provincial highway. It is approximately 1.5km from HWY 23.
- Regarding services the development would have onsite septic, there is potable water on site and all utilities (power and gas) are currently on site. the property is large enough to manage any drainage/stormwater without any additional infrastructure (i.e. swales or storm ponds).
- The use would have off-site impacts to the adjacent parcels including noise and increased traffic. Those impacts can be addressed at the development permitting stage through the conditions of the permit.
- The proposed Direct Control, if approved, would intensify the use of the parcel as the current operation is limited to Monday through Saturday.
- The future landowner of the property will be required to obtain development and safety codes permits (as required) as required under the Direct Control District.

The notice of the public hearing was advertised in the March 11 and 18 editions of the Sunny South News and on the County's website and social media accounts. The Notice of Public Hearing and application details were also sent to the affected landowners.

ALTERNATIVES / PROS / CONS:

Option 1: County Council may refuse second reading of Bylaw 25-003.

- A refusal of the bylaw would result in the event centre having to close down or find other means to continue operation.

Option 2: County Council could amend the Direct Control to have some of the uses as discretionary which would require that they submit a development permit application to County Council how would be the designated Development Authority.

- County Council would have the decision making authority over the site and could address any concerns expressed by adjacent landowners.

FINANCIAL IMPACT:

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

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 25-003 Application](#)

[25_003_RA_to_DC Rezoning Map](#)

[Bylaw 25-003 Application](#)

[Bylaw 25-003 - Signed First Reading](#)

[LNID Comments](#)

[ORRSC Comments](#)

[Bolink - Concerns -Bylaw 25-003 Redacted](#)

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>January 24, 2025</u>	Assigned Bylaw	No. <u>25-003</u>
Date Deemed Complete: <u>January 27, 2025</u>	Application & Processing Fee:	\$ <u>2000.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" 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 Part 1, Sections 54 to 56 of bylaw.]

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: Eric Van Esen

Mailing Address: Box 191 Phone: 403 330 7847
Picture Butte Phone (alternate): _____
AB Email: eric.van.esen@hstma.com

Postal Code: T0K1N0

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: 103042 RR255

Legal Description: Lot(s) NE Block 19 Plan 10
 OR Quarter 23 Section _____ Township _____ Range _____
NE 19-10-23 w/1



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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): Country Residential

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

SITE DESCRIPTION:

Describe the lot/parcel dimensions 10.60 acres and lot area/parcel acreage _____
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 55 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.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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.*

Eric Van Essen

APPLICANT

[Signature]

REGISTERED OWNER (if not the same as applicant)

23/01/2025

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.

DRAFT

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site specific basis the following lands:

Lot 1 Block 5 Plan 2410658 in the NE 19-10-23-W4

For the specific purposes of allowing for an Event Centre and accessory uses on the property.

2. PERMITTED USES

Accessory Buildings/Structures to the listed Permitted Uses

Office

Events Centre

Single Detached Residence

Signs - Type 2

3. DEFINITIONS

Single Detached Residence means residence to be used as B&B/Lodging, personal or caretaker residence, and support space for principal business on the premises.

Events Center means a permanent building on the premises used for events of up to 300 people depending on the activity/event, including holding kitchen and washroom facility for up to 300 people (see attached site plan).

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

The minimum lot size shall be 10.60 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Side and Rear Yards

- 20 feet (6.1m)

Front Yard (Range Road 23-5)

- 125 feet (38.1m)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 10 feet from the principal buildings and from all other structures on the same lot.

7. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Land Use Bylaw.

8. SIGN REGULATIONS

- As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. A Storm Water Management Plan by a certified professional engineer may be required with a development permit application.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.

- Approaches and driveway access shall be maintained in the existing pre-approved condition.
- Parking for the parcel will be as per the submitted site plan.
- Any additional standards as required by Lethbridge County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Landscaping Plan – that shows front yard landscaping and fencing (height and type) on the property, as well as an aerial photograph to help clarify the historic garden. The conceptual design of the historic garden shall be maintained.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure, and the refuse containers shall be in a rear yard only.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
- Development Agreement – As a condition of a development permit, the applicant may be required to enter into a development agreement with the Lethbridge County, in accordance with the Land Use Bylaw.

11. SUBDIVISION

No further subdivision of this parcel is permitted.

12. DELEGATION OF AUTHORITY

- Lethbridge County Council shall be the Development Authority to decide on Development Permit Applications for application for waivers of development standards. Lethbridge County Council may also decide on Development Permit Applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Lethbridge County Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses, provided they confirm to the standards of the Bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon development permit applications, for permitted uses and has done so, then immediately upon issuance of the development permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a development permit application for development requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
 - To hear any people that claims to be affected by the decision on the application.
- Lethbridge County Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Lethbridge County Council has made the decision on a development permit application, the Development Officer acting on behalf of Lethbridge County Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation and Economic Corridors, or any applicable Provincial Government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Lethbridge County Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority decides upon development permit applications as the Development Authority, then the appeal to the appropriate Appeal Board is limited to whether the Development Officer followed the directions of Lethbridge County Council.



Site Plan: Bylaw 25-XXX

**103042 RGE RD 235 (NE-19-10-23-W4M) Approx 10.57 Acres
Located in Lethbridge County, AB**





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

RECEIPT OF PAYMENT

ERIC VAN ESSEN

Receipt Number: 26954
 Tax Number: R106989023
 Date: January 24, 2025
 Initials: TJ *23*

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	REZO		REZONING APPLICATION	N/A	\$2,000.00	N/A

Cheque Number: 1083


Subtotal: \$2,000.00
 Taxes: \$0.00
 Total Receipt: \$2,000.00
 Cheque: \$2,000.00

Total Amount Received: \$2,000.00
 Rounding: \$0.00
 Amount Returned: \$0.00



Bylaw 25-003: Rural Agriculture (RA) to Direct Control (DC)

**103042 RGE RD 235 (NE-19-10-23-W4M) Approx 10.57 Acres
 Located in Lethbridge County, AB**

 Bylaw 25-003 - Rural Agriculture (RA) to Direct Control (DC)



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>January 24, 2025</u>	Assigned Bylaw	No. <u>25-003</u>
Date Deemed Complete: <u>January 27, 2025</u>	Application & Processing Fee:	\$ <u>2000.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" 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 Part 1, Sections 54 to 56 of bylaw.]

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: Eric Van Esen

Mailing Address: Box 191 Phone: 403 330 7847
Picture Butte Phone (alternate): _____
AB Email: eric.van.esen@hstma.com

Postal Code: T0K1N0

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: 103042 RR255

Legal Description: Lot(s) NE Block 19 Plan 10
 OR Quarter 23 Section _____ Township _____ Range _____
NE 19-10-23 w/4



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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): Country Residential

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

SITE DESCRIPTION:

Describe the lot/parcel dimensions 10.60 acres and lot area/parcel acreage _____
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 55 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.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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.*

Eric Van Essen
APPLICANT


REGISTERED OWNER (if not the same as applicant)

23/01/2025
DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

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

DRAFT

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site specific basis the following lands:

Lot 1 Block 5 Plan 2410658 in the NE 19-10-23-W4

For the specific purposes of allowing for an Event Centre and accessory uses on the property.

2. PERMITTED USES

Accessory Buildings/Structures to the listed Permitted Uses

Office

Events Centre

Single Detached Residence

Signs - Type 2

3. DEFINITIONS

Single Detached Residence means residence to be used as B&B/Lodging, personal or caretaker residence, and support space for principal business on the premises.

Events Center means a permanent building on the premises used for events of up to 300 people depending on the activity/event, including holding kitchen and washroom facility for up to 300 people (see attached site plan).

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

The minimum lot size shall be 10.60 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Side and Rear Yards

- 20 feet (6.1m)

Front Yard (Range Road 23-5)

- 125 feet (38.1m)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 10 feet from the principal buildings and from all other structures on the same lot.

7. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Land Use Bylaw.

8. SIGN REGULATIONS

- As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. A Storm Water Management Plan by a certified professional engineer may be required with a development permit application.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.

- Approaches and driveway access shall be maintained in the existing pre-approved condition.
- Parking for the parcel will be as per the submitted site plan.
- Any additional standards as required by Lethbridge County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Landscaping Plan – that shows front yard landscaping and fencing (height and type) on the property, as well as an aerial photograph to help clarify the historic garden. The conceptual design of the historic garden shall be maintained.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure, and the refuse containers shall be in a rear yard only.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
- Development Agreement – As a condition of a development permit, the applicant may be required to enter into a development agreement with the Lethbridge County, in accordance with the Land Use Bylaw.

11. SUBDIVISION

No further subdivision of this parcel is permitted.

12. DELEGATION OF AUTHORITY

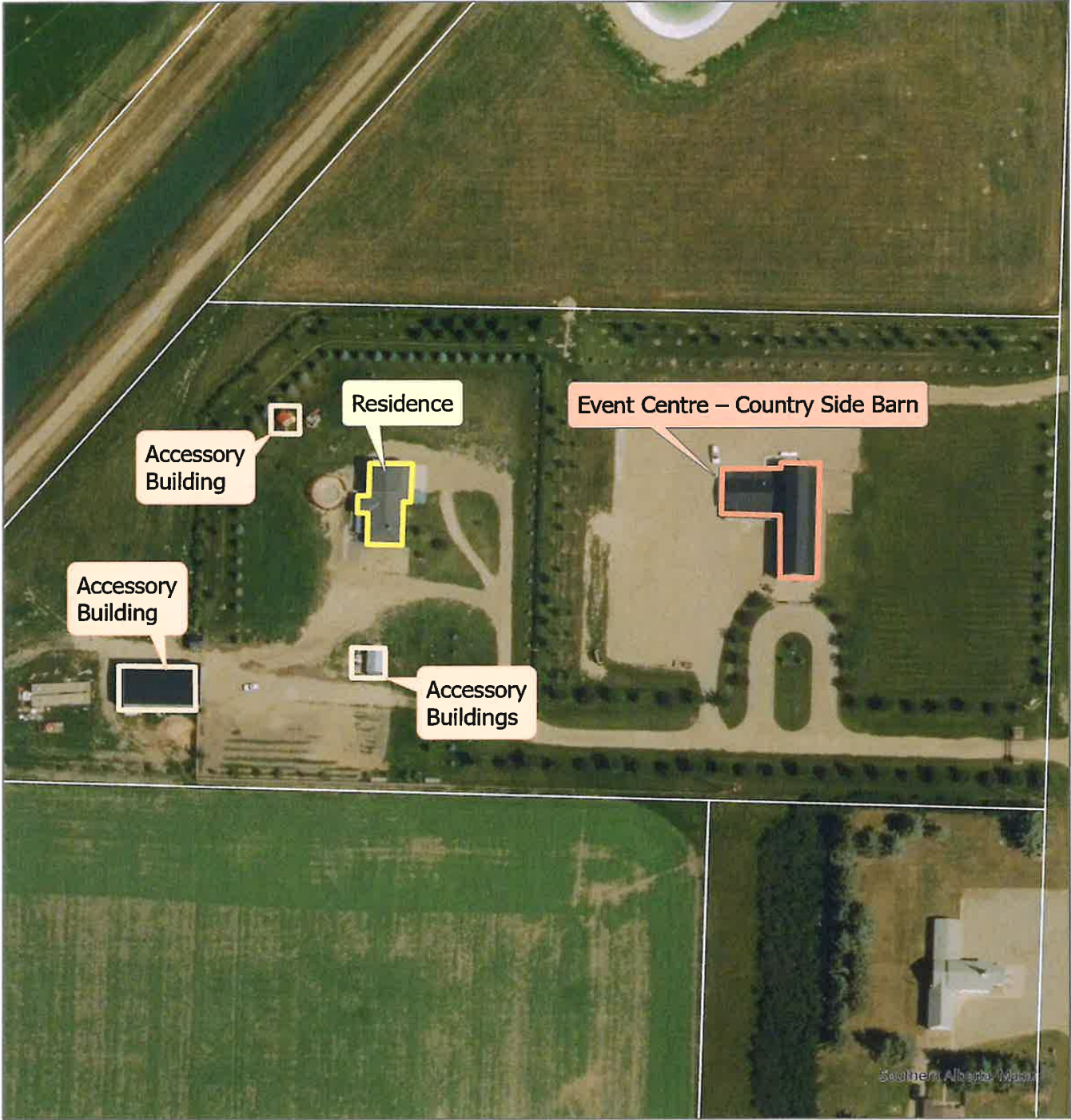
- Lethbridge County Council shall be the Development Authority to decide on Development Permit Applications for application for waivers of development standards. Lethbridge County Council may also decide on Development Permit Applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Lethbridge County Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses, provided they confirm to the standards of the Bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon development permit applications, for permitted uses and has done so, then immediately upon issuance of the development permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a development permit application for development requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
 - To hear any people that claims to be affected by the decision on the application.
- Lethbridge County Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Lethbridge County Council has made the decision on a development permit application, the Development Officer acting on behalf of Lethbridge County Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation and Economic Corridors, or any applicable Provincial Government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Lethbridge County Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority decides upon development permit applications as the Development Authority, then the appeal to the appropriate Appeal Board is limited to whether the Development Officer followed the directions of Lethbridge County Council.



Site Plan: Bylaw 25-XXX

**103042 RGE RD 235 (NE-19-10-23-W4M) Approx 10.57 Acres
Located in Lethbridge County, AB**





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

RECEIPT OF PAYMENT

Page 1

ERIC VAN ESSEN

Receipt Number: 26954
 Tax Number: R106989023
 Date: January 24, 2025
 Initials: TJ *23*

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	REZO		REZONING APPLICATION	N/A	\$2,000.00	N/A

Cheque Number: 1083

Subtotal: \$2,000.00
 Taxes: \$0.00
 Total Receipt: \$2,000.00
 Cheque: \$2,000.00

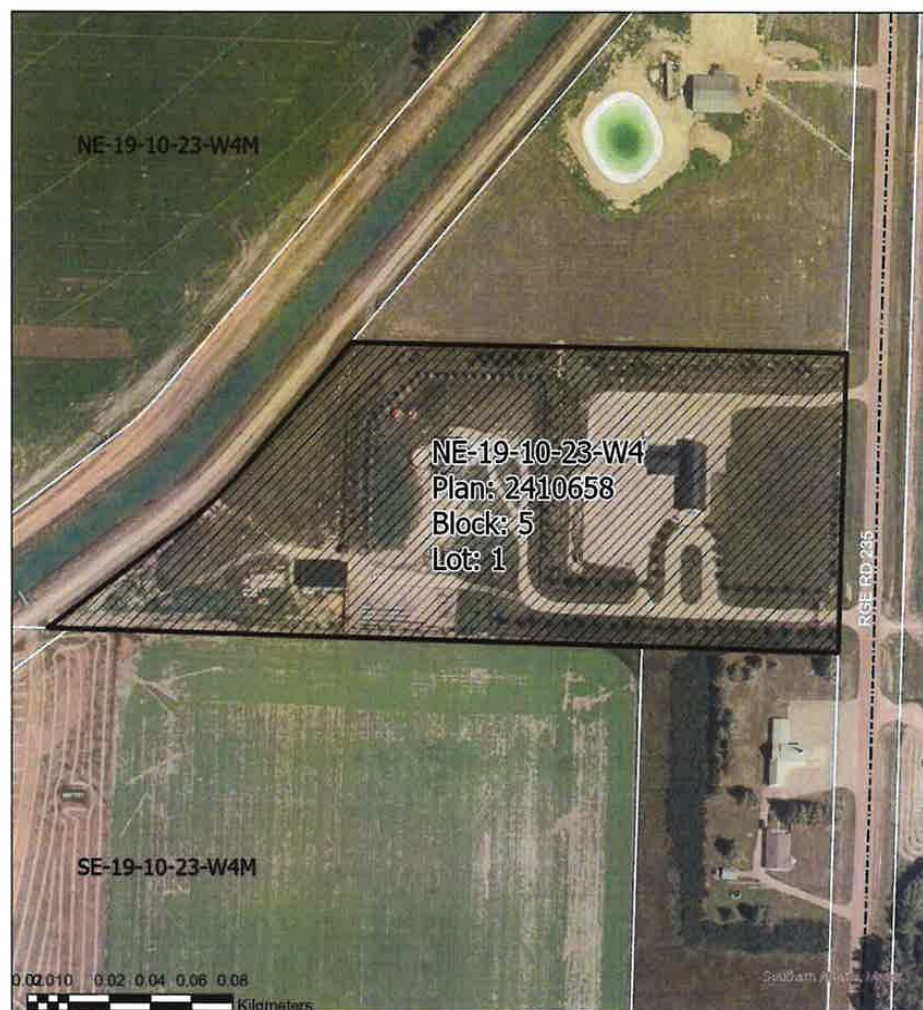
Total Amount Received: \$2,000.00
 Rounding: \$0.00
 Amount Returned: \$0.00

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA


BYLAW NO. 25-003



Bylaw 25-003 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, 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 25-03 is to re-designate Plan 2410658 Block 5 Lot 1 in the NE 19-10-23-W4, as shown on the sketch below, from Rural Agriculture (R.A.) to Direct Control (D.C.);



Bylaw 25-003: Rural Agriculture (RA) to Direct Control (DC)
103042 RGE RD 235 (NE-19-10-23-W4M) Approx 10.57 Acres
Located in Lethbridge County, AB

 Bylaw 25-003 - Rural Agriculture (RA) to Direct Control (DC)

AND WHEREAS the purpose of proposed Bylaw 25-003 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted 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;

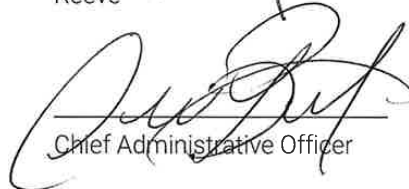
NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 6th day of March 2025.



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	March 6, 2024
2 nd Reading	
Public Hearing	
3 rd Reading	

Schedule A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site specific basis the following lands:

Lot 1 Block 5 Plan 2410658 in the NE 19-10-23-W4

For the specific purposes of allowing for an Event Centre and accessory uses on the property.

2. PERMITTED USES

Accessory Buildings/Structures to the listed Permitted Uses

Office

Events Centre

Single Detached Residence

Signs - Type 2

3. DEFINITIONS

Single Detached Residence means residence to be used as B&B/Lodging, personal or caretaker residence, and support space for principal business on the premises.

Events Center means a permanent building on the premises used for events of up to 300 people depending on the activity/event, including holding kitchen and washroom facility for up to 300 people (see attached site plan).

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The minimum lot size shall be 10.60 acres.

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From: lnid@telus.net
To: [Hilary Janzen](#)
Cc: [Janet Beck](#); [Gary Burke](#)
Subject: RE: Bylaw 25-003 - Lethbridge County Rezoning Application Referral
Date: Thursday, March 13, 2025 4:09:23 PM
Attachments: [image001.png](#)

Good afternoon,

On behalf of Janet Beck, Administration and Land Manager, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to Application No. 25-003.

Thank you for the opportunity to comment.

LETHBRIDGE NORTHERN IRRIGATION DISTRICT

2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: lnid@telus.net

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: January 27, 2025 3:16 PM
To: LNID (lnid@telus.net) <lnid@telus.net>
Subject: Bylaw 25-003 - Lethbridge County Rezoning Application Referral

Please see the attached referral from Lethbridge County. Comments are due no later than February 21, 2025.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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.

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2025-03-10

Re: Bylaw No. 25-003 – Redesignation from Rural Agriculture (RA) to Direct Control (DC)

Lot 1 Block 5 Plan 2410658 in the NE 19-10-23-W4 (Country Side Barn)

COMMENTS:

In respect of considering the suitability of the application, the following matters may be considered by the County, and ultimately Council in making a decision, on the rezoning proposal:

- The rezoning process to the Direct Control district for the commercial events centre is the necessary step to legitimize the expansion of a commercial development operating on the property. The land has the historical barn in place and has been used for public functions with a Home Occupation 3 permit previously. With the expanded commercial nature of the business and associated other uses such as B&B/Lodging, the Direct Control district may be considered a good mechanism to manage the mixed uses for the parcel.
- The main potential impact to the County and neighbors is likely the increased traffic situation during events. However, the use should not significantly impact the adjacent east municipal road (Range Road 23-5) as it is a well used road and already experiences some heavy traffic with two confined feeding operations located just south down the road within 1-mile. The closest neighbors could be affected by noise coming from events, but the County may manage such potential instances through conditions imposed on a development permit.
- It is not anticipated the two CFOs in the area would negatively affect the proposed commercial events centre other than it experiencing occasional odours or flies commonly associated with livestock operations. However, as the events centre is a type of business that will only be operating during certain times when it has bookings, this should not be too much of an issue. It is noted that there are no specified minimum distance separation (MDS) requirements that are required to be applied to this type of commercial business.
- The DC bylaw contains important clauses stipulating that the minimum parcel size is 10.6-acres and “No further subdivision of this parcel is permitted.” This helps clearly outline that the parcel cannot be resplit and additional subdivision will not occur in proximity to the CFOs.
- Since the residence and barn are existing, the developments should have in place the required private utilities to service the uses. The developer is responsible to meet any Safety Code requirements applicable to operating the business for public use (i.e. washrooms, potable

March 10, 2025

water) to accommodate up to 300 people. These are conditions that are typically addressed at the development permit stage and through Safety Code permitting.

- For this type of commercial use (events centre) it is important to establish a maximum density or capacity for the use, so it does not become unmanageable if left unspecified. The DC bylaw does include a statement that the events centre is used for events up to 300 people. It is suggested that this maximum capacity also be made a condition of the development permit.
- The County has approved other similar type uses that operate in the County (i.e. Noreland Historic Estate) which as also designated to a Direct Control district. Therefore, this similar DC process is seen as being consistent with the County's practices to manage such a use.

Overall, see no major concerns with the proposal and the Direct Control district is considered a good method to manage the mixed uses. Dependent on what public comments or concerns may come forward and be presented at a public hearing, Council at its prerogative, may approve the application to redesignate the parcel to DC.

From: [REDACTED]
To: [planning](#)
Subject: Bylaw 25-003
Date: Wednesday, March 26, 2025 9:45:40 PM

To whom it concerns,
As adjacent property owners to 19-10-23 W4 (Countryside Barn Venue) we have several concerns with regards to the property:

1. It has not been a home occupation for several years. Fine(s) to the owners for operating a business without proper zoning in place.
2. The noise from loud music, yelling in the evenings into the next morning. Limiting the noise level at a certain time.
3. The volume of traffic on our road 23-5 into the next morning.
4. The amount of dust created from the volume of traffic. Dust control provided by the property owners or county
5. The Sky to Table service truck going by numerous times back and forth during an event.

We would like to see enforcement of:

1. Speed on our road 23-5
2. The potential impaired driving resulting from events

Sincerely,
Chris & Kathleen Bolink
[REDACTED]

AGENDA ITEM REPORT



Title: Bylaw 25-004 - Re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control (Bylaw 17-003) to Direct Control - Public Hearing
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 25 Mar 2025
Approved - 25 Mar 2025

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input checked="" type="checkbox"/>	 <input checked="" type="checkbox"/>	 <input type="checkbox"/>
Governance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control (Bylaw 17-003) to Direct Control. The applicant wishes amend the Direct Control Bylaw to add the use of a retail store to the land use district and adjust the setbacks. Additional amendments were included by County Administration to update the language of the Direct Control District.

RECOMMENDATION:

That Bylaw 25-004 be read a second time, as amended.
That Bylaw 25-004 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed rezoning is compatible with the adjacent institutional land uses and will not materially impact the adjacent residential parcels.

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
- Bylaw 25-004 received first reading on March 6, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 8811143 Block 1 Lot 7 in the SW 3-10-23-W4 from Direct Control (Bylaw 17-003) to Direct Control. The applicant wishes amend the Direct Control Bylaw to add the use of a retail store to the land use district and adjust the setbacks. Additional

amendments were included by County Administration to update the language of the Direct Control District.

The application has been circulated to all County Departments and external agencies for review. No concerns or objections were raised with regards to the proposed rezoning.

The Planning and Development Department reviewed the application and has the following comments:

- The applicant was required to submit a rezoning application as per Section 4 of the Municipal Development Plan.
- The best option for rezoning was determined to be an amendment to the existing Direct Control District (Bylaw 17-003) as it most appropriately reflects the proposed use of the parcel.
- The County's Municipal Development Plan does not specifically speak to Institutional or Public uses.
- The additional use proposed by the application (retail store) has been operating in some capacity on the adjacent school parcel for approximately 20 years. To date there have been no concerns expressed by adjacent landowners regarding that particular use.
- The additional use to the parcel appears to be innocuous and would have minimal impacts to the adjacent landowners.
- It was noted in the review period that signage should be included as a discretionary use for the parcel to mirror the signage allowed on the adjacent school site. Attached is a draft of the Direct Control showing the addition which can be considered by County Council upon second reading of the bylaw.

The notice of the public hearing was advertised in the March 11 and 18 editions of the Sunny South News and on the County's website and social media accounts. Notices were also mailed out to the affected landowners.

Letters of support for the rezoning have been submitted by the Calvin Christian School Board and the current President of the Country Rose Store.

ALTERNATIVES / PROS / CONS:

Option 1 - County Council may amend the proposed Direct Control District at their discretion.

Option 2 - County Council may refuse second reading of Bylaw 25-004.

FINANCIAL IMPACT:

There would be no financial impacts resulting from the approval of this bylaw.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 2025-004 Application](#)

[25_004_DC_to_DC Rezoning Map](#)

[Bylaw 2017-003 Amendment to LUB - Calvin Christian School](#)

[Bylaw 25-004 - Signed First Reading](#)

[Calvin Christian School Direct Control District DRAFT - MARK UP AS AMENDED](#)

[Board letter to County](#)
[Country Rose Letter to County](#)
[ATCO Gas Comments - Feb 13 2025](#)
[ATCO Pipelines Comments - Jan 29 2025](#)
[ATEC Comments - Feb 5 2025](#)
[FORTIS Comments Feb 4 2025](#)
[Telus Comments - Jan 30 2025](#)
[ORRSC Comments](#)



Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
 Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>January 24, 2025</u>	Assigned Bylaw No. <u>25-004</u>	
Date Deemed Complete: <u>January 29, 2025</u>	Application & Processing Fee: \$ <u>2000.00</u>	
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" 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 Part 1, Sections 54 to 56 of bylaw.]

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: Lawrence Slingerland

Mailing Address: PO Box 26 Phone: 403-381-3030
Coalhurst, AB Phone (alternate): 780-232-8968
 Email: operations@ccschool.ca

Postal Code: T0L 0V0

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Calvin Christian School Society</u>	Phone: <u>403-381-3030</u>
Mailing Address: <u>PO Box 26</u> <u>Coalhurst, AB</u>	Applicant's interest in the property: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
Postal Code: <u>T0L 0V0</u>	

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) 7 Block 1 Plan 8811143
 OR Quarter SW Section 03 Township 10 Range 23



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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):

Direct Control

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

Direct Control

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage 7.84
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 55 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.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.



Calvin Christian School

Box 26
Coalhurst AB T0L 0V0

Phone (403) 381-3030
Fax (403) 381-4241
Email office@ccschool.ca

January 22, 2025

To Whom it may Concern

Re: Added use to Direct Control Bylaw 17-003

We would like to add to the uses of the Direct Control Bylaw 17-003 on Plan 8811143 Block 1 Lot We would like to add a not-for-profit retail store for the purpose of supporting Calvin Christian School. This store is run by volunteers and all profits are donated to Calvin Christian School.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lawrence Slingerland', with a long horizontal stroke extending to the right.

Lawrence Slingerland

Operations Manager



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

RECEIPT OF PAYMENT

Page 1

CALVIN CHRISTIAN SCHOOL SOCIET
 REFORMED CONGREGATIONS
 P.O. BOX 26
 COALHURST, AB T0L 0V0
 CANADA

Receipt Number: 26950
 Tax Number: R106989023
 Date: January 24, 2025
 Initials: FM

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	REZO		REZONING APPLICATION	1	\$2,000.00	N/A

Subtotal: \$2,000.00

Taxes: \$0.00

Total Receipt: \$2,000.00

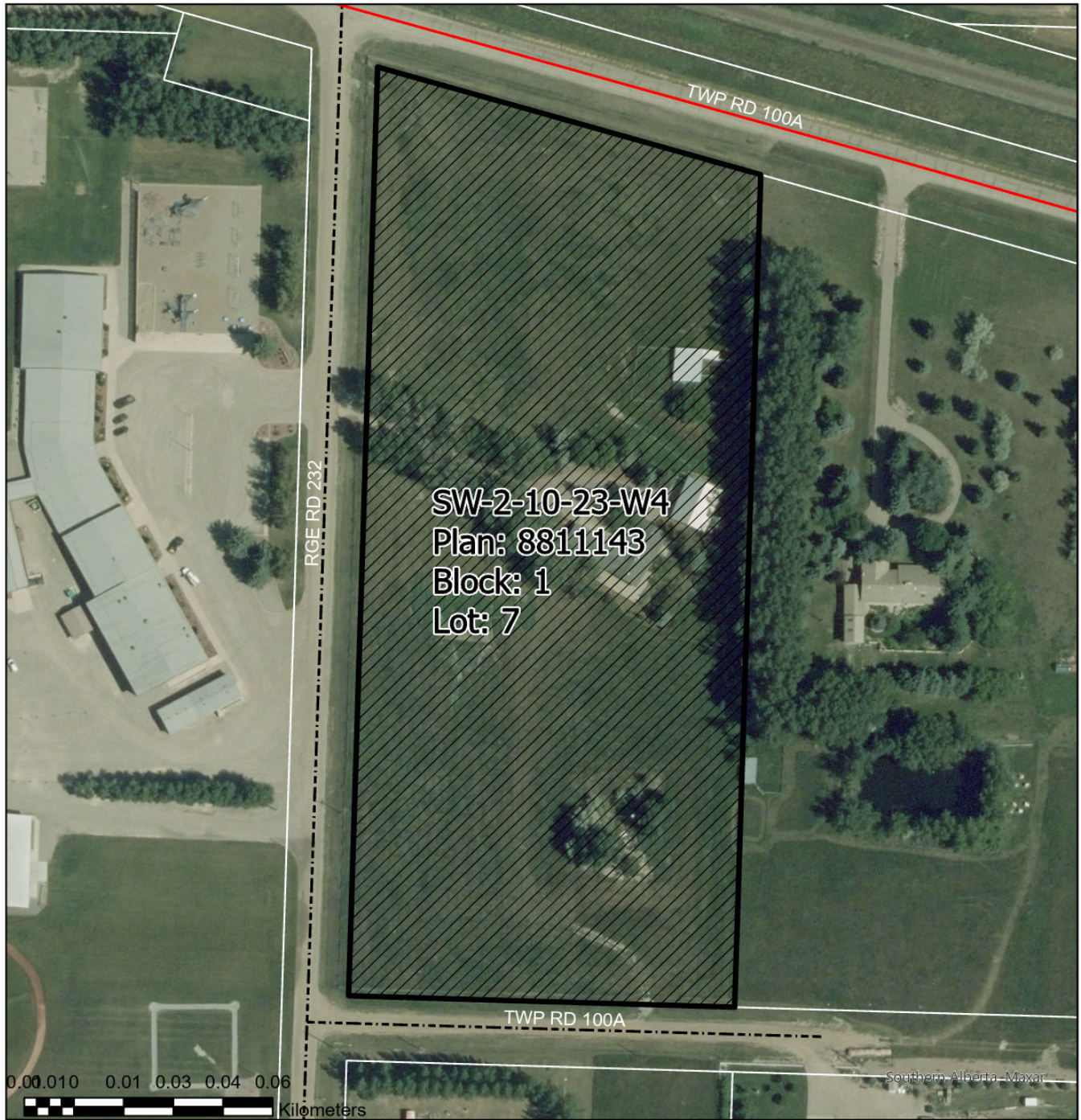
M/C: \$2,000.00

Credit Card: MASTERCARD

Total Amount Received: \$2,000.00

Rounding: \$0.00

Amount Returned: \$0.00



Bylaw 25-004: From Direct Control (Bylaw 17-003) To Direct Control (Bylaw 25-004)

**100035 RGE RD 232 (SW-2-10-23-W4M) Approx 7.83 Acres
 Located in Lethbridge County, AB**

 Bylaw 25-004 - Direct Control (DC) to Direct Control (DC)



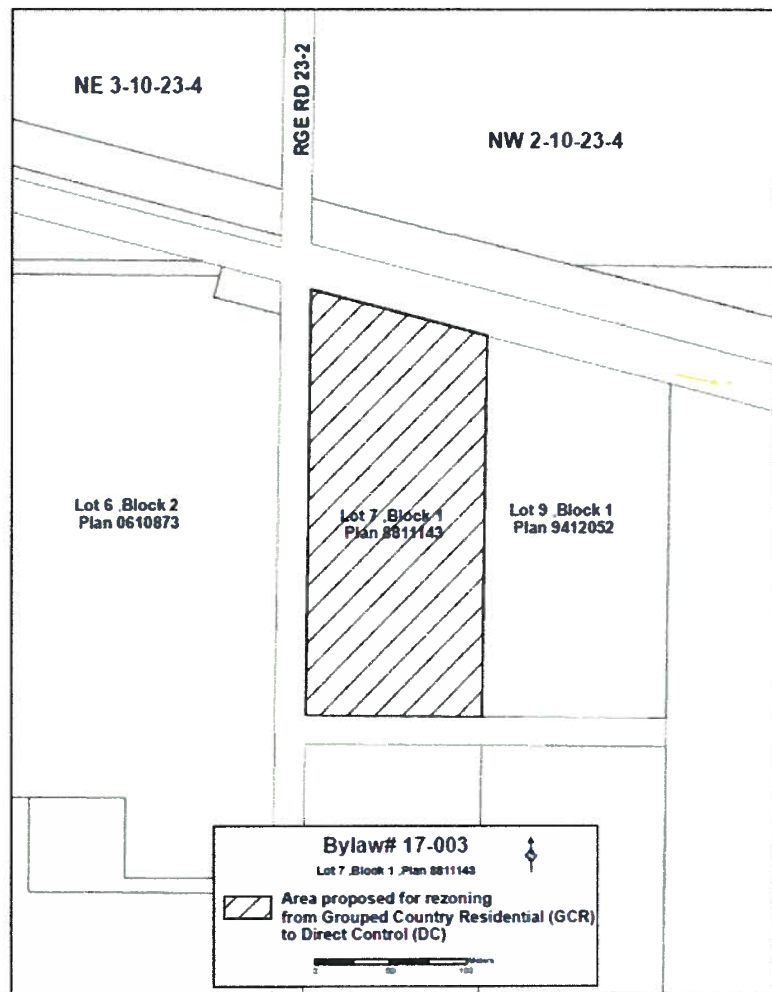
**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 17-003

Bylaw 17-003 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 17-003 is to re-designate Plan 8811143 Block 1 Lot 7, containing approximately 3.17 hectares (7.8 acres), from Grouped Country Residential (G.C.R.) to Direct Control (D.C.);

(As shown in Schedule 'A')



AND WHEREAS the purpose of proposed Bylaw 17-003 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "B" attached hereto;

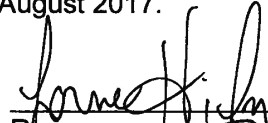
AND WHEREAS policies in the Municipal Development Plan Bylaw No 1331 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted 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:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "B" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 1404 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 17th day of August 2017.

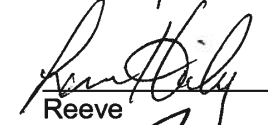


 Reeve

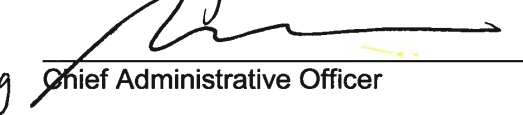


 Chief Administrative Officer

GIVEN second reading this 21st day of September, 2017.
As Amended




 Reeve

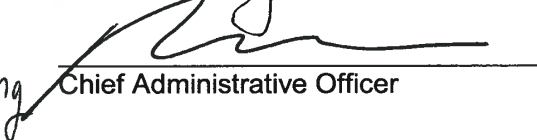
Acting 

 Chief Administrative Officer

GIVEN third reading this 21st day of September, 2017.



 Reeve

Acting 

 Chief Administrative Officer

Notes:

First reading (date)	Aug 17/17
Public Hearing (date)	Sept. 21/17
Second Reading (date)	Sept 21/17
Third Reading (date)	Sept 21/17

Bylaw 17-003
Schedule "B"

1. Purpose

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

Plan 8811143 Block 1 Lot 7 within SW 3-10-23-W4 consisting of 3.17 hectares (7.84 acres)

For the specific purposes of allowing further additions or accessory uses to the existing institutional operations of Calvin Christian School located on Plan 0610872 Block 2 Lot 6 in SW 3-10-23-W4

2. Uses

Discretionary Uses – Type A

- Accessory Buildings/Structures to an approved permitted use
- Dwelling:
 - Single-detached Site Built
 - Single-detached Manufactured Home 1
 - Single-detached Ready-to-Move
- Home Occupation 1
- Outdoor Storage related to the principle institutional/Education Use
- Vehicle Parking
- Playfields/Playgrounds

Discretionary Uses – Type B

- Accessory Buildings/Structures to an approved discretionary use
- Institutional / Educational Buildings
- Office Administration

3. Definitions

"Accessory Buildings/ Structure" means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure use, located on the same lot as the principle building or use but does not include a building or structure for human habitation

"Institutional/Educational Building" means a building for housing a school or school related activities

"Outdoor Storage" means the open storage of goods, merchandize, materials or equipment outside a building

"Vehicle Parking" means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of lands

"Office Administration Building" means a building or office space on-site for the coordination of all business activities on the premises and acts to serve the professional, managerial or administrative needs of Calvin Christian School

4. Minimum Lot Size

The minimum lot size shall be 3.17 hectares (7.84 acres)

5. Minimum Setback Requirements

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to Range Road 23-2 – 22.9 metres (75 feet)
- Setback to Township Road 10-0A (Westview Road) – 38.1 metres (125 feet)
- Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setback, with fencing allowed on the side and rear property lines
- Fencing along the road sides shall conform to Part 3 of the Lethbridge County Land Use Bylaw

6. Maximum Site Coverage

The Maximum site coverage for all principal and accessory buildings combined is 40 percent.

7. Accessory Buildings and Structures

- a) Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement
- b) An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

8. General Standards of Development

At the discretion of Council or the Development Officer acting as the Development Authority having regard for Part 3 of the Lethbridge County Land Use Bylaw

9. Sign Regulations

All signage shall conform to Part 5 of the Lethbridge County Land Use Bylaw.

10. Other Standards

- a) All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- b) Approaches and driveway access shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- c) Any additional Standards as required by Council or the Development Officer acting as the Development Authority.

11. Other Requirements

- a) Site, Layout, and Grading Plan – that shows the property dimensions, building locations, student parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b) Landscaping Plan – that shows landscaping and fencing (height and type) on the property.
- c) Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened and the refuse containers shall be located in a rear yard only.
- d) Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage or prohibited from being located over any of the septic system including the disposal field area.

12. Subdivision

- a) No additional subdivision of lands contained within this bylaw shall be permitted.
- b) Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

13. Delegation of Authority

- a) The Development Officer, in accordance with Part 1 Section 35 of the Land Use Bylaw under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications for Discretionary Uses – Type A provided they conform to the standards of this Bylaw.
- b) Council shall be the Development Authority to decide on development permit applications for Discretionary Uses – Type B or applications for waiver of development standards.

14. Approval Procedure

- a) Where the Development Officer, as the Development Authority, has been delegated the authority to decide upon development permit applications for Discretionary Uses – Type A and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- b) Before consideration of a permit application for a discretionary use or a development requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be effective.
 - ii. Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - iii. Here any persons that claims to be affected by the decision on the application.
- c) Council may then approve the development application with or without conditions or refuse the application with reasons.
- d) Where county has made the decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office and on the County's website.
- e) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation or any applicable provincial government department.

15. Appeal Procedure

- a) Pursuant to Section 641(4)(a) of the *Municipal Government Act*, if a decision with respect to a development permit is made by Council, there is no right to appeal to the Subdivision and Development Appeal Board.
- b) If the development Officer has been delegated the authority to decide upon development permit applications as the Development Authority, then an appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-004

Bylaw 25-004 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, 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 25-004 is to re-designate Plan 8811143 Block 1 Lot 7 in the SW 2-10-23-W4, as shown on the sketch below, from Direct Control (D.C. – Bylaw 17-003) to Direct Control (D.C.);



Bylaw 25-004: From Direct Control (Bylaw 17-003) To Direct Control (Bylaw 25-004)

**100035 RGE RD 232 (SW-2-10-23-W4M) Approx 7.83 Acres
Located in Lethbridge County, AB**

 Bylaw 25-004 - Direct Control (DC) to Direct Control (DC)



AND WHEREAS the purpose of proposed Bylaw 25-004 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

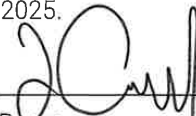
AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

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;


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:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. That Bylaw No. 17-003, the former Direct Control Bylaw, is hereby repealed.
4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 6th day of March 2025.



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	March 6, 2025
Reading	
Public Hearing	
3 rd Reading	

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

Plan 8811143 Block 1 Lot 7 within SW 3-10-23-W4 consisting of 3.17 hectares (7.84 acres)

For the specific purposes of allowing further additions or accessory uses to the existing institutional operations of Calvin Christian School located on Plan 0610872 Block 2 Lot 6 in SW 3-10-23-W4

2. USES

Permitted Uses

- Accessory Buildings/Structures to an approved permitted use
- Dwelling:
 - Single-detached Site Built
 - Single-detached Manufactured Home 1
 - Single-detached Ready-to-Move
- Home Occupation 1
- Outdoor Storage related to the principle institutional/Education Use
- Vehicle Parking
- Playfields/Playgrounds

Discretionary Uses

- Accessory Buildings/Structures to an approved discretionary use
- Institutional / Educational Buildings
- Office Administration
- Retail Store

3. DEFINITIONS

“Accessory Buildings/ Structure” means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure use, located on the same lot as the principle building or use but does not include a building or structure for human habitation

“Institutional/Educational Building” means a building for housing a school or school related activities

“Outdoor Storage” means the open storage of goods, merchandize, materials or equipment outside a building

“Vehicle Parking” means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of lands

“Office Administration Building” means a building or office space on-site for the coordination of all business activities on the premises and acts to serve the professional, managerial or administrative needs of Calvin Christian School

“Retail Store” means a not-for-profit retail store on site. The store is to be a fundraiser for the Calvin Christian School.

4. MINIMUM LOT SIZE

The minimum lot size shall be 3.17 hectares (7.84 acres)

5. MINIMUM YARD SETBACK REQUIREMENTS

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to Range Road 23-2(west property line) – 15.24 metres (50 feet)
- Setback from the Centre line of Township Road 10-0A (Westview Road) – 38.1 metres (125 feet)
- Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setback
- Fencing along the road sides shall conform the Lethbridge County Land Use Bylaw

6. MAXIMUM SITE COVERAGE

The Maximum site coverage for all principal and accessory buildings combined is 40 percent.

7. ACCESSORY BUILDINGS AND STRUCTURE

- Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

8. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regarding for the Lethbridge County Land Use Bylaw

9. SIGN REGULATIONS

All signage shall conform to Part 5 of the Lethbridge County Land Use Bylaw.

10. OTHER STANDARES

- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional Standards as required by Council or the Development Officer acting as the Development Authority.

11. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, student parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Landscaping Plan – that shows landscaping and fencing (height and type) on the property.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened and the refuse containers shall be located in a rear yard only.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - Parking and storage or prohibited from being located over any of the septic system including the disposal field area.

12. SUBDIVISION

No additional subdivision of lands contained within this bylaw shall be permitted.

13. DELEGATION OF AUTHORITY

- The Development Officer, in accordance with the Lethbridge County Land Use Bylaw, and pursuant to Section 641(3) of the Municipal Government Act, and under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications for permitted uses provided they conform to the standards of this Bylaw.
- Council shall be the Development Authority to decide on development permit applications for discretionary uses or applications for waiver of development standards.

14. APPROVAL PROCEDURE

- Where the Development Officer, as the Development Authority, has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for a discretionary use or a development requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be effective.

- Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where county has made the decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office and on the County's website.
- When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation and Economic Corridors, or any applicable provincial government department.

15. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Lethbridge County Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the appropriate Appeal Board is limited to whether the Development Officer followed the directions of Lethbridge County Council.

DRAFT Bylaw 25-004

Schedule "A" Direct Control District

1. Purpose

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

Plan 8811143 Block 1 Lot 7 within SW 3-10-23-W4 consisting of 3.17 hectares (7.84 acres)

For the specific purposes of allowing further additions or accessory uses to the existing institutional operations of Calvin Christian School located on Plan 0610872 Block 2 Lot 6 in SW 3-10-23-W4

2. Uses

Permitted Uses:

- Accessory Buildings/Structures to an approved permitted use
- Dwelling:
 - Single-detached Site Built
 - Single-detached Manufactured Home 1
 - Single-detached Ready-to-Move
- Home Occupation 1
- Outdoor Storage related to the principle institutional/Education Use
- Vehicle Parking
- Playfields/Playgrounds

Discretionary Uses:

- Accessory Buildings/Structures to an approved discretionary use
- Institutional / Educational Buildings
- Office Administration
- Retail Store
- Signs – Type 1 and 2

3. Definitions

“Accessory Buildings/ Structure” means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure use, located on the same lot as the principle building or use but does not include a building or structure for human habitation

“Institutional/Educational Building” means a building for housing a school or school related activities

“Outdoor Storage” means the open storage of goods, merchandize, materials or equipment outside a building

“Vehicle Parking” means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of lands

“Office Administration Building” means a building or office space on-site for the coordination of all business activities on the premises and acts to serve the professional, managerial or administrative needs of Calvin Christian School

“Retail Store” means a not-for-profit retail store on site. The store is to be a fundraiser for the Calvin Christian School.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. Minimum Lot Size

The minimum lot size shall be 3.17 hectares (7.84 acres)

5. Minimum Setback Requirements

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to Range Road 23-2(west property line) – 15.24 metres (50 feet)
- Setback from the Centre line of Township Road 10-0A (Westview Road) – 38.1 metres (125 feet)

- Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setback
- Fencing along the road sides shall conform the Lethbridge County Land Use Bylaw

6. Maximum Site Coverage

The Maximum site coverage for all principal and accessory buildings combined is 40 percent.

7. Accessory Buildings and Structures

- Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

8. General Standards of Development

At the discretion of Council or the Development Officer acting as the Development Authority having regarding for Part 3 of the Lethbridge County Land Use Bylaw

9. Sign Regulations

All signage shall conform to the Lethbridge County Land Use Bylaw.

10. Other Standards

- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional Standards as required by Council or the Development Officer acting as the Development Authority.

11. Other Requirements

- a) Site, Layout, and Grading Plan – that shows the property dimensions, building locations, student parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b) Landscaping Plan – that shows landscaping and fencing (height and type) on the property.
- c) Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened and the refuse containers shall be located in a rear yard only.
- d) Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage or prohibited from being located over any of the septic system including the disposal field area.

12. Subdivision

- a) No additional subdivision of lands contained within this bylaw shall be permitted.

13. Delegation of Authority

- a) The Development Officer, in accordance with the Lethbridge County Land Use Bylaw, and pursuant to Section 641(3) of the Municipal Government Act, and under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications for permitted uses provided they conform to the standards of this Bylaw.
- b) Council shall be the Development Authority to decide on development permit applications for discretionary uses or applications for waiver of development standards.

14. Approval Procedure

- a) Where the Development Officer, as the Development Authority, has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- b) Before consideration of a permit application for a discretionary use or a development requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be effective.
 - ii. Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - iii. Here any persons that claims to be affected by the decision on the application.
- c) Council may then approve the development application with or without conditions or refuse the application with reasons.
- d) Where County Council has made the decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office and on the County's website.
- e) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation and Economic Corridors, or any applicable provincial government department.

15. Appeal Procedure

- a) Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Lethbridge County Council, there is no appeal to the Subdivision and Development Appeal Board.
- b) Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the appropriate

Appeal Board is limited to whether the Development Officer followed the directions of Lethbridge County Council.

PROPOSED

To our council members

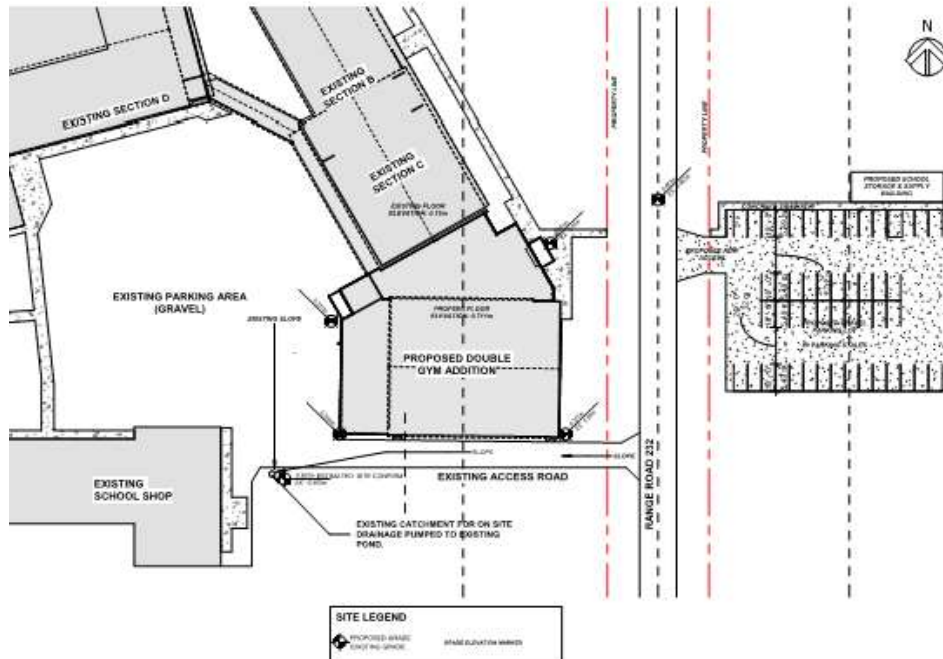
We are reaching out to you as Board of the Calvin Christian School Society to ask for your support in amending our current Direct Control bylaw. Our School Society was established in 1975 and sees current enrollment at 805 students, with a majority of our students being Lethbridge County residents. Since 2003 we have operated Country Rose as a fundraising store on our current location. The store sells a variety of books, Dutch import food and clothing and is run strictly by volunteers with all proceeds going to support the school.

In 2015 the School society purchased the property across the road with an eye toward future expansion. In 2017 the Lethbridge County Council has approved our application to rezone this parcel to Direct Control for the purposes of our school. As we are in the process of adding a gymnasium onto the current school, we will need to move the store. We propose to locate this on the above mentioned property. This change will require an request for amendment to the current direct control bylaw and we ask for your support.

May you each be given wisdom in leading and governing our Lethbridge County.

Regards,

The Board of Calvin Christian School.



Helen Klok

Box 26

Coalhurst, Alberta

T0L0V0

February 1, 2025

County of Lethbridge

To whom it may concern:

I am writing to you in regard to the zoning application for Country Rose, a retail store operating for the purpose of raising funds to support Calvin Christian School. We are currently situated on the school property. However, with a proposed addition to Calvin Christian school, the location we are at now will no longer be feasible and we will need to re locate.

The property adjacent to our school is seemingly the best location for our store to be moved to; however, currently that property is under direct control zoning. Because we are a retail store, direct control is not feasible, and we are hoping you will consider our application for an amendment to direct control zoning and add retail store zoning.

Our store currently serves our community of approximately 4000 people and is used as a great fundraiser for our school.

Thank you for your time.

Sincerely yours,

Helen Klok

President of Country Rose

From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County External Referral- Bylaw 25-004
Date: Thursday, February 13, 2025 9:24:36 AM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

P. 403-245-7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Wednesday, January 29, 2025 11:37 AM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Subject: Lethbridge County External Referral- Bylaw 25-004

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral from Lethbridge County. Comments are due

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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.

From: [Circulations_HP](#)
To: [Hilary Janzen](#)
Subject: RESPONSE 25-0366 RE: Lethbridge County External Referral- Bylaw 25-004
Date: Wednesday, January 29, 2025 11:45:16 AM
Attachments: [image001.png](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Wednesday, January 29, 2025 11:37 AM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Subject: Lethbridge County External Referral- Bylaw 25-004

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Please review the attached referral from Lethbridge County. Comments are due

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

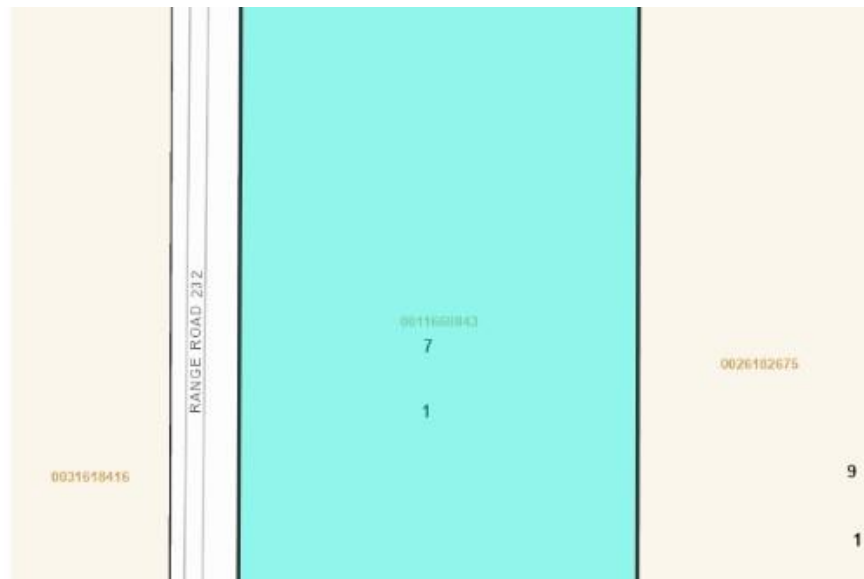
In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the

past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 25-004	Highway(s):	3, 3X
Legal Land Location:	QS-SW SEC-02 TWP-010 RGE-23 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	February 5, 2025	AT Reference #:	RPATH0048452
Description of Development:	<p>An application has been submitted to re-designate Plan 8811143 Block 1 Lot 7 in the SW 2-10-23W4 from Direct Control (Bylaw 17-003) to Direct Control (25-004). The intent of the rezoning is to allow for a retail store (not-for-profit) on the property and modify some of the setback requirements. The current direct control on the property was approved to allow for the expansion of Calvin Christian School (CCS) on the property. The proposed use is currently operating in an unpermitted capacity on the CCS property across the road. The store is considered a fund-raiser for the school and sells several goods ranging from retail clothing, books, perishable and non-perishable goods, toys/games etc. The school intends to relocate the store on this property and as such requires that the Direct Control be amended to include that specific use. The setbacks have been modified to correlate with setbacks typical where there is an internal road network. If you have any comments or concerns regarding this application, please respond by February 21, 2025.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

Given the information provided to date and as at this juncture this is merely a change in land use designation. Therefore, we do not have any objections to the proposed land use redesignation and/or favorable consideration by the Lethbridge County land use authority.

In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a permit from Alberta Transportation.

The application can be submitted through the RPATH portal at [RPATH Portal](#) and may be subject to additional requirements.

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information





Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE			
Date of Application:	Assigned Bylaw	No.	
Date Deemed Complete:	Application & Processing Fee:	\$	
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input 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 Part 1, Sections 54 to 56 of bylaw.]

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: Lawrence Slingerland
 Mailing Address: PO Box 26 Phone: 403-381-3030
Coalhurst, AB Phone (alternate): 780-232-8968
 Email: operations@ccschool.ca
 Postal Code: T0L 0V0

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner:	<u>Calvin Christian School Society</u>	Phone:	<u>403-381-3030</u>
Mailing Address:	<u>PO Box 26</u>	Applicant's interest in the property:	
	<u>Coalhurst, AB</u>	<input checked="" type="checkbox"/> Agent	
		<input type="checkbox"/> Contractor	
Postal Code:	<u>T0L 0V0</u>	<input type="checkbox"/> Tenant	
		<input type="checkbox"/> Other _____	

PROPERTY INFORMATION

Municipal Address: _____
 Legal Description: Lot(s) 7 Block 1 Plan 8811143
 OR Quarter SW Section 03 Township 10 Range 23



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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): Direct Control

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

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage 7.84

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 55 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.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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)

Jan 22, 2025

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.



Calvin Christian School

Box 26
Coalhurst AB T0L 0V0

Phone (403) 381-3030
Fax (403) 381-4241
Email office@ccschool.ca

January 22, 2025

To Whom it may Concern

Re: Added use to Direct Control Bylaw 17-003

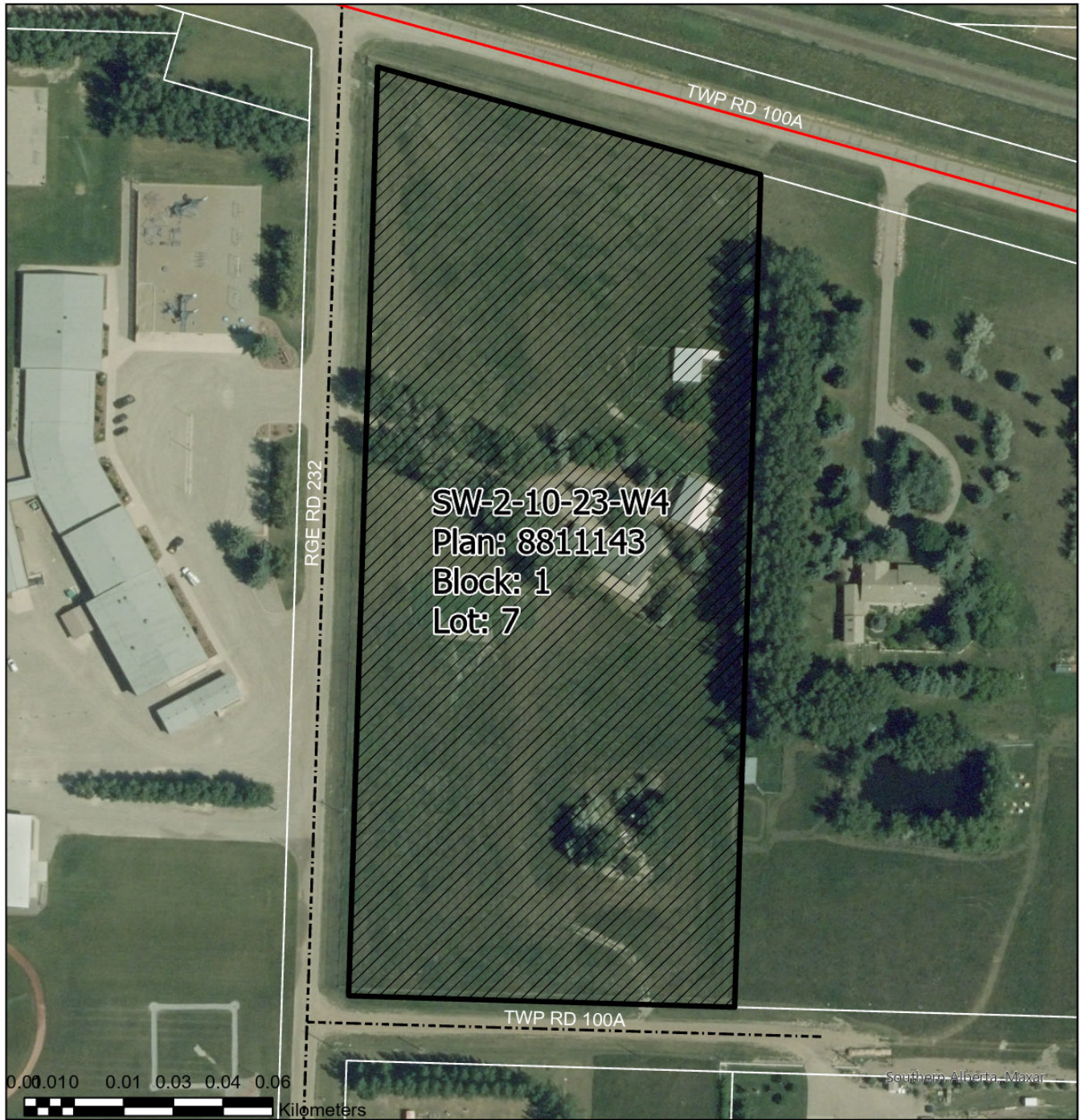
We would like to add to the uses of the Direct Control Bylaw 17-003 on Plan 8811143 Block 1 Lot We would like to add a not-for-profit retail store for the purpose of supporting Calvin Christian School. This store is run by volunteers and all profits are donated to Calvin Christian School.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lawrence Slingerland', with a long horizontal flourish extending to the right.

Lawrence Slingerland

Operations Manager



Bylaw 25-004: From Direct Control (Bylaw 17-003) To Direct Control (Bylaw 25-004)

**100035 RGE RD 232 (SW-2-10-23-W4M) Approx 7.83 Acres
 Located in Lethbridge County, AB**

 Bylaw 25-004 - Direct Control (DC) to Direct Control (DC)



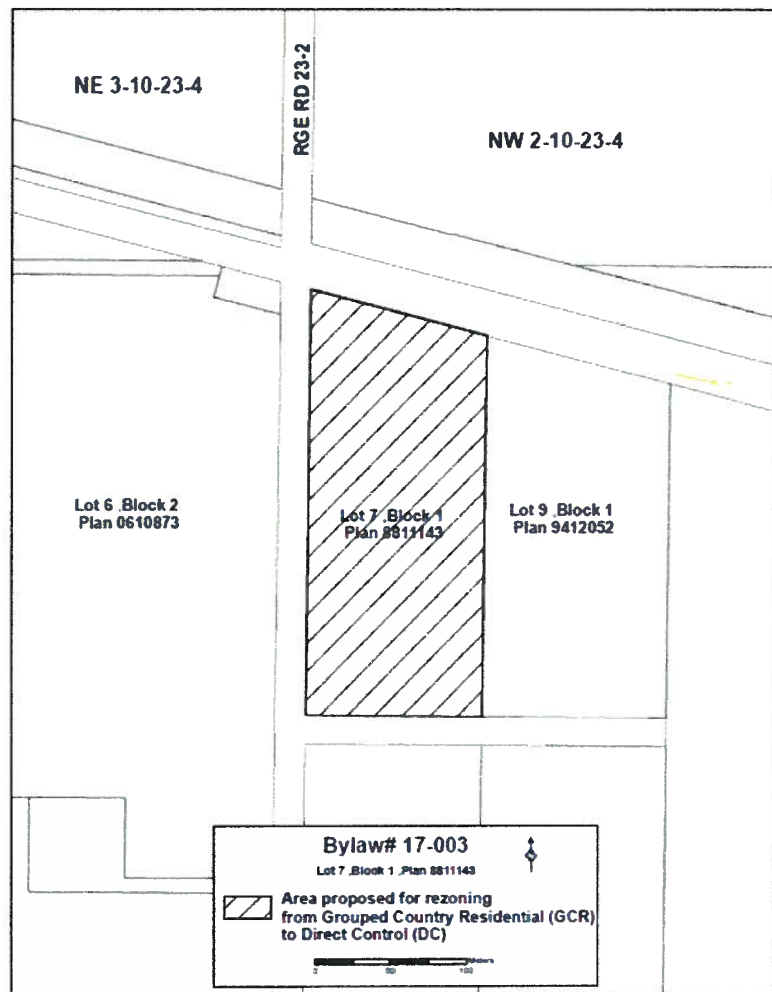
**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 17-003

Bylaw 17-003 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 17-003 is to re-designate Plan 8811143 Block 1 Lot 7, containing approximately 3.17 hectares (7.8 acres), from Grouped Country Residential (G.C.R.) to Direct Control (D.C.);

(As shown in Schedule 'A')



AND WHEREAS the purpose of proposed Bylaw 17-003 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "B" attached hereto;

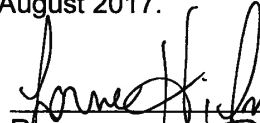
AND WHEREAS policies in the Municipal Development Plan Bylaw No 1331 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted 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:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "B" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 1404 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 17th day of August 2017.

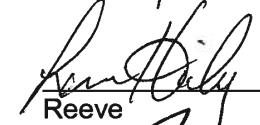


 Reeve

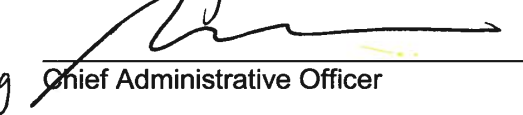


 Chief Administrative Officer

GIVEN second reading this 21st day of September, 2017.
As Amended




 Reeve

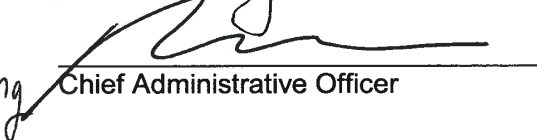
Acting 

 Chief Administrative Officer

GIVEN third reading this 21st day of September, 2017.



 Reeve

Acting 

 Chief Administrative Officer

Notes:

First reading (date)	Aug 17/17
Public Hearing (date)	Sept. 21/17
Second Reading (date)	Sept 21/17
Third Reading (date)	Sept 21/17

Bylaw 17-003
Schedule "B"

1. Purpose

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

Plan 8811143 Block 1 Lot 7 within SW 3-10-23-W4 consisting of 3.17 hectares (7.84 acres)

For the specific purposes of allowing further additions or accessory uses to the existing institutional operations of Calvin Christian School located on Plan 0610872 Block 2 Lot 6 in SW 3-10-23-W4

2. Uses

Discretionary Uses – Type A

- Accessory Buildings/Structures to an approved permitted use
- Dwelling:
 - Single-detached Site Built
 - Single-detached Manufactured Home 1
 - Single-detached Ready-to-Move
- Home Occupation 1
- Outdoor Storage related to the principle institutional/Education Use
- Vehicle Parking
- Playfields/Playgrounds

Discretionary Uses – Type B

- Accessory Buildings/Structures to an approved discretionary use
- Institutional / Educational Buildings
- Office Administration

3. Definitions

"Accessory Buildings/ Structure" means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure use, located on the same lot as the principle building or use but does not include a building or structure for human habitation

"Institutional/Educational Building" means a building for housing a school or school related activities

"Outdoor Storage" means the open storage of goods, merchandize, materials or equipment outside a building

"Vehicle Parking" means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of lands

"Office Administration Building" means a building or office space on-site for the coordination of all business activities on the premises and acts to serve the professional, managerial or administrative needs of Calvin Christian School

4. Minimum Lot Size

The minimum lot size shall be 3.17 hectares (7.84 acres)

5. Minimum Setback Requirements

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to Range Road 23-2 – 22.9 metres (75 feet)
- Setback to Township Road 10-0A (Westview Road) – 38.1 metres (125 feet)
- Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setback, with fencing allowed on the side and rear property lines
- Fencing along the road sides shall conform to Part 3 of the Lethbridge County Land Use Bylaw

6. Maximum Site Coverage

The Maximum site coverage for all principal and accessory buildings combined is 40 percent.

7. Accessory Buildings and Structures

- a) Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement
- b) An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

8. General Standards of Development

At the discretion of Council or the Development Officer acting as the Development Authority having regard for Part 3 of the Lethbridge County Land Use Bylaw

9. Sign Regulations

All signage shall conform to Part 5 of the Lethbridge County Land Use Bylaw.

10. Other Standards

- a) All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- b) Approaches and driveway access shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- c) Any additional Standards as required by Council or the Development Officer acting as the Development Authority.

11. Other Requirements

- a) Site, Layout, and Grading Plan – that shows the property dimensions, building locations, student parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b) Landscaping Plan – that shows landscaping and fencing (height and type) on the property.
- c) Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened and the refuse containers shall be located in a rear yard only.
- d) Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage or prohibited from being located over any of the septic system including the disposal field area.

12. Subdivision

- a) No additional subdivision of lands contained within this bylaw shall be permitted.
- b) Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

13. Delegation of Authority

- a) The Development Officer, in accordance with Part 1 Section 35 of the Land Use Bylaw under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications for Discretionary Uses – Type A provided they conform to the standards of this Bylaw.
- b) Council shall be the Development Authority to decide on development permit applications for Discretionary Uses – Type B or applications for wavier of development standards.

14. Approval Procedure

- a) Where the Development Officer, as the Development Authority, has been delegated the authority to decide upon development permit applications for Discretionary Uses – Type A and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- b) Before consideration of a permit application for a discretionary use or a development requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be effective.
 - ii. Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - iii. Here any persons that claims to be affected by the decision on the application.
- c) Council may then approve the development application with or without conditions or refuse the application with reasons.
- d) Where county has made the decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office and on the County's website.
- e) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation or any applicable provincial government department.

15. Appeal Procedure

- a) Pursuant to Section 641(4)(a) of the *Municipal Government Act*, if a decision with respect to a development permit is made by Council, there is no right to appeal to the Subdivision and Development Appeal Board.
- b) If the development Officer has been delegated the authority to decide upon development permit applications as the Development Authority, then an appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

DRAFT Bylaw 25-004

Schedule "A" Direct Control District

1. Purpose

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

Plan 8811143 Block 1 Lot 7 within SW 3-10-23-W4 consisting of 3.17 hectares (7.84 acres)

For the specific purposes of allowing further additions or accessory uses to the existing institutional operations of Calvin Christian School located on Plan 0610872 Block 2 Lot 6 in SW 3-10-23-W4

2. Uses

~~Discretionary Uses~~ — Type A Permitted Uses

- Accessory Buildings/Structures to an approved permitted use
- Dwelling:
 - Single-detached Site Built
 - Single-detached Manufactured Home 1
 - Single-detached Ready-to-Move
- Home Occupation 1
- Outdoor Storage related to the principle institutional/Education Use
- Vehicle Parking
- Playfields/Playgrounds

~~Discretionary Uses~~ — Type B Discretionary Uses

- Accessory Buildings/Structures to an approved discretionary use
- Institutional / Educational Buildings
- Office Administration
- Retail Store

3. Definitions

"Accessory Buildings/ Structure" means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure use, located

on the same lot as the principle building or use but does not include a building or structure for human habitation

“Institutional/Educational Building” means a building for housing a school or school related activities

“Outdoor Storage” means the open storage of goods, merchandize, materials or equipment outside a building

“Vehicle Parking” means an outside area designated or reserved on a parcel or lot for the explicit purpose of parking and storing vehicles associated with an approved institutional type land use on the same or associated parcel of lands

“Office Administration Building” means a building or office space on-site for the coordination of all business activities on the premises and acts to serve the professional, managerial or administrative needs of Calvin Christian School

“Retail Store” means a not-for-profit retail store on site. The store is to be a fundraiser for the Calvin Christian School.

4. Minimum Lot Size

The minimum lot size shall be 3.17 hectares (7.84 acres)

5. Minimum Setback Requirements

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to Range Road 23-2(west property line) – ~~22.91~~15.24 metres (~~75~~50 feet)
- Setback from the Centre line of to-Township Road 10-0A (Westview Road) – 38.1 metres (125 feet)
- Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setback, with fencing allowed on the side and rear property lines
- Fencing along the road sides shall conform to Part 3 of the Lethbridge County Land Use Bylaw

6. Maximum Site Coverage

The Maximum site coverage for all principal and accessory buildings combined is 40 percent.

7. Accessory Buildings and Structures

- a) Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement
- b) An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

8. General Standards of Development

At the discretion of Council or the Development Officer acting as the Development Authority having regarding for Part 3 of the Lethbridge County Land Use Bylaw

9. Sign Regulations

All signage shall conform to Part 5 of the Lethbridge County Land Use Bylaw.

10. Other Standards

- a) All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- b) Approaches and driveway access shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- c) Any additional Standards as required by Council or the Development Officer acting as the Development Authority.

11. Other Requirements

- a) Site, Layout, and Grading Plan – that shows the property dimensions, building locations, student parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b) Landscaping Plan – that shows landscaping and fencing (height and type) on the property.
- c) Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened and the refuse containers shall be located in a rear yard only.
- d) Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage or prohibited from being located over any of the septic system including the disposal field area.

12. Subdivision

- a) No additional subdivision of lands contained within this bylaw shall be permitted.
- ~~b) Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.~~

13. Delegation of Authority

- a) The Development Officer, in accordance with ~~Part 1 Section 35 of the Lethbridge County~~ Land Use Bylaw, ~~and pursuant to Section 641(3) of the Municipal Government Act, and~~ under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications for ~~Discretionary Uses – Type A~~ permitted uses provided they conform to the standards of this Bylaw.
- b) Council shall be the Development Authority to decide on development permit applications for ~~Discretionary Uses – Type B~~ discretionary uses or applications for wavier of development standards.

14. Approval Procedure

- a) Where the Development Officer, as the Development Authority, has been delegated the authority to decide upon development permit applications for ~~Discretionary Uses—Type A~~permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- b) Before consideration of a permit application for a discretionary use or a development requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be effective.
 - ii. Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - iii. Here any persons that claims to be affected by the decision on the application.
- c) Council may then approve the development application with or without conditions or refuse the application with reasons.
- d) Where county has made the decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office and on the County's website.
- e) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation and Economic Corridors or any applicable provincial government department.

15. Appeal Procedure

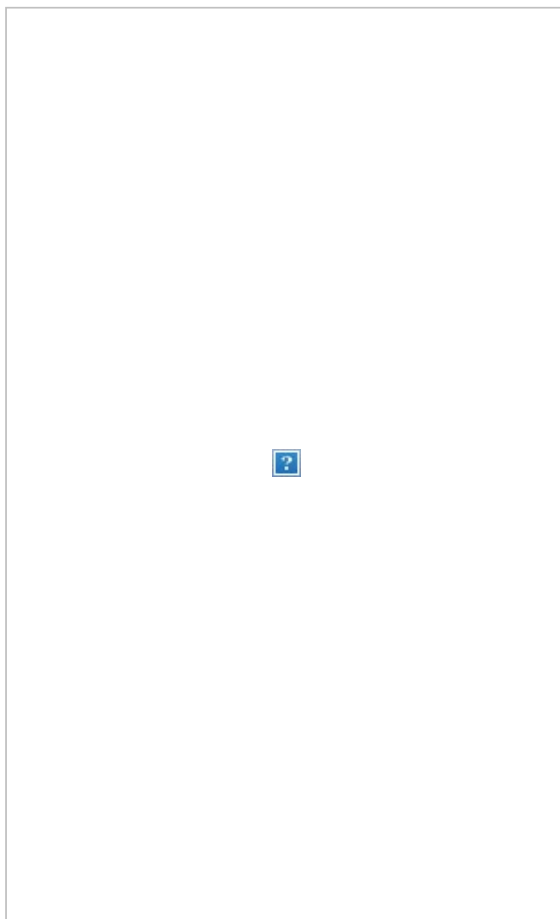
- ~~a) Pursuant to Section 641(4)(a) of the *Municipal Government Act*, if a decision with respect to a development permit is made by Council, there is no right to appeal to the Subdivision and Development Appeal Board.~~
- ~~b) If the development Officer has been delegated the authority to decide upon development permit applications as the Development Authority, then an appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.~~

- a) Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Lethbridge County Council, there is no appeal to the Subdivision and Development Appeal Board.
- b) Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the appropriate Appeal Board is limited to whether the Development Officer followed the directions of Lethbridge County Council.

PROPOSED

From: [Tracy Davidson](#) on behalf of [Land Service](#)
To: [Hilary Janzen](#)
Subject: FW: [CAUTION] Lethbridge County External Referral- Bylaw 25-004
Date: Tuesday, February 04, 2025 1:27:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[External Circulation - Bylaw 25-004.docx](#)
[Bylaw 2017-003 Amendment to LUB - Calvin Christian School.pdf](#)
[25_004_DC_to_DC_Rezoning_Map.pdf](#)
[LUB Amendment Application Jan 24 2025.pdf](#)
[Calvin Christian School Direct Control District DRAFT - Final.docx](#)

Good afternoon,
FortisAlberta Inc. has no concerns regarding this land use bylaw amendment application.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>

Sent: Wednesday, January 29, 2025 11:37 AM

To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; Land Service <landserv@fortisalberta.com>

Subject: [CAUTION] Lethbridge County External Referral- Bylaw 25-004

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please review the attached referral from Lethbridge County. Comments are due

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

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.

From: [circulations](#)
To: [Hilary Janzen](#)
Subject: Re: Lethbridge County External Referral- Bylaw 25-004
Date: Thursday, January 30, 2025 9:51:09 AM
Attachments: [image001.png](#)

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

Jane Willox

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

On Wed, Jan 29, 2025 at 11:37 AM Hilary Janzen <hjanzen@lethcounty.ca> wrote:

Please review the attached referral from Lethbridge County. Comments are due

Regards,



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

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.

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2025-03-12

Re: Bylaw No. 25-004 – Redesignation from Direct Control (Bylaw 17-003) to Direct Control (DC) Lot 7, Block 1, Plan 8811143 in the SW 3-10-23-W4 (Calvin Christian School)

COMMENTS:

The application has been reviewed, and the following comments may be considered by the County and Council in making a decision on the amended DC proposal:

- It is recognized the land currently has a Direct Control (DC) district in place and the proposed amendment is to accommodate (and legitimize) the uses and standards that are to be applied within the DC bylaw itself. This process is required due to the activities occurring on the premises that are beyond the scope and parameters of the original DC Bylaw 17-003.
- Calvin Christian School desires to add the retail store use to the DC district and adjust the setbacks. It is uncommon for a typical school to operate a retail component beyond selling the school's swag (hoodies, sweatshirts, water bottles, etc.) that identify or promote the school. However, it is understood that the intention is for it to be run as a non-profit by volunteers with the profits to be donated to support the school. On that basis, continuing to apply a DC designation is important and it is essential that the DC bylaw contains in the definition: "*Retail Store' means a not-for-profit retail store on site. The store is to be a fundraiser for the Calvin Christian School,*" so that the use does not intensify beyond the expressed purpose.
- The additional amendments included by County Administration to update the language of the previous Direct Control District are warranted and important to clarify the use and standards.
- Range Road 23-2 can be a busy road with school traffic, busses, and private vehicles accessing several acreages in the adjacent east Westview subdivision. The proposed 50-foot setback to the west Range Road 23-2 is generally not the most desirable; however, this will ensure the use is located further from the adjacent east private residence, the speed limit is lower on the road, and the school buildings on the west side of the road have a similar setback. Ultimately, the County will need to be satisfied it is an acceptable setback to the public road.
- As it is apparent the retail use has already been operating, the DC bylaw amendment should not impact the closest neighbors if they have not expressed any concerns to date. However, the advertising of the bylaw and upcoming public hearing will help confirm if that is the case.

Overall, dependent on what public comments or concerns may come forward and be presented at a public hearing, Council at its prerogative, may approve the application to redesignate the parcel to DC.

AGENDA ITEM REPORT



Title: Bylaw 25-006 - Re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial - Public Hearing
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 25 Mar 2025
Approved - 25 Mar 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

RECOMMENDATION:

That Bylaw 25-006 be read a second time.
That Bylaw 25-006 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use bylaw amendment conforms to the policies of the Municipal Development Plan and the Industrial-Commercial Land Use Strategy.

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
- Bylaw 25-006 received first reading on March 6, 2025.

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - No concerns
- ATCO- no concerns
- Telus - no concerns
- Fortis - no concerns
- ORRSC - no concerns
- LNID - no concerns

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The Industrial-Commercial Land Use Strategy (Policy 5.3.1) and Municipal Development Plan (Policy 10.21) provides criteria for the approval of an isolated commercial/industrial use including:
 - Be located on fragmented or poor agricultural lands
 - An isolated commercial/industrial development shall be adjacent to a road network that can accommodate the development's traffic volume;
 - Have access to services and utilities
 - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
 - Address drainage and storm-water runoff
- The lands are fragmented by the the irrigation canal and the eastern part of the lands are actively being mined for sand/gravel.
- The proposed development is adjacent to Highway 25 and would have excellent access to the highway network.
- Regarding services the development would have onsite septic, potable water would be hauled to the site , utilities (gas, power, phone) are existing on the site.
- The use may have off-site impacts to the adjacent properties, which are predominantly existing farmyards and agricultural lands. The off-site impacts could be increased traffic and potential noise related to the businesses. Given the location of the acreages and residences, the impacts should be minimal.

The notice of the public hearing was advertised in the March 11 and 18 editions of the Sunny South News and on the County's website and social media accounts. Notices were also mailed out to the affected landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 25-006.

FINANCIAL IMPACT:

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

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 25-006 - Application](#)

[2025_06_RA_to_RGI Rezoning Map \(Updated Version\)](#)
[Bylaw 25-006 - Independent Crop Inputs Inc - Amendment to LUB](#)
[ORRSC Comments - Feb 26 2025](#)
[ATEC Comments - updated](#)
[ORRSC Comments - Feb 26 2025](#)
[ATCO Gas Comments](#)
[ATCO Pipelines Comments](#)
[FORTIS comments](#)
[LNID Comments](#)



Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>February 6, 2025</u>	Assigned Bylaw	No. <u>25-006</u>
Date Deemed Complete: <u>February 7, 2025</u>	Application & Processing Fee:	\$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	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 Part 1, Sections 54 to 56 of bylaw.]

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: Independent Contractors Inc.
 Mailing Address: Box 4690 Phone: 403-315-1940
Taber, AB Phone (alternate): 403-223-1325
T1G 2E1 Email: Vaughn@icitabor.com
 Postal Code: _____

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Jobe Sand + Gravel Ltd</u>	Phone: <u>403-892-8444</u>
Mailing Address: <u>P.O. Box 420</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Buyer</u>
<u>Nobleford, AB</u>	
<u>T0L 1S0</u>	
Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: 202082 HWY 25
 Legal Description: Lot(s) 1 Block 1 Plan 0210278
 OR Quarter NW Section 27 Township 11 Range 20
Portion of



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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):

Agricultural

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

Rural General

Industrial

SITE DESCRIPTION:

Describe the lot/parcel dimensions

See Site Plan

and lot area/parcel acreage

~ 25 acres
~ 12 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 55 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.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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

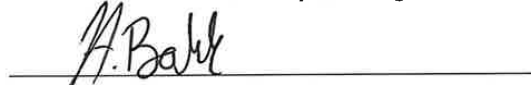
Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. 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)

February 5, 2025

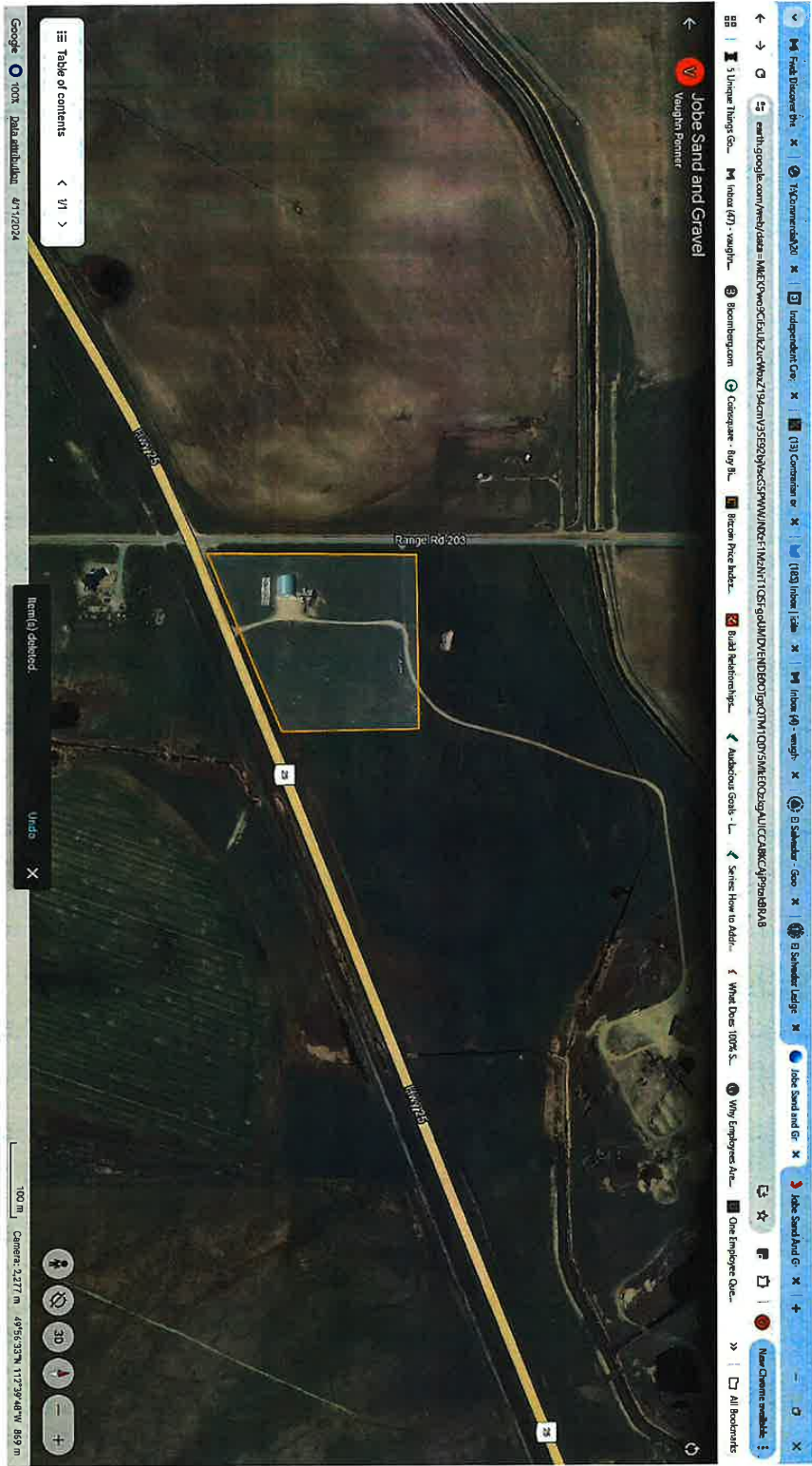
DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.

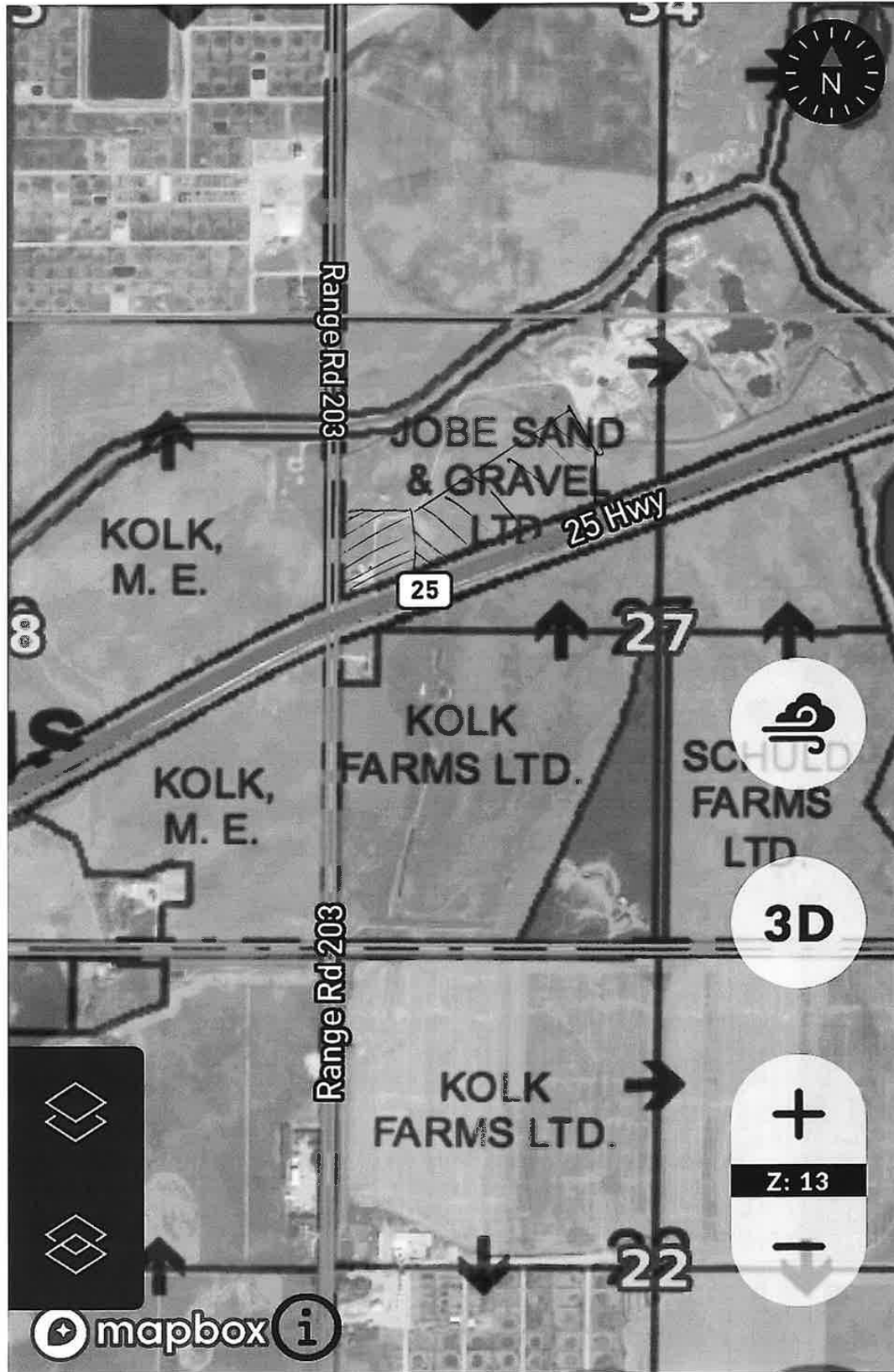
Note: Information provided or generated in this application may be considered at a public meeting.

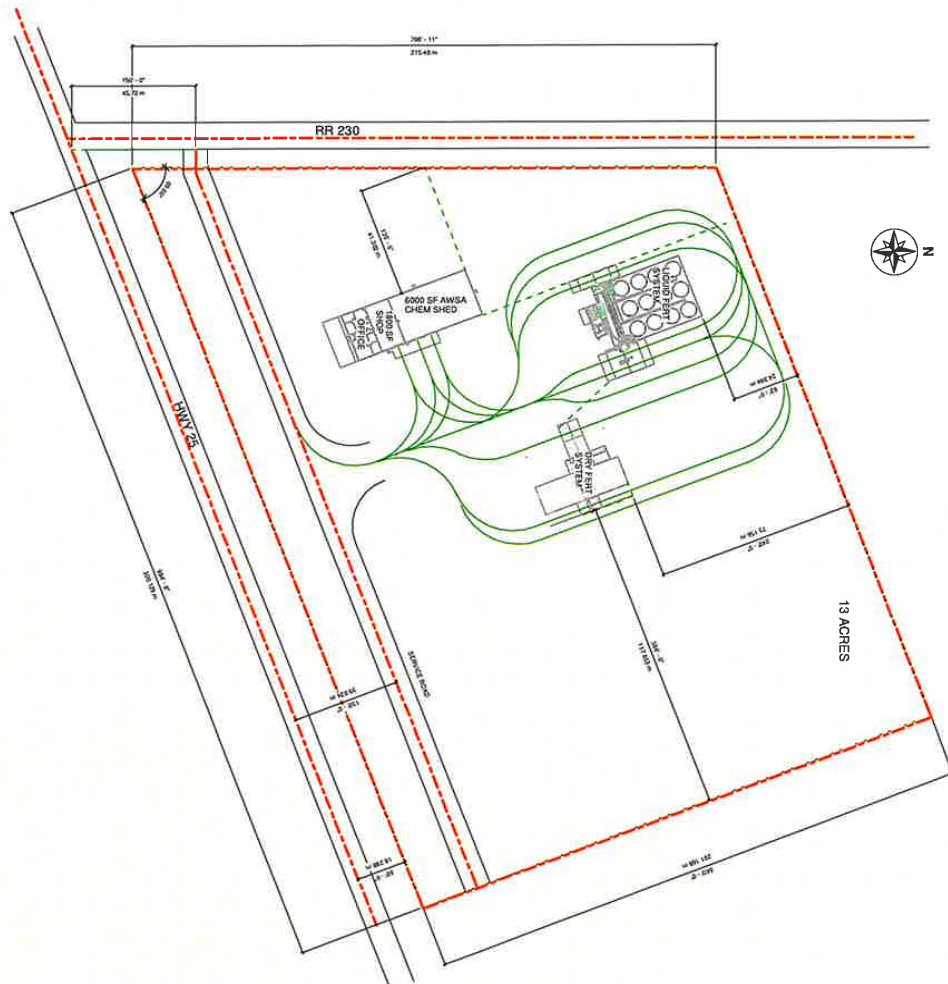




PARCEL #1

PARCEL #2





JAYGO
builders Inc.

PO Box 296, 517th Ave.
Bow Island, AB, T0K 0G0
(403) 548-9018

www.jaygobuilders.ca

NOT TO SCALE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF JAYGO BUILDERS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF JAYGO BUILDERS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

NO.	DESCRIPTION	DATE

ICI ALBERTA
GREENFIELD
DEVELOPMENT

SITE PLAN

Project Number	COMM25
Date	2025-12-23
Drawn by	JH
Checked by	CZ
Scale	1" = 40'-0"
Sheet	C101

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

February 6, 2025

SUBMITTED BY INDEPENDENT CROP INPUTS INC. (Applicant)
JOBE SAND AND GRAVEL LTD (Owner)

PARCEL #1

Re: Section 55 of the Land Use Bylaw – “Descriptive Narrative”

1. *The existing and proposed future land use.*
The existing site is mostly undeveloped and unused grass land. There is a small quonset on the building at this time 68' x 80'. It is used to store and screen sand from the rock quarry on the same quarter. The future ICI site would be developed as an ag-retail location. This would be a full service ICI location meaning it would host a 12 bin blending system, 2 overhead tanks for shipping and weighing blended fertilizer, an AWSA approved shed, a liquid fertilizer tank facility, a shop and an office. See the attached site drawing.
2. *How the proposed redesignation is consistent with the applicable statutory plans.*
This is a question to discuss with the County. It is our understanding that there are no existing statutory plans for land use, growth or development on this parcel of land or in the surrounding area that may be violated. This parcel is not subject to any intermunicipal development plans that we are aware of.
3. *The compatibility of the proposal with surrounding uses and zoning.*
The surrounding areas are zoned agricultural (we believe). 1 mile to the north is a feedlot. 1 mile to the east is a feedlot. 185m to the south is an acreage (a conversation with this neighbour is pending at which time we will work with them to be sure the new development is not intrusive with respect to odor, dust, and noise). 2 miles to the east is the village of Iron Springs. Iron Springs hosts an older Nutrien ag-retail location that is still operating. This new ICI facility represents an upgrade in service and equipment for the local agricultural community. Note: a Business Plan can be provided for further information.
4. *The development suitability or potential of the site, including identification of any constraints and/or hazard areas (eg. easements, soil conditions, topography, drainage, etc...)*
We have asked our contractor (earthwork and construction - Jayco) to look at this site. In their assessment the site is excellent for water drainage, construction and access. It is on a high spot and can be easily graded for drainage. It is on a main Alberta Transportation highway and is suitable for the installation of a service road for access. We see no constraints or hazard areas.
5. *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 developments; and serve the subject property while maintaining adequate levels of service to existing development.

Sewer management would entail a buried tank with service for maintenance sourced from Picture Butte and from Lethbridge. Potable water will be stored in an above ground tank. Water will be hauled in from Iron Springs to maintain this potable water. Electricity is readily available with power up and down Highway #25. Fire protection will be managed as per consultation and direction from the County Fire Marshall.

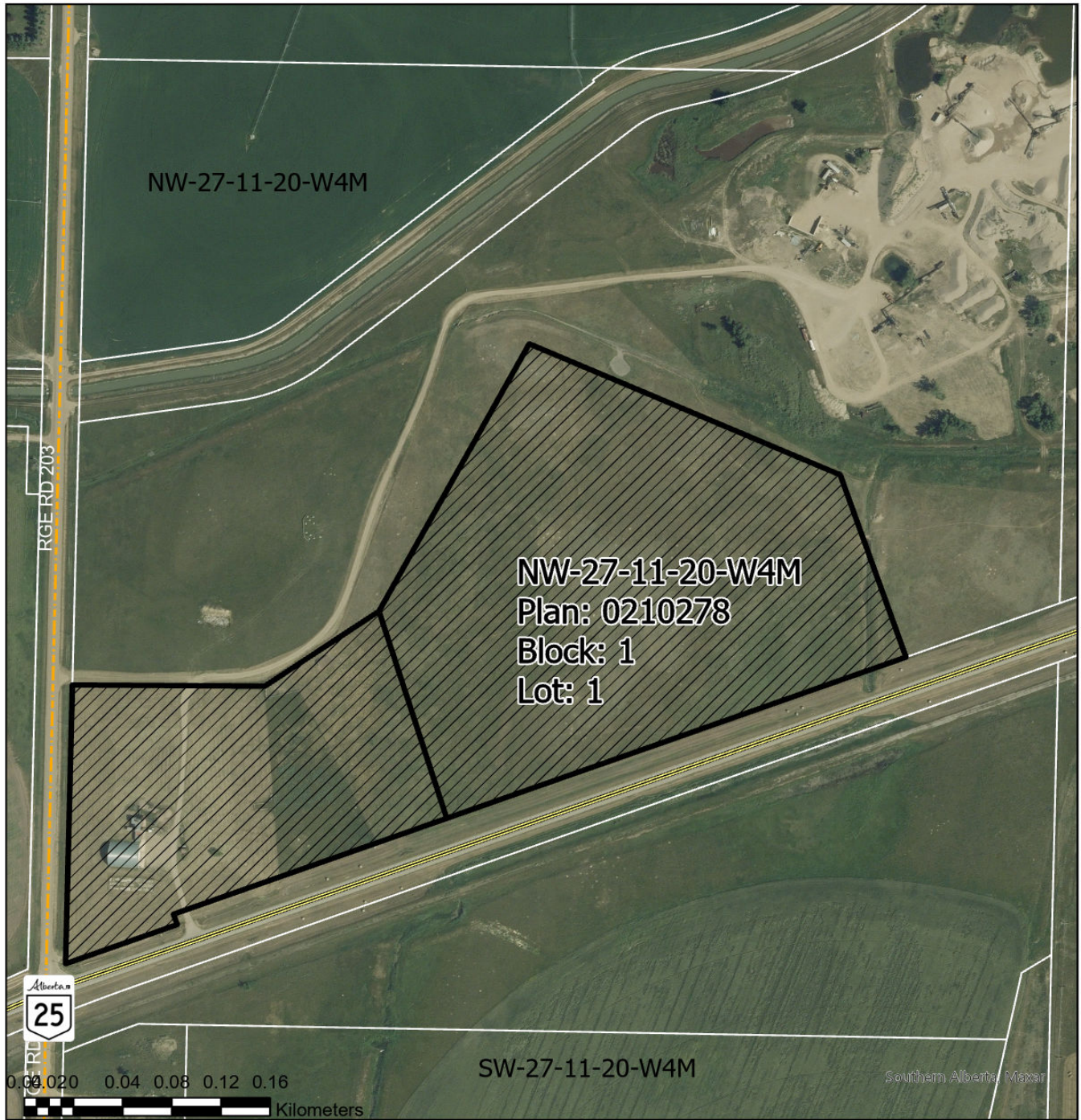
6. *Access and egress from the parcel and any potential impacts on public roads.*
We are working together with Leah Olsen at AB Transportation with respect to the best solutions to manage traffic from the #25 highway. This could involve the installation of a service road paralleling the highway. We are interested in comments from the County with respect to property access.

PARCEL #2

7. *The existing and proposed future land use.*
This parcel of land will be between 20 and 25 acres in size depending on the topography of the land when surveyed. (Note, the site maps show differing parcel configurations for this reason). Existing land is prairie grassland. The proposal is for the future sale of this to develop another additional business.
8. *How the proposed redesignation is consistent with the applicable statutory plans.*
This is a question to discuss with the County. It is our understanding that there are no existing statutory plans for land use, growth or development on this parcel of land or in the surrounding area that may be violated. This parcel is not subject to any intermunicipal development plans that we are aware of.
9. *The compatibility of the proposal with surrounding uses and zoning.*
The surrounding areas are zoned agricultural (we believe). 1 mile to the north is a feedlot. 1 mile to the east is a feedlot.
10. *The development suitability or potential of the site, including identification of any constraints and/or hazard areas (eg. easements, soil conditions, topography, drainage, etc...)*
We have asked our contractor (earthwork and construction - Jayco) to look at this site. In their assessment the site is slightly lower in elevation than Parcel #1 however it is not a water trap and drains well. A map overlay does not show any water trapping on this parcel of land. With respect to access, ICI can imagine leaving enough land open adjacent to the highway to allow for the installation of a service road should it ever be required. We see no constraints or hazard areas.
11. *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 developments; and serve the subject property while maintaining adequate levels of service to existing development.*
Future development of this site would have access to the services described in Parcel #1.

12. Access and egress from the parcel and any potential impacts on public roads.


We are working together with Leah Olsen at AB Transportation with respect to the best solutions to manage traffic from the #25 highway. This could involve the installation of a service road paralleling the highway. We are interested in comments from the County with respect to property access.



Bylaw 25-006: From Rural Agriculture (RA) to Rural General Industrial (RGI)

**202082 HWY 25 (NW-27-11-20-W4M) Approx 38 Acres
 Located in Lethbridge County, AB**



 Bylaw 25-006 - Rural Agriculture (RA) to Rural General Industrial (RGI)

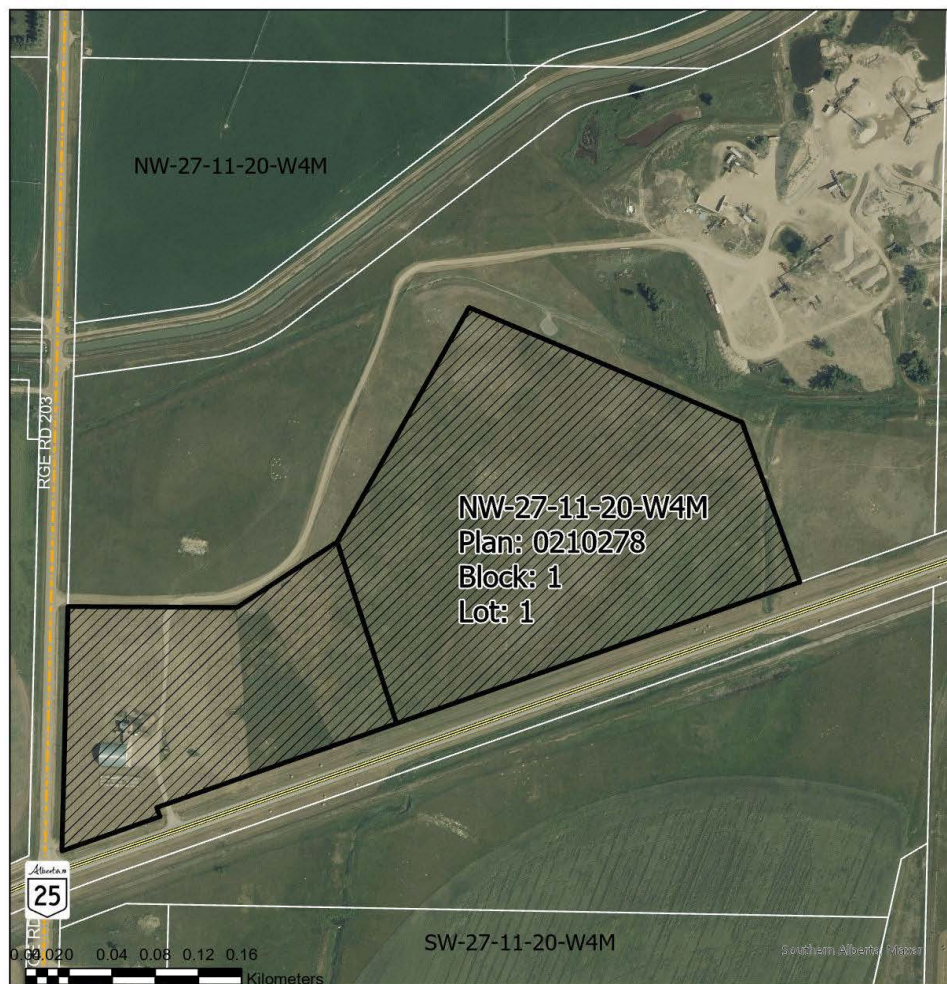


LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-006


Bylaw 25-006 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, 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 25-006 is to re-designate a portion of Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial as shown below;



Bylaw 25-006: From Rural Agriculture (RA) to Rural General Industrial (RGI)

**202082 HWY 25 (NW-27-11-20-W4) Approx 38 Acres
Located in Lethbridge County, AB**

 Bylaw 25-006 - Rural Agriculture (RA) to Rural General Industrial (RGI)



AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Rural General Industrial District.

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 6th day of March 2025.

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 21, 2024
Public Hearing	
2 nd Reading	
3 rd Reading	

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2025-02-14

Re: Bylaw No. 25-006 – Redesignation from Rural Agriculture (RA) to Rural General Industrial (RGI)

Portion of NW 27-11-20-W4

COMMENTS:

The application indicates the proposed redesignation would be to accommodate two future subdivided lots, one of between 10 and 13 acres and one of approximately 20 to 25 acres in size. In respect of considering the suitability of the application, the following matters have been reviewed and may be considered in making a decision on the rezoning proposal:

- There are several confined feeding operations in the area, the closest one just over 400 m to the northwest; however, this type of rural industrial operation should not impact the livestock operator, nor will it be impacted by it. The minimum distance separation also would not be applicable for such a type of use. The eastern portion of the land is being used as sand and gravel operation. Thus, the intended use would appear compatible with adjacent land uses and no conflict should occur.
- There are no provincially identified potential historical resources for this parcel of land or adjacent lands.
- According to the provincial wetland inventory data there are no provincially identified wetlands present. From the available contour mapping, it does not appear that the land subject to the redesignation proposal is a low spot as the land is fairly level.
- For the proposed rural agri-business intended for the most westerly lot, this type of rural industrial use should not require very much potable water and would be a low volume sewage effluent producer. The type of private services proposed for future development should be adequate to accommodate the use.
- The application does not indicate what the volume of trucks and traffic will be for the operation. A TIA may be warranted to establish what impact there may be to the west municipal road (Range Road 20-3) and also the intersection at Highway 25, if any at all. The local road would currently experience some heavy truck traffic due to the confined feeding operation to the north. Even if ATEC does not request one for Highway 25, the County may determine if it is warranted or not for Range Road 20-3.

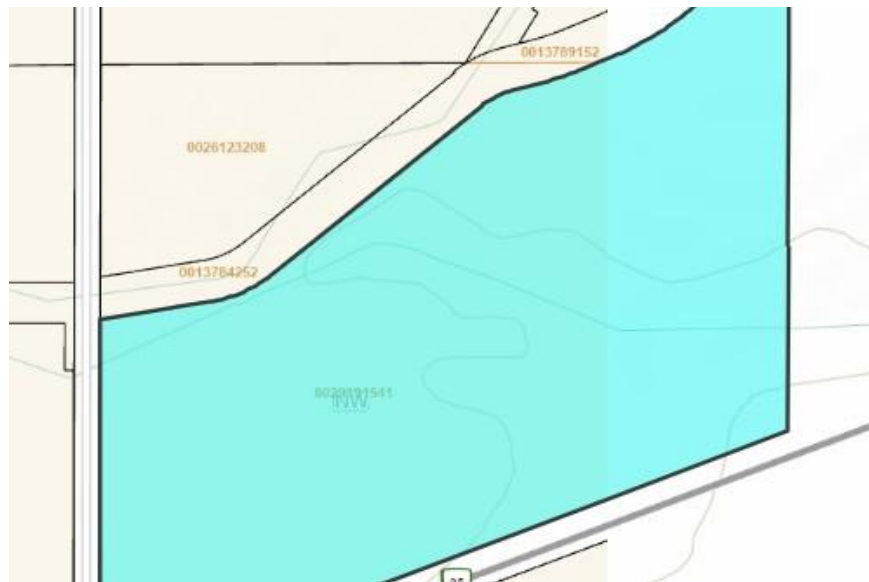
February 14, 2025

- It is understood that ATEC will require a 30 m service road dedication along the Highway 25 frontage. The ultimate final size of these parcels at the future subdivision stage will be more than adequate in size to accommodate the area required for service road dedication. At the subdivision or development stage, a Development Agreement should be required to address the construction of the service road.
- Due to the type of product and storage onsite pertaining to fertilizer, including liquid fertilizer, having a prepared emergency/fire response plan acceptable to the municipality may appear to be warranted by the County.
- From a land use perspective, the parent parcel is at a rural agricultural size (exceeds 70-acres), but it is grassland and there is a sand and gravel business that operates on a portion of it. So, although the size is larger than what is often considered to convert to non-agricultural uses, in this case the land itself is not the highest quality for agricultural purposes. The land is also adjacent to a paved provincial highway which makes it more advantageous for industry, and there will only be a short portion of municipal road (approx. 50 m) that may be impacted. It is noted that the County's MDP and Industrial-Commercial Land Use Strategy direct such isolated uses to lands adjacent to highway corridors.
- The business is a service that caters to the local agricultural community, and it is typical for such a use to establish in a rural area. Provided any potential road or traffic impacts are properly addressed, it is not foreseen there should be any major concerns with this rural industrial proposal proceeding at his location. The proposed use and location would appear to support and align with the County's industrial growth objectives.

Overall, the proposal may be considered suitable for the location and is deemed to be a compatible use for the surrounding agricultural area. Council at it's prerogative, may approve the application to redesignate the parcel to RGI.

Transportation and Economic Corridors Notice of Referral Decision Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 25-006	Highway(s):	25
Legal Land Location:	QS-NW SEC-27 TWP-011 RGE-20 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	February 12, 2025	AT Reference #:	RPATH0048717
Description of Development:	An application has been submitted to re-designate a portion of Plan 0210278 Block 1 Lot 1 in the NW 27-11-20-W4 from Rural Agriculture to Rural General Industrial. The intent of the rezoning is to allow the future subdivision and development of the area for industrial purposes.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies.

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent 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) 25

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. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below: a 30m wide service road by caveat will be required at the time of subdivision and removal of the direct highway access will be required to be removed. A Roadside Development Application must be submitted and accepted prior to subdivision approval.

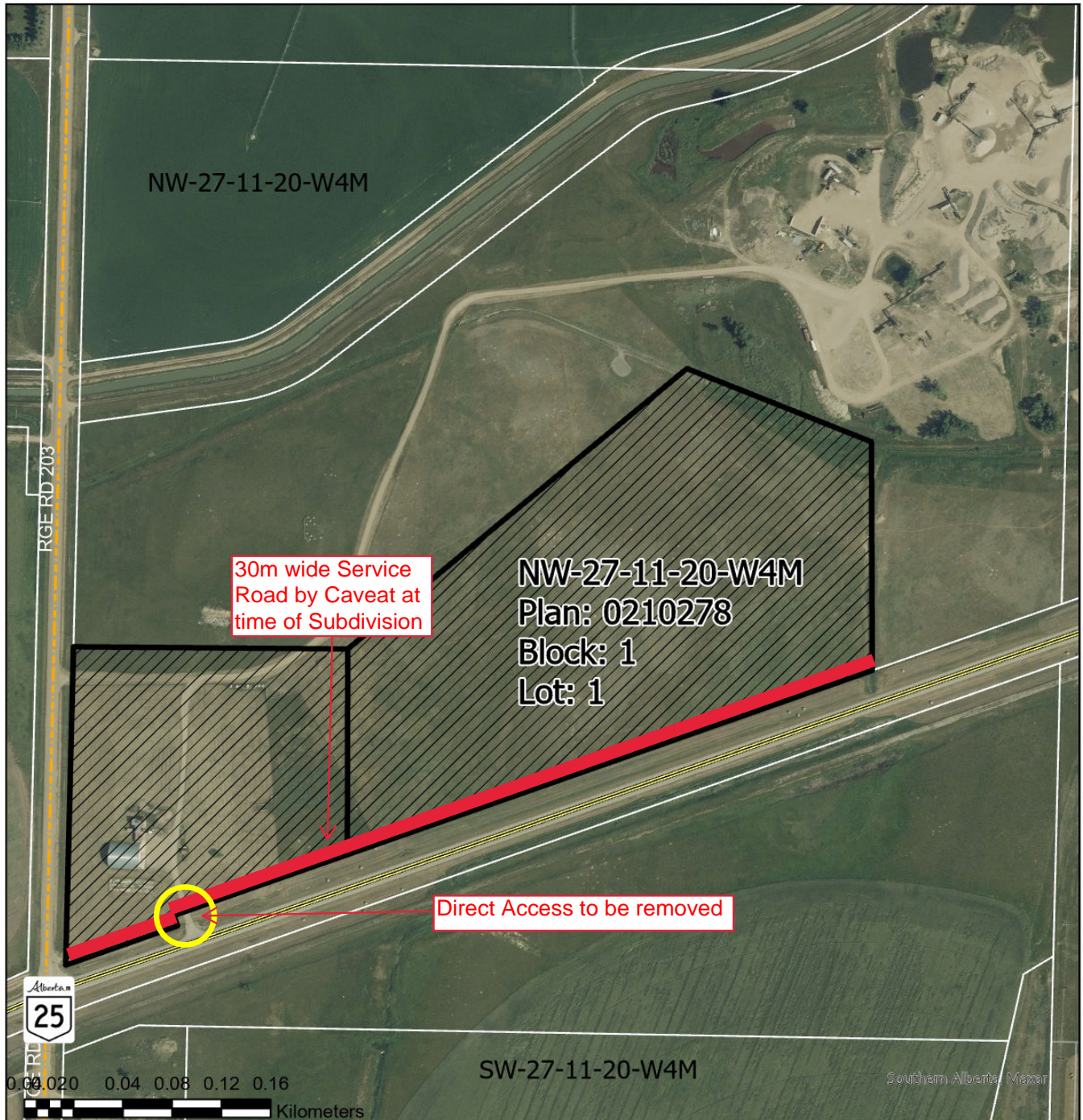
FOR INFORMATION PURPOSES ONLY

Lethbridge County should consider collecting an off-site levy for highway intersection improvements when required.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information




Issued by **Leah Olsen, Development and Planning Tech**, on **February 12, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



Bylaw 25-006: From Rural Agriculture (RA) to Rural General Industrial (RGI)

**202082 HWY 25 (NW-27-11-20-W4M) Approx 37 Acres
Located in Lethbridge County, AB**



 Bylaw 25-006 - Rural Agriculture (RA) to Rural General Industrial (RGI)



Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2025-02-14

Re: Bylaw No. 25-006 – Redesignation from Rural Agriculture (RA) to Rural General Industrial (RGI)

Portion of NW 27-11-20-W4

COMMENTS:

The application indicates the proposed redesignation would be to accommodate two future subdivided lots, one of between 10 and 13 acres and one of approximately 20 to 25 acres in size. In respect of considering the suitability of the application, the following matters have been reviewed and may be considered in making a decision on the rezoning proposal:

- There are several confined feeding operations in the area, the closest one just over 400 m to the northwest; however, this type of rural industrial operation should not impact the livestock operator, nor will it be impacted by it. The minimum distance separation also would not be applicable for such a type of use. The eastern portion of the land is being used as sand and gravel operation. Thus, the intended use would appear compatible with adjacent land uses and no conflict should occur.
- There are no provincially identified potential historical resources for this parcel of land or adjacent lands.
- According to the provincial wetland inventory data there are no provincially identified wetlands present. From the available contour mapping, it does not appear that the land subject to the redesignation proposal is a low spot as the land is fairly level.
- For the proposed rural agri-business intended for the most westerly lot, this type of rural industrial use should not require very much potable water and would be a low volume sewage effluent producer. The type of private services proposed for future development should be adequate to accommodate the use.
- The application does not indicate what the volume of trucks and traffic will be for the operation. A TIA may be warranted to establish what impact there may be to the west municipal road (Range Road 20-3) and also the intersection at Highway 25, if any at all. The local road would currently experience some heavy truck traffic due to the confined feeding operation to the north. Even if ATEC does not request one for Highway 25, the County may determine if it is warranted or not for Range Road 20-3.

February 14, 2025

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- Due to the type of product and storage onsite pertaining to fertilizer, including liquid fertilizer, having a prepared emergency/fire response plan acceptable to the municipality may appear to be warranted by the County.
- From a land use perspective, the parent parcel is at a rural agricultural size (exceeds 70-acres), but it is grassland and there is a sand and gravel business that operates on a portion of it. So, although the size is larger than what is often considered to convert to non-agricultural uses, in this case the land itself is not the highest quality for agricultural purposes. The land is also adjacent to a paved provincial highway which makes it more advantageous for industry, and there will only be a short portion of municipal road (approx. 50 m) that may be impacted. It is noted that the County's MDP and Industrial-Commercial Land Use Strategy direct such isolated uses to lands adjacent to highway corridors.
- The business is a service that caters to the local agricultural community, and it is typical for such a use to establish in a rural area. Provided any potential road or traffic impacts are properly addressed, it is not foreseen there should be any major concerns with this rural industrial proposal proceeding at his location. The proposed use and location would appear to support and align with the County's industrial growth objectives.

Overall, the proposal may be considered suitable for the location and is deemed to be a compatible use for the surrounding agricultural area. Council at it's prerogative, may approve the application to redesignate the parcel to RGI.

From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 25-006 Rezoning Application
Date: Thursday, February 13, 2025 10:12:04 AM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert (she/her)
Administrative Coordinator, Land
Natural Gas

P. 403-245-7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, February 10, 2025 11:59 AM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; LNID (Inid@telus.net) <Inid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Subject: Lethbridge County Referral - Bylaw 25-006 Rezoning Application

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached referral from Lethbridge County and provide comments by March 3, 2025.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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.

From: [Circulations_HP](#)
To: [Hilary Janzen](#)
Subject: RESPONSE 25-0569 RE: Lethbridge County Referral - Bylaw 25-006 Rezoning Application
Date: Thursday, February 13, 2025 9:27:10 AM
Attachments: [image001.png](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, February 10, 2025 11:59 AM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; LNID (Inid@telus.net) <Inid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Subject: Lethbridge County Referral - Bylaw 25-006 Rezoning Application

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Please review the attached referral from Lethbridge County and provide comments by March 3, 2025.

Regards,



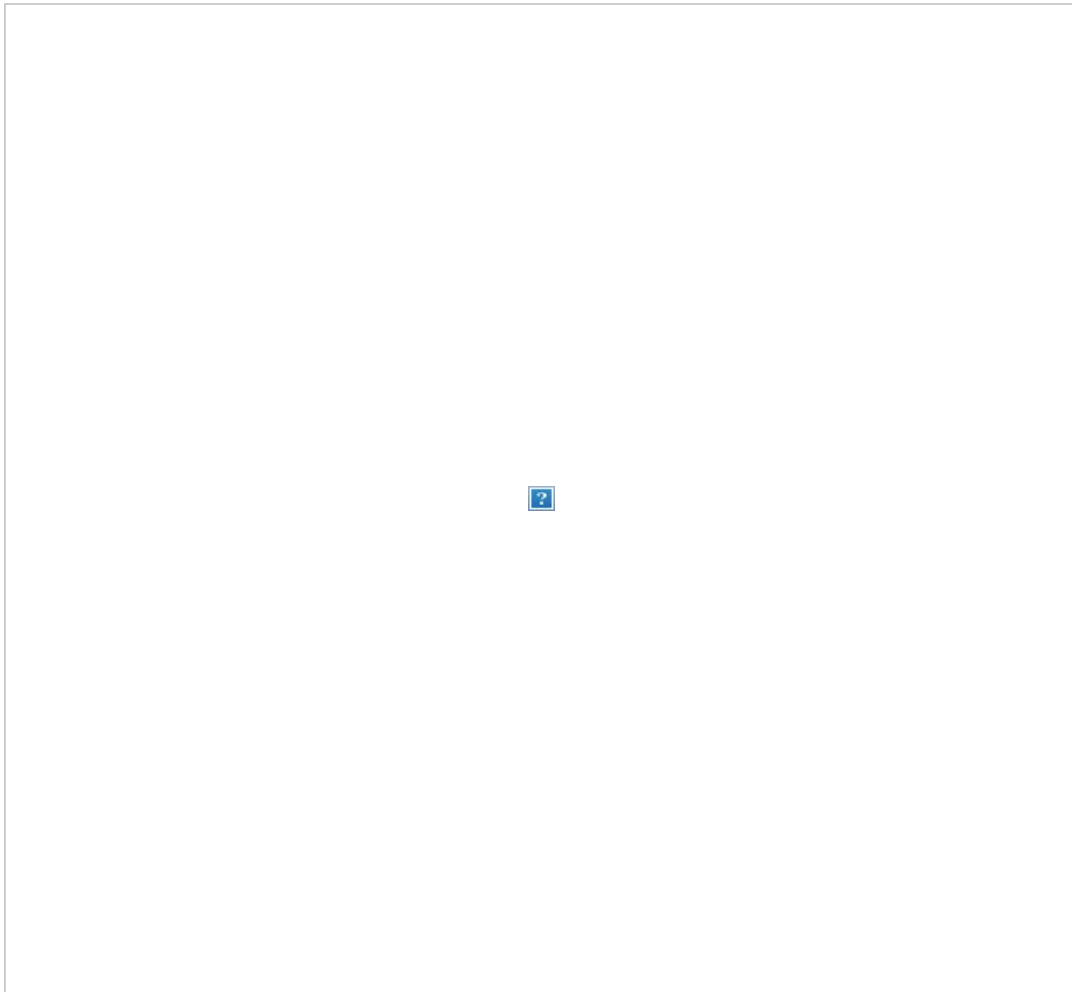
Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: [Tracy Davidson](#) on behalf of [Land Service](#)
To: [Hilary Janzen](#)
Subject: FW: [CAUTION] Lethbridge County Referral - Bylaw 25-006 Rezoning Application
Date: Tuesday, February 18, 2025 1:18:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[External_Circulation - Bylaw 25-006.docx](#)
[Bylaw 25-006 - Application.pdf](#)
[2025 06 RA to RGI Rezoning Map.pdf](#)

Good afternoon,
FortisAlberta Inc. has no concerns regarding this land use bylaw amendment.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, February 10, 2025 11:59 AM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; LNID (lnid@telus.net) <lnid@telus.net>; Land Service <landserv@fortisalberta.com>
Subject: [CAUTION] Lethbridge County Referral - Bylaw 25-006 Rezoning Application

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please review the attached referral from Lethbridge County and provide comments by March 3, 2025.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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From: lnid@telus.net
To: [Hilary Janzen](#)
Cc: vaughn@citaber.com; [Janet Beck](#); [Gary Burke](#)
Subject: RE: Lethbridge County Referral - Bylaw 25-006 Rezoning Application
Date: Monday, March 03, 2025 1:25:12 PM
Attachments: [image003.png](#)

Good Morning:

On behalf of Janet Beck, Administration and Land Manager, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to Application No. 25-006.

Thank you for the opportunity to comment.

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: lnid@telus.net

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: February 10, 2025 11:59 AM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>
Subject: Lethbridge County Referral - Bylaw 25-006 Rezoning Application

Please review the attached referral from Lethbridge County and provide comments by March 3, 2025.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
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AGENDA ITEM REPORT



Title: Bylaw 25-007 - Re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary - First Reading

Meeting: Council Meeting - 03 Apr 2025

Department: Development & Infrastructure

Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 18 Mar 2025
Approved - 19 Mar 2025

STRATEGIC ALIGNMENT:

 Governance	 Relationships	 Region	 Prosperity
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EXECUTIVE SUMMARY:

An application has been made to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

RECOMMENDATION:

That Bylaw 25-007 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-007 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

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-1-20-W4 from Urban Fringe to Hamlet Industrial and Extend the Hamlet of Shaughnessy Boundary. The applicant wishes to re-designate the lands to allow for future subdivision and industrial development on the parcel.

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 May 2025.

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, any future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 25-007 - Application](#)
[LUB Amendment READING BYLAW 25-007](#)

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT
 Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>February 10, 2025</u>	Assigned Bylaw No. <u>25-007</u>	
Date Deemed Complete: <u>February 12, 2025</u>	Application & Processing Fee: \$ <u>1500.00</u>	
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted: <input type="checkbox"/> Yes <input checked="" 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 Part 1, Sections 54 to 56 of bylaw.]

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: VANDEMBERG CATLE CO. LTD.
 Mailing Address: 233 CORNWOOD POINT WEGY LETHBRIDGE Phone: 403 380 0300
 Phone (alternate): _____
 Email: VANDEMBERG.CATLE@GMAIL.COM
 Postal Code: T1K 6A3
 Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: <u>JOHN VANDEMBERG</u>	Phone: <u>403 380 0300</u>
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: _____
 Legal Description: Lot(s) 9 Block 1 Plan 191 0149
 OR Quarter NE Section 23 Township 10 Range 22

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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):

Urban Fringe

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

Hamlet Industrial

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** See survey plan Attached and **lot area/parcel acreage** _____
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 55 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.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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.*

JOHN VANDENBERG

APPLICANT

VANDENBERG CATTLE CO. LTD.

REGISTERED OWNER (if not the same as applicant)

February 10, 2025

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.

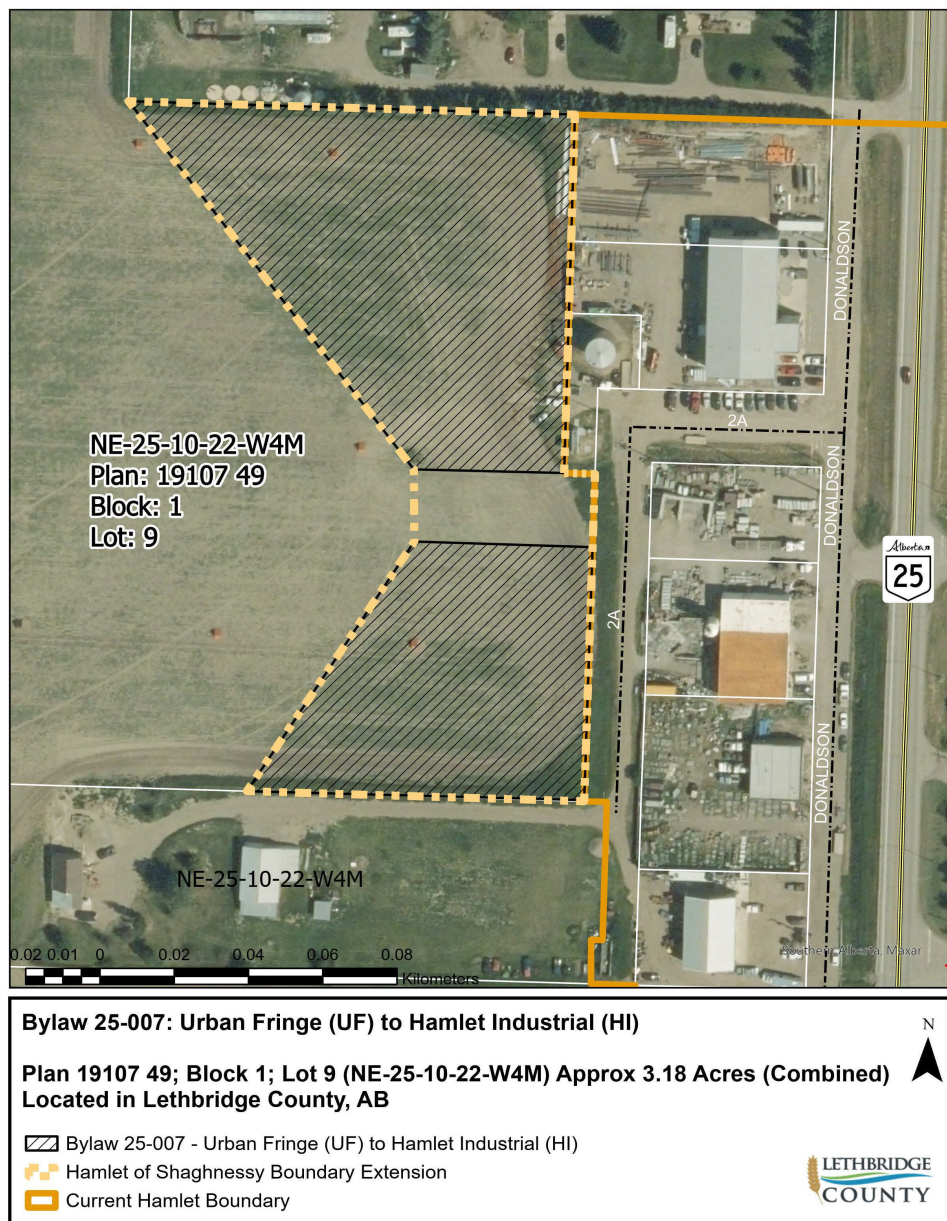
Note: Information provided or generated in this application may be considered at a public meeting.

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BY-LAW NO. 25-007

Bylaw 25-007 of Lethbridge County being a By-law for the purpose of amending Land Use By-law 24-007, 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 25-007 is to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-10-22-W4 from Urban Fringe to Hamlet Industrial and extend the boundary of the Hamlet of Shaughnessy (as shown on the attached sketch);



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 3rd day of April, 2025.

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

AGENDA ITEM REPORT



Title: Bylaw 25-008 - Repeal Bylaw 1481 being the Meadowscape Area Structure Plan - First Reading
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 18 Mar 2025
Approved - 19 Mar 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to repeal Bylaw 1481 being the Meadowscape Area Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development. The landowner of Plan 2210953 Block 2 Lot 1 wishes to retain the Grouped Country Residential zoning and allow for the subdivision on the parcel into 3 lots versus the 6 originally proposed parcels. The applicant has submitted a Conceptual Design Scheme to support the proposed the revised subdivision plan.

RECOMMENDATION:

That Bylaw 25-008 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-008 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw. As per Section 191(2) of the Municipal Government Act, a repeal must be made in the same way as the original bylaw and is subject to the same consents or conditions or advertising requirements that apply to the passing of the original bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

County Council approved Bylaw 1481 (Meadowscape Area Structure Plan) on September 21, 2017

BACKGROUND INFORMATION:

An application has been made to repeal Bylaw 1481, being the Meadowscape Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development.

The landowner of Plan 2210953 Block 2 Lot 1 wishes to retain the Grouped Country Residential zoning and allow for the subdivision on the parcel into 3 lots versus the 6 originally proposed parcels. The applicant has submitted a Conceptual Design Scheme to support the proposed the revised subdivision plan.

The application has been circulated to all County Departments, the City of Lethbridge, 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 April 2025.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which as 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:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Letter Request to Rescind Bylaw 1481 -Meadowscape ASP](#)
- [Plan 2210953 Block 2 Lot 1 - Subdivision Concept Plan](#)
- [Bylaw 1481 - Meadscape ASP](#)
- [LUB Amendment READING BYLAW 25-008](#)

Caliber Landscaping Ltd.
Box 380
Coalhurst AB
T0L0V0


County of Lethbridge
Attention: Hilary Janzen

Date: Feb 25, 2025

RE: Meadowscape ASP

As the Lethbridge North County Potable Water Co-op is unable to deliver the promised water units, Mr. John Davis and I have agreed that it would be best to rescind the Area Structure Plan for Meadowscape, Bylaw 1481. We will revert the East parcel (Lot 2, Block 2, Plan 2210953) to urban fringe and the West parcel (Lot 1, Blk 2, Plan 2210953) would remain Country Residential.

Mr. John Davis



Henry Bakker



Please call me should there be any questions.

Regards,

Henry Bakker
Caliber Landscaping Ltd.
Ph 403-634-0592
Email: henry@caliberlandscaping.ca

Conceptual Design Scheme

In support of Grouped Country Residential Re-designation
Bylaw Amendment (Bylaw No. _____)

Legal Description of Lands Included:

PLAN 2210953, BLOCK 2, LOT 1
Lethbridge County

Registered Owner:

Bakker Properties LTD.

Prepared By: Henry Bakker
Reference File:

Introduction

The following concept plan and design scheme is to be used in support of an application to subdivide Plan 2210953 Block 2 Lot 1, currently zoned Grouped Country Residential, and to support the subdivision of that parcel into 3 parcels within the Lethbridge County.

This report and application has been prepared by Henry Bakker together with Brown Okamura & associates Ltd on behalf of the owner, BAKKER PROPERTIES LTD.

Development Concept

The current titled area is 5.74 ha (14.18 acres). The proposed 3 new parcels will each be 1.91ha (4.73 acres) more or less. A tentative plan showing a conceptual design for the subdivision can be found attached. The parcels of land will front Range Road 22-3.

The existing land use for the parcel is dry land grass. The south boundary of the parcel coincides with 2 other country residential lots; Plan 971 1803, Block 1, Lot 1 & Plan , 0510649 Block 1, Lot 2. The west boundary is Range Road 22-3. The north & East side of the property is bordered by the existing LNID Canal. The property is ideally situated for subdivision and is comparable with the other country residential parcels in the vicinity.

The parcel of land has a gentle slope from west to east. This gently sloping land is favorable for residential use, with suitable building sites throughout the proposed parcels. The land will have ample room for septic field construction, drainage and building foundations for home structures.

Building setbacks and other lot development will be in accordance with the County of Lethbridge GCR Land Use Bylaws.

Transportation

Range Road 22-3 bounds the site to the west. It is an existing public road with paved surface that is maintained by the Town of Coalhurst. Each proposed lot will front onto Range Road 22-3 and will access the road through 2 separate approaches. Lot 5 currently has an approach, and 1 additional approach will be centered on Lots 3&4.

Potable Water

Lot 1 has a water unit from the water co-op.

Potable water for lots 2 & 3 will be provided by cistern and hauled water and with the water COOP line running along Range Road 22-3; it would be an easy connection if additional water units become available.

Fire Protection

Response to fire emergencies would be dispatched by the City of Lethbridge Emergency dispatch Centre through the 911 system. The site is located within the Coalhurst Rural emergencies service zone of the County and therefore the Coalhurst Fire Department will respond to emergency calls.

Sanitary Wastewater

The proposed lots in this subdivision will be serviced by an individual on-site Private Sewage Treatment system. An Assessment & investigation (Geotechnical Evaluation & Preliminary Soil assessment) to evaluate the suitability of existing soils and the feasibility of on-site septic systems for each lot has been completed. This investigation did not identify any barriers to individual on-site septic systems. Further investigation and design will be completed once the location for the proposed field for each lot is identified and will be constructed and operated in consistence with relevant safety codes.

Stormwater

The natural drainage patterns of this site consist of surface conveyance from west to east. A site plan prepared by BOA showing the existing property line elevations and the direction of surface conveyance. Due to the size of the individual lots and the development restrictions under Grouped Country Residential the overall impact to natural drainage patterns will be minimal.

Utilities

There is an existing ATCO gas distribution line that runs along the East side of Range road 22-3. Preliminary discussions with Atco have confirmed that their infrastructure can support these lots.

A single-phase power line runs along the east side of Range Road 22-3. Preliminary discussions with Fortis confirm electrical services are available.

Closure

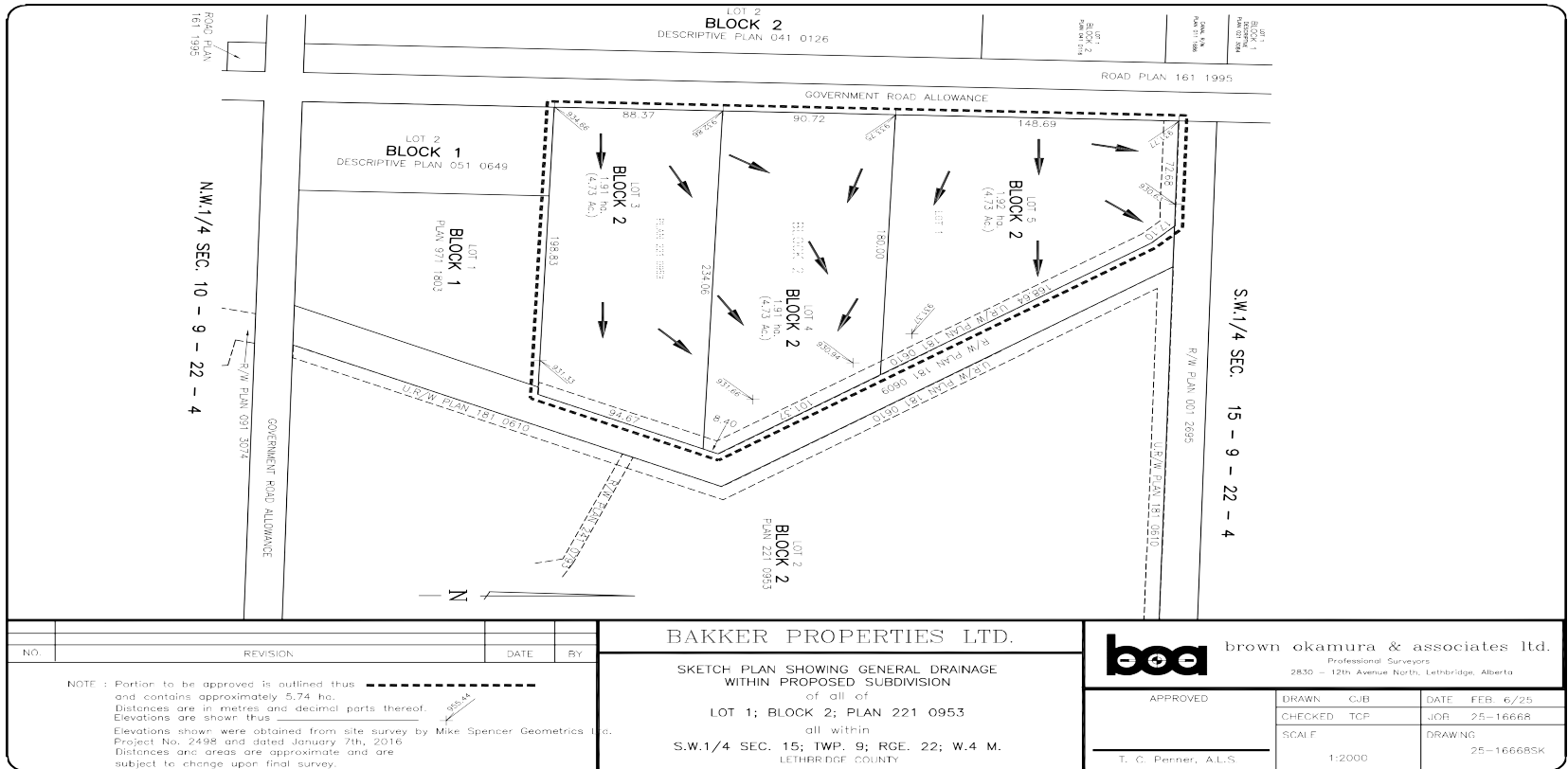
Should you require additional information to support this application, please contact

Henry Bakker

403-634-0592

Thank-you!

Drainage Plan



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
and contains approximately 5.74 ha.
Distances are in metres and decimal parts thereof.
Elevations are shown thus $\frac{1}{2}$
Elevations shown were obtained from site survey by Mike Spencer Geometrics Inc.
Project No. 2498 and dated January 7th, 2016
Distances and areas are approximate and are
subject to change upon final survey.

BAKKER PROPERTIES LTD.

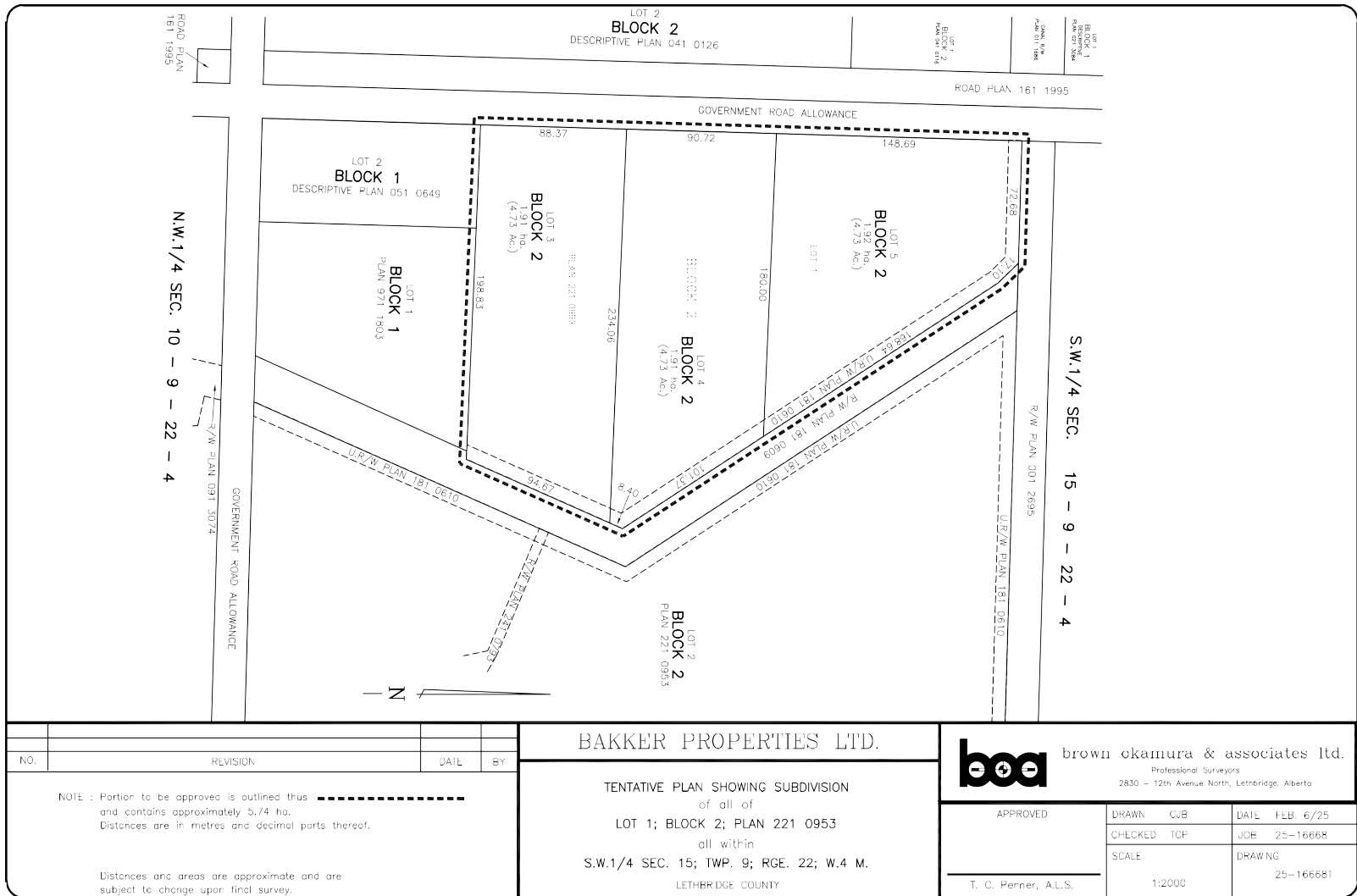
SKETCH PLAN SHOWING GENERAL DRAINAGE
WITHIN PROPOSED SUBDIVISION
of all of
LOT 1; BLOCK 2; PLAN 221 0953
all within
S.W.1/4 SEC. 15; TWP. 9; RGE. 22; W.4 M.
LETHBRIDGE COUNTY

boa brown okamura & associates Ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN: CJB	DATE: FEB. 6/25
	CHECKED: TCP	JOB: 25-1666R
	SCALE: 1:2000	DRAWING: 25-1666B5K

T. C. Penner, A.L.S.

Subdivision Plan



NO.	REVISION	DATE	BY
<p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 5.74 ha. Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

BAKKER PROPERTIES LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 1; BLOCK 2; PLAN 221 0953
all within
S.W.1/4 SEC. 15; TWP. 9; RGE. 22; W.4 M.
LETHBRIDGE COUNTY

<p>bo brown okamura & associates Ltd. Professional Surveyors 2830 - 12th Avenue North, Lethbridge, Alberta</p>					
				APPROVED	DRAWN
<p>T. C. Penner, A.L.S.</p>		CHECKED	TCF	JOB	25-16668
		SCALE	DRAWING		25-166681
		1:2000			



Lethbridge County By-Law 1481
Adopted September 21, 2017

 **DOUGLAS J. BERGEN
& ASSOCIATES LTD.**
ARCHITECTURAL TECHNOLOGY

MEADOWSCAPE AREA STRUCTURE PLAN

AUGUST 2017



MEADOWSCAPE AREA STRUCTURE PLAN

August 2017

Prepared for
John Davis & Henry Bakker
Lethbridge, Alberta

Prepared by
Douglas J. Bergen & Associates Ltd.
HV Consulting Ltd.
Osprey Engineering Ltd.
Tetra Tech EBA Inc.



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1 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Meadowscape Area Structure Plan (ASP) is to set out a concept for planning and proposed guidelines for the future subdivision and development of the lands described in this document. The plan has been prepared to compliment the proposed amendment to the Lethbridge County Land Use Bylaw # 1404 to change the zoning of the subject lands from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR).

1.2 LOCATION AND BACKGROUND

The Meadowscape ASP area includes a portion of the SW ¼ 15-09-22 W4M (the site) and is shown on **Figure 1.0 – Location Plan** and **Figure 2.0 – Aerial Photo**. The site includes one legal parcel of land, which is identified as LINC 0027 188 819, title number 151 119 596 and includes approximately 16.2 ha (40 acres). The land is owned by John Davis and Henry Bakker. Certificates of title and legal survey are included in **Appendix A – Property Ownership**.

The site is located along the east side of Range Road 22-3, south of the Town of Coalhurst. The site offers an attractive opportunity for country residential living with views of the City of Lethbridge to the south east. Other country residential properties exist in the immediately surrounding area. The site is within a few minutes drive from the Town of Coalhurst and within a 12 minute drive from downtown Lethbridge.

The site is unique in that it is severed from north to south by a meandering irrigation canal owned and operated by the Lethbridge Northern Irrigation District (LNID). A subdivision approval was granted by the Lethbridge County Subdivision Authority (2015-0-088) on June 19, 2015, to split the 40-acre title into two titles, (west/east portions) split along the LNID canal. A condition of subdivision approval was imposed on the applicants requiring them to prepare an ASP for the land to the satisfaction of the Lethbridge County in order to address future subdivision.

1.3 APPROVAL PROCESS

This Area Structure Plan will be submitted to the Lethbridge County in support of an application to amend the Lethbridge County Land Use Bylaw. An application will be submitted for a land use amendment from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR). The application will be circulated in accordance with the Lethbridge County



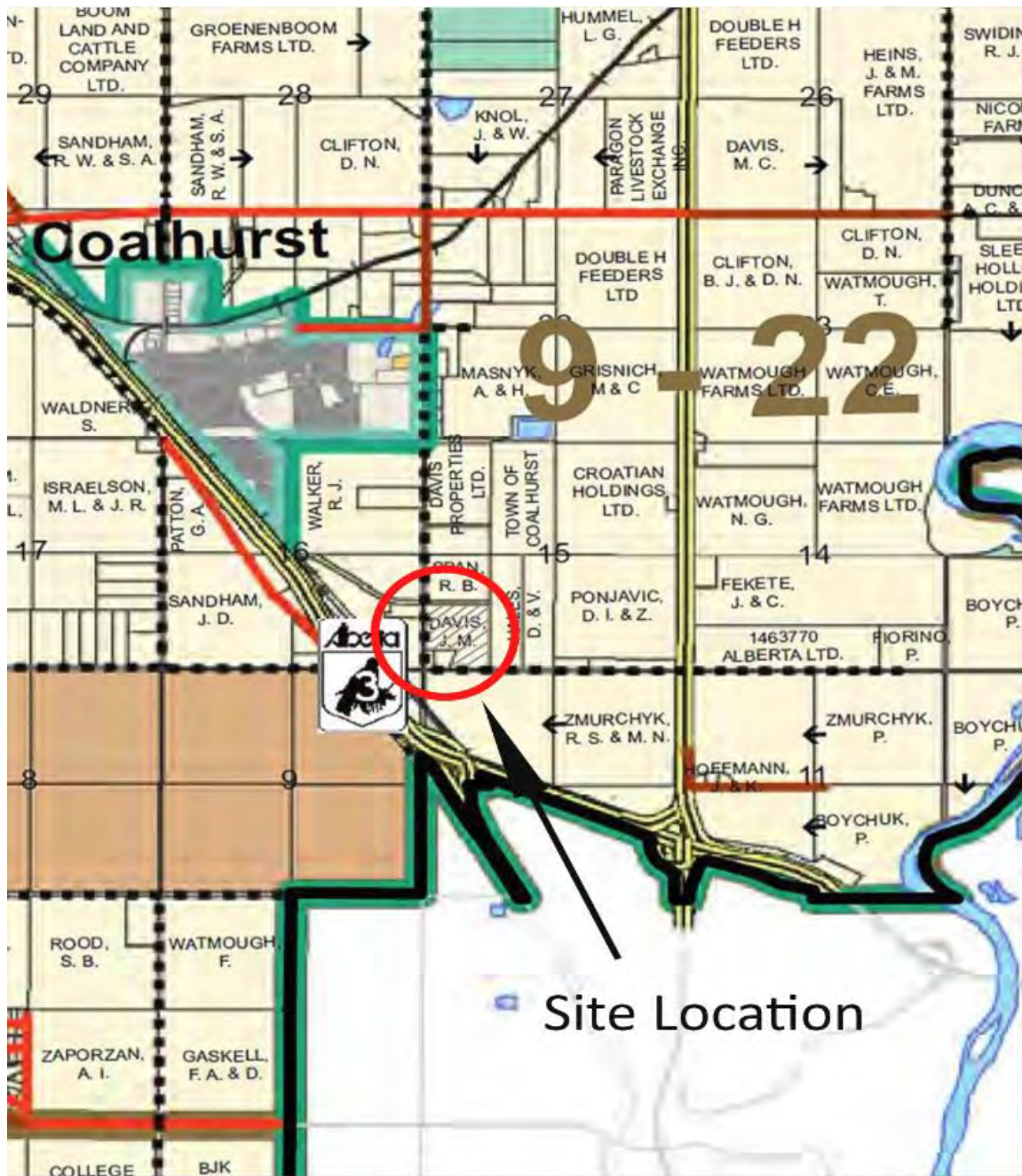


Figure 1.0 – Location Plan





Figure 2.0 – Aerial Photo



policies seeking comment from the appropriate authorities including:

1. The Oldman River Regional Services Commission
2. The Lethbridge Northern Irrigation District
3. Alberta Environment and Parks
4. Alberta Agriculture Food and Rural Development
5. The Chinook Regional Health Authority
6. The City of Lethbridge
7. Alberta Transportation
8. The Town of Coalhurst

Lethbridge County council will evaluate the comments received from the above mentioned authorities prior to rendering a decision on the application for reclassification. If the Area Structure Plan and rezoning application are approved, the applicant will have a framework from which to make application for the subdivision of the various lots. A Development Agreement will be entered into between the Lethbridge County and the applicant to ensure orderly and quality infrastructure as directed by the agreement.

1.4 LEGISLATIVE FRAMEWORK

1.4.1 The Municipal Government Act

The Municipal Government Act (MGA) is the provincial legislation which regulates municipal land use planning. This legislation sets out the requirements for two documents which this proposal is subject to: The Lethbridge County Municipal Development Plan and the Land Use Bylaw.

1.4.2 The Municipal Development Plan

The Lethbridge County Municipal Development Plan (MDP) documents broad policies relative to development and growth within the County. This planning document pays particular attention to the desire of the County to maintain a strong agricultural base.

The subject property is of a size and scale that does not allow for a viable farming operation and therefore is suitable for consideration of reclassification and further subdivision. The parcel is also compromised by the fragmentation of the LNID canal.

This Area Structure Plan is intended to provide the information required by the MDP to enable council to make an



informed decision on the application. It should be noted that the land is located within the City of Lethbridge and Lethbridge County Intermunicipal Development Plan (IDP) area and therefore this plan has been circulated to the Lethbridge Planning Department for comment. The city's Manager of Development has confirmed that this proposal complies with the intent of the IDP relative to Policy Area 2, Sub area 3, Policy 3.4.2.22, Policy 3.4.2.23 and map 5.

The Meadowscape ASP also complies with the South Saskatchewan Regional Plan.

1.4.3 Subdivision Regulations

The MGA outlines the requirements for the creation of new parcels of land in the County. The application for subdivision of the new lots as laid out in this Area Structure Plan will be submitted to the Oldman River Regional Services Commission (ORRSC) for processing.

1.4.4 Land Use Bylaw

The Lethbridge County Land Use Bylaw No. 1404 recognizes the area of the proposed development as Lethbridge Urban Fringe (LUF). The purpose of this classification is by in large to protect land for agricultural purposes and prevent fragmentation of parcels that may be considered in future annexations of the City of Lethbridge. The proposed re-designation of the subject land is intended to be Grouped Country Residential (GCR) as defined in the Bylaw.

1.5 JUSTIFICATION

The Municipal Development Plan mandates that the maximum parcel size which is eligible for further breakdown of lots to be 20 acres. The subject land was recently approved for subdivision by virtue of the LNID irrigation canal which severs the property. This subdivision allowed for 2 parcels of land, on either side of the canal, the easterly parcel of 9.52 ha (23.5 acres) and the westerly parcel of 5.74 ha (14.2 acres). The size of these parcels as well as the location of the LNID canal renders these lands as poor quality agricultural land. (It is noted that the easterly parcel exceeds the MDP maximum by 3.5 acres; however, given the topography and the irregular shape of the parcel the owners believe it is reasonable to apply for reclassification of both east and west parcels.) The easterly parcel is not classified as good agricultural land.

This diminished value as agricultural land gives way to a higher and better use of the property as a residential



development. Small acreage parcels are a viable option for consideration. This proposed use is prevalent in the fringe area of many County communities with the Town of Coalhurst being no exception. There is increased benefit to the County should these parcels be redesignated to GCR given the land value would increase giving way for a greater tax base.

The owner believes that the proposal outlined in this ASP is in keeping with the Municipal Development Plan and therefore offers support for a reclassification application.

2 GOALS

2.1 GOALS

The principal goals of the Meadowscape Area Structure Plan are:

1. To provide the information required to support the reclassification of the land;
2. To establish a framework for the future development of the subject parcels;
3. To set out the access, servicing, and development standards that must be met in the development of the lands;
and
4. To outline architectural controls and guidelines that will ensure a high-quality and attractive country residential subdivision.



3 PLAN AREA

3.1 SITE ANALYSIS

3.1.1 Site Location

The property is located 1 km south of Coalhurst on the east side of Range Road 22-3. This land is included in the urban fringe of the Town of Coalhurst and the City of Lethbridge. The overall parcel is square in shape with the exception of two previous homesteads subdivided out of the south west corner. See **Figure 3.0 – Site Survey**.

3.1.2 Existing Land Use

The land is currently zoned Lethbridge Urban Fringe (LUF) and has been used for a hay crop in recent years. Seepage from the LNID canal coupled with some low lying areas present challenges for this land to be economically viable as a farming operation. Revenues from the hay crop do not justify this property as a viable farm.

3.1.3 Topography and Site Characteristics

The portion of the property on the west side of the canal generally slopes from west to east. The ground elevation ranges from a high point of 933.48 to a low of 931.30 at the toe of the canal bank.

The easterly parcel slopes away from the canal with a high point of 931.00 to 926.41. A detailed topographic plan was produced by Mike Spencer Geometrics Ltd. and is provided in **Figure 3.0 – Site Survey**.

The soils are generally comprised of a 150 mm layer of topsoil on top of medium plastic clay and glacial till. Two geotechnical studies were conducted on the site by Tetra Tech – EBA to evaluate the property for its suitability for septic fields as well as for the placement of buildings. Both engineering documents are available in **Appendix B – Geotechnical Investigation**.

3.1.4 Environmental, Historical, and Archaeological Significance

The County provided the applicant with a copy of the “Environmentally Significant Areas in the Oldman Region, County of Lethbridge” (February 1987) document. This study provides valuable information relative to



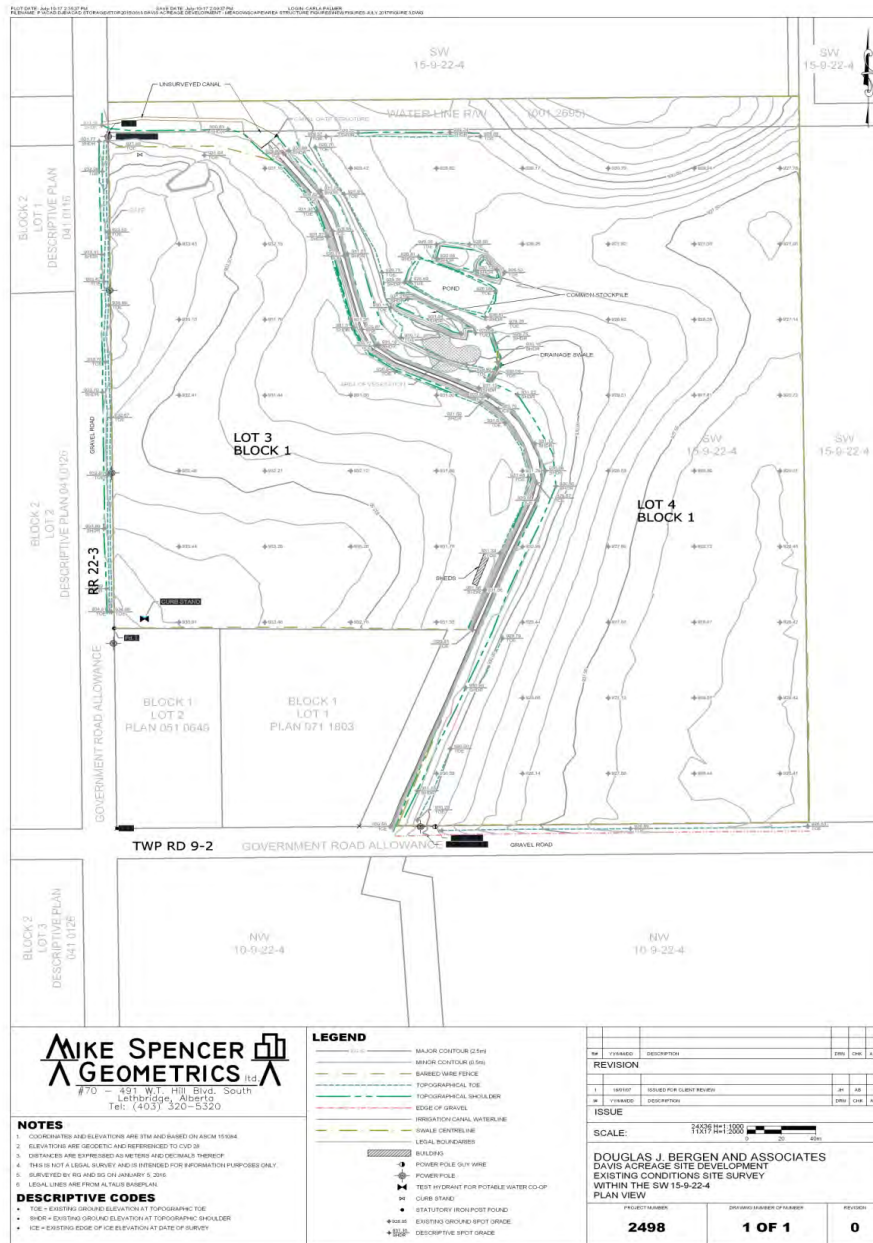


Figure 3.0 – Site Survey



environmental and archaeological significant sites in the Lethbridge County. A detailed review of the relevant figures contained in the study revealed that the subject property is outside of any of the noted sensitive area. The site has historically been used for agriculture and is located away from the edge of the river valley which comprises the most archaeologically significant area. See **Figure 4 – Environmentally Significant Areas**. There is also no evidence that the lands have been compromised by oil and gas facilities or historical undermining that would negatively impact the proposed use. Home owners will be encouraged to engage geotechnical engineers to verify that historic mining activity does not impact the specific location they have selected to construct their home.

3.1.5 Opportunities and Constraints

3.1.5.1 Opportunities

This property offers an excellent opportunity for rural residential living. It's proximity to Coalhurst offers convenience for daily necessities as well as a short bus ride for children attending schools.

The elevation of the site provides for views of the surrounding prairie landscape as well as a view corridor to the City of Lethbridge to the south east.

Range Road 22-3 was upgraded complete with a paved asphalt surface in the summer of 2016. This improvement will make this property highly desirable for country residential living. Township Road 9-2 is currently being upgraded to the same status.

The developer has secured shares on the local potable water cooperative which will provide City of Lethbridge water to every proposed site. Natural gas, electricity and telephone infrastructure is adjacent to the property which will make servicing convenient.

3.1.5.2 Constraints

The 9.52 ha (23.5 acres) lying east of the LNID irrigation canal has limited opportunity for development due to seepage from the canal. See **Figure 5.0 – LNID map**.

In discussions with senior development staff at the Lethbridge County along with management at LNID, it was recommended that the owners consider funding the installation of a pipe to house the current LNID canal facility in order to mitigate seepage. A piped conveyance system also eliminates the possibility for effluent from septic fields to migrate into the LNID irrigation water.



In May of 2017, the owners entered into an agreement with LNID to install a pipe to convey LNID water from the north end of the site to the south end. See **Figure 5.0a – LNID Lateral Pipeline.**



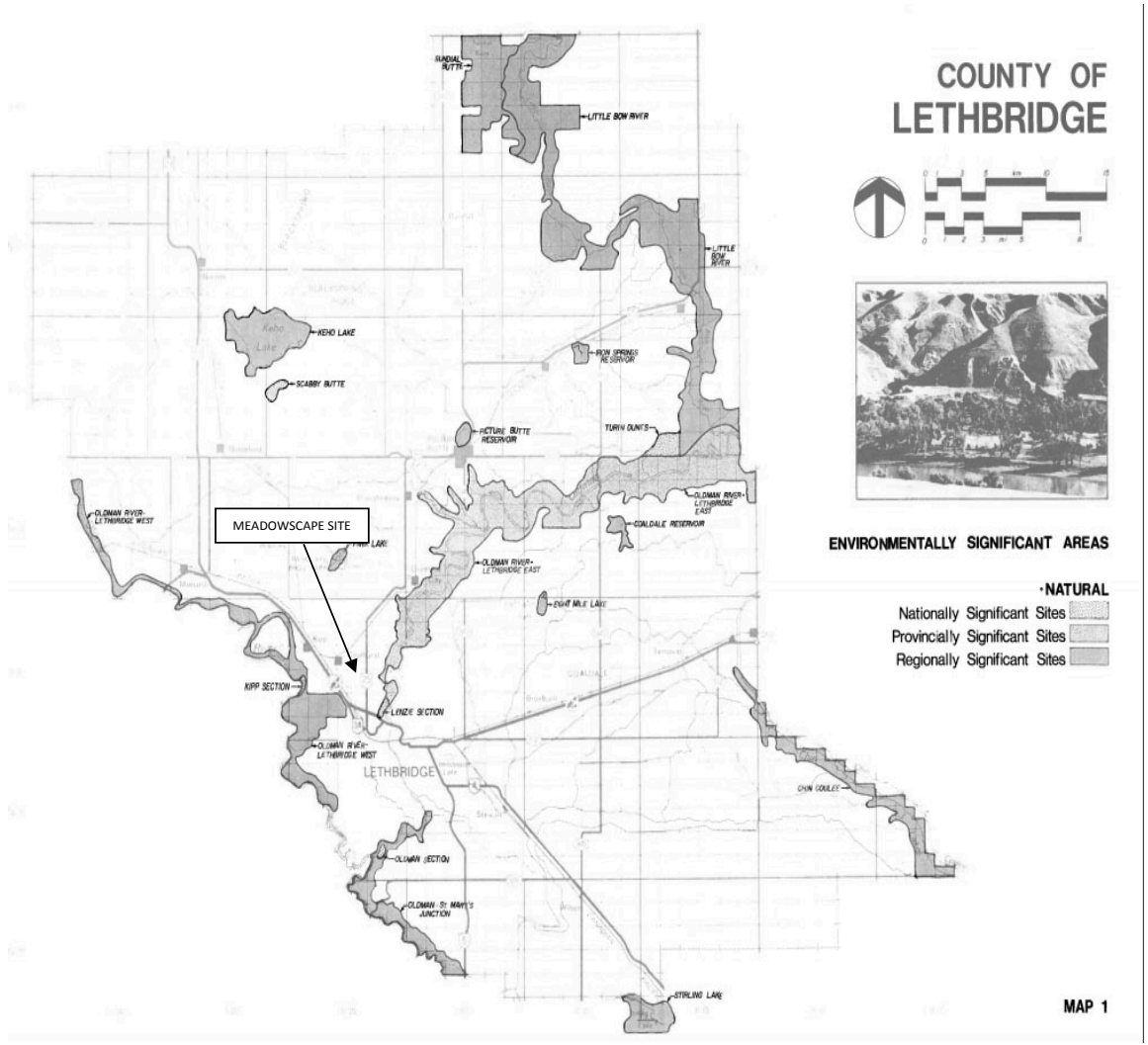


Figure 4.0 – Environmentally Significant Areas



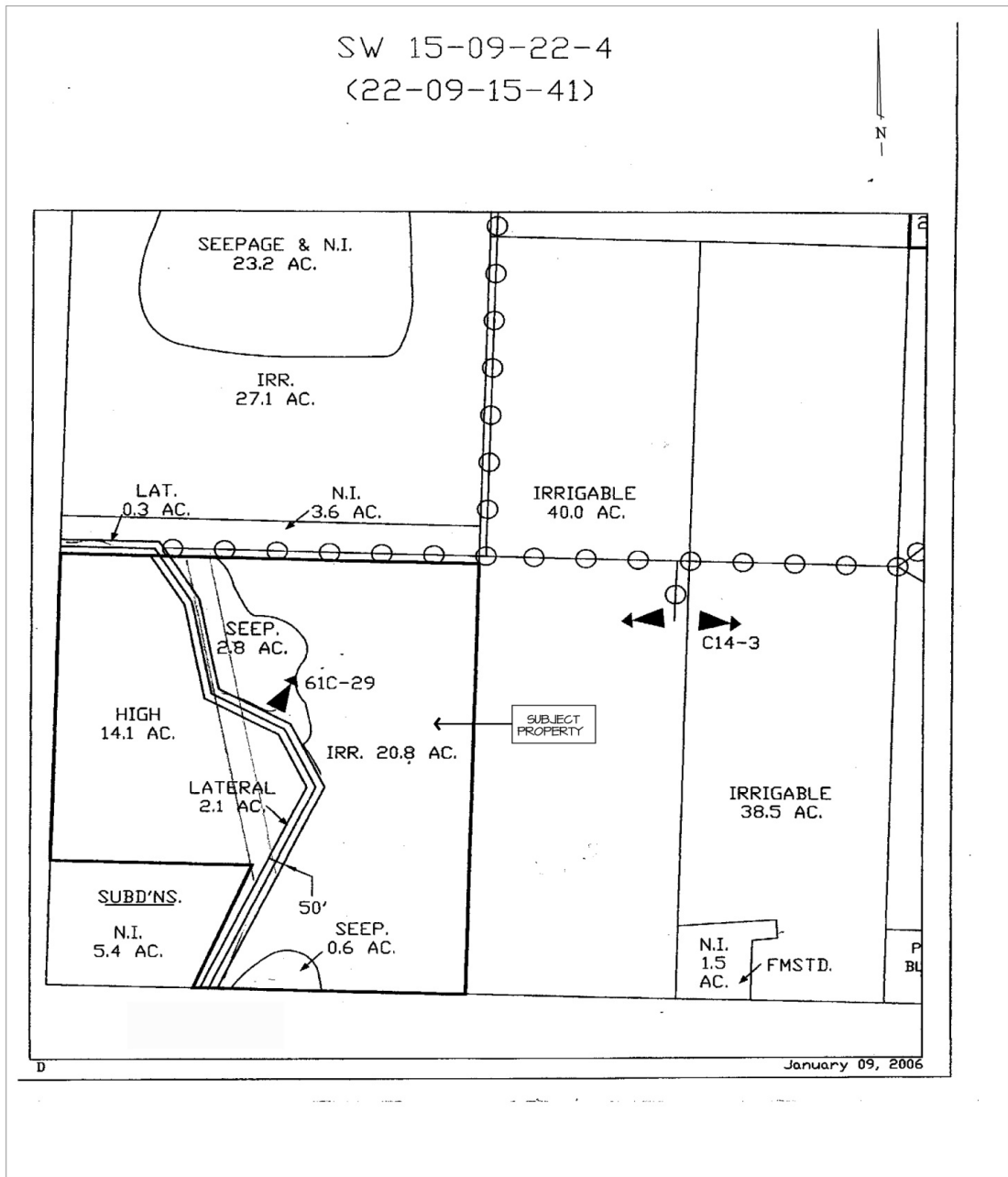


Figure 5.0 LNID Map



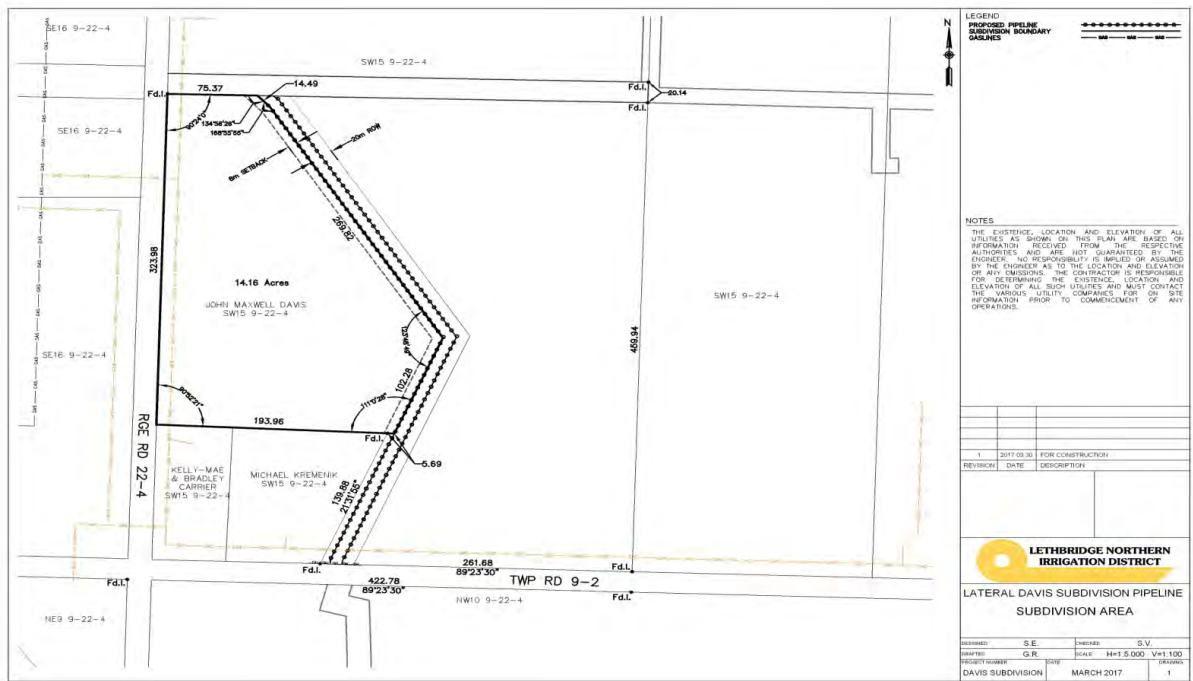


Figure 5.0a – LNID Lateral Pipeline



4 PROPOSED LAND AND DEVELOPMENT CONCEPT

4.1 DEVELOPMENT CONCEPT

The concept for the proposed lot layout is illustrated in **Figure 6.0 - Subdivision Layout**. The development proposal consists of 14 lots. The westerly portion of the property will have 6 new lots while the east side will support 8 lots and a constructed wetland facility.

The lots on the west side of the canal will be serviced via a new paved road and cul-de-sac accessed off of RR 22-3. The easterly 8 lots will be serviced by a similar road accessed from Township Road 9-2. Each proposed lot will be a minimum of 2 acres in size as required by the Lethbridge County Land Use Bylaw. A paved driveway access will be extended into each lot complete with a culvert for roadside drainage.

4.2 DEVELOPMENT AGREEMENT

As stipulated by the Land Use Bylaw, the Developer will enter into a Development Agreement with the Lethbridge County. The development agreement will outline specific conditions for development of the site. It is expected that these will include:

- Standards and requirements for municipal infrastructure that will be constructed by the Developer and turned over to the County.
- Any other improvements deemed necessary to support the development.
- Timelines for completion of Developer-led improvements.

4.3 BUILDING SETBACKS

The useable building envelope within each lot will depend on the setbacks imposed by the County Land Use Bylaw as well as the LNID and are summarized in the following table:



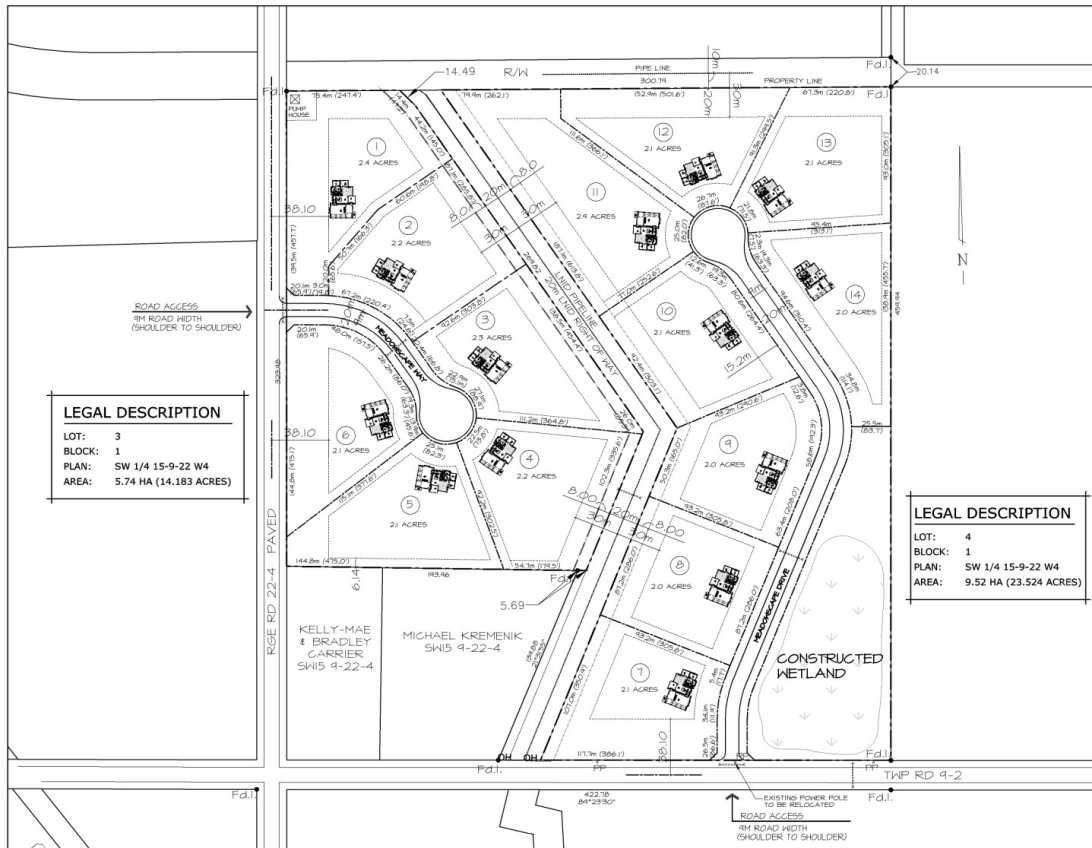


Figure 6.0 – Subdivision Layout



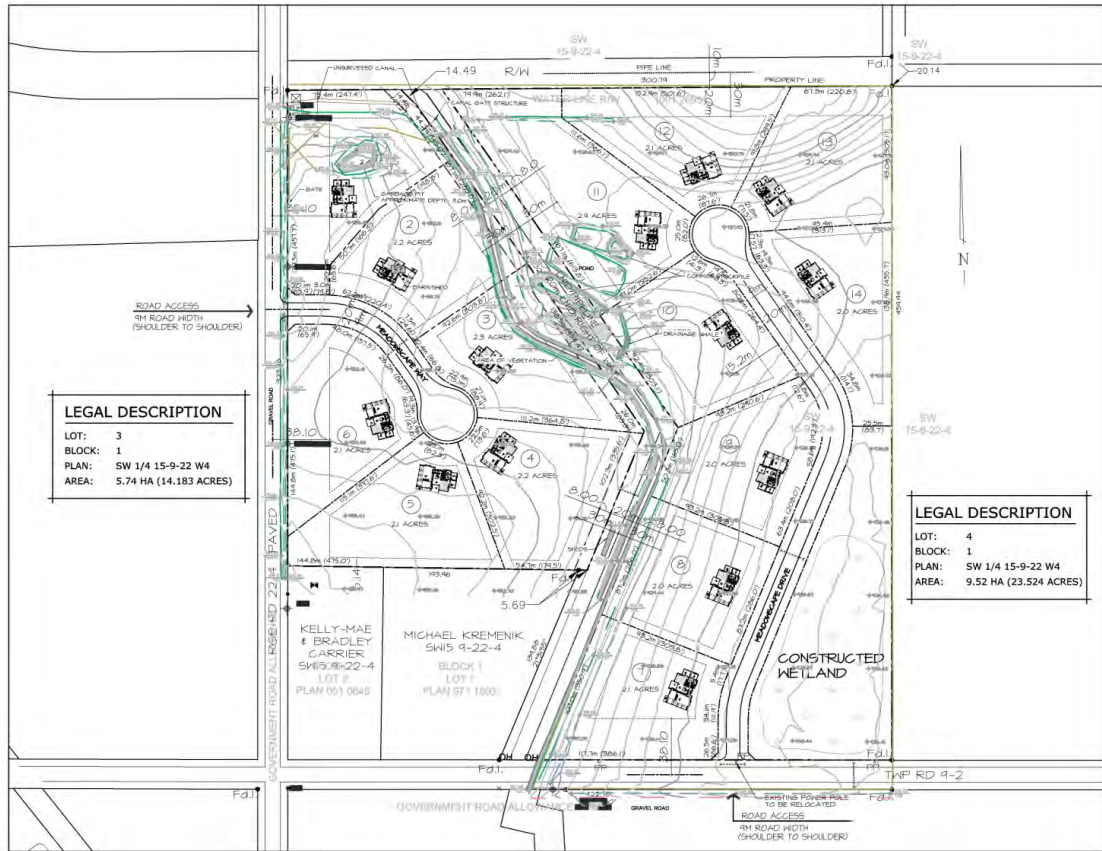


Figure 6.0 a – Subdivision Layout with Contours



Criteria	County Land Use Bylaw
Building setback from centreline of a rural road	38.1 m (125 ft)
Side yard setback	6.1 m (20 ft)
Minimum lot size	0.81 ha (2.0 acres)
Setback to LNID pipeline	30.0 m from centre line of pipe (98.4 ft)
Setback for fence from those lots banking onto LNID pipeline	8.0 m from LNID R/W boundary (26.2 ft)

Where Range Road 22-3 and Township Road 9-2 are considered rural roads, the building setbacks imposed by Schedule 6 of the Land Use Bylaw will govern the front and rear yards of the proposed lots 1, 6 and 7. The proposed front yard setback of the lots fronting the cul-de-sacs of Meadowscape Place and Meadowscape Way will be 15.2 m (50 ft). Side yard setbacks between proposed new lots as well as neighbouring adjacent parcels will be 6.1 m (20 ft). LNID has requested a building pocket setback of 30.0 m (98.4 ft) from the centre line of the new pipeline as well as an access easement of 8.0 m (26.2 ft) from the boundary of the LNID R/W. Homeowners will be required to build a fence at this location. A temporary fence will be constructed by the developer at this location to prevent any equipment from entering the LNID right of way. See **Figure 6.0 – Subdivision Layout**.

Shallow utility easements will be registered against the property to protect these installations. No building development will be permitted to occur on these easements. A perimeter irrigation system is also planned for the development to allow for watering of landscaping. A pump facility will be installed at the north west corner of the property to draw water out of the LNID canal. This system will also be protected by an easement. See **Figure 7.0 – Servicing Plan**.



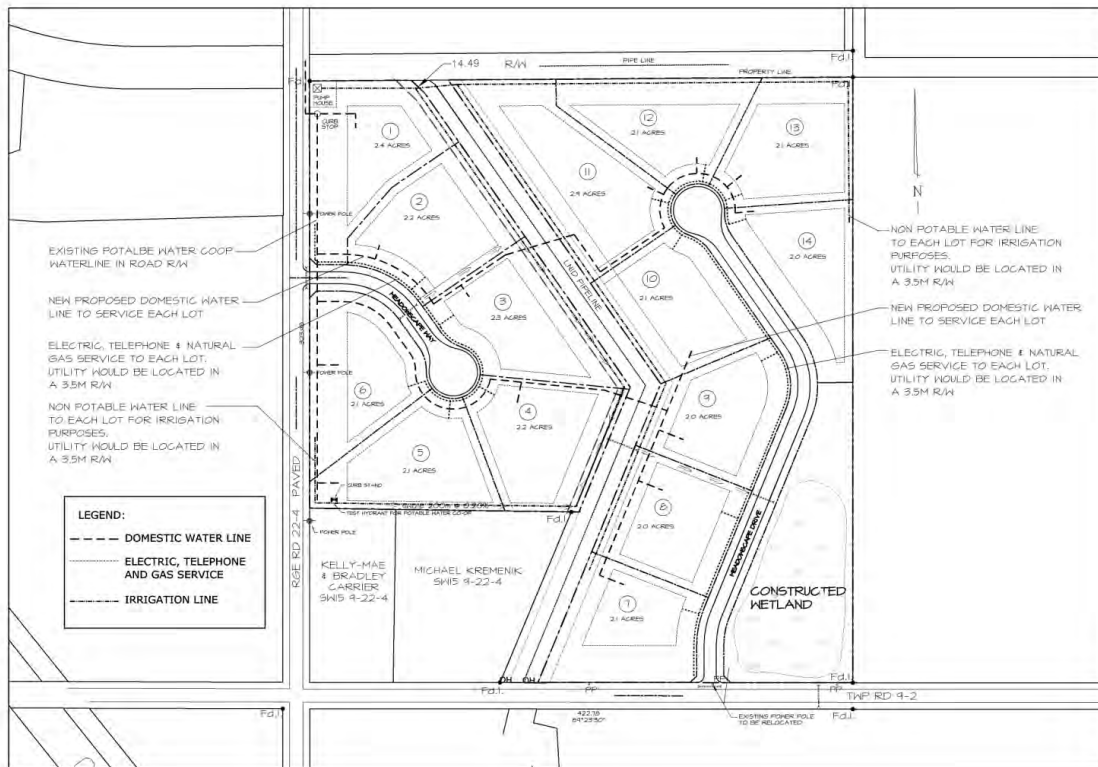


Figure 7.0 – Servicing Plan





June 15, 2017

To Whom It May Concern,

Mr. John Davis has indicated to the LNCPWC that in his subdivision application for Meadowscape Properties Ltd. in SW ¼ 15 9 22 W4M with Lethbridge County he requires assurance that the LNCPWC co-op has the means and capacity to provide water to this subdivision.

Based on the need of 14 units of water (2160 litres per day per lot) the LNCPWC can assure both Mr. Davis and Lethbridge County that our water distribution system can handle this addition volume.

The LNCPWC will not require a deposit on said water units at this time and will only request these deposits upon approval of the subdivision. In the interim the 14 units will be set aside pending that approval.

Operations Manager

Martin Nordstrom
403-380-6918

Figure 7.0a – LNCPWC Letter



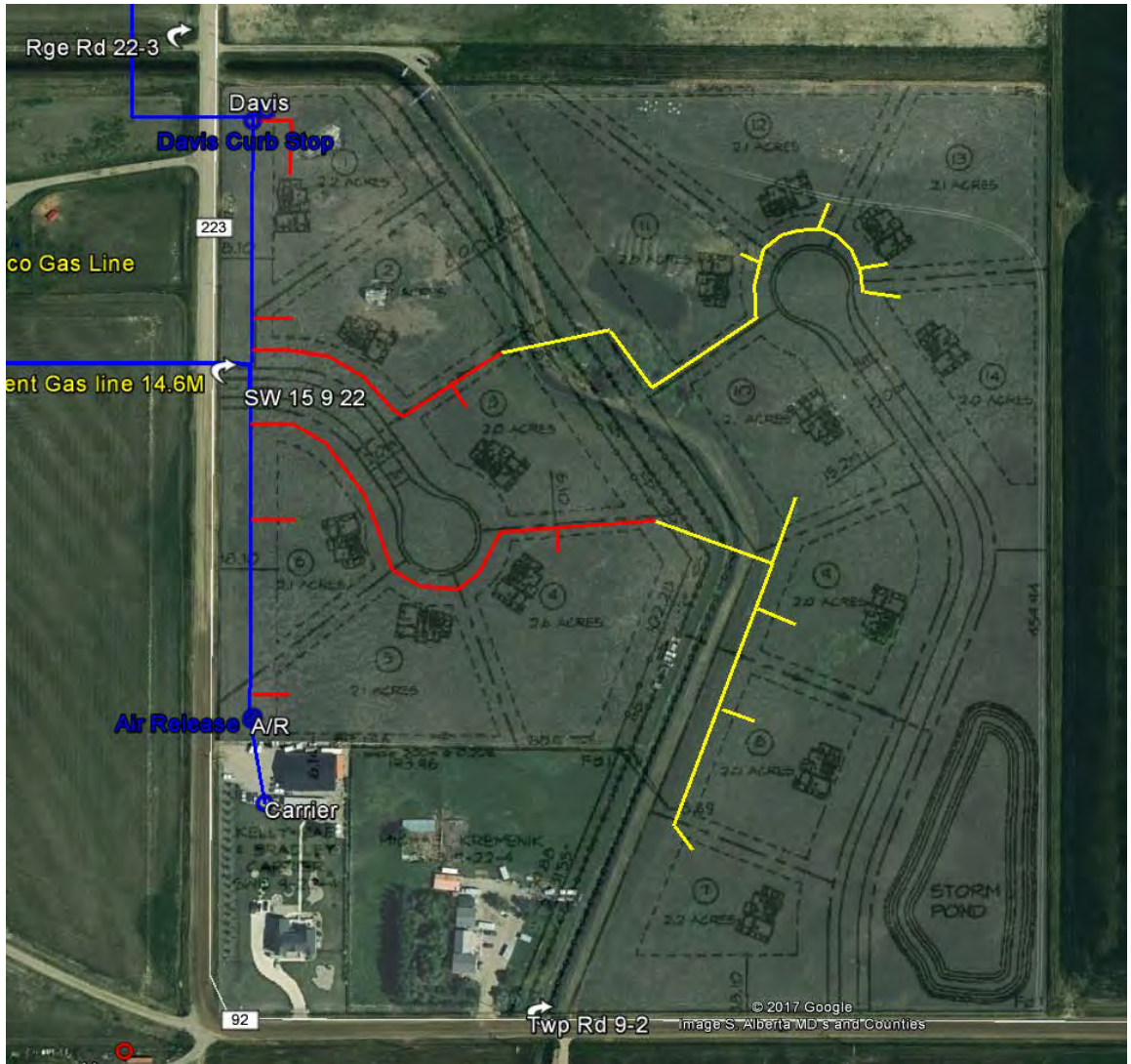


Figure 7.0b – LNCPCW Servicing Plan



4.4 ENVIRONMENTAL/MUNICIPAL/SCHOOL RESERVES

Environmental and school reserves have not been provided within the site. It is proposed that a cash dedication be provided to cover any requirement for municipal reserves of land. (This was addressed in the subdivision approval 2015-0-088).

4.5 ARCHITECTURAL CONTROLS

Architectural Controls have been drafted and will be registered against the lots by way of a caveat. The proposed controls are basic and provide a framework for guiding the lot owner in developing their site. The controls will address minimum house size, basic massing of structures, colour control, and out buildings as well as landscape standards. See **Appendix C – Draft Architectural Controls**.

The developer's designated Architectural Controls consultant will govern the controls at the onset of the building out of the sites. A Home Owners Association (HOA) will be established once the majority of the sites are occupied. The HOA will enforce the Architectural Controls once the homes are all complete.

The Architectural Controls will also address conditions applied to the development by the Land Use Bylaw, this Area Structure Plan as well as the Geotechnical Report. See **Appendix B – Geotechnical Investigation**.

4.6 DESIGN POPULATION AND DENSITY

For the purpose of this Area Structure Plan, the development population has been estimated using an assumed population of 3 persons per household (pph) and a total of 14 new lots. Therefore, the ultimate population for the development is:

$$14 \text{ lots} \times 3 \text{ pph} = 42 \text{ persons}$$

The overall population density is calculated by:

$$42 \text{ persons} / 15.26 = 2.75 \text{ persons per ha}$$

4.7 PHASING

This development will be serviced and built out as two phases. Phase one – lots 1-6, phase two – lots 7-14. All improvements will be constructed and installed in a timely fashion should approval for this ASP be granted.



5 PROPOSED INFRASTRUCTURE

5.1 TRANSPORTATION

The developer is proposing that lots 1-6 be serviced via a new paved road with access off of RR 22-3. RR 22-3 was widened and upgraded to a paved road in the summer of 2016. A new approach for the access road will be constructed to meet Lethbridge County criteria. Lots 7-14 are proposed to be accessed by a similar cul-de-sac connected to Township Road 9-2 which is currently being upgraded to match RR 22-3. Culverts will be sized to meet County standards to ensure proper drainage along each side of the road. See **Figure 8.0 – Road Design**.

5.1.1 Traffic Generation

A traffic impact assessment has not been undertaken for the site since the low density of residential units will result in negligible traffic volumes. The roadway entrances into the subdivision have 300 metres of separation from the intersection of the Township Road 9-2 and Range Road 22-3. The detailed design plans for the intersections will be submitted to Alberta Transportation for their review should this ASP be adopted. Stop signs will be installed on the subdivision roadways.

5.1.2 School Bus Routes

Access for school buses is provided by Range Road 22-3 and Township Road 9-2. Palliser School Division will determine whether it will enter the cul-de-sacs to pick up students or if the children will walk to a common point at the entrance of the development. This assessment will take place once it is determined how many children will be resident at Meadowscape.

5.1.3 Parking

It is proposed that all parking requirements as per the Land Use Bylaw will be satisfied on the lots.

5.2 MUNICIPAL SERVICING

5.2.1 Potable Water Supply

Potable water will be supplied through the Lethbridge North County Potable Water Co-op and will be independently delivered to a cistern on each lot. The pipeline is currently constructed within the west boundary



of the lands. Each lot owner will be responsible to install a cistern complete with a pressure pump and emitter valve assembly in accordance with the Co-op's requirements. The Developer has made a deposit to the Co-op for fourteen (14) shares, which will be transferred to the lot purchasers. See **Figure 7.0a and 7.0b – Co-op Plan**.

The developer will pay to have curb stops installed to each lot as part of the Development Agreement and prior to any development on the lots.



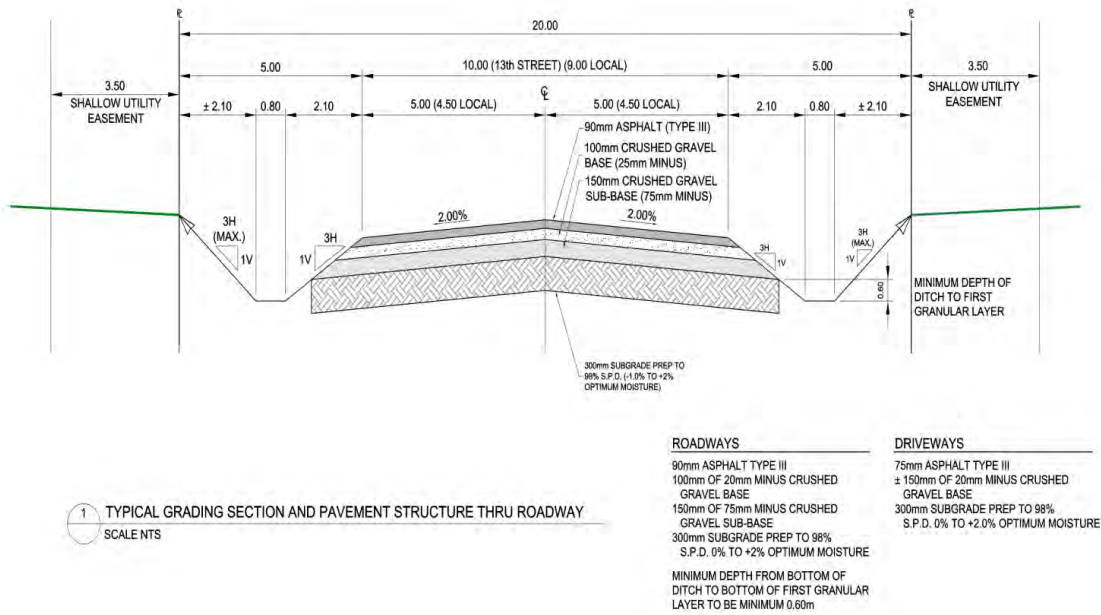


Figure 8.0 – Road Design



5.2.2 Non-Potable Water

Non-Potable water for the purposes of irrigation will be provided to each lot via a shallow water line. This line will follow the back of the lots and be protected by an easement registered in the name of the Home Owner's Association for maintenance purposes. See **Figure 7.0 – Servicing Plan**. Each lot owner will install their own pressure system and have access to the line in order to draw water for irrigation. A wet well will be installed in the north west corner of the property adjacent to the LNID canal to supply the irrigation line. The operation and winterization of this distribution system will be part of the Home Owners' Association's responsibilities. The Association will enter into a water conveyance agreement with the LNID for access to irrigation water. See letter in **Appendix D**. (It is noted that the County will not accept responsibility for operation or maintenance of the non-potable water system.)

5.2.3 Fire Protection

In the event of a fire, emergency responders would be dispatched from the most available detachments by the emergency services personnel at 911. Water for fire fighting would be transported to the site by the responding detachment.

5.2.4 Domestic Wastewater

Domestic wastewater will be managed by means of individual on-site wastewater treatment systems for each lot. The geotechnical investigation completed by Tetra Tech – EBA (attached as **Appendix B – Geotechnical Investigation**) and the report by Osprey Engineering Ltd. (attached as **Appendix E – Private Sewage Treatment System Feasibility**) confirms the feasibility of individual on-site wastewater treatment systems and provides general recommendations for their design and construction. Lot purchasers will be responsible for the installation of on-site wastewater treatment systems in accordance with the Alberta Private Sewage Systems Standard of Practice (2016).



5.2.5 Storm Water Drainage

Meadowscape sits in a 60.0 ha catchment which is generally bordered as follows:

- To the north and east by series of ridges which extend to approximately the north south quarter line of Section 15-9-22-4
- To the south by the CPR
- To the west by the LNID canal See **Figure 8.1**

The 9.0-ha area north of Township Road 9-2 and east of Range Road 22-3 is presently a tributary to the LNID canal. However, the canal from the undercrossing of Range Road 22-3 to the undercrossing of Township Road 9-2 is to be buried in a pipeline. As such, this area is included in the catchment to the east.

The catchment drains to a large low area which extends into the southeast corner of the Meadowscape parcel. This depression can overflow to the northeast above elevation 927.0 m Alberta Geodetic Datum (AGD). Runoff from this area flows northeastward toward Highway 25. At Highway 25, runoff is captured by a coulee which is located at approximately the north boundary of Section 15-9-22-4. This coulee flows east and meets the Oldman River approximately 1.6 km further east.

Storm drainage for Meadowscape will generally consist of surface conveyances: swales, road ditches and culverts. Due to the proposed LNID pipeline (which will follow the alignment of the existing canal), surface drainage will be directed through undercrossings consisting of catch basins and short lengths of culvert. This means of conveyance will be to the satisfaction of the County. (LNID has requested an underdrain as opposed to a surface swale.) To address the anticipated increase in rate and volume due to the development of Meadowscape, the low area in the southeast corner will be enhanced to include a constructed wetland.

Osprey Engineering Inc. has performed a preliminary analysis of the drainage in and around Meadowscape using the Environmental Protection Agency – Storm Water Management Model (EPA-SWMM) computer model. The following briefly describes what was assumed:

- Drainage areas as shown on **Figure 8.2**
- Predevelopment imperviousness based on air photos
- Post development imperviousness assumes 1000 m² of hard surface per lot and paved roads as shown on the plans
- Soils in the area were assumed to be silty clay loam



- Water ponds in the southeast corner of Meadowscape and immediately east, spilling toward the north above elevation 927.0 m AGD. At spill this ponding covers approximately 17.3 ha and is a maximum of 0.5 m deep. This area is estimated to retain more than 55,000 m³ [44.5 acre-feet] of runoff at spill
- Rainfall modeled were:
 - o City of Lethbridge, 100-year, 24-hour design storm
 - o Environment Canada hourly rainfall for Lethbridge County Airport for 1960-1995
 - o Lethbridge Research Station hourly rainfall for April 2005 to October 2005



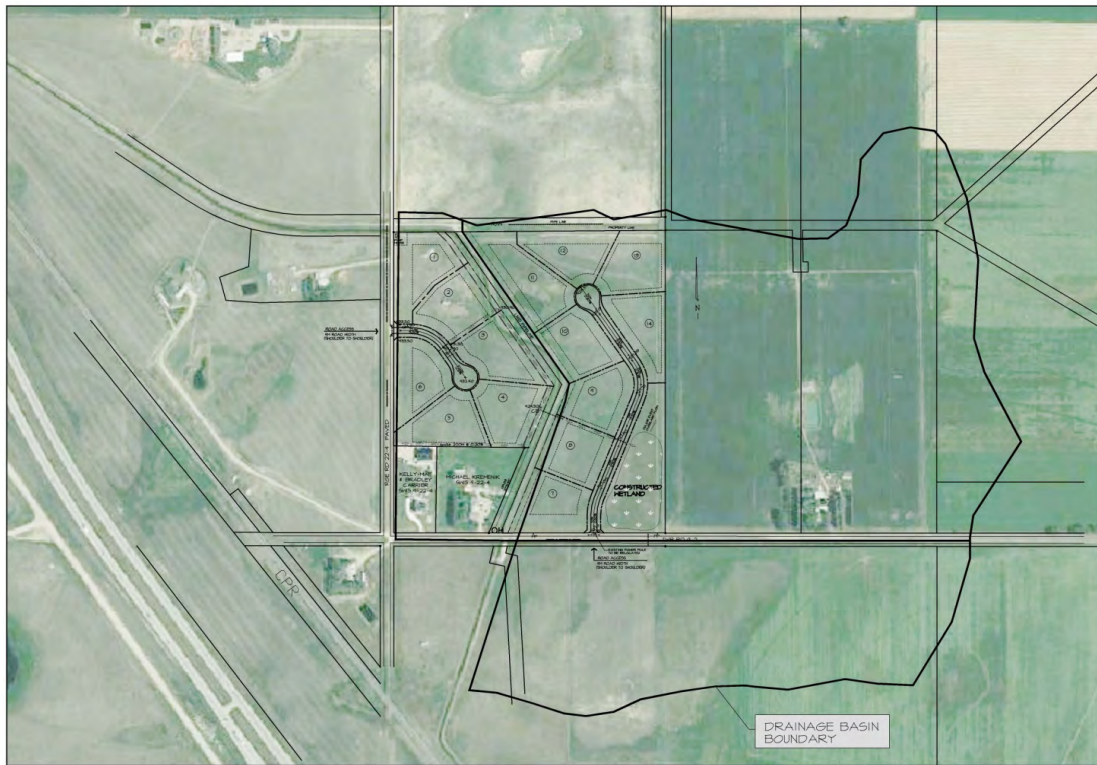


Figure 8.1 – Drainage Basin



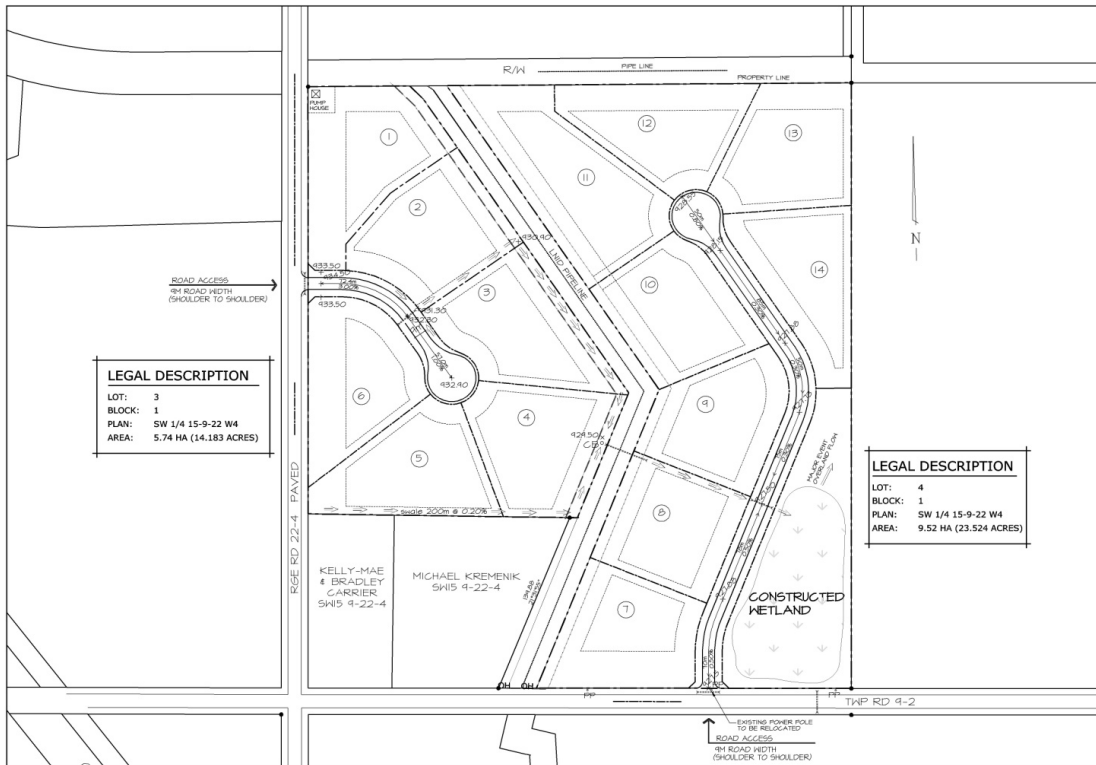


Figure 8.2 – Stormwater Management



Based on this, the following was ascertained:

- That runoff collecting in the depression does not overflow to the north in the events modeled
- For the existing (predevelopment) case:
 - o That the ponded depth reaches a maximum depth of 0.32 m (water surface elevation 926.82) in September 2005. Total runoff for April to October 2005 was 55,300 m³ or 92 mm
 - o The 100-year design storm reaches a maximum depth of 0.31 m (water surface elevation 926.81). Total runoff was 25,900 m³ or 43 mm
 - o The peak depth reached for 1960-1995 was 0.40 m (water surface elevation 926.90). This was attained in 1978 during which annual runoff was 58,640 m³ or 98 mm. Average annual runoff over 36 years of record was 10,600 m³ or 18 mm
- For the post-development case:
 - o That the ponded depth reaches a maximum depth of 0.33 m (water surface elevation 926.83) in September 2005. Total runoff for 2005 was 57,900 m³ or 97 mm
 - o The 100-year design storm reaches a maximum depth of 0.33 m (water surface elevation 926.83). Total runoff was 26,900 m³ or 45 mm
 - o The peak depth reached for 1960-1995 was 0.40 m (water surface elevation 926.90). This was attained in 1978 during which annual runoff was 59,970 m³ or 100 mm. Average annual runoff over 36 years of record was 11,300 m³ or 19 mm

Given the above, the most important storm drainage constraint is to ensure homes are situated on lots such that they are not prone to flooding. To accomplish this, the following recommendations will apply:

- All building foundation elevations at ground shall be greater than 927.9 m Alberta Geodetic Datum (AGD) (0.9 m above the overland spill elevation of the adjacent land)
- Ground where private sewage components are located shall be at elevation greater than 927.9 m AGD (0.9 m above the overland spill elevation of the adjacent land)

As the pond area is located in an area subject to runoff from adjacent land (i.e. near the low point of the large depression) and where no outflow is noted, controlling to a peak outflow is not possible. Moreover, the development does not have a large impact on the peak water levels attained in the depression (less than 0.02 m or ¾ inch). As such, the pond is proposed to hold the largest difference between predevelopment and post-development runoff noted in the modeling. This is 2,600 m³ for 2005. This water will be used to allow for a steady water level in the constructed wetland proposed in the southeast corner of the site.



Water quality enhancement will be provided by the onsite vegetated ditches and by the constructed wetland. The wetland will also provide additional habitat birds and other species.



5.2.6 Sewage Treatment and Dispersal

No municipal or communal wastewater system is available or proposed to collect and treat wastewater from the Meadowscape area. As such, Private Sewage Treatment Systems (PSTS) are proposed for each lot. Preliminary soil investigation was completed by TetraTech EBA in February, 2016. Based on this soil assessment, Osprey Engineering Inc. provided additional analysis to estimate the type and size of the soil based treatment components for the lots west of the existing canal. Based on this analysis, the following general conclusions were made:

- PSTS consistent with the Alberta Private Sewage Systems Standard of Practice (Safety Codes Council 2015) are possible on each of the proposed lots
- Soil profiles found place limitations on system size and type of system
- All systems must have secondary treatment of wastewater using an appropriate packaged treatment plant due to fine textured soil and/or lack of vertical separation to restricting soil horizons. See **Appendix E**

Proposed lots to the east of the canal are assumed to have similar soil profiles and will be subject to similar limitations as those noted above. At subdivision stage, a similar study to what was completed for the west lots will be performed to confirm lot suitability and to provide guidance on system sizing and allowable soil loading rates.

5.3 PUBLIC UTILITIES

5.3.1 Electricity

Existing one-wire, single phase overhead power lines operated by Fortis Alberta are present along the south side of Range Road 22-3 and the north side of Township Road 9-2. See **Figure 9.0 - Existing FORTIS Facilities**. Preliminary discussions with Fortis have suggested that their infrastructure can support the proposed development and that they are receptive to the development proposal. Service would be provided to each lot by means of the addition of a pole-mounted transformer and underground secondary wires. Details for the lot services will be confirmed following approval of the Area Structure Plan.

5.3.2 Gas

ATCO Gas has advised that there is an existing distribution line along the east side of Range Road 22-3 and the north side of Township Road 9-2. See **Figure 10.0 – ATCO Infrastructure**. Preliminary discussions with ATCO have confirmed that their infrastructure can support the development. Details regarding the extension of natural gas distribution infrastructure will be confirmed following approval of the Area Structure Plan.



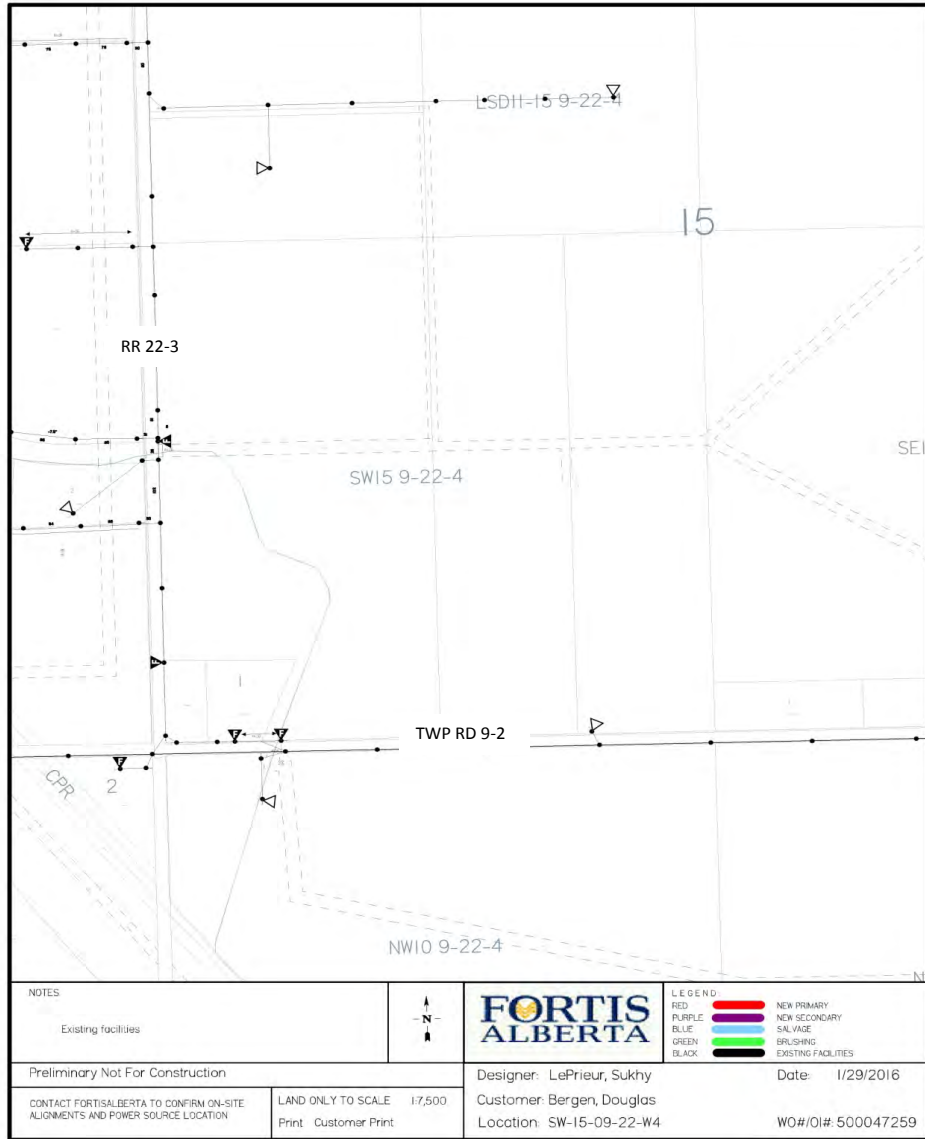


Figure 9.0 – Existing FORTIS Facilities



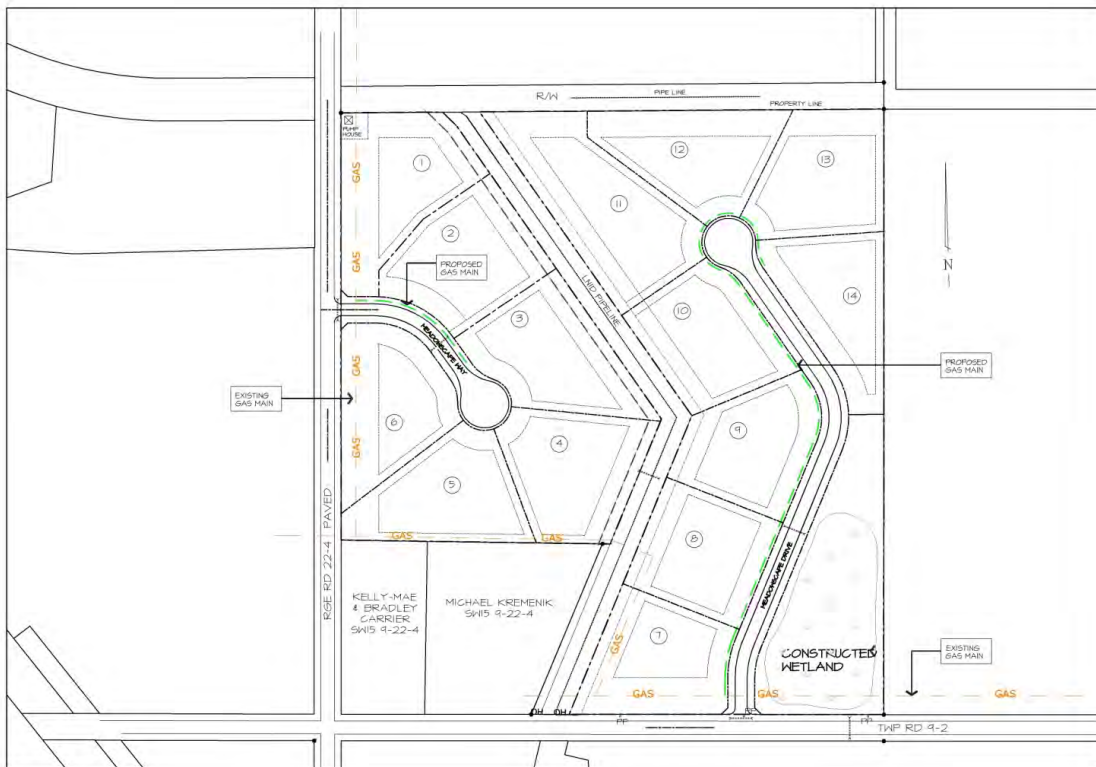


Figure 10.0 – ATCO Infrastructure



5.3.3 Telecommunication

Telus has advised that they have existing infrastructure along Range Road 22-3. Preliminary discussions with Telus have suggested that their existing facilities can support the proposed development. Details for extension of their infrastructure will be confirmed following approval of the Area Structure Plan.

Shaw Cable has advised that they do not have existing infrastructure in the area immediately surrounding the site. Shaw has provided a preliminary estimate of the cost to extend their infrastructure to the site which is prohibitive. Shaw cable will therefore not be provided to the development.

Wireless communications services are also available in the area.

5.4 PROTECTIVE SERVICES

Emergency and protective services in the area of the Development are provided by the Lethbridge County Emergency Services Department in partnership with the City of Lethbridge Emergency Dispatch Centre and emergency services agencies within the County through emergency services agreements. The development will be served by the provincial 911 system.

5.4.1 Fire

Response to fire emergencies would be dispatched by the City of Lethbridge Emergency Dispatch Centre through the 911 system. The site is located within the Coalhurst Rural Emergency Service Zone (ESZ) of the County and therefore the Coalhurst Fire Department will respond to emergency calls.

5.4.2 Police

Police service in the area of the development is provided by the Royal Canadian Mounted Police (RCMP) from the Lethbridge Detachment. Response to emergencies would be dispatched through the 911 system.

5.4.3 Ambulance

Emergency medical transport services in the area of the development are operated by Alberta Health services and would be dispatched through the 911 system. Ambulance services base stations are located in the City of Lethbridge, Picture Butte and Coaldale.



5.5 OTHER SERVICES

5.5.1 Solid Waste

Lot owners will be responsible for solid waste collection. The Lethbridge County operates solid waste transfer stations located in Picture Butte and Nobleford. Lot owners also have the option to transport waste to the Lethbridge Regional Landfill. Alternatively, lot owners may contract with a private waste collection company for solid waste removal and disposal.

5.5.2 Mail Service

Application will be made to Canada Post for postal service to the new lots following approval of the Area Structure Plan.



6 CONCLUSION

This Area Structure Plan has been prepared and submitted to support the reclassification of the subject lands from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR) by way of an application for amendment of the Lethbridge County Land Use Bylaw. The proposed amendment would be supported by the formal adoption of this ASP by County Council. The proponents believe this proposal establishes the highest and best use of the property as 14 residential lots since a productive farming operation is not viable on the property.

This document has been drafted and assembled in consultation with local authorities as well as experts in the area of civil and geotechnical engineering. The ASP outlines the result of considerable consultation with the many stakeholders and we trust provides the Lethbridge County with the information required to consider a request for reclassification of the lands.



APPENDIX A

Property Ownership





LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0027 188 879	4:22;9;15;;4,5	151 119 596

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 9
SECTION 15

FIRSTLY:

LEGAL SUBDIVISION 4
CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (ACRES) MORE OR LESS
SUBDIVISION	9711803	2.20 5.44

EXCEPTING THEREOUT ALL MINES AND MINERALS AND
THE RIGHT TO WORK THE SAME

SECONDLY:

THE SOUTH 190 FEET OF LEGAL SUBDIVISION 5
CONTAINING 2.33 HECTARES (5.76 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 971 282 639 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 119 596	12/05/2015	TRANSFER OF LAND	\$550,000	\$550,000

OWNERS

JOHN MAXWELL DAVIS
OF 60 HERITAGE POINT WEST
LETHBRIDGE
ALBERTA T1K 7B7

(CONTINUED)



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
151 119 596

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7217DP .	08/05/1933	RESTRICTIVE COVENANT "LSD 5"
5903EK .	31/05/1933	CAVEAT RE : EASEMENT CAVEATOR - BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT "LSD 5"
8420DP .	23/05/1935	RESTRICTIVE COVENANT "LSD 4"
7570EM .	13/06/1935	CAVEAT RE : EASEMENT CAVEATOR - THE BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT "LSD 4"
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
151 218 993	26/08/2015	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER CO-OP LTD.
151 239 582	16/09/2015	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF JUNE,
2016 AT 10:43 A.M.

ORDER NUMBER: 30790817

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)



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APPENDIX B

Geotechnical Investigation





Geotechnical Evaluation Meadowscapes Country Residential Subdivision Coalhurst, Alberta



PRESENTED TO
Caliber Landscaping Ltd.

JUNE 2016
ISSUED FOR USE
FILE: ENG.LGEO03039-01

CONSULTING ENGINEERS & SCIENTISTS · www.eba.ca

Tetra Tech EBA Inc.
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Lethbridge, AB T1H 2C7 CANADA
Tel 403.329.9009 Fax 403.328.8817





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Figure 1 Borehole Location Plan

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- Appendix A Geotechnical Report - General Conditions
- Appendix B Borehole Logs
- Appendix C Recommended General Design and Construction Guidelines



LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Caliber Landscaping Ltd., and their agents. Tetra Tech EBA Inc. (Tetra Tech EBA) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Caliber Landscaping Ltd., or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in the Services Agreement. Tetra Tech EBA's General Conditions are provided in Appendix A of this report.



1.0 INTRODUCTION

This report presents the results of a geotechnical evaluation conducted by Tetra Tech EBA Inc. (Tetra Tech EBA) for the proposed Meadowsaples Subdivision project to be located in Coalhurst, Alberta. The legal description of site address is SW1/4 15-9-22 W4.

The scope of work for this evaluation was outlined in a proposal issued to Mr. Henry Bakker, of Caliber Landscaping Ltd. (Caliber), on December 3, 2015. The objective of this work was to determine the general subsurface conditions in the area of the proposed development and to develop recommendations for the geotechnical aspects of design and construction for the project.

A preliminary septic disposal field feasibility assessment has been conducted by Tetra Tech EBA for this development and was issued under separated cover on February 18, 2016.

Authorization to proceed with the evaluation was provided by Mr. Bakker through a signed Services Agreement on December 24, 2015.

2.0 PROJECT DETAILS AND SCOPE OF WORK

Based on the information provided by Caliber, it is understood that two lots (Lot 3 and Lot 4, Block 1) within the Meadowsaples Country Residential Subdivision are planned to be subdivided into residential parcels. Lot 3 is approximately 5.74 ha., is located on the west half of the quarter section and will be subdivided into six residential parcels as indicated in Figure 1. Lot 4 is on the east half of the quarter section and delineated by the Lethbridge Norther Irrigation District (LNID) canal, and is approximately 9.52 ha. Lot 4 has no definitive development plans at this time and its development feasibility will be determined upon this evaluation results.

The scope of work comprised the completion of fieldwork including drilling of eight (8) geotechnical boreholes, a laboratory program to assist in classification of the subsurface soils, and a report providing the following design and construction recommendations:

- Recommended design parameters for shallow foundations and below-grade structures.
- Recommendations for design and installation of slabs-on-grade.
- Recommendations for volumetric changes of soil due to changes in moisture content and/or frost.
- Recommendations for special considerations if fill is encountered.
- Classification of site for seismic design purposes according to Table 4.1.8.4A of the Alberta Building Code 2014.
- Recommendations for subgrade preparation, backfill materials, and compaction.
- Recommendations for site grading.
- Recommended construction provisions for control of groundwater.
- Recommendations for concrete type in contact with soils.
- Recommendations for pavements.



3.0 GEOTECHNICAL FIELD AND LABORATORY WORK

The fieldwork for this evaluation was carried out on May 3, 2016 using a truck-mounted drill rig contracted from Chilako Drilling Services Ltd. of Coaldale, Alberta. The rig was equipped with 150 mm diameter solid stem continuous flight augers. Tetra Tech EBA's field representative was Mr. Stuart Smith.

Eight (8) boreholes (referenced as 16BH001 through 16BH008) were drilled across the site to depths of 6.6 m below the ground surface. The approximate borehole locations are shown on Figure 1.

From the boreholes, disturbed grab samples were obtained at approximate 600 mm intervals. In addition, Standard Penetration Tests (SPT) were generally performed at depth intervals of 1.5 m. All soil samples were visually classified in the field and the individual soil strata and the interfaces between them were noted. The borehole logs are presented in Appendix B. An explanation of the terms and symbols used on the borehole logs is also included in Appendix B.

Slotted 25 mm diameter PVC standpipes were installed in the boreholes to monitor groundwater levels. Auger cuttings were backfilled around the standpipes and they were sealed at ground surface with bentonite chips.

The boreholes were laid out with locations measured by Tetra Tech EBA. The geodetic ground elevations at the borehole locations were interpreted from the contour data provided by Douglas J. Bergen & Associated Ltd. and are shown on the borehole logs.

Classification tests, including natural moisture content, Atterberg Limits, and soluble sulphate content were performed in a laboratory on samples collected from the boreholes to aid in the determination of engineering properties. The results of the laboratory tests are presented on the borehole logs.

4.0 SITE AND SUBSURFACE CONDITIONS

4.1 Site Description

The proposed development is located at the northwest corner of the intersection of Range Road 223 and Township Road 92. The property is bounded by farmlands to the north and east and two developed residential lots occupy the southwest corner of the quarter section. The site was vegetated with grass at the time of field drilling.

A LNID tributary canal runs from south to north through the site separating the proposed Lot 3 and Lot 4. Lot 3 is on the west side of the canal, gently sloping (approximately less than 2%) northeastward to the canal. A garbage pit and a barn shed were located on the north end of Lot 3.

Lot 4 is on the east side of the canal, with most areas lower than the berm elevation of the canal. The topography of Lot 4 is generally sloping towards the east except for the northeast area which is a local high spot with slope towards the south and west. A pond and an earth stockpile were noted in the north central part of the quarter section north of 16BH004. The area around the stockpile and the canal and drainage swale are relatively low with ponded water and dense vegetation.

In accordance with the contour data, the pond has an interior toe elevation of approximately 928.59 m which is 1.0 m lower than the interior toe elevations of the canal. It is likely that the pond is being recharged by leakage from the canal.



4.2 Subsurface Conditions

It should be noted that geological conditions are innately variable. At the time of preparation of this report, information on subsurface stratigraphy was available only at discrete borehole locations. In order to develop recommendations from this information, it is necessary to make some assumptions concerning conditions other than at borehole locations. Adequate field reviews should be provided during construction to check that these assumptions are reasonable.

The general subsurface stratigraphy for the property comprised surficial topsoil (less than 300 mm thick) overlying native clay and clay till. The following sections provide a summary of the stratigraphic units encountered at the specific borehole locations. A more detailed description is provided on the borehole logs provided in Appendix B.

4.2.1 Clay

Underlying the topsoil, clay was encountered at the borehole locations, extending to depths of between 1.8 m and the maximum termination depth of 6.6 m. The clay was generally described as silty, trace sand to sandy, damp to wet, firm to very stiff, low to high plastic, and brown. The clay encounter below 1.5 m in 16BH007 was wet and soft. Moisture contents of clay samples widely ranged between 11% and 16% in most boreholes within Lot 3 (16BH001, 16BH003, 16BH005, and the upper portion of 16BH002) and between 22% and 28% in boreholes within Lot 4 (16BH006, 16BH007, and 16BH008) and the areas adjacent to the canal (16BH004 and the lower portion of 16BH002). Atterberg Limits testing (two tests) indicated Plastic Limits ranging between 12% and 16%; and Liquid Limits between 39% and 61%; indicative of medium to high plasticity.

SPT "N" values ranged between 2 and 24 blows per 300 mm of penetration, indicative of variable consistency ranging between firm and very stiff.

4.2.2 Clay Till

Beneath the clay, glacial clay till was encountered and extended to borehole termination depth. The clay till was described as silty, some sand, trace gravel (occasional some gravel), moist to very moist, firm to very stiff, medium plastic, and brown with coal and oxide specks. Occasional silt and sand pockets, and high plastic clay inclusions were also encountered within the clay till. Moisture contents of clay till samples ranged between 11% and 23%. Atterberg Limits testing indicated a Plastic Limit of 14% and a Liquid Limit of 43%, indicative of medium plasticity.

SPT "N" values ranged between 7 and 20 blows per 300 mm of penetration, indicative of firm to very stiff consistency.

4.3 Groundwater Conditions

At the time of drilling, no seepage or sloughing was encountered at the borehole locations. The groundwater levels were measured on May 9, 2016.

Table A: Groundwater Monitoring Data – May 9, 2016

Borehole Number	Depth of Standpipe (m)	Geodetic Borehole Elevation of Ground Surface (m)	Depth to Groundwater (m)	Relative Elevation of Groundwater (m)
16BH001	6.6	933.90	Dry	-
16BH002	6.6	932.50	Dry	-
16BH003	6.6	932.60	Dry	-



Table A: Groundwater Monitoring Data – May 9, 2016

Borehole Number	Depth of Standpipe (m)	Geodetic Borehole Elevation of Ground Surface (m)	Depth to Groundwater (m)	Relative Elevation of Groundwater (m)
16BH004	6.6	931.20	4.60	926.60
16BH005	6.6	932.70	Dry	-
16BH006	6.6	926.70	1.93	924.77
16BH007	6.6	927.30	2.08	925.22
16BH008	6.6	927.70	5.91	921.79

The local groundwater levels represent perched groundwater within sand or silt lenses within the clay and clay till deposits. Perched groundwater normally fluctuates seasonally and in response to climatic conditions. Further comments regarding groundwater issues are provided in subsequent sections.

Based on the borehole locations and the groundwater and soil moisture conditions, it was noted that most areas of Lot 3 were higher than the canal in elevations and generally in dry conditions. The areas adjacent to the canal and most areas of Lot 4 lower than the canal elevations have relatively shallow groundwater tables and high moisture conditions, which appears to be caused by leakage migration from the canal due to the proximity and low elevations.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 General

Specific recommendations that apply to this project are provided for general site development and lot grading, trench excavation and backfill, backfill materials and compaction, roadway subgrade preparation, shallow foundations, grade-supported floor slabs, below-grade construction, and concrete types.

Subgrade preparation is required in all lots as well as all paved areas. This includes stripping of topsoil and unsuitable soils (if encountered), scarification, moisture conditioning, and compaction. Wet and soft soils should be expected in some areas during the site grading (e.g., low areas with ponded water along the canal, the existing pond, and the area adjacent to 16BH007) and should be removed to foundation influence depths if residential structures are to be constructed in these areas.

The on-site clay soils are considered suitable for site grading purposes. The soils appear to be variable in moisture conditions, and as such, moisture conditioning may be required to achieve the compaction standards recommended. Proof-rolling within roadways to detect soft areas is also recommended.

Shallow foundations (strip and spread footings) are generally expected for the residential structures. Footings should be placed in accordance with frost protection requirements for this area, and must rest on native soils only.

Investigation with insufficient boreholes drilled in Lot 4 was only for providing preliminary soil information and assessing the feasibility of the proposed subdivision development on this lot. Detailed geotechnical investigation should be conducted when the future development plan is determined. Recommendations for shallow foundations in this report is not applicable for the development of Lot 4.

Deep foundations, including bored cast-in-place concrete piles and helical piles, are considered technically feasible but not preferred to shallow foundations due to the cost. Recommendation of deep foundations are beyond the scope of work for this report.



Slabs-on-grade for this project should consider the precautions recommended, including the subgrade preparation measures intended to improve slab performance.

All foundation recommendations presented in this report are based on the assumption that an adequate level of monitoring will be provided during construction, and that all construction will be carried out by suitably qualified contractors, experienced in foundation and earthworks construction. An adequate level of monitoring is considered to be:

- For shallow foundations and slabs; inspection of bearing surfaces prior to placement of concrete or mudslab, and design review during construction.
- For earthworks; full-time monitoring and compaction testing.

All such monitoring should be carried out by suitably qualified persons, independent of the contractor. One of the purposes of providing an adequate level of monitoring is to check that recommendations, based on data obtained at discrete borehole locations, are relevant to other areas of the site.

5.2 Lot Grading and Site Development

The lot grading should be designed and carried out to the current City of Lethbridge Design Standards, or equivalent.

Following organic topsoil stripping, all lots should be graded for drainage at a minimum gradient of 2.0%. The existing site soils, comprising clay and clay till are suitable for use as landscape fill materials or for use as general engineered fill materials for lot grading, provided they are acceptably moisture conditioned. The moisture content of the site soils generally appear to be variable with respect to the anticipated optimum moisture content (OMC) for these soils in most areas. Moisture conditioning will likely be required at the site for proper compaction. Although soil moisture variability should be expected, the earthwork contractor should assess the requirements and should consider such factors as weather and construction procedures.

General engineered cohesive fill materials for lot grading should be moisture conditioned to within a range of 0% to +2% of the OMC prior to compaction, and compacted to a minimum of 98% of Standard Proctor Density (SPD). Granular materials placed as "general engineered fill" should be compacted at slightly below (0% to +2%) the OMC.

Lot 3 is generally higher than the canal elevations with no large amount of site grading work to be expected in this area. It was noted that wet and weak soil conditions at shallow depths were encountered in 16BH004 and may be expected in other low areas close to the canal. It is recommended that residences not be located in the areas adjacent to the canal to avoid problematic development issues related to the weak soil conditions.

Due to the low elevations and contribution of the leakage from the canal over many decades, development of Lot 4 is considered problematic. Wet and weak soil conditions and shallow groundwater should be expected in most areas of Lot 4. A large amount of site grading work including removal of weak soils and replacement with general engineered fill may be expected in residential development areas. Imported fill materials may be needed to infill some low areas for site grading purpose. Fill materials due to site grading or weak soil conditions, if encountered at footing depths, may bring construction and serviceability issues to the residential development. Such factors should be considered for the site development and may affect the economic feasibility of the proposed development of Lot 4.

Further recommendations regarding backfill materials and compaction are included in Appendix C.



5.3 Excavations

Excavations should be carried out in accordance with Alberta Occupational Health and Safety Regulations. For this project it is understood that no underground utilities, including water lines, stormwater pipelines, and sewage pipelines, are to be installed. The majority of the excavations are likely associated with basement house excavation and are assumed to be less than 3.0 m below existing ground surface. The following recommendations notwithstanding, the responsibility of all excavation cutslopes resides with the Contractor, who should take into consideration site-specific conditions concerning soil stratigraphy and groundwater. All excavations should be reviewed by the Contractor prior to personnel working within the base of the excavation.

Based on the findings of the drilling program, soft to stiff clay in damp to very moist moisture conditions are generally anticipated to be encountered within 3.0 m below grade during excavation. The soil conditions generally vary depending on proximity to the canal and elevation of the land relative to the canal. Soft to firm clay soils should be expected in Lot 4 and low areas adjacent to the canal, and firm to stiff clay soils should be expected in most areas of Lot 3. Short-term excavations (open for less than one month) within firm to stiff clay soils which are to be deeper than 1.5 m should have the sides shored and braced or the slopes should be cut back no steeper than 1.0 horizontal to 1.0 vertical (1.0H:1.0V). In areas where soft to firm clay soils are encountered, a cutslope of 1.5H:1.0V or flatter should be considered.

Spill piles or temporary surcharge loads should not be allowed within a distance equal to the depth of the excavation from an unsupported excavation face, while mobile equipment should be kept back at least 3.0 m. All excavations should be checked regularly for signs of sloughing, especially after rainfall periods. Small earth falls from the sideslopes are a potential danger to workers and must be guarded against.

General recommendations regarding construction excavations are contained in Appendix C.

5.4 Backfill Materials

The existing site soils, comprising clay and clay till soils are considered suitable for use as 'landscape fill' and as 'general engineered fill' and 'select engineered fill' materials, as defined in Appendix C. All soils containing organic or deleterious materials should be stockpiled separately and are not suitable for use as general engineered fill.

It is noted that moisture conditioning will be required due to the variable moisture conditions of the subgrade soils encountered during the evaluation. In general, Lot 3 has relatively dry subgrade moisture conditions, where soil wetting is to be expected except in proximity to the canal. Lot 4 has relatively wet soil moisture conditions and soil drying would be expected. However, the earthwork contractor should make their own estimate of the requirements for moisture conditioning to the recommended standards, and should consider such factors as weather and construction procedures.

5.5 Pavement Structures

5.5.1 Subgrade Preparation

Within all roadway areas, following stripping of topsoil, the exposed subgrade should be proof-rolled to assess the subgrade characteristics. Following the proof-roll, a minimum subgrade preparation depth of 300 mm is recommended in all areas in order to improve subgrade uniformity. Where softer soils are encountered, subgrade preparation up to 600 mm may be necessary. Subgrade preparation includes scarification, moisture conditioning to between OMC and +2% of OMC, and uniform compaction to a minimum of 98% of SPD.



Backfill to raise the subgrade level should be general engineered fill materials, as defined in Appendix C, moisture conditioned and compacted as noted previously. The subgrade should be prepared and graded to allow drainage into drainage ditches or catchbasins if available. Proof-rolling of the prepared surface is recommended to identify localized soft areas and for an indication of overall subgrade support characteristics.

It is imperative that positive surface drainage be provided to prevent ponding of water within the roadway structure and subsequent softening and loss of strength of the subgrade materials. Surrounding landscaping should be such that runoff water is prevented from ponding beside paved areas in order to avoid softening and premature failure of the pavement surface.

5.6 Gravel Pavement

The following minimum gravel pavement structure using the above subgrade preparation procedures is recommended. Both gravel materials should be compacted to 100% of SPD.

- 100 mm of crushed gravel or base gravel (25 mm minus) over
- 200 mm of pit run gravel or sub-base gravel over prepared clay subgrade

It is imperative that positive surface drainage of gravel pavement be established to prevent ponding of water. Recommended minimum grades of 2% should be used in gravel surfaced areas. Surrounding landscaping should be such that runoff water is prevented from ponding beside gravelled areas.

5.6.1 Recommended Pavement Structures

The pavement structures presented below are not based on detailed design, and do not take into consideration site-specific traffic loading conditions; as such data was not available at the time of report preparation. The pavement structures are provided as a general guideline, and are not intended to have a specific design life, and are based on the assumption that good subgrade support can be achieved. In the absence of good traffic loading data, Tetra Tech EBA recommends the use of the following "Local" pavement structure taken from the City of Lethbridge 2014 Design Standards, for use in lightly loaded areas:

- Type III Asphalt Surfacing = 75 mm
- Granular Base Course = 200 mm
- Subgrade Preparation = 300 mm

The recommended pavement layer thicknesses generally refer to average values and recognize typical construction variability. As-constructed layer thicknesses should satisfy the thickness tolerances identified in the City of Lethbridge 2014 Design Standards (or equivalent) for granular materials and asphalt concrete.

5.7 Foundation Design

5.7.1 Limit States Design

The design parameters provided in the following sections may be utilized to calculate the ultimate foundation capacity in each case. For the Limit States Design (LSD) methodology, in order to calculate the factored load capacity, the appropriate soil resistance factors must be applied to each loading condition, as follows:

$$\text{Factored Capacity} = \text{Ultimate Capacity} \times (\text{Soil Resistance Factors})$$



The following soil resistance factors (Table B) must be incorporated into the foundation design. These factors are considered to be in accordance with the 2006 Canadian Foundation Engineering Manual (CFEM), as well as the Alberta Building Code 2014.

Table B: Soil Resistance Factors – Shallow Foundations

Item	Soil Resistance Factor
Bearing resistance	0.5
Passive resistance	0.5
Horizontal resistance (sliding)	0.8

Under LSD methodology, foundations should be designed on the basis of factored Ultimate Limit States (ULS) parameters. In order to determine the applicable working capacity, Serviceability Limit States (SLS) must also be considered. The lower of the factored ULS resistance or the unfactored SLS resistance should be used as the working capacity for foundation design purposes.

5.7.2 Shallow Foundations

It is noted that recommendations in this section only apply to development in Lot 3. Shallow footings should be constructed a minimum of 1.4 m below the final design ground surface (frost protection requirement for footings under heated structures). For unheated structures, the footings should be constructed a minimum of 2.1 m below grade.

Where footings bear on native soils, the ultimate static bearing pressure may be taken as 250 kPa, subject to other recommendations in this report. The ultimate static bearing pressure is based on correlation between SPT "N" values. Factoring should be considered as noted in the previous section. Footing dimensions should be in accordance with the minimum requirements of the Alberta Building Code 2014.

As discussed in Section 5.2, due to the migration of leakage from the canal, wet and weak soil conditions and shallow groundwater should be expected at footing elevations in areas adjacent to the canal, which may bring construction difficulties and serviceability issues to the residential development. It is recommended that the residences be placed as close as possible to the front of the lot for this site to avoid or reduce the adverse impact by the leakage from the canal.

A weeping tile system is recommended for all residential foundations in order to aid in maintaining a consistent moisture profile. The weeping tile should consist of a perforated pipe surrounded by free draining granular material, wrapped in filter cloth. The pipe should have a consistent slope leading to a sump.

Bearing certification by a geotechnical engineer is recommended to ensure that the shallow foundations are placed on competent native soils. If weak soils are encountered at footing level, recommendations may be provided to remove the weak materials and bring the subcut back to design elevation with low strength lean mix concrete. Alternatively, it may be possible to lower the footing elevation to native materials.

It is recommended that a grade-all bucket be used for final excavation to the foundation subgrade elevation to minimize disturbance of the founding soils. A 50 mm concrete mudslab should be placed immediately following excavation and inspection to protect the bearing surface from disturbance.

Further recommendations regarding shallow foundations are given in Appendix C.



5.7.3 Frost Protection

For protection against frost action, perimeter footings in heated structures should be extended to such depths as to provide a minimum soil cover of 1.4 m. Isolated or exterior footings in unheated structures should have a minimum soil cover of 2.1 m unless provided with equivalent insulation.

Pipes buried with less than 2.1 m soil cover should be protected with insulation to avoid frost effects that might cause damage to, or breakage of, the pipes. Rigid insulation placed under areas subject to vehicular wheel loadings should be provided with a minimum thickness of 600 mm of compacted granular base.

5.7.4 Seismic Design

The site classification recommended for Seismic Site Response is Classification D, as noted in Table 4.1.8.4.a of the Alberta Building Code 2014.

5.8 Floor Slab Systems

5.8.1 Floor Slabs-on-Grade

Construction of floor slabs-on-grade for this project (outside of basements) must consider the surficial clay noted within the development area. Construction may be considered feasible, provided the following precautions and construction recommendations are followed.

In native soils areas, following removal of topsoil, the subgrade should be scarified to a minimum depth of 300 mm, and moisture conditioned to a range of optimum to 2% over OMC. In areas of general engineered fill placed during site grading, a minimum depth of 150 mm subgrade preparation is recommended, or if weathering is evident, 300 mm subgrade preparation is required. The minimum compaction in each case should be 98% of SPD. The prepared subgrade should be proof-rolled and any soft or loose pockets detected should be reconditioned as recommended above or over-excavated and replaced with general engineered fill.

A levelling course of clean well-graded crushed gravel, at least 150 mm in compacted thickness, is recommended directly beneath the slabs-on-grade, unless a thicker course is required for structural purposes. The subgrade beneath slabs-on-grade should be protected at all times from moisture or exposure which may cause softening or disturbance of the subgrade soils. This applies during and after the construction period (and before and after replacement of the required general engineered fill). Should the exposed surface become saturated or disturbed, it should be reworked to achieve the above standards.

If the subgrade is properly prepared as noted above, floor slab movements should be limited to less than approximately 25 mm. Slabs-on-grade should be separated from bearing members to allow some differential movement. If this range of differential movement is unacceptable, the owner should consider a structurally supported floor.

Recommended procedures for proof-rolling and backfill materials and further recommendations for floor slabs-on-grade construction are included in Appendix C.



5.8.2 Structural Slabs

If slab movements cannot be tolerated, a structurally supported floor slab system is recommended as the preferred option for this development.

However, with structurally supported floor slab systems there is a risk of ground movement relative to the slab. This relative movement can lead to problems if piping and other utilities that are connected to the slab are embedded within the ground beneath the slab. Utilities beneath structurally supported ground floor slabs should be protected from differential movement by placing utilities within boxes suspended from the structural slab. In addition, a void form is recommended below the floor slab in order to prevent transfer of uplift pressures due to swelling clay soils.

5.8.3 Basement Floor Slabs

Slabs-on-grade construction for basements is considered feasible providing certain precautions are undertaken. All excavations should be carried out remotely using a smooth-mouth bucket or Grade-All at final grade in order to minimize disturbance of the base. Basement floor slabs should be supported by a minimum of 150 mm compacted, clean, free-draining granular material.

If partitions are constructed in the basement, provision must be made so that, if the basement floor slab heaves, the partitions do not raise the main floor. A minimum allowance of 25 mm should be left between the top plates of basement partitions and the floor above them to accommodate heaving of the floor slab.

5.9 Below-Grade Walls

All below-grade walls should be designed to resist lateral earth pressures in an "at-rest" condition. This condition assumes a triangular pressure distribution and may be calculated using the following expression:

$$P_o = K_o (\gamma H + Q)$$

Where: P_o = Lateral earth pressure "at-rest" condition (no wall movement occurs at a given depth).

K_o = Coefficient of earth pressure "at-rest" condition (use 0.5 for cohesive backfill and 0.45 for sand and gravel backfill).

γ = Bulk unit weight of backfill soil (use 19 or 21 kN/m³ for cohesive or granular backfill, respectively).

H = Depth below final grade (m).

Q = Surcharge pressure at ground level (kPa).

It is assumed that drainage will be provided for all below-grade walls through the installation of a weeping tile, and hydrostatic pressures will not be a factor in design. An acceptable weeping tile system should consist of a perforated weeping tile wrapped in a geosock or geotextile fabric, in turn surrounded with a minimum of 150 mm thick blanket of washed rock (maximum size 20 mm). The weeping tile should have a minimum 0.5% slope leading to a sump. The preferred method would be to have provision to tie the sump into the property's on-site drainage system.

Backfill around concrete walls should not commence before the concrete has reached a minimum two thirds of its design strength and first floor framing is in place or the walls are laterally braced. Only hand-operated compaction equipment should be employed within 600 mm of the concrete walls. Caution should be used when compacting backfill to avoid high lateral loads caused by excessive compactive effort. A compaction standard of 95% of SPD is recommended. To avoid differential wall pressures, the backfill should be brought up evenly around the walls. A minimum 600 mm thick clay cap should be placed at the ground surface to reduce the infiltration of surface water.



5.10 Building Site Grading

Drainage of surface water away from buildings should be maintained during construction. The finished grade of proposed building sites should be designed so that surface water is drained away from buildings by the shortest route. All drains should discharge well clear of buildings. If there is a roof discharge from a building, caution should be taken where downspouts discharge due to the high probability of ice forming in the winter. Downspouts may be discharged onto landscaped areas, provided the water is carried, by means of a concrete splash pad or extendable section so the point of discharge of the water is at least 2 m from the buildings. Landscaped surfaces adjacent to the walls of buildings should be graded to slope away from the building at a gradient of at least 5% within 2 m of the buildings' perimeter. General landscaped areas should have grades of no less than 2% to minimize ponding.

5.11 Concrete Types

Based on laboratory testing conducted on two samples collected from the boreholes as well as Tetra Tech EBA's experience on local soils, the properties of concrete for foundations in contact with soil or groundwater should meet the requirements of the Canadian Standards Association (CSA) A23.1-14, Class S-2 exposure [i.e., water/cementing materials (w/cm) ratio of 0.45, air entrainment of 4% to 7% (for 14 mm to 20 mm nominal maximum aggregate size)], and have a minimum specified 56-day compressive strength of 32 MPa.

For this exposure classification, alternatives include the usage of Type HS (sulphate-resistant) Portland Cement or blends of cement and supplementary cementing materials conforming to Type MSb and/or Type HSb cements.

It is noted that the exposure classification of the concrete (i.e., Class S-2) typically governs. This stipulates the level of protection of the concrete, including the amount of cover to protect the reinforcing steel from corrosion.

6.0 DESIGN AND CONSTRUCTION GUIDELINES

General design and construction guidelines are provided in Appendix C, under the following supplemental headings:

- Shallow Foundations
- Floor Slabs-on-Grade
- Construction Excavations
- Backfill Materials and Compaction

These guidelines are intended to present standards of good practice. Although supplemental to the main text of this report, they should be interpreted as part of the report. Design recommendations presented herein are based on the premise that these guidelines will be followed. The design and construction guidelines are not intended to represent detailed specifications for the works although they may prove useful in the preparation of such specifications. In the event of any discrepancy between the main text of this report and Appendix C, the main text should govern.



7.0 CLOSURE

We trust this report meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech EBA Inc.



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PERMIT TO PRACTICE TETRA TECH EBA INC.	
Signature	<i>A. F. Ruban</i>
Date	<i>June 9, 2016</i>
PERMIT NUMBER: P245 The Association of Professional Engineers and Geoscientists of Alberta	



FIGURES

Figure 1 Borehole Location Plan



APPENDIX A

GEOTECHNICAL REPORT - GENERAL CONDITIONS



GENERAL CONDITIONS

GEOTECHNICAL REPORT

This report incorporates and is subject to these "General Conditions".

1.0 USE OF REPORT AND OWNERSHIP

This geotechnical report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary geotechnical assessment.

This report and the recommendations contained in it are intended for the sole use of Tetra Tech EBA's Client. Tetra Tech EBA does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Tetra Tech EBA's Client unless otherwise authorized in writing by Tetra Tech EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Tetra Tech EBA. Additional copies of the report, if required, may be obtained upon request.

2.0 ALTERNATE REPORT FORMAT

Where Tetra Tech EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Tetra Tech EBA's instruments of professional service), only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by Tetra Tech EBA shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of Tetra Tech EBA's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except Tetra Tech EBA. Tetra Tech EBA's instruments of professional service will be used only and exactly as submitted by Tetra Tech EBA.

Electronic files submitted by Tetra Tech EBA have been prepared and submitted using specific software and hardware systems. Tetra Tech EBA makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

3.0 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, Tetra Tech EBA has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

4.0 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. Tetra Tech EBA does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

5.0 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

6.0 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of testholes and/or soil/rock exposures. Stratigraphy is known only at the locations of the testhole or exposure. Actual geology and stratigraphy between testholes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. Tetra Tech EBA does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.



7.0 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

8.0 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

9.0 INFLUENCE OF CONSTRUCTION ACTIVITY

There is a direct correlation between construction activity and structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques are known.

10.0 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, as well as the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

11.0 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

12.0 BEARING CAPACITY

Design bearing capacities, loads and allowable stresses quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition assumed. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions assumed in this report in fact exist at the site.

13.0 SAMPLES

Tetra Tech EBA will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

14.0 INFORMATION PROVIDED TO TETRA TECH EBA BY OTHERS

During the performance of the work and the preparation of the report, Tetra Tech EBA may rely on information provided by persons other than the Client. While Tetra Tech EBA endeavours to verify the accuracy of such information when instructed to do so by the Client, Tetra Tech EBA accepts no responsibility for the accuracy or the reliability of such information which may affect the report.



APPENDIX B

BOREHOLE LOGS



TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

- Slickensided** - having inclined planes of weakness that are slick and glossy in appearance.
- Fissured** - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
- Laminated** - composed of thin layers of varying colour and texture.
- Interbedded** - composed of alternate layers of different soil types.
- Calcareous** - containing appreciable quantities of calcium carbonate;
- Well graded** - having wide range in grain sizes and substantial amounts of intermediate particle sizes.
- Poorly graded** - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

Data presented hereon is for the sole use of the stipulated client. Tetra Tech EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed to recognized industry standards, unless noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

Tt_Borehole Terms_General.pdf



MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION		GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA			
COARSE-GRAINED SOILS More than 50% retained on 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on 4.75 mm sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	GW, GP, SW, SP, GM, GC, SM, SC Borderline Classification requiring use of dual symbols		
		GRAVELS WITH FINES	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines		$C_u = D_{60} / D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3	
		SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	SW		Well-graded sands and gravelly sands, little or no fines	Not meeting both criteria for GW
			SANDS WITH FINES	SP		Poorly graded sands and gravelly sands, little or no fines	Atterberg limits plot below "A" line or plasticity index less than 4
			SANDS WITH FINES	SM		Silty sands, sand-silt mixtures	Atterberg limits plot above "A" line or plasticity index greater than 7
	FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit	<50	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity	Classification on basis of percentage of fines Less than 5% Pass 75 µm sieve More than 12% Pass 75 µm sieve 5% to 12% Pass 75 µm sieve	
			>50	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
		CLAYS Above "A" line on plasticity chart negligible organic content	Liquid limit	<20	CL		Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays
			>20	CI	Inorganic clays of medium plasticity, silty clays		
			>50	CH	Inorganic clays of high plasticity, fat clays		
ORGANIC SILTS AND CLAYS Liquid limit	<50	OL	Organic silts and organic silty clays of low plasticity				
	>50	OH	Organic clays of medium to high plasticity				
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils	For classification of fine-grained soils and fine fraction of coarse-grained soils.			

PLASTICITY CHART

*Based on the material passing the 75 µm sieve
 Reference: ASTM Designation D2487, for identification procedure see D2488. USC as modified by PFRA



SOIL COMPONENTS				OVERSIZE MATERIAL		
FRACTION	SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY MASS OF MINOR COMPONENTS		Rounded or subrounded	
	PASSING	RETAINED	PERCENTAGE	DESCRIPTOR		
GRAVEL	coarse	75 mm	>35 %	"and"	COBBLES 75 mm to 300 mm	
	fine	19 mm				BOULDERS > 300 mm
SAND	coarse	4.75 mm	21 to 35 %	"y-adjective"	ROCK FRAGMENTS >75 mm	
	medium	2.00 mm				ROCKS > 0.76 cubic metre in volume
	fine	425 µm				75 µm
SILT (non plastic) or CLAY (plastic)	75 µm		as above but by behavior			

T2_Modified Unified Soil Classification.cdr



BOREHOLE KEYSHEET










Water Level Measurement

 Measured in standpipe, piezometer or well
  Inferred




















Sample Types

 A-Casing	 Core	 Disturbed, Bag, Grab	 HQ Core	 Jar
 Jar and Bag	 NQ Core	 No Recovery	 Split Spoon/SPT	 Tube

Backfill Materials

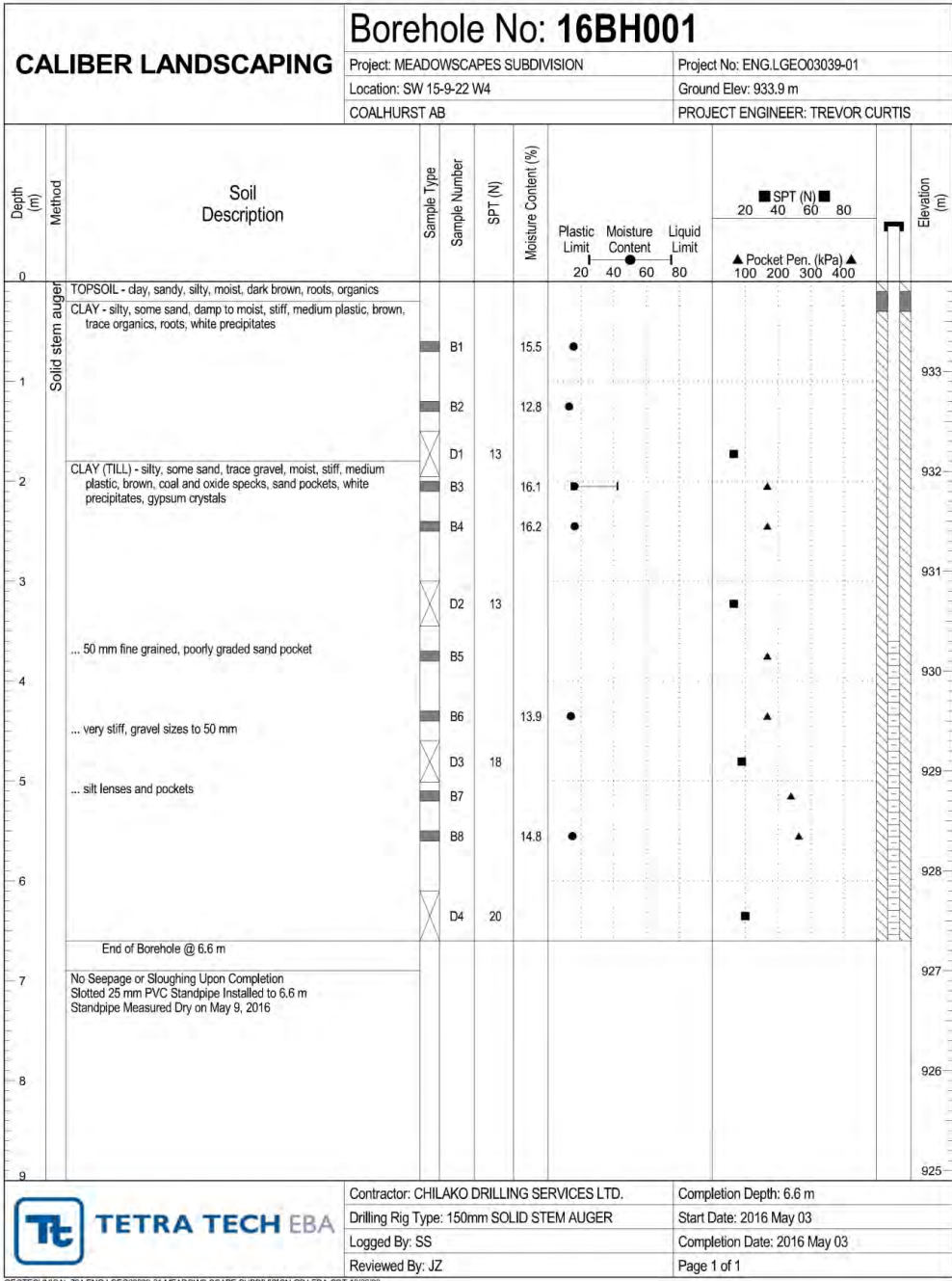
 Asphalt	 Bentonite	 Cement/Grout	 Drill Cuttings	 Grout
 Gravel	 Sand	 Slough	 Topsoil Backfill	

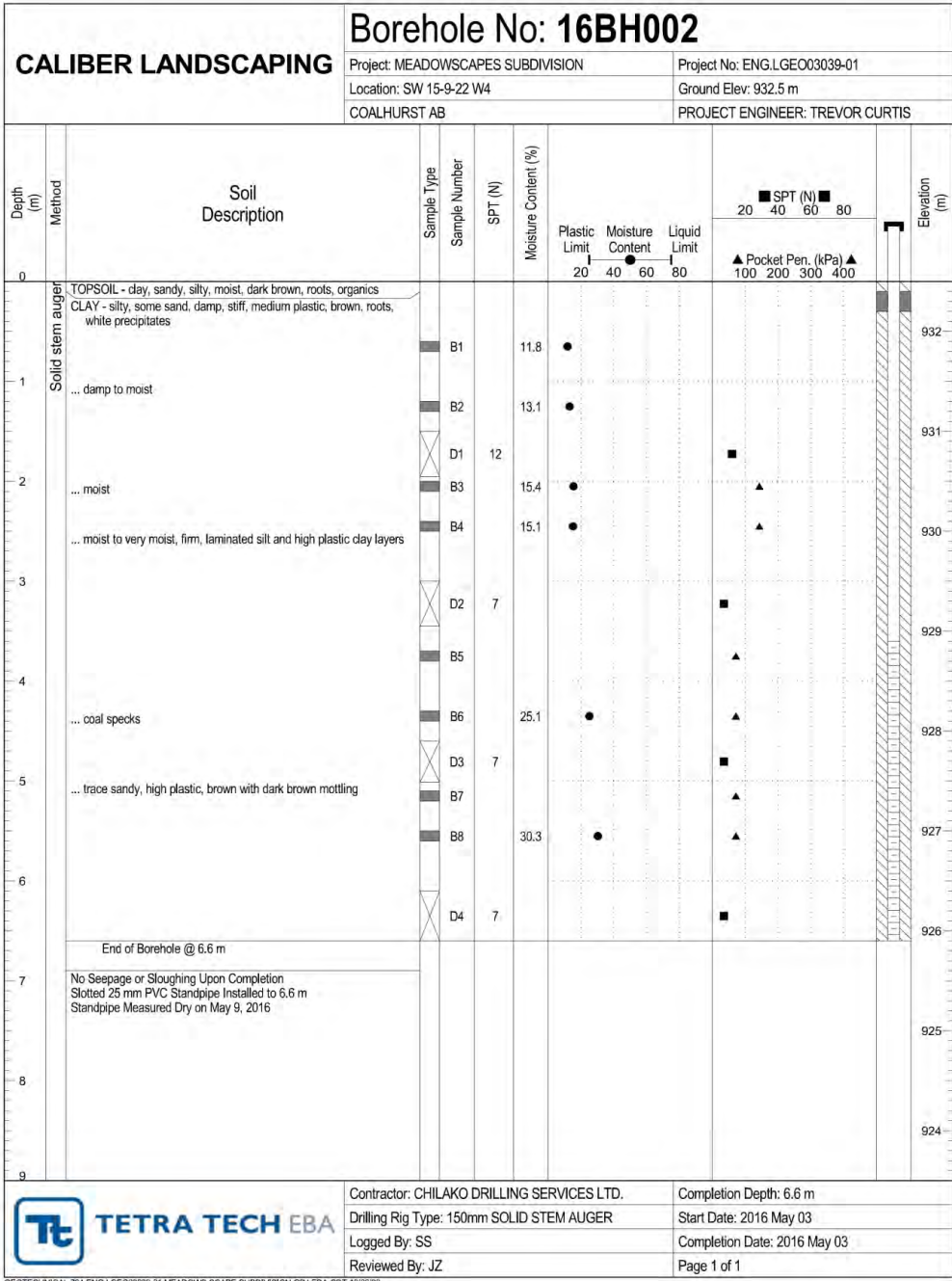
Lithology - Graphical Legend¹

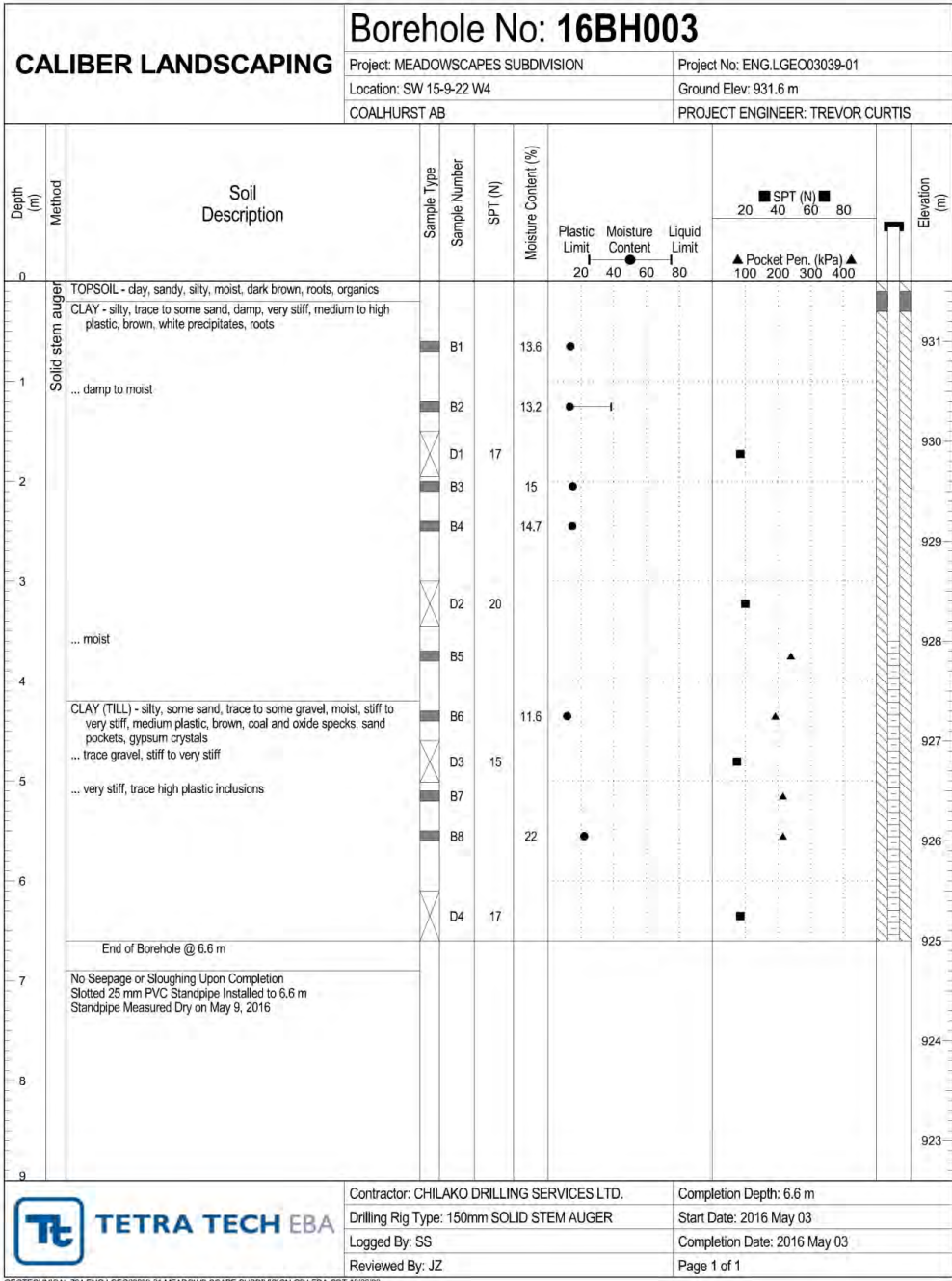
 Asphalt	 Bedrock	 Cobbles/Boulders	 Clay	 Coal
 Concrete	 Fill	 Gravel	 Limestone	 Mudstone
 Organics	 Peat	 Sand	 Sandstone	 Shale
 Silt	 Siltstone	 Till	 Topsoil	

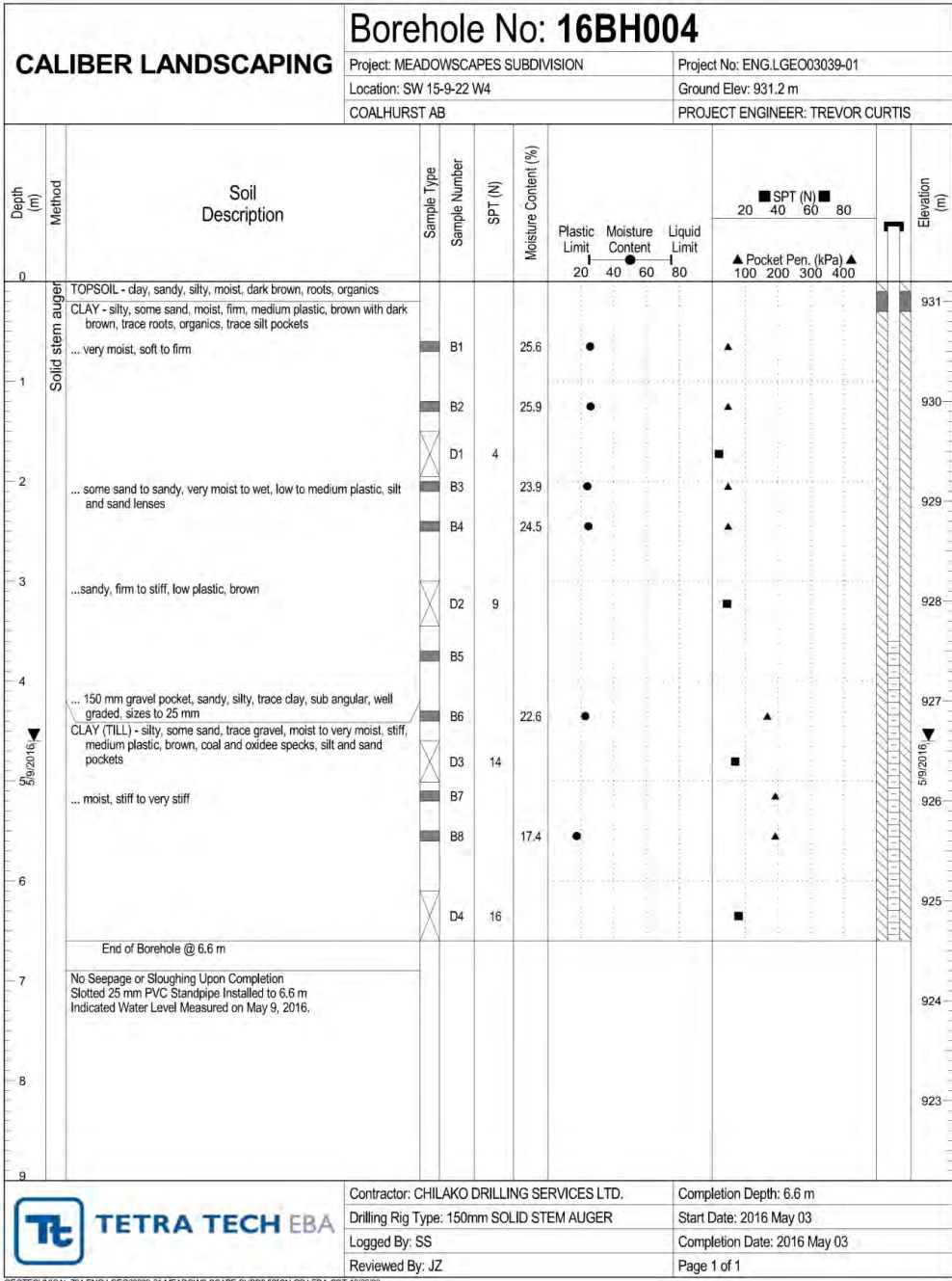
1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale

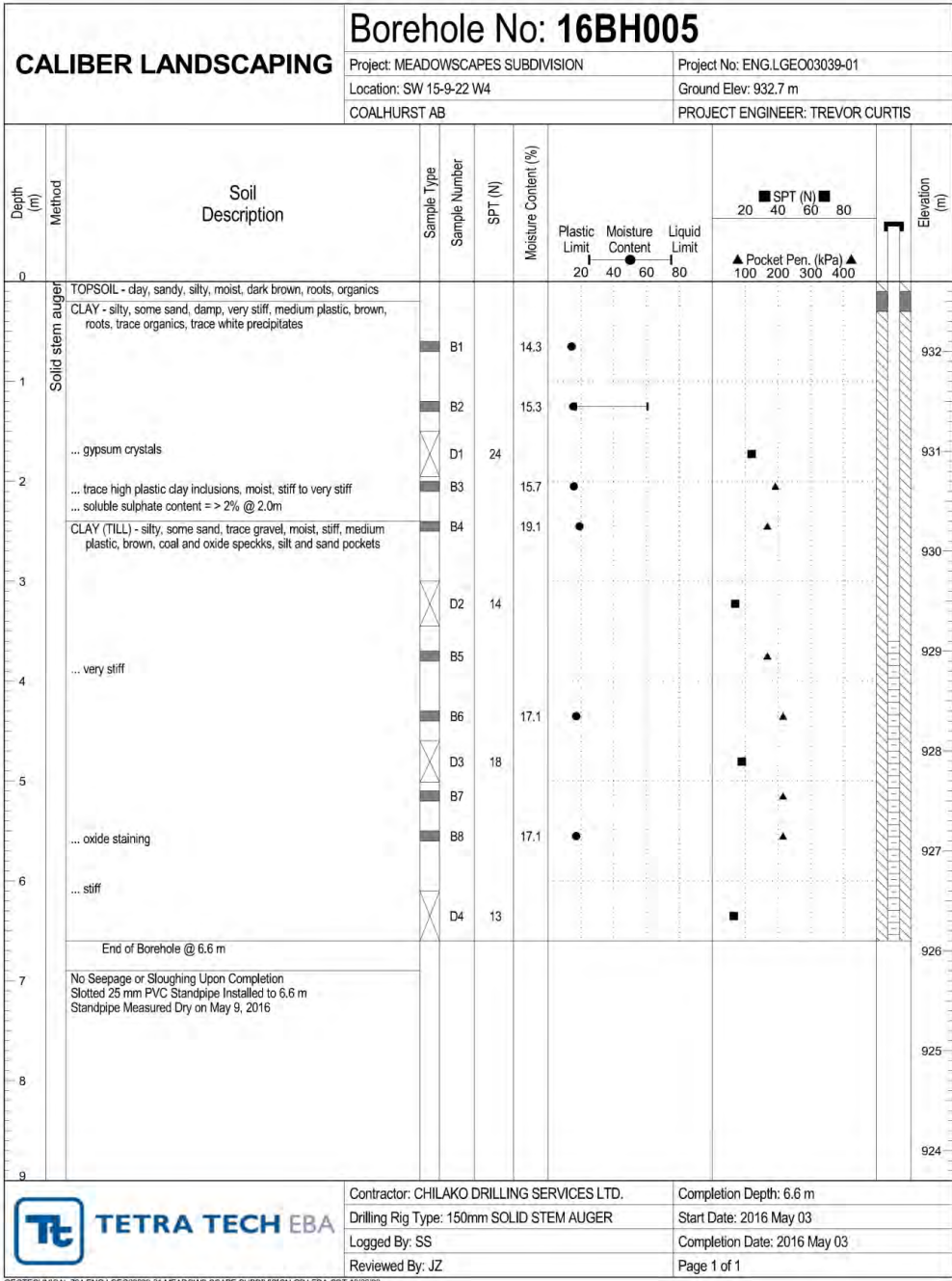


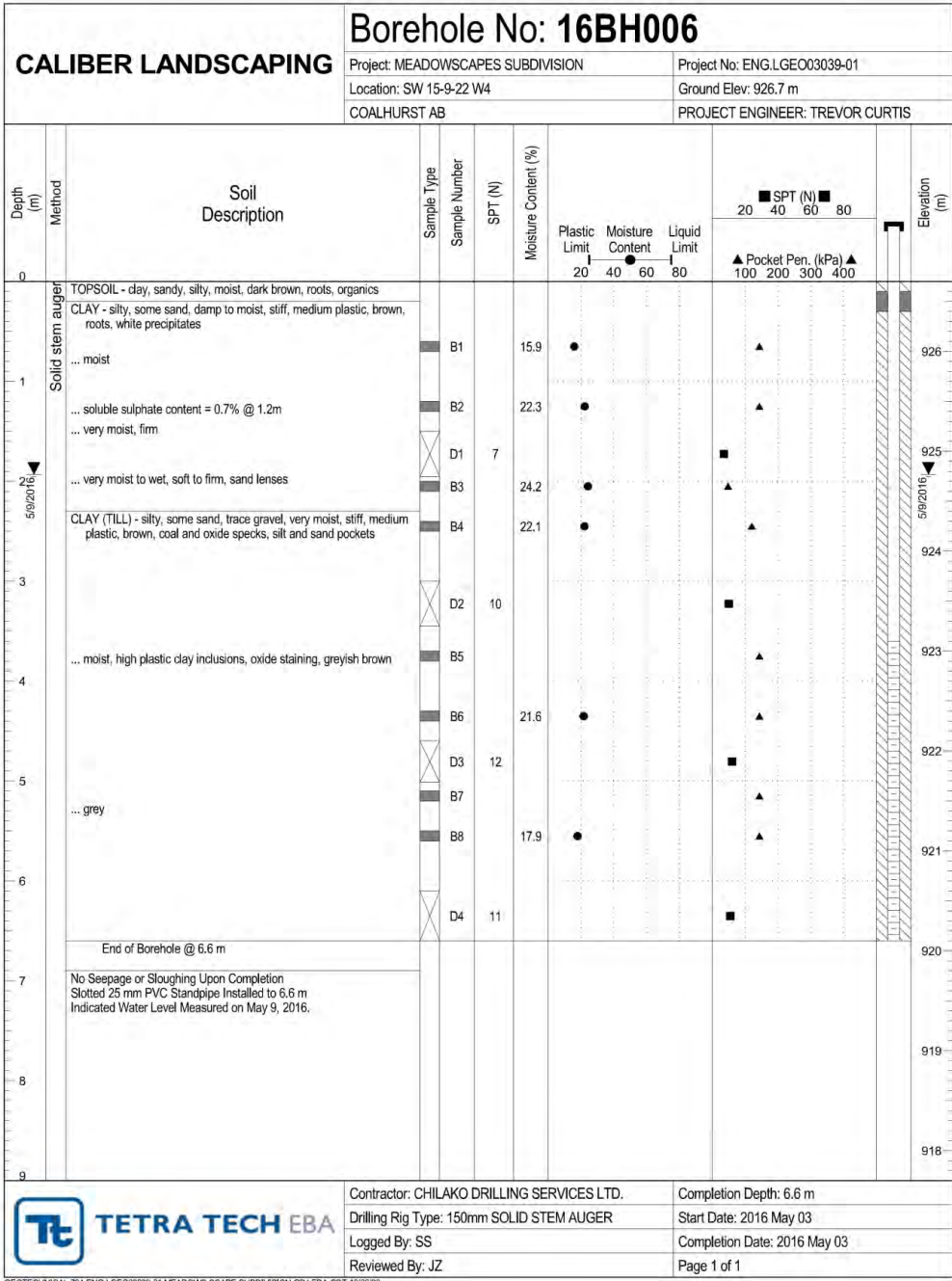


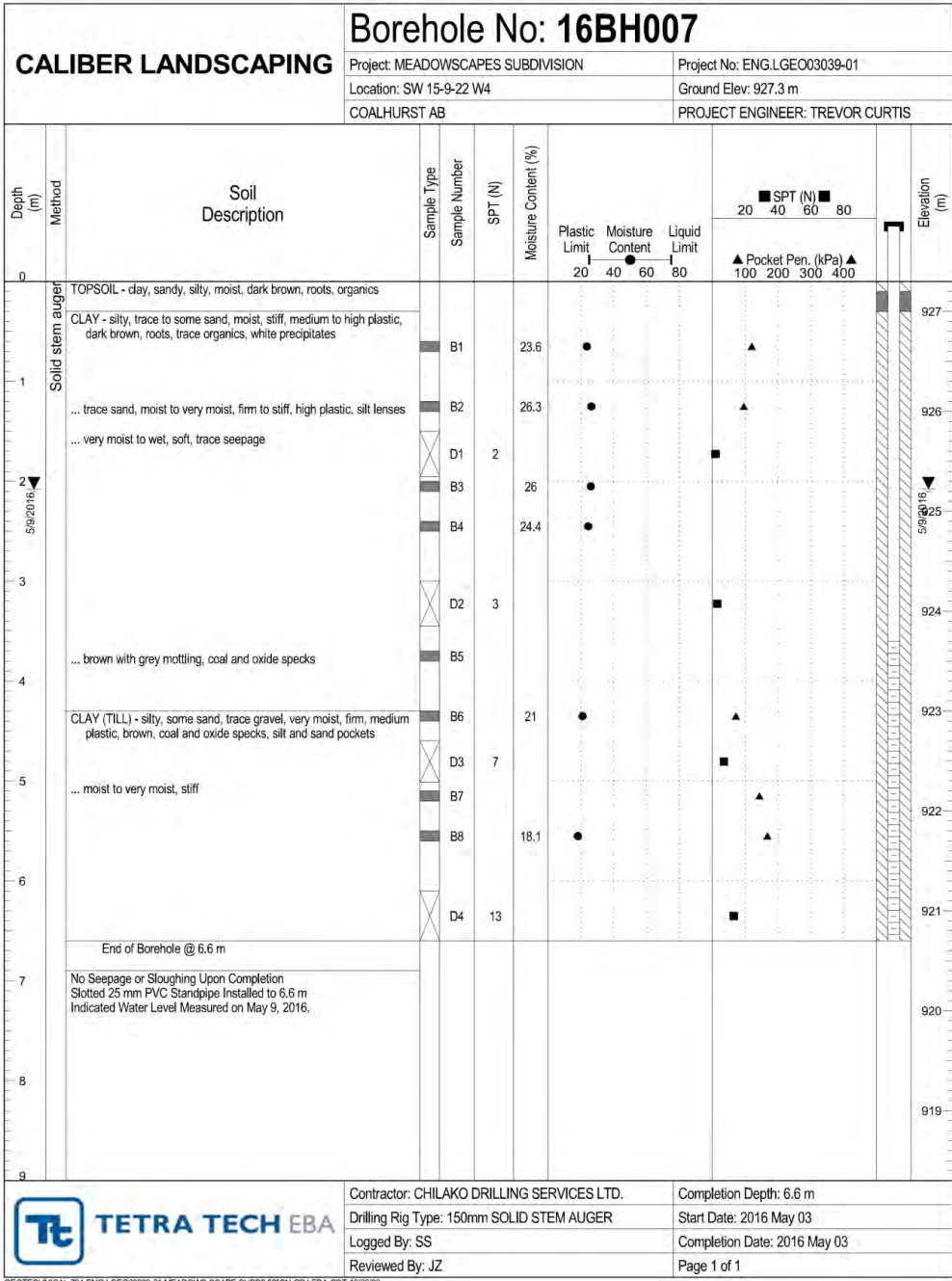


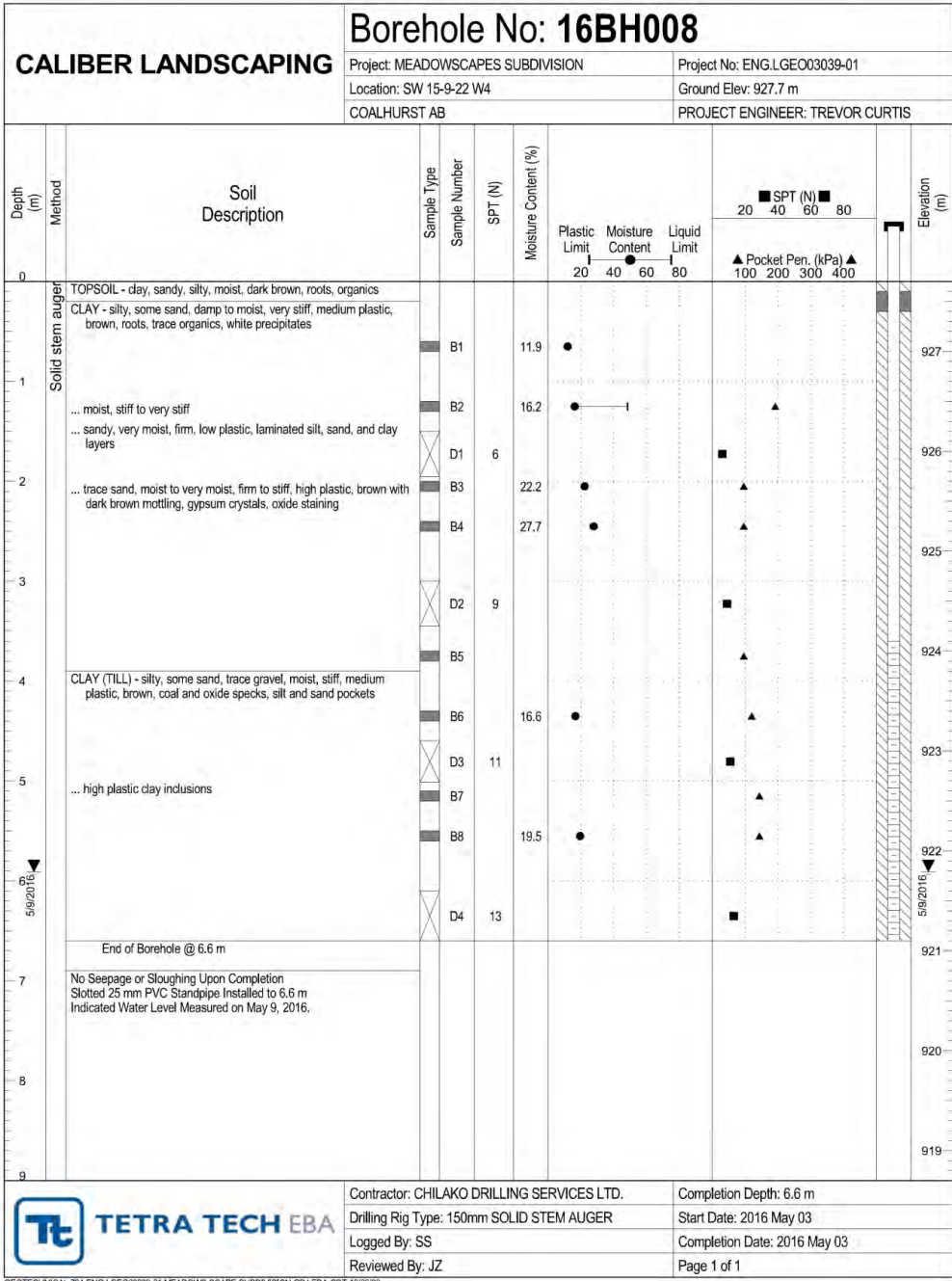












APPENDIX C

RECOMMENDED GENERAL DESIGN AND CONSTRUCTION GUIDELINES



CONSTRUCTION GUIDELINE

REVISION NO. 01 | LAST REVISED: MARCH 31, 2016

SHALLOW FOUNDATIONS

Design and construction of shallow foundations should comply with relevant Building Code requirements.

The term 'shallow foundations' includes strip and spread footings, mat slab, and raft foundations.

Minimum footing dimensions in plan should be in accordance with the applicable design code of the local jurisdiction.

No loose, disturbed or sloughed material should be allowed to remain in open foundation excavations. Hand cleaning should be undertaken to prepare an acceptable bearing surface.

Foundation excavations and bearing surfaces should be protected from rain, snow, freezing temperatures, excessive drying, and the ingress of free water before, during, and after footing construction.

Footing excavations should be carried down into the designated bearing stratum.

After the bearing surface is approved, a mud slab should be poured to protect the soil against inclement weather and provide a working surface for construction.

All constructed foundations should be placed on unfrozen soils, which should be at all times protected from frost penetration.

All foundation excavations and bearing surfaces should be inspected by a qualified geotechnical engineer to check that the recommendations contained in this report have been followed.

Where over-excavation has been carried out through a weak or unsuitable stratum to reach into a suitable bearing stratum or where a foundation pad is to be placed above stripped natural ground surface such over-excavation may be backfilled to subgrade elevation utilizing either structural fill or lean-mix concrete. These materials are defined below:

- "Structural engineered fill" should comprise clean, well-graded granular soils.
- "Lean-mix concrete" should be low strength concrete having a minimum 28-day compressive strength of 3.5 MPa.



CONSTRUCTION GUIDELINE

REVISION NO. 02 | LAST REVISED: MARCH 31, 2016

FLOOR SLABS-ON-GRADE

All soft, loose or organic material should be removed from beneath slab areas. If any local 'hard spots' such as old basement walls or abandoned pile foundation are revealed beneath the slab area, these should be over-excavated and removed to not less than 0.9 m below underside of slab level. The exposed soil should be proof-rolled and the final grade restored by engineered fill placement. If proof-rolling reveals any soft or loose spots, these should be excavated and the desired grade restored by engineered fill placement. The subgrade should be compacted to a depth of not less than 0.3 m to a density of not less than 98 percent Standard Proctor Maximum Dry Density (ASTM Test Method D698).

If, for economic reasons, it is considered desirable to leave low quality material in-place, such as existing fills, beneath a slab-on-grade, special ground treatment procedures may be considered, Tetra Tech EBA could provide additional advice on this aspect if required.

A levelling course of well graded granular fill (with maximum size of 20 mm), at least 150 mm in compacted thickness, is recommended directly beneath all slabs-on-grade. The type of granular fill should be selected based on the design floor loadings. Alternatively a minimum thickness of 150 mm of 80 mm pit-run gravel overlain by a minimum thickness of 50 mm of 20 mm crushed gravel may be used. Coarse gravel particles larger than 25 mm diameter should be avoided directly beneath the slab-on-grade to limit potential stress concentrations within the slab. All levelling courses directly under floor slabs should be compacted to 100 percent of Standard Proctor Maximum Dry Density (ASTM Test Method D698).

Engineered fill, pit-run gravel and crushed gravel are defined under the heading 'Backfill Materials and Compaction' elsewhere in this Appendix.

The excavated subgrade beneath slabs-on-grade should be protected at all times from rain, snow, freezing temperatures, excessive drying and the ingress of free water. This applies before, during, and after the construction period.



CONSTRUCTION GUIDELINE

REVISION NO: 0 | LAST REVISED: OCTOBER 1, 2014

CONSTRUCTION EXCAVATIONS

Construction should be in accordance with good practice and comply with the requirements of the responsible regulatory agencies.

All excavations greater than 1.5 m deep should be sloped or shored for worker protection.

Shallow excavations up to about 3 m depth may use temporary sideslopes of 1H:1V. A flatter slope of 2H:1V should be used if groundwater is encountered. Localized sloughing can be expected from these slopes.

Deep excavations or trenches may require temporary support if space limitations or economic considerations preclude the use of sloped excavations.

For excavations greater than 3 m depth, temporary support should be designed by a qualified geotechnical engineer. The design and proposed installation and construction procedures should be submitted to Tetra Tech EBA for review.

The construction of a temporary support system should be monitored. Detailed records should be taken of installation methods, materials, in situ conditions and the movement of the system. If anchors are used, they should be load tested. Tetra Tech EBA can provide further information on monitoring and testing procedures if required.

Attention should be paid to structures or buried service lines close to the excavation. For structures, a general guideline is that if a line projected down, at 45 degrees from the horizontal from the base of foundations of adjacent structures intersects the extent of the proposed excavation, these structures may require underpinning or special shoring techniques to avoid damaging earth movements. The need for any underpinning or special shoring techniques and the scope of monitoring required can be determined when details of the service ducts and vaults, foundation configuration of existing buildings and final design excavation levels are known.

No surface surcharges should be placed closer to the edge of the excavation than a distance equal to the depth of the excavation, unless the excavation support system has been designed to accommodate such surcharge.



CONSTRUCTION GUIDELINE

REVISION NO. 02 | LAST REVISED: OCTOBER 1, 2016

BACKFILL MATERIALS AND COMPACTION (GENERAL)

1.0 DEFINITIONS

"Landscape fill" is typically used in areas such as berms and grassed areas where settlement of the fill and noticeable surface subsidence can be tolerated. "Landscape fill" may comprise soils without regard to engineering quality.

"General engineered fill" is typically used in areas where a moderate potential for subgrade movement is tolerable, such as asphalt (i.e., flexible) pavement areas. "General engineered fill" should comprise clean, granular or clay soils.

"Select engineered fill" is typically used below slabs-on-grade or where high volumetric stability is desired, such as within the footprint of a building. "Select engineered fill" should comprise clean, well-graded granular soils or inorganic low to medium plastic clay soils.

"Structural engineered fill" is used for supporting structural loads in conjunction with shallow foundations. "Structural engineered fill" should comprise clean, well-graded granular soils.

"Lean-mix concrete" is typically used to protect a subgrade from weather effects including excessive drying or wetting. "Lean-mix concrete" can also be used to provide a stable working platform over weak subgrades. "Lean-mix concrete" should be low strength concrete having a minimum 28-day compressive strength of 3.5 MPa.

Standard Proctor Density (SPD) as used herein means Standard Proctor Maximum Dry Density (ASTM Test Method D698). Optimum moisture content is defined in ASTM Test Method D698.

2.0 GENERAL BACKFILL AND COMPACTION RECOMMENDATIONS

Exterior backfill adjacent to abutment walls, basement walls, grade beams, pile caps and above footings, and below highway, street, or parking lot pavement sections should comprise "general engineered fill" materials as defined above.

Exterior backfill adjacent to footings, foundation walls, grade beams and pile caps and within 600 mm of final grade should comprise inorganic, cohesive "general engineered fill". Such backfill should provide a relatively impervious surficial zone to reduce seepage into the subsoil against the structure.

Backfill should not be placed against a foundation structure until the structure has sufficient strength to withstand the earth pressures resulting from placement and compaction. During compaction, careful observation of the foundation wall for deflection should be carried out continuously. Where deflections are apparent, the compactive effort should be reduced accordingly.

In order to reduce potential compaction induced stresses, only hand-held compaction equipment should be used in the compaction of fill within 1 m of retaining walls or basement walls. If compacted fill is to be placed on both sides of the wall, they should be filled together so that the level on either side is within 0.5 m of each other.

All lumps of materials should be broken down during placement. Backfill materials should not be placed in a frozen state, or placed on a frozen subgrade.

Where the maximum-sized particles in any backfill material exceed 50% of the minimum dimension of the cross-section to be backfilled (e.g., lift thickness), such particles should be removed and placed at other more suitable locations on site or screened off prior to delivery to site.



Excavation and construction operations expose materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration of performance. Unless otherwise specifically indicated in this report, the walls and floors of excavations, and stockpiles, must be protected from the elements, particularly moisture, desiccation, frost, and construction activities. Should desiccation occur, bonding should be provided between backfill lifts. For fine-grained materials the previous lift should be scarified to the base of the desiccated layer, moisture-conditioned, and recompacted and bonded thoroughly to the succeeding lift. For granular materials, the surface of the previous lift should be scarified to about a 75 mm depth followed by proper moisture-conditioning and recompaction.

3.0 COMPACTION AND MOISTURE CONDITIONING

"Landscape fill" material should be placed in compacted lifts not exceeding 300 mm and compacted to a density of not less than 90% of SPD unless a higher percentage is specified by the jurisdiction.

"General engineered fill" and "select engineered fill" materials should be placed in layers of 150 mm compacted thickness and should be compacted to not less than 98% of SPD. Note that the contract may specify higher compaction levels within 300 mm of the design elevation. Cohesive materials placed as "general engineered fill" or "select engineered fill" should be compacted at 0 to 2% above the optimum moisture content. Note that there are some silty soils which can become quite unstable when compacted above optimum moisture content. Granular materials placed as "general engineered fill" or "select engineered fill" should be compacted at slightly below (0 to 2%) the optimum moisture content.

"Structural engineered fill" material should be placed in compacted lifts not exceeding 150 mm in thickness and compacted to not less than 100% of SPD at slightly below (0 to 2%) the optimum moisture content.

4.0 "GENERAL ENGINEERED FILL"

Low to medium plastic clay is considered acceptable for use as "general engineered fill," assuming this material is inorganic and free of deleterious materials.

Materials meeting the specifications for "select engineered fill" or "structural engineered fill" as described below would also be acceptable for use as "general engineered fill."

5.0 "SELECT ENGINEERED FILL"

Low to medium plastic clay with the following range of plasticity properties is generally considered suitable for use as "select engineered fill":

Liquid Limit	= 20 to 40%
Plastic Limit	= 10 to 20%
Plasticity Index	= 10 to 30%

Test results should be considered on a case-by-case basis.

"Pit-run gravel" and "fill sand" are generally considered acceptable for use as "select engineered fill." See exact project or jurisdiction for specifications.

The "pit-run gravel" should be free of any form of coating and any gravel or sand containing clay, loam or other deleterious materials should be rejected. No material oversize of the specified maximum sieve size should be tolerated. This material would typically have a fines content of less than 10%.

The materials above are also suitable for use as "general engineered fill."



6.0 “STRUCTURAL ENGINEERED FILL”

Crushed gravel used as “structural engineered fill” should be hard, clean, well graded, crushed aggregate, free of organics, coal, clay lumps, coatings of clay, silt, and other deleterious materials. The aggregates should conform to the requirement when tested in accordance with ASTM C136 and C117. See exact project or jurisdiction for specifications. This material would typically have a fines content of less than 10%.

In addition to the above, further specification criteria identified below should be met:

“Structural Engineered Fill” – Additional Material Properties

Material Type	Percentage of Material Retained on 5 mm Sieve having Two or More Fractured Faces	Plasticity Index (<400 µm)	L.A. Abrasion Loss (percent Mass)
Various sized Crushed Gravels	See exact project or jurisdiction for specifications	See exact project or jurisdiction for specifications	See exact project or jurisdiction for specifications

Materials that meet the grading limits and material property criteria are also suitable for use as “select engineered fill.”

7.0 DRAINAGE MATERIALS

“Coarse gravel” for drainage or weeping tile bedding should be free draining. Free-draining gravel or crushed rock generally containing no more than 5% fine-grained soil (particles passing No. 200 sieve) based on the fraction passing the 3/4-inch sieve or material with sand equivalent of at least 30.

“Coarse sand” for drainage should conform to the following grading limits:

“Coarse Sand” Drainage Material – Percent Passing by Weight

Sieve Size	Coarse Sand*
10 mm	100
5 mm	95 – 100
2.5 mm	80 – 100
1.25 mm	50 – 90
630 µm	25 – 65
315 µm	10 – 35
160 µm	2 – 10
80 µm	0 – 3

* From CSA A23.1-09, Table 10, “Grading Limits for Fine Aggregate”, Class FA1

Note that the “coarse sand” above is also suitable for use as pipe bedding material. See exact project or jurisdiction for specifications.

8.0 BEDDING MATERIALS

The “Coarse Sand” gradation presented above in Section 7.0 is suitable for use as pipe bedding and as backfill within the pipe embedment zone, however see exact project or jurisdiction for specifications.



APPENDIX C

Draft Architectural Controls



ARCHITECTURAL CONTROLS

BUILDING STYLE

Meadowscapes is seeking to embrace a rural architectural style. Craftsman, Cottage and French Country are all acceptable.

All accessory buildings must match the residence.

ROOF PITCH/COLOUR

8/12 and greater roof pitches are encouraged. 6/12 is the minimum roof pitch.

Dark shingles are preferred for this development.

BUILDING SIZE

Bungalows must be a minimum of 1,500 sq ft. Two storeys or storey and a half must have a foot print of 1,000 sq ft minimum.

These areas exclude garages, verandas and deck areas.

ELEVATION

The residence must be set into the ground such that there are no more than 4 stairs to the front door or veranda.

EXTERIOR FINISHES

Cement board siding, stucco, brick, stone (cultured or real) are all acceptable finishes. Vinyl siding is prohibited. A colour board of all exterior finishes must be submitted to the Architectural Controls Consultant for approval.

DRIVEWAYS

Paved driveways of asphalt or concrete are preferred.

LANDSCAPING

Large areas of non-vegetated surface must be avoided (ie, large gravel areas). Extensive tree planting with shrub beds and lawn (or pasture grass) is important to the overall aesthetic of the development.

Site plans showing landscaping must be submitted to the Architectural Controls Consultant for approval.

FENCING

Yards need not be fenced (with the exception of the required rear lot fence on lots backing onto the LNID Right of Way). If fencing is proposed, it must be cedar board, black chain link or rail type fencing.



APPENDIX D

LNID Letters





**LETHBRIDGE NORTHERN
IRRIGATION DISTRICT**

2821 – 18 Avenue North
Lethbridge, AB T1H 6T5
www.lnid.ca

Phone: (403) 327-3302
Fax: (403) 320-2457
Email: lnid@telus.net

August 12, 2016

Douglas J Bergen
Box 1667
Coaldale, AB T1M 1N3

Dear Sir:


**RE: WATER CONVEYANCE AGREEMENT – TYPE 3
MEADOWSCAPES ACREAGE DEVELOPMENT - SW 15-09-22-4**

The Lethbridge Northern Irrigation District (LNID) is willing to supply water to the Meadowscapes Acreage Development in SW 15-09-22-4.

The estimated water requirement is about 18 acre feet. A one-time capital contribution for access to the District's water licence will be due and payable at the time of signing of the agreement. The current water licence access fee rate is \$1,100/acre-foot of water and is subject to change annually on April 1st.

The Meadowlake Acreage Development will be invoiced for the agreement annually. The current rate is \$400, plus GST, for the first three (3) acre-feet and then \$25/acre-foot over three (3) acre-feet.

Yours truly


Alan Harford
General Manager
AH/gb

c: Lawrence McCune, District Accountant
Maritza Suarez, Accountant





2821 – 18 Avenue North
Lethbridge, AB T1H 6T5
www.lnid.ca

Phone: (403) 327-3302
Fax: (403) 320-2457
Email: lnid@telus.net

March 20, 2017

Henry Bakker
Caliber Landscaping & Irrigation
PO Box 380
COALHURST, AB T0L 0V0

Dear Sir:

**RE: LETTER OF COMMITMENT: LATERAL 61C
MEADOWSCAPE DEVELOPMENT: PT. SW 15-9-22-4
BETWEEN THE "DAVIS GROUP". (hereinafter called "the DEVELOPER")
and the
LETHBRIDGE NORTHERN IRRIGATION DISTRICT
(hereinafter called "the LNID")**

In regards to the LNID letter dated March 14, 2017 sent to Henry Bakker, this letter is to confirm the Developer's commitment to the project in Pt. SW 15-9-22-4. The Developer agrees to be legally bound by the following terms and conditions:

1. The Lateral 61C canal running through Pt. SW 15-9-22-4 will be abandoned by the LNID. The LNID will replace the canal with a buried pipeline, some of which will be relocated from the existing canal right-of-way.
2. The LNID shall accept responsibility for the following work:
 - a. Supply and installation of approximately 500m of 54" ID RSC160 HDPE pipe;
 - b. Supply and installation of two (2) 54" pipe elbows;
 - c. Supply and installation of a pipeline inlet structure;
 - d. Surveying the area, staking of the route and determining the depth of cut for the LNID pipeline;
 - e. Design and drafting of a pipeline design which shows the location and elevation of the pipeline. The pipeline design will be similar to Douglas J. Bergen & Associates Ltd. Drawing 1 of 2 showing pipeline Option A. The LNID will attempt to complete the preliminary design by March 31, 2017;
 - f. Locating Utilities for the LNID pipeline, securing crossing agreements if required;
 - g. Collecting survey data during construction and producing As-Built drawings of the LNID's pipeline;
 - h. Registering the pipeline right-of-way;
 - i. Operation and maintenance of the LNID's pipeline;
 - j. Granting access to Lot 1 from the LNID's right-of-way (Plan 001 2695);



Henry Bakker
Caliber Landscaping & Irrigation
March 20, 2017
Page 2

- k. Providing the Developer with physical access to water for domestic purposes prior to the start of the pipeline. This cost shall be wholly born by the Developer;
 - l. Prepare *Land Transfer* documents and provide legal survey for portions of the pipeline being relocated, with registration of these documents at Land Titles Office.
3. The Developer shall accept responsibility for the following work:
- a. Respect the pipeline right-of-way and development setbacks which shall be established by the LNID Board of Directors;
 - b. Prohibit access to the pipeline right-of-way through the use of fences or other similar physical barriers on both sides of the pipeline right-of-way;
 - c. Backfilling abandoned Lateral 61C canal in areas outside of the pipeline right-of-way;
 - d. Seeding the pipeline right-of-way with a grass blend similar to the existing native grass;
 - e. Provide the LNID with a \$40,000 non-refundable deposit by April 7, 2017;
 - f. Payment of the remaining \$170,000 (includes GST) by October 31, 2017;
 - g. Providing the LNID a Fee-Simple Right-of-Way for the District's pipeline in Pt. SW 15-9-22-4. The transfers of land between the Developer and the LNID will be completed at the rate of \$1 per acre;
 - h. Supply and installation of a guardrail and locking gate along the Lot 1 access described in item 2.j;
 - i. Allow access to the LNID and/or their contractors for construction during the irrigation off-season, which is projected to be from November 2017 to April 2018.

If you are in agreement with the terms and conditions specified by the LNID Board of Directors, contained within Clauses 1 – 3 of this letter, please sign both copies of this letter and return one (1) copy to the LNID office by March 31, 2017 acknowledging and accepting these terms.

Yours truly,



Alan Harrold

General Manager

AH/jcp

- c: Board
Stephen Van Essen, District Engineer
Lawrence McCune, District Accountant
Maritza Suarez, Accountant

ACKNOWLEDGED & ACCEPTED


Caliber Landscaping & Irrigation


Witness

April 6, 2017
Date



APPENDIX E

Private Sewage Treatment System Feasibility





OSPREY ENGINEERING INC.
BOX 1367 · BLACK DIAMOND, ALBERTA · T0L 0H0 CANADA
TEL: 403.933.2226 · FAX: 403.933.2230 · EMAIL: ospreyeng@gmail.com

16 June 2016

Our File: 160288

Douglas J. Bergen & Associates Ltd.
Box 1667
Coaldale, AB T1M 1N3

Attention: Douglas Bergen, CET

**RE: Meadowscares Country Residential Subdivision (SW15-9-22-4)
Lethbridge County east of Coalhurst
Feasibility of Private Sewage Treatment Systems**

Dear Mr. Bergen,

As requested, I completed a review of the assessments provided by Tetra Tech EBA in regards to the soil conditions at the above-noted site:

- Rigaux, M. 2016, *Preliminary Soil Assessment Meadow Scapes Proposed Subdivision Lethbridge County, Alberta*, Letter, to: H. Bakker, dated: 18 February 2016
- Zhao, J. 2016, *Geotechnical Evaluation Meadowscares Country Residential Subdivision Coalhurst, Alberta*, Tetra Tech EBA, Lethbridge, AB

The site is located east of Range Road 223 and north of Township Road 92 in Lethbridge County – immediately east of the Town of Coalhurst corporate limits.

On 19 January 2016, EBA conducted a field soil assessment at the site. Soil profiles consistent with guidelines prescribed by Alberta Municipal Affairs and consistent with the *Alberta Private Sewage Systems Standard of Practice* (Safety Codes Council 2015) were developed based on observations of excavated test pits. Soil samples from each pit were analyzed for soil texture (Rigaux 2016). Additional geotechnical work was completed 3 May 2016 and included analyses and recommendations relating to structural stability, groundwater monitoring, road design and site grading (Zhao 2016).

Based on the above, I have the following observations:

- Soil profiles from all holes allow dispersal of effluent on site subject to limitations on system size and type of system
- All systems must have secondary treatment of wastewater using an appropriate packaged treatment plant due to fine textured soil and/or lack of vertical separation to restricting soil horizons
- Treatment fields are not permitted on 4 of 6 lots due to the presence of restricting layers at depths less than 36". On these lots treatment mounds incorporating sand layers of the thicknesses noted in Table 1 are required
- Recommended hydraulic loading rates for each site are as noted in Table 1
- As the proposed dwellings are unlikely to generate peak daily wastewater flows (assessed as per Safety Codes Council 2015) in excess of 5.7 m³ [1250 gal], the individual systems can be designed by a person holding a valid Private Sewage Systems Certificate of Competency as issued by Alberta Municipal Affairs, Plumbing and Gas

D:\PROJECTS\160288 - BERGEN MEADOW SCAPES COALHURST SWMP\LETTERS\160288 L001 MAK BERGEN PSTS 160616.DOCX ..\2



Table 1 – Recommended Soil Loading Rates and PSTS Sizing

Property	Test pit	Soil conditions, loading rates	Approximate soil component sizing
Lot 1	16TP01	Clay, Restricting @ 17". HLR = 0.2 gal/ft ² LLR = 2.1 gal/ft	Mound: need 19" sand layer, 240 ft long, 2500 ft ² basal area
Lot 2	16TP02	Clay, »48" to restricting HLR = 0.2 gal/ft ² LLR n/a	Field: 12 laterals, 4 x 3 232 ft x 21 ft
Lot 3	16TP03	Silt loam, Restricting @ 19" HLR = 0.63 gal/ft ² LLR = 3.2 gal/ft	Mound: need 17" sand layer, 156 ft long, 790 ft ² basal area
Lot 4	16TP04	Clay, Restricting @ 55" HLR = 0.2 gal/ft ² LLR = 2.6 gal/ft	Field: 12 laterals, 4 x 3 232 ft x 21 ft
Lot 5	16TP05	Silt loam, Restricting @ 20" HLR = 0.18 gal/ft ² LLR = 3.0 gal/ft	Mound: need 16" sand layer, 167 ft long, 2778 ft ² basal area
Lot 6	16TP06	Loam, Restricting @ 12" HLR = 0.63 gal/ft ² LLR = 3.8 gal/ft	Mound: need 24" sand layer, 132 ft long, 794 ft ² basal area

I have no further concerns regarding the operation of private sewage systems serving potential dwellings provided they are:

- constructed and operated consistent with relevant safety codes,
- not located in areas where concentrated overland runoff or ponding is expected

I trust the above provides the information required. If you have any questions, please contact me.

Yours truly,
OSPREY ENGINEERING INC.
 Association of Professional Engineers and Geoscientists of Alberta Permit to Practice No. P10743

Michael A. Kitchen, P.Eng.
 President

MAK/
 cc: File



**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BY-LAW NO. 25-008

**A BY-LAW OF LETHBRIDGE COUNTY BEING A BY-LAW PURSUANT TO
SECTION 191(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED
STATUTES OF ALBERTA 2000, CHAPTER M.26**

WHEREAS the existing landowners of Plan 2210953 Block 2 Lots 1 and 2, wish to repeal Bylaw 1481 being the Meadowscape Area Structure Plan;

AND WHEREAS the purpose of Bylaw 25-008 is to repeal Bylaw 1481 being the Meadowscape Area Structure Plan as the landowners no longer wishes to subdivide the lands as proposed in the Area Structure Plan.

AND WHEREAS the municipality must prepare a bylaw to repeal the previously adopted bylaws in accordance with Section 191(2) and provide for its consideration at a public hearing;

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw 1481 being the Meadowscape Area Structure Plan is hereby repealed.
2. This bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April, 2025.

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

AGENDA ITEM REPORT



Title: Bylaw 25-009 - Re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 18 Mar 2025
Approved - 19 Mar 2025

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant wishes to allow for the development of the lands as per the Urban Fringe District.

RECOMMENDATION:

That Bylaw 25-009 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-009 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

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant wishes to development the lands for a single residence and personal riding arena.

The application has been circulated to all County Departments, the City of Lethbridge, the Town of Coalhurst, 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 May 2025.

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:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 25-009 - Application GCR to UF](#)
- [Bylaw 25-009 - John Davis - Amendment to LUB](#)

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

Date of Application: <u>February 24, 2025</u>	Assigned Bylaw No. <u>25-009</u>
Date Deemed Complete: <u>February 27, 2025</u>	Application & Processing Fee: \$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted: <input type="checkbox"/> Yes <input checked="" 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 Part 1, Sections 54 to 56 of bylaw.]

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: John Davis

Mailing Address: 60 Heritage Pt Phone: 403 380 0164
TIK 7B7 Phone (alternate): _____

Email: john@daviscountygroup.ca

Postal Code: _____

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: _____

Legal Description: Lot(s) 2 Block 2 Plan 2210953
OR Quarter SW Section 15 Township 9 Range 22

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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):

Grouped Country Residential

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

Urban Fringe

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 9.46 ha
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 55 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.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw, No. 24-007

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 Part 1, section 55(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

Feb 24/2025

DATE

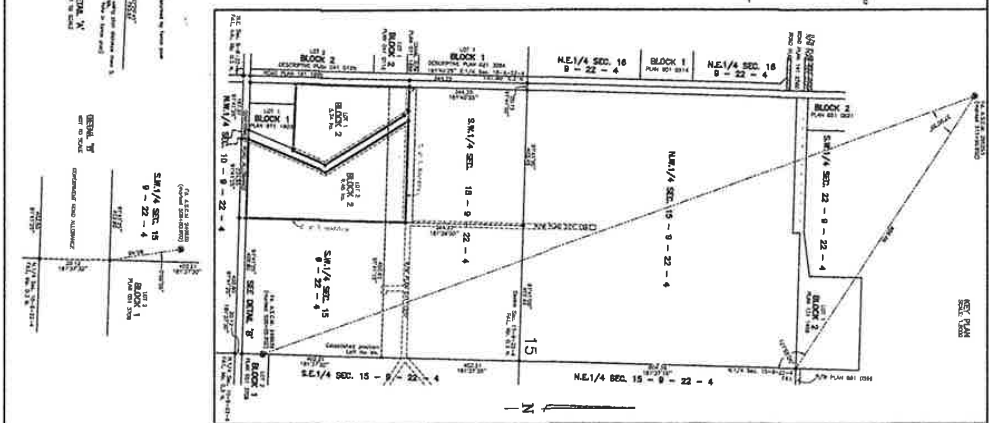
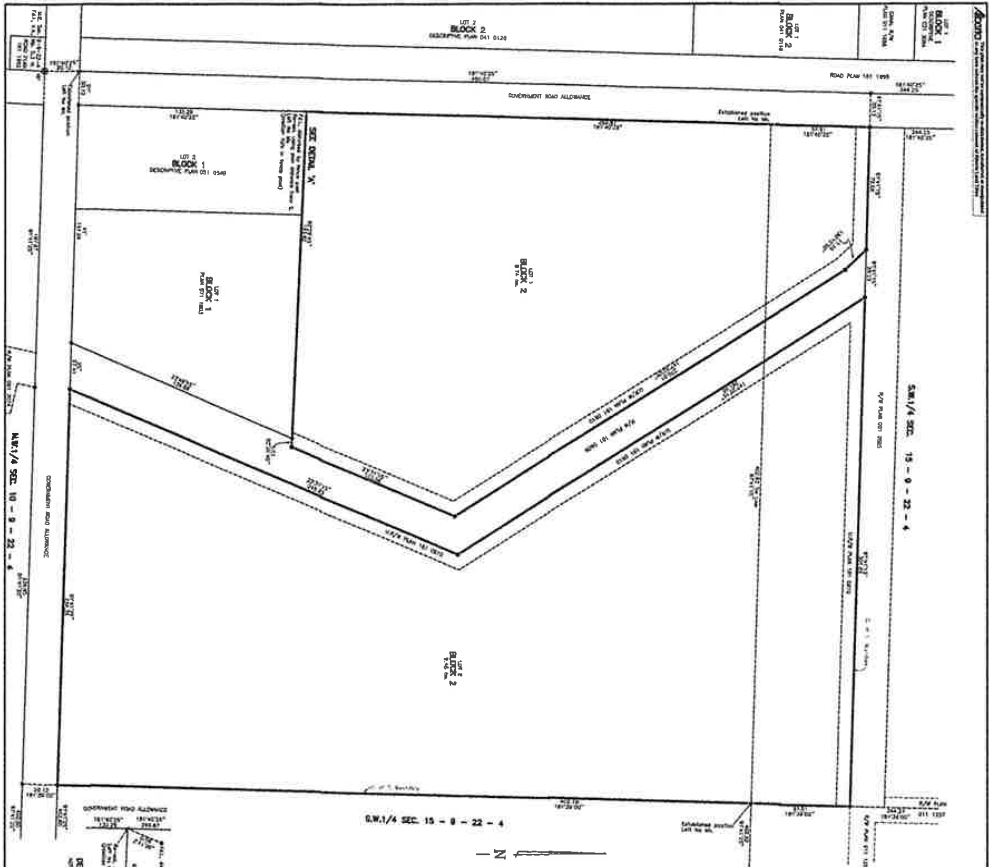

REGISTERED OWNER (if not the same as applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.



LETHBRIDGE COUNTY
 PLAIN SHIPING SANCTY OF
 SUBDIVISION
 OF PART OF
 S.W. 1/4 SEC. 15; TWP. 9; RGE. 22; W.4. M.
 BR. T. C. FENNER, A.L.S.
 SCALE 1:1000



PLAN NO. 221 0953
 DATED AND FILED 8/20/22
 REGISTERED IN 221 146 091
 Lethbridge, Alberta

SUBDIVISION: FENNER, A.L.S.
 SHOWN WITHIN THE BOUNDARIES OF BLOCK 1, 2
 AND PART OF SECTION 15, TWP. 9, RGE. 22, W.4. M.
 BR. T. C. FENNER, A.L.S.

REGISTERED OWNER:
 SUBDIVISION AUTHORITY
 LETHBRIDGE COUNTY
 DATE: 2022/08/20 10:00 AM
 PLAN NO. 221 0953



Caliber Landscaping Ltd.
Box 380
Coalhurst AB
T0LOV0

County of Lethbridge
Attention: Hilary Janzen

Date: Feb 25, 2025

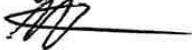
RE: Meadowscape ASP

As the Lethbridge North County Potable Water Co-op is unable to deliver the promised water units, Mr. John Davis and I have agreed that it would be best to rescind the Area Structure Plan for Meadowscape, Bylaw 1481. We will revert the East parcel (Lot 2, Block 2, Plan 2210953) to urban fringe and the West parcel (Lot 1, Blk 2, Plan 2210953) would remain Country Residential.

Mr. John Davis



Henry Bakker



Please call me should there be any questions.

Regards,

Henry Bakker
Caliber Landscaping Ltd.
Ph 403-634-0592
Email: henry@caliberlandscaping.ca



Bylaw 25-009: Grouped Country Residential (GCR) to Urban Fringe (UF)

**Plan 2210953; Block 2; Lot 2 (SW-15-9-22-W4M) Approx 23.36 Acres
 Located in Lethbridge County, AB**



 Bylaw 25-009 - Grouped Country Residential to Urban Fringe

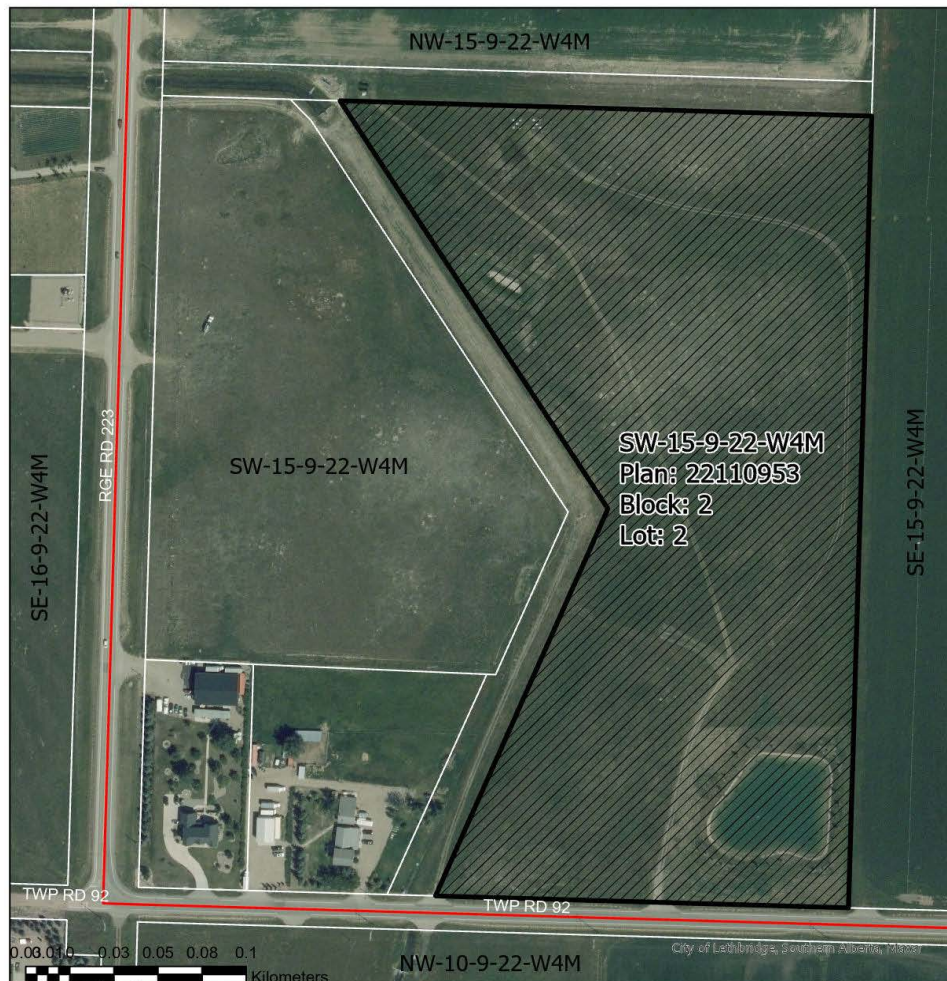





**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 25-009

Bylaw 25-009 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, 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 25-009 is to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe as shown below;



<p>Bylaw 25-009: Grouped Country Residential (GCR) to Urban Fringe (UF)</p> <p>Plan 2210953; Block 2; Lot 2 (SW-15-9-22-W4M) Approx 23.36 Acres Located in Lethbridge County, AB</p> <p> Bylaw 25-009 - Grouped Country Residential to Urban Fringe</p>	<p>N</p>  
--	---

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Urban Fringe District.

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 3rd day of April 2025.

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

AGENDA ITEM REPORT



Title: Bylaw 25-010 - Re-designate portions the NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control - First Reading
Meeting: Council Meeting - 03 Apr 2025
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 18 Mar 2025
Approved - 19 Mar 2025

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input checked="" type="checkbox"/>	 <input checked="" type="checkbox"/>	 <input type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control. The applicant wishes allow for a cannabis operation on the property (nursery, outdoor cultivation, and processing).

RECOMMENDATION:

That Bylaw 25-010 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-010 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

BACKGROUND INFORMATION:

An application has been made to re-designate NE 25-8-23-W4, NW 30-2-22-W4, and SW 30-8-22-W4 from Urban Fringe to Direct Control. The applicant wishes allow for a cannabis operation on the property (nursery, outdoor cultivation, and processing).

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 May 2025.

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, any future development would be taxed at the County's agricultural and commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 25-010 Application - Urban Fringe to Direct Control](#)
- [25_010_UF_to_DC Rezoning Map](#)
- [Bylaw 25-010 - GW Farms Inc.- Amendment to LUB](#)



Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>February 14, 2025</u>	Assigned Bylaw	No. <u>Bylaw 25-010</u>
Date Deemed Complete: <u>February 28, 2025</u>	Application & Processing Fee:	\$ <u>2000.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	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 Part 1, Sections 54 to 56 of bylaw.]

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: GW Farms Inc

Mailing Address: 24075 Highway 552 East
Foothills, Alberta

Postal Code: T1S-5J8

Phone: 403-862-4487

Phone (alternate): 604-831-2216

Email: paul@gwfarms.co

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Josh Malin, Malin Rock</u>	Phone: <u>403-894-7882</u>
Mailing Address: <u>Box 1410</u> <u>Cardston, Alberta</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____
Postal Code: <u>T0K-0K0</u>	

PROPERTY INFORMATION

Municipal Address: 225058 TWP Road 85, Lethbridge County

Legal Description:

Lot(s)	Block	Plan
OR Quarter <u>NE</u> Section <u>25</u> Township <u>8</u> Range <u>23</u>		
<u>NW</u>	<u>30</u>	<u>8</u>
<u>SW</u>	<u>30</u>	<u>8</u>



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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):

UF Urban Fringe

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

DC

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** _____

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 55 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.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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 Part 1, section 55(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.*

Paul Firkus

APPLICANT


REGISTERED OWNER (if not the same as applicant)

Feb 7 2025

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 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.



February 10, 2025

To: Lethbridge County
#100, 905 - 4th Ave
S Lethbridge, AB T1J 4E4
Attention: Hilary Janzen

Re: Zoning Variance Application via Direct Control for the Cultivation and Processing of Cannabis, Applicant: GW Farms Inc.

1. The existing and proposed future land use(s) (i.e. details of the proposed development)

Existing property use – Cultivation of Industrial Hemp (primary crop), Wheat and Corn (cover crops)

The applicable portion of the subject property is a 90+ acre area portion composed of three land sections, located adjacent the Old Man River (See attached drawings) (“DC Area”). The DC Area contains a flat mildly sloped 85+ acre growing field, and support buildings to the east built above the flood plain. The cultivation area itself is located within a flat flood plain area that has been historically used for field crop cultivation under pivot and drip tape. Crops that have been historically cultivated include industrial hemp (CBD varietal), corn, hay and wheat. Industrial Hemp (for CBD flower) has been the primary crop in recent years, corn, hay and wheat are rotated and utilized to minimize soil erosion and to maintain sub-soil health providing green fertilizer. The DC Area is secluded and isolated by natural physical barriers, bordering the Old Man River directly on the north and west banks and rolling hills to the east. The rolling hills on the eastern border provides a 1 -2 km physical barrier and isolates the adjoining farmed lands and the surrounding community in general.

On the east side of the DC Area, there are three pre-existing 50x100 (5,000 square foot) Quonsets, (on foundations), as well as two ancillary temporary structures, (ISO shipping containers) utilized for farming activities. Quonset #1 is currently being utilized for drying and storage of Industrial Hemp cultivated on the property, while Quonsets #2 and #3 are currently utilized for storage of harvested crops, farm vehicles and ancillary equipment. Shipping container #1 houses potable water tanks and pump house, shipping container #2 is utilized for miscellaneous storage.

Proposed Future use -Outdoor Cannabis Cultivation and Post-Harvest Processing

The proposed future use of the DC Area is outdoor cannabis cultivation and processing. The DC if granted, would be very similar to the existing use, just substituting the current primary crop of Industrial Hemp to cannabis cultivation instead. The plants are essentially identical, except cannabis has a higher than 0.3% THC level, the threshold for industrial hemp. The planting, harvest and processing methods of both are the same.



This DC application contemplates further minor upgrades to Quonset #2 for additional secure storage, extraction and bulk processing equipment for cannabis.

Cultivation methods on the field will be identical as what is utilized for CBD Hemp; however a security fence (6 ½ foot deer fencing) will be installed around the entire perimeter of the cultivation area accompanied by a 24-hour monitored video, motion and intrusion detection CCTV system as per Health Canada, *Cannabis Act* regulations. (Deer fencing is common in the area anyways, due to the presence of deer who infiltrate cultivated areas)

Physical upgrades as well as security systems will need to be installed in the existing Quonsets where applicable, to comply with Health Canada Licensing standards and regulations.

The proposed use of two of the existing Quonsets will remain the same as the current CBD Hemp production,

Quonset #1 will remain drying and temporary in process storage

Quonset #3 will remain as farm equipment storage.

Quonset #2 will require applicable DC to allow processing.

Greenhouse space will be required for seedling propagation. Greenhouse/s will be erected within the perimeter secured area as per Health Canada requirements. (These greenhouse/s are used to start seedlings in trays prior to transplanting to the field). The Greenhouse area will be erected within the perimeter secured area as per Health Canada requirements, as shown on the layout. In addition, several insulated climate-controlled shipping containers which are 8 feet x 40 feet long each will be placed within the DC Area for secure storage.

Please see attached site layouts for locations of these items.

2. If and how the proposed redesignation is consistent with applicable statutory plans

This property, as well as the neighboring and surrounding properties are currently zoned Urban Fringe (UF) and are active commercial farming operations. The proposed DC is maintaining and augmenting the agriculture uses for the proposed arable land. As the Urban Fringe (UF) and Rural Agriculture (RA) zones have very similar discretionary uses, we are requesting that the DC allow for a Health Canada Licensed Cannabis Production, Cannabis Processing and Cannabis Nursery operation to be allowable uses on this property. These additional allowable uses still maintain the intent of the current Urban Fringe agricultural use.

3. Compatibility of the proposal with surrounding uses and zoning

The surrounding agricultural farms are typically irrigated, larger in size, and have large physical farming structures. The proposed DC Area use is therefore consistent with the surrounding agriculture uses for the farmable land on the subject property. The only difference is what crop is being grown.



The property is uniquely suitable for cannabis given its location is extremely remote and isolated within a river valley, several kilometers from any single family or residential/commercial developments. The natural geographical barriers being the river valley and rolling hills which separate the flood plain from other areas and provides natural isolation of the cannabis activities.

The DC area is approximately 4 km away from the City of Lethbridge's boundary. There will be no impact on the surrounding community as no development can occur proximate to the proposed DC area as it is a flood plain only suitable for agriculture.

4. 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.)

There are very limited uses for the site except agriculture, given the DC Area is located within a flood plain, the cultivatable land is relatively small compared to other farms (85+ acres farmable land vs hundreds of acres for many surrounding farms). No additional development can or will occur because of the physical constraints, including flood plain, rolling hills and river.

The topography supports the existing Quonsets and proposes additional agriculture support greenhouse/s and as such are to be located above the 2013 flood high water mark, which is higher than the cultivation field itself.

The field soil is considered sandy loam with sand being the primary component of the soil. Soil conditions have good drainage properties and are extremely suitable for hemp/cannabis cultivation.

With the inherent sandy soil conditions and location being at a flood plain in a river valley close to the river as well as the field having a slight slope towards the river, drainage is not an issue. Irrigation is controlled through drip tape irrigation, which controls watering so that there is no excess runoff.

The property has proven very suitable for hemp for CBD flower which has been the primary crop on the DC Area in past years, which indicates that it will be suitable for cannabis as well. Lethbridge's climate is generally suitable for outdoor cannabis cultivation due to it being one of the sunniest areas in Canada, as well as having a relatively long growing season, is arid and windy. (Wind and low humidity act as a mold deterrence -a condition that has been problematic for B.C. and Ontario greenhouse and outdoor cannabis grow operations).

The only new permanent structures would be a deer fence and up to 15,000 sq feet of agricultural greenhouse area. The greenhouse/s would be placed above the 2013 flood high water mark proximate to the growing field. The greenhouse/s will require electricity and water which are already on site.

The 8 x 40-foot cannabis storage containers would be situated on gravel pads or screw piles, off the cultivation field above the flood plain and are portable non-permanent structures. They only require electricity, which is already on site.



With the addition of a DC designation to Quonset #2, it would allow further expansion to include an additional "Processing" licence as provided by Health Canada to enable post-harvest processing of our crops internally. Currently the farm utilizes seasonal labour for farm operations. Once the crop is harvested and dried our season is over, as it is then shipped out of area for further processing into concentrates as there are no local licensed processors. The vertical integration of "In House Processing" would allow for year-round operations, providing the opportunity to create multiple full-time, annual employment positions.

Road easement that runs north south through DC area along with road allowance fragment aligned with TWP road 85 to have a Licence Agreement with Lethbridge County or an application for it to be closed and consolidated. Both easements are not connected to any other roads and are not accessible to the general public.

5. 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

Currently the subject property has all the facilities and services required for operations:

- Potable water delivered by truck from a local company
- Water for farm irrigation purposes is supplied under a provincial water licence from the Old Man River
- Sewage disposal is contracted to a local company
- Three Phase Electricity is current onsite
- Gas onsite
- Propane tank onsite
- Hospitals, schools and all amenities in Lethbridge are in close proximity as the property is 4 km from city limits

No additional services are required for the DC Area for the proposed use.

6. Access and egress from the parcel and any potential impacts on public roads.

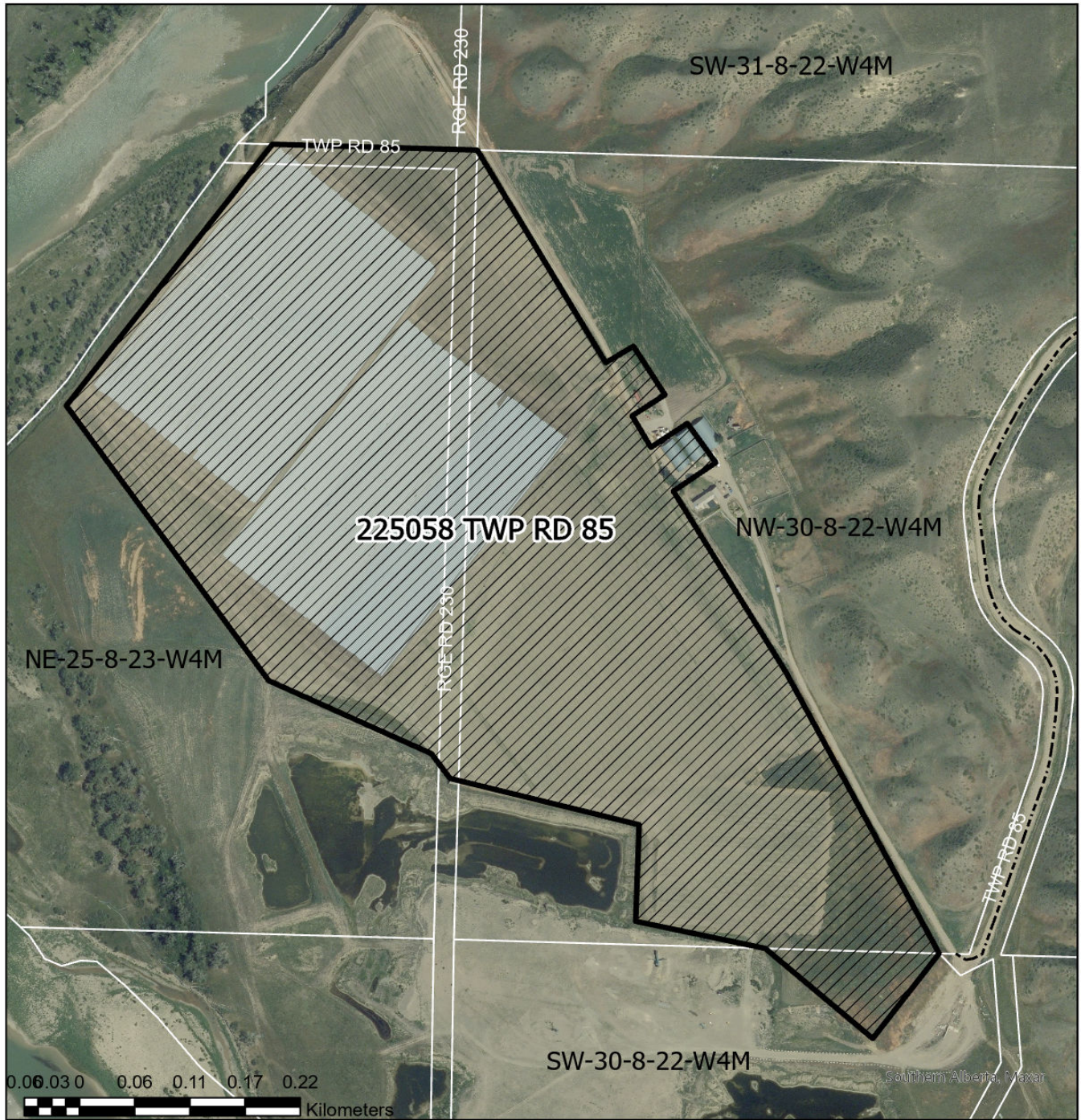
There are no contemplated changes to the entrance to the property and no impact to egress of the parcel. The location is rural, approximately 4 km from the Lethbridge city limits and surrounded by active farmland with very little traffic except for farm related vehicles and farm workers. The farming vehicles and equipment (tractors, harvesters, skid steer) utilized on this property rarely leave the property. There will be a minimal impact on public roads as a result.

Subject Area and Surrounding Parcels:









Bylaw 25-010: Urban Fringe (UF) to Direct Control (DC)

**225058 TWP RD 85 (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M,
Portion of NE 25-8-23W4M) Approx 87.12 Acres
Located in Lethbridge County, AB**



 25-010 - Urban Fringe to Direct Control

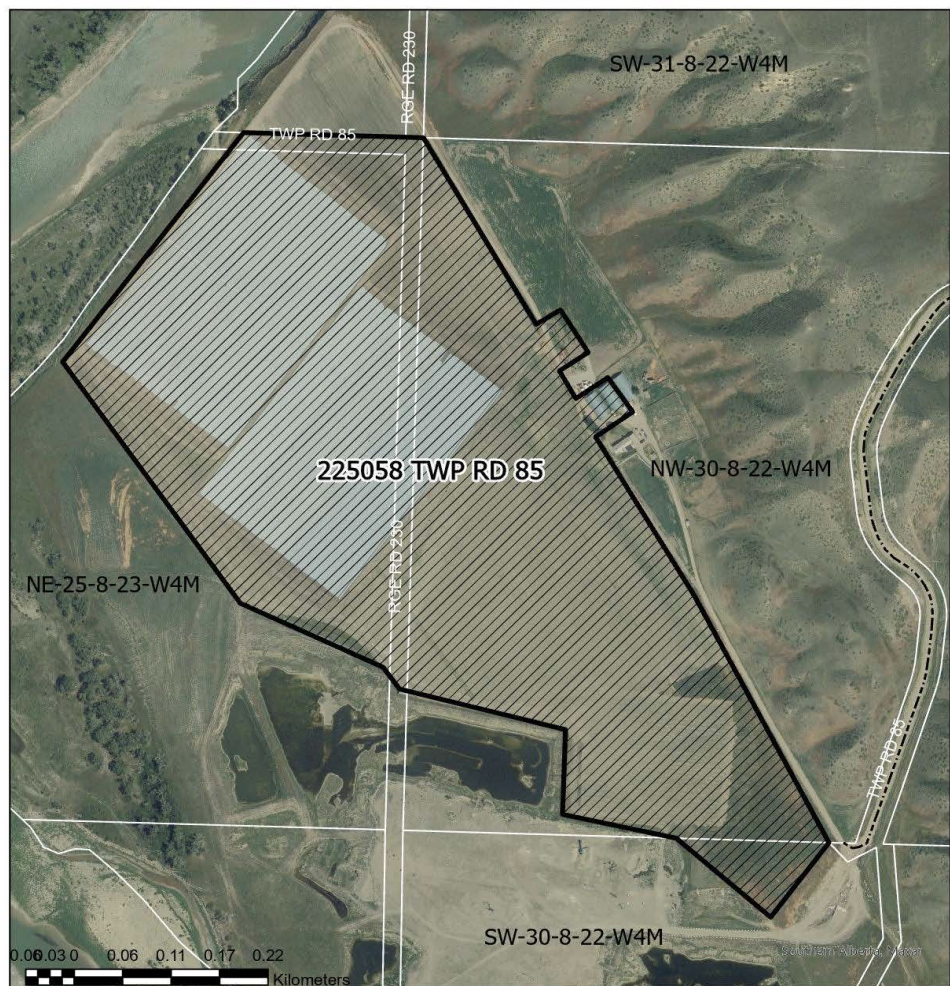


**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 25-010

Bylaw 25-010 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, 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 25-010 is to re-designate portions of NE 25-8-23-W4, NW 30-8-22-W4 and SW 30-8-22-W4, as shown on the sketch below, from Urban Fringe (U.F.) to Direct Control (D.C.);



<p>Bylaw 25-010: Urban Fringe (UF) to Direct Control (DC)</p> <p>225058 TWP RD 85 (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) Approx 87.12 Acres</p> <p>Located in Lethbridge County, AB</p> <p> 25-010 - Urban Fringe to Direct Control</p>	<p>N</p>
--	------------------

AND WHEREAS the purpose of proposed Bylaw 25-010 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted 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;

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:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April 2025.

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

Schedule A

DIRECT CONTROL DISTRICT

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

Legal Description (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) See drawing for extent of area.

For the specific purposes of allowing:

- Cannabis Cultivation Portion of SW 30-8-22W4M.
- Cannabis Cultivation Portion of NE 25-8-23W4M
- Cannabis Cultivation, nursery and Processing Portion of NW 30-8-22W4M

2. PERMITTED USES

- Cannabis cultivation
- Office
- Extensive agriculture
- Accessory buildings

DISCRETIONARY USES

- Cannabis processing
- Cannabis nursery/greenhouse

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS (Buildings)

No part of a building, structure or development shall be located within:

- Side Yard 6.1 metres (20 feet)
- Rear Yard 6.1 metres (20 feet)

5. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES

- An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.

- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
 - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.
- Township Road 8-5 and Range Road 23-0 will be licensed or closed and consolidated by the application.
- The applicant shall follow all federal, provincial, and municipal cannabis regulations.

11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.

- Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
 - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.



Map 2 – Detailed Direct Control Area (Buildings)



Abbondanza returns—an evening of artistic excellence, generosity, and community unlike any other.

Dear Kevin,

With Abbondanza just around the corner, we wanted to ensure you don't miss this unique opportunity to join us for an unforgettable evening celebrating the arts and supporting the next generation of creative talent. This year marks an exciting new chapter for Abbondanza, and we would be delighted to have you as part of this special occasion.

JOIN US FOR A NIGHT OF ABUNDANCE

Saturday, April 12, 2025

David Spinks Theatre, University of Lethbridge

Check-in & Reception | 5 p.m.

Enjoy exclusive VIP advanced access to Vibe Fest after you check in with priority behind-the-scenes tours and private fine arts experiences.

Official Abbondanza Dinner Program | 6:30 p.m.

Tickets | \$350

SEATS ARE LIMITED, GET YOUR TICKETS NOW



THANK YOU

TO THIS YEAR'S
PATRONS AND SPONSORS

MAJOR

Flora Matteotti

ADVOCATE

Chancellor Emerita Janice Varzari and Glenn Varzari
Harvey Labuhn, CA, CPA, CBV

ART LOVER

Cyndi and Rich Crane
Andrew Hilton Wine and Spirits
KPMG
University of Lethbridge, Office of the President

ABBONDANZA COURSE SPONSORS

Primo - FWBA Architects
Secondo - Art and Mary Jane Crooks
Dolce - Chancellor Terry Whitehead

VINO SPONSOR

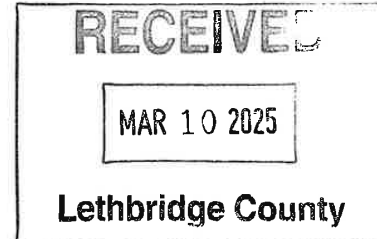
Sherry Davis, ATB Wealth



Oldman Watershed Council

PO Box 1892
Lethbridge AB T1J 4K5
(403) 330-1346
info@oldmanwatershed.ca

Lethbridge County
100, 905 - 4 Avenue South
Lethbridge AB T1J4E4



March 3, 2025

Dear Lethbridge County Council,

Thank you for your generous donation in February 2025 to the Oldman Watershed Council. Your support is deeply valued and appreciated as we work to improve the health and resilience of the watershed.

For over 20 years, OWC has served as a collaborative forum where diverse voices and interests come together to address the critical need for watershed stewardship. It's contributions like yours that make this important work possible.

Your donation helps us implement a range of strategies, from building watershed awareness through education and outreach, to leading and supporting restoration projects, and monitoring and reporting on watershed health across the region.

OWC is recognized as a trusted source of accurate, science-based information and as a team that builds strong partnerships while getting meaningful work done.

Thank you once again for your support.

Sincerely,

Shannon Frank, Executive Director



ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister
MLA, Calgary-Hays

AR118482

March 14, 2025

Dear Chief Elected Officials:

As you know, my colleague, the Honourable Nate Horner, President of Treasury Board and Minister of Finance, tabled *Budget 2025* in the Alberta Legislature on February 27. I am writing to share further information regarding *Budget 2025* as related to education property tax (EPT).

Budget 2025 takes an important step toward stabilizing operational funding for education systems across Alberta. Historically, approximately one-third of operational funding for Alberta Education came from the EPT municipalities collect from their rate payers on behalf of the province. In recent years, the proportion that EPT contributes to funding the operations of Alberta Education has decreased to less than 30 per cent. Through *Budget 2025*, the Government of Alberta is increasing the proportion of Alberta Education's operating budget covered by EPT to 31.6 per cent in 2025/2026 and back to 33 per cent in 2026/2027.

To provide Alberta's public education system with a stable and sustainable source of funding and meet the demands of increased student enrollment, EPT revenue will increase by 14 per cent from last year, to a total of \$3.1 billion. This increase will be reflected on the property tax bills that municipalities send to property owners in 2025.

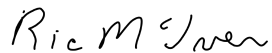
The Ministry of Municipal Affairs sent EPT requisitions to all municipal administrations, informing them of their share of the provincial EPT. For more information on EPT, including a fact sheet (Attachment 1) and the EPT Requisition Comparison Report (Attachment 2), please visit www.alberta.ca/property-tax and click on "Education property tax."

Municipalities across Alberta can inform residents that a portion of their property taxes goes directly to the provincial government to help pay for the operations of Alberta's education system. Many municipalities do this by adding a note to their property tax bills sent through the mail.

.../2

Budget 2025 is meeting the challenge of the cost of living by helping families keep more money in their pockets with lower personal income taxes and continuing investments in education and health care. I look forward to working together over the next year as we build strong and vibrant communities that make Alberta the best place in Canada to live, work, and raise a family.

Sincerely,

A handwritten signature in cursive script that reads "Ric Mclver".

Ric Mclver
Minister

Attachments:

1. Education Property Tax Fact Sheet (2025)
2. Education Property Tax Comparison Report (2025)



Education Property Tax

Fact Sheet

Highlights of the 2025-26 provincial education property tax

Budget 2025 will see an increase to the education property tax rates after being frozen in 2024-25. The higher rates, along with rising property values and increased development, are expected to raise the education property tax requisition from \$2.7 billion in 2024-25 to \$3.1 billion in 2025-26.

The share of education operating costs funded by the education property tax will increase to 31.6 per cent in 2025-26, following historic lows of about 28 per cent in 2023-24 and 29.5 per cent in 2024-25. This will enhance Alberta's ability to fund school operations, leading to better educational outcomes as student enrolment continues to grow.

Education property taxes provide a stable source of revenue and equitable funding that supports K-12 education, including teachers' salaries, textbooks and classroom resources. They are not used to fund government operations, school capital costs or teachers' pensions.

Under the provincial funding model, all education property taxes are pooled by Alberta Education through the Alberta School Foundation Fund and distributed to public and separate school boards on an equal per-student basis.

How education property tax is calculated for municipalities

All municipalities collect an equitable share of the provincial education property tax in proportion to their total taxable property assessments, which are equalized across the province. The equalization process ensures owners of properties of similar value and type across the province pay similar amounts of education property taxes. For more details on this process, refer to the [Guide to Equalized Assessment](http://www.municipalaffairs.alberta.ca/documents/as/guide_to_equalized_assessment.pdf) (www.municipalaffairs.alberta.ca/documents/as/guide_to_equalized_assessment.pdf) on the Alberta website.

The provincial equalized assessment base used to determine education property taxes this year reflects 2023 property values.

In 2025, the education property tax will be calculated at a rate of \$2.72 per \$1,000 of the total residential/farmland equalized assessment value. The non-residential rate will be set at \$4.00 per \$1,000 of equalized assessment value. Most property owners will see a change to their education tax bill due to increasing mill rates and assessment values. Individual properties are taxed based on the local education property tax rate set by the municipality.

How much Calgary and Edmonton contribute to education property tax

Based on this formula, Calgary taxpayers will contribute \$1.037 billion in education property tax in 2025. Edmonton taxpayers will contribute \$575 million in education property tax in 2025. Funding for Calgary and Edmonton school boards will be based on the published profiles expected to be released by the end of March 2025.

Declaration of faith

The Canadian Constitution guarantees Roman Catholic citizens' minority rights to a separate education system. In communities with separate school jurisdictions, property owners can declare they are of the Roman Catholic faith, so their education property tax dollars can be directed to those separate school jurisdictions.

Education system benefits everyone

Alberta's education system plays a crucial role in shaping a skilled workforce, driving economic growth and fostering the social well-being of individuals and the province as a whole. It serves as a cornerstone for personal and collective prosperity, benefiting all Albertans—regardless of age, marital status or parental responsibilities.

Questions about financial assistance for seniors or the Seniors Property Tax Deferral program can be directed to the Alberta Supports Contact Centre at 1-877-644-9992 (in Edmonton - 780-644-9992).



2025 Education Property Tax Requisition Comparison Report

Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
City									
City of Airdrie	\$32,676,721	\$40,805,954	25%	\$7,511,823	\$8,908,827	19%	\$40,188,545	\$49,714,781	24%
City of Beaumont	\$8,754,927	\$10,279,535	17%	\$941,561	\$1,075,964	14%	\$9,696,488	\$11,355,500	17%
City of Brooks	\$2,922,626	\$3,197,756	9%	\$1,245,129	\$1,331,680	7%	\$4,167,755	\$4,529,436	9%
City of Calgary	\$662,592,617	\$790,698,938	19%	\$218,956,754	\$246,642,379	13%	\$881,549,371	\$1,037,341,317	18%
City of Camrose	\$5,706,740	\$6,369,265	12%	\$2,395,051	\$2,602,544	9%	\$8,101,791	\$8,971,809	11%
City of Chestermere	\$12,471,769	\$16,199,231	30%	\$898,257	\$1,100,498	23%	\$13,370,026	\$17,299,728	29%
City of Cold Lake	\$4,333,490	\$4,965,053	15%	\$2,250,679	\$2,494,154	11%	\$6,584,170	\$7,459,208	13%
City of Edmonton	\$376,410,720	\$411,115,425	9%	\$152,709,073	\$164,041,580	7%	\$529,119,793	\$575,157,005	9%
City of Fort Saskatchewan	\$10,595,208	\$11,991,264	13%	\$4,936,892	\$5,538,948	12%	\$15,532,100	\$17,530,212	13%
City of Grande Prairie	\$18,324,596	\$20,103,995	10%	\$11,818,731	\$12,679,645	7%	\$30,143,327	\$32,783,641	9%
City of Lacombe	\$4,114,518	\$4,683,149	14%	\$1,315,723	\$1,546,049	18%	\$5,430,241	\$6,229,198	15%
City of Leduc	\$12,014,226	\$13,877,339	16%	\$8,093,219	\$9,565,323	18%	\$20,107,445	\$23,442,662	17%
City of Lethbridge	\$32,216,642	\$36,528,257	13%	\$11,640,476	\$13,377,829	15%	\$43,857,118	\$49,906,086	14%
City of Lloydminster	\$5,541,443	\$6,079,283	10%	\$4,042,364	\$4,433,079	10%	\$9,583,808	\$10,512,362	10%
City of Medicine Hat	\$20,260,317	\$22,491,557	11%	\$6,535,656	\$7,437,516	14%	\$26,795,973	\$29,929,073	12%
City of Red Deer	\$30,998,165	\$34,713,671	12%	\$14,008,329	\$15,291,018	9%	\$45,006,494	\$50,004,689	11%
City of Spruce Grove	\$14,515,474	\$16,553,065	14%	\$4,551,525	\$5,171,599	14%	\$19,066,999	\$21,724,664	14%
City of St. Albert	\$30,468,863	\$33,797,441	11%	\$7,729,758	\$8,571,041	11%	\$38,198,621	\$42,368,481	11%
City of Wetaskiwin	\$2,649,107	\$2,926,303	10%	\$1,333,280	\$1,436,688	8%	\$3,982,386	\$4,362,991	10%
Specialized Municipality									
Lac La Biche County	\$3,402,910	\$3,748,401	10%	\$6,876,399	\$7,598,780	11%	\$10,279,309	\$11,347,181	10%
Mackenzie County	\$3,268,046	\$3,728,460	14%	\$3,460,652	\$3,759,748	9%	\$6,728,698	\$7,488,208	11%
Municipality of Crowsnest Pass	\$2,845,014	\$3,415,101	20%	\$652,417	\$728,785	12%	\$3,497,431	\$4,143,885	18%
Municipality of Jasper	\$2,897,656	\$3,244,828	12%	\$2,870,879	\$3,435,565	20%	\$5,768,534	\$6,680,393	16%
Regional Municipality of Wood Buffalo	\$25,588,211	\$26,818,348	5%	\$44,973,467	\$49,007,432	9%	\$70,561,678	\$75,825,781	7%
Strathcona County	\$49,559,018	\$55,303,202	12%	\$23,807,109	\$27,576,981	16%	\$73,366,127	\$82,880,183	13%
Municipal District									
Athabasca County	\$2,968,750	\$3,314,562	12%	\$2,935,244	\$3,141,602	7%	\$5,903,993	\$6,456,165	9%
Beaver County	\$2,127,932	\$2,369,081	11%	\$1,707,543	\$1,847,370	8%	\$3,835,475	\$4,216,451	10%
Big Lakes County	\$1,588,207	\$1,819,359	15%	\$3,445,321	\$3,862,452	12%	\$5,033,528	\$5,681,811	13%
Birch Hills County	\$297,581	\$326,293	10%	\$478,049	\$478,783	0%	\$775,630	\$805,076	4%
Brazeau County	\$2,737,950	\$3,083,062	13%	\$7,336,337	\$8,195,680	12%	\$10,074,287	\$11,278,741	12%
Camrose County	\$3,797,777	\$4,261,631	12%	\$2,090,341	\$2,274,726	9%	\$5,888,118	\$6,536,357	11%
Cardston County	\$1,685,667	\$2,104,898	25%	\$341,693	\$386,567	13%	\$2,027,360	\$2,491,465	23%
Clear Hills County	\$546,825	\$629,296	15%	\$2,559,575	\$2,776,630	8%	\$3,106,401	\$3,405,926	10%
Clearwater County	\$5,085,847	\$5,911,264	16%	\$14,021,592	\$15,701,105	12%	\$18,995,973	\$21,612,368	14%
County of Barrhead No. 11	\$2,124,431	\$2,333,529	10%	\$637,472	\$775,048	22%	\$2,761,903	\$3,108,577	13%
County of Forty Mile No. 8	\$1,326,654	\$1,432,634	8%	\$879,141	\$885,612	1%	\$2,205,795	\$2,318,247	5%
County of Grande Prairie No. 1	\$11,607,927	\$12,861,368	11%	\$14,419,704	\$15,807,044	10%	\$26,027,632	\$28,668,412	10%
County of Minburn No. 27	\$1,056,824	\$1,171,345	11%	\$1,367,655	\$1,508,893	10%	\$2,424,478	\$2,680,238	11%
County of Newell	\$2,636,382	\$3,011,645	14%	\$9,258,318	\$10,054,070	9%	\$11,894,699	\$13,065,715	10%

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2025 Education Property Tax Requisition Comparison Report

Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
County of Northern Lights	\$1,163,594	\$1,318,339	13%	\$2,357,154	\$2,465,897	5%	\$3,520,748	\$3,784,236	7%
County of Paintearth No. 18	\$607,198	\$674,528	11%	\$1,518,731	\$1,640,601	8%	\$2,125,929	\$2,315,129	9%
County of St. Paul No. 19	\$2,716,097	\$3,023,206	11%	\$1,675,231	\$1,820,102	9%	\$4,391,327	\$4,843,307	10%
County of Stettler No. 6	\$2,178,165	\$2,506,532	15%	\$1,969,009	\$2,155,166	9%	\$4,147,174	\$4,661,699	12%
County of Two Hills No. 21	\$1,128,952	\$1,267,303	12%	\$538,400	\$567,641	5%	\$1,667,352	\$1,834,944	10%
County of Vermilion River	\$3,105,239	\$3,504,031	13%	\$3,607,692	\$3,922,259	9%	\$6,712,931	\$7,426,290	11%
County of Warner No. 5	\$1,377,310	\$1,576,481	14%	\$763,665	\$831,683	9%	\$2,140,976	\$2,408,164	12%
County of Wetaskiwin No. 10	\$5,534,040	\$6,361,900	15%	\$2,571,375	\$2,697,651	5%	\$8,105,416	\$9,059,550	12%
Cypress County	\$4,164,065	\$4,756,597	14%	\$9,165,422	\$9,980,926	9%	\$13,329,487	\$14,737,523	11%
Flagstaff County	\$1,385,419	\$1,524,706	10%	\$2,296,911	\$2,465,257	7%	\$3,682,330	\$3,989,962	8%
Foothills County	\$20,718,315	\$24,817,686	20%	\$4,016,897	\$4,479,153	12%	\$24,735,212	\$29,296,839	18%
Kneehill County	\$1,919,588	\$2,234,421	16%	\$3,653,309	\$4,034,251	10%	\$5,572,896	\$6,268,673	12%
Lac Ste. Anne County	\$4,767,410	\$5,334,125	12%	\$1,299,875	\$1,435,830	10%	\$6,067,284	\$6,769,955	12%
Lacombe County	\$5,610,186	\$6,213,691	11%	\$7,250,909	\$7,833,466	8%	\$12,861,095	\$14,047,157	9%
Lamont County	\$1,559,287	\$1,727,462	11%	\$1,763,676	\$1,958,153	11%	\$3,322,963	\$3,685,614	11%
Leduc County	\$8,159,017	\$9,442,769	16%	\$20,320,932	\$23,628,449	16%	\$28,479,949	\$33,071,219	16%
Lethbridge County	\$3,698,818	\$4,187,551	13%	\$2,643,677	\$2,963,143	12%	\$6,342,496	\$7,150,694	13%
Mountain View County	\$7,735,673	\$9,098,245	18%	\$6,284,415	\$6,923,038	10%	\$14,020,087	\$16,021,283	14%
Municipal District of Acadia No. 34	\$184,219	\$198,106	8%	\$38,429	\$47,746	24%	\$222,648	\$245,852	10%
Municipal District of Bighorn No. 8	\$1,805,415	\$2,140,349	19%	\$1,755,884	\$2,030,637	16%	\$3,561,299	\$4,170,986	17%
Municipal District of Bonnyville No. 87	\$5,005,435	\$5,676,433	13%	\$12,176,155	\$13,366,783	10%	\$17,181,590	\$19,043,216	11%
Municipal District of Fairview No. 136	\$515,720	\$547,243	6%	\$453,223	\$504,090	11%	\$968,943	\$1,051,332	9%
Municipal District of Greenview No. 16	\$2,854,277	\$3,296,919	16%	\$29,122,178	\$32,658,178	12%	\$31,976,455	\$35,955,097	12%
Municipal District of Lesser Slave River No. 124	\$1,442,011	\$1,582,612	10%	\$2,611,656	\$3,016,477	16%	\$4,053,667	\$4,599,089	13%
Municipal District of Opportunity No. 17	\$682,373	\$734,631	8%	\$8,299,570	\$9,291,968	12%	\$8,981,943	\$10,026,599	12%
Municipal District of Peace No. 135	\$487,302	\$551,075	13%	\$436,111	\$439,013	1%	\$923,413	\$990,088	7%
Municipal District of Pincher Creek No. 9	\$1,935,495	\$2,306,550	19%	\$1,234,671	\$1,355,159	10%	\$3,170,165	\$3,661,708	16%
Municipal District of Provost No. 52	\$774,826	\$846,255	9%	\$4,135,144	\$4,529,243	10%	\$4,909,970	\$5,375,497	9%
Municipal District of Ranchland No. 66	\$69,910	\$79,213	13%	\$562,190	\$607,009	8%	\$632,100	\$686,222	9%
Municipal District of Smoky River No. 130	\$627,528	\$708,827	13%	\$820,142	\$925,736	13%	\$1,447,670	\$1,634,563	13%
Municipal District of Spirit River No. 133	\$218,076	\$247,068	13%	\$436,310	\$556,133	27%	\$654,387	\$803,201	23%
Municipal District of Taber	\$2,461,834	\$2,939,243	19%	\$2,977,866	\$3,271,695	10%	\$5,439,700	\$6,210,938	14%
Municipal District of Wainwright No. 61	\$1,870,314	\$2,036,211	9%	\$4,439,583	\$4,992,764	12%	\$6,309,897	\$7,028,975	11%
Municipal District of Willow Creek No. 26	\$2,481,124	\$3,018,965	22%	\$1,658,119	\$1,866,268	13%	\$4,139,243	\$4,885,234	18%
Northern Sunrise County	\$626,390	\$681,246	9%	\$4,598,306	\$4,984,628	8%	\$5,224,696	\$5,665,873	8%
Parkland County	\$18,079,142	\$20,338,767	12%	\$12,638,309	\$13,866,868	10%	\$30,717,451	\$34,205,635	11%
Ponoka County	\$4,744,959	\$5,612,733	18%	\$3,680,077	\$4,109,553	12%	\$8,425,035	\$9,722,286	15%
Red Deer County	\$10,558,882	\$12,203,080	16%	\$8,991,886	\$9,829,912	9%	\$19,550,768	\$22,032,992	13%
Rocky View County	\$38,920,613	\$47,862,361	23%	\$23,236,941	\$29,811,930	28%	\$62,157,553	\$77,674,291	25%
Saddle Hills County	\$513,541	\$657,511	28%	\$6,672,392	\$7,558,362	13%	\$7,185,933	\$8,215,873	14%
Smoky Lake County	\$1,043,840	\$1,209,203	16%	\$1,048,058	\$1,180,297	13%	\$2,091,898	\$2,389,500	14%
Starland County	\$616,057	\$713,053	16%	\$1,341,942	\$1,468,496	9%	\$1,957,998	\$2,181,548	11%
Sturgeon County	\$10,951,968	\$12,344,569	13%	\$9,175,271	\$10,047,558	10%	\$20,127,239	\$22,392,127	11%

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Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Thorhild County	\$1,143,781	\$1,245,132	9%	\$1,296,708	\$1,416,297	9%	\$2,440,489	\$2,661,429	9%
Vulcan County	\$2,024,349	\$2,444,881	21%	\$1,564,558	\$1,747,180	12%	\$3,588,907	\$4,192,061	17%
Westlock County	\$2,255,121	\$2,557,655	13%	\$564,510	\$633,448	12%	\$2,819,632	\$3,191,102	13%
Wheatland County	\$4,122,594	\$4,828,880	17%	\$6,645,007	\$7,303,042	10%	\$10,767,601	\$12,131,922	13%
Woodlands County	\$2,041,854	\$2,309,541	13%	\$3,290,161	\$3,692,933	12%	\$5,332,015	\$6,002,475	13%
Yellowhead County	\$4,577,378	\$4,859,162	6%	\$22,438,768	\$25,332,759	13%	\$27,016,146	\$30,191,921	12%
Town									
Town of Athabasca	\$673,705	\$737,486	9%	\$407,866	\$427,792	5%	\$1,081,571	\$1,165,279	8%
Town of Banff	\$5,452,073	\$6,139,710	13%	\$4,891,651	\$7,239,681	48%	\$10,343,724	\$13,379,391	29%
Town of Barrhead	\$974,653	\$1,089,113	12%	\$450,923	\$495,890	10%	\$1,425,576	\$1,585,002	11%
Town of Bashaw	\$156,921	\$181,407	16%	\$67,935	\$80,469	18%	\$224,856	\$261,876	16%
Town of Bassano	\$233,950	\$263,839	13%	\$113,893	\$138,615	22%	\$347,843	\$402,454	16%
Town of Beaverlodge	\$596,683	\$648,163	9%	\$244,276	\$272,598	12%	\$840,959	\$920,760	9%
Town of Bentley	\$250,394	\$276,434	10%	\$57,414	\$59,363	3%	\$307,809	\$335,797	9%
Town of Blackfalds	\$3,261,920	\$3,712,428	14%	\$611,935	\$706,756	15%	\$3,873,855	\$4,419,184	14%
Town of Bon Accord	\$385,872	\$408,266	6%	\$28,429	\$32,741	15%	\$414,300	\$441,007	6%
Town of Bonnyville	\$1,519,070	\$1,574,566	4%	\$1,317,668	\$1,376,262	4%	\$2,836,738	\$2,950,828	4%
Town of Bow Island	\$373,506	\$404,338	8%	\$183,991	\$206,498	12%	\$557,497	\$610,836	10%
Town of Bowden	\$271,677	\$305,287	12%	\$58,369	\$64,180	10%	\$330,046	\$369,467	12%
Town of Bruderheim	\$363,604	\$398,261	10%	\$70,745	\$78,521	11%	\$434,349	\$476,782	10%
Town of Calmar	\$618,465	\$672,762	9%	\$187,788	\$214,536	14%	\$806,253	\$887,298	10%
Town of Canmore	\$23,913,325	\$27,778,702	16%	\$6,438,454	\$7,999,686	24%	\$30,351,778	\$35,778,387	18%
Town of Cardston	\$898,811	\$997,958	11%	\$180,488	\$214,989	19%	\$1,079,299	\$1,212,947	12%
Town of Carstairs	\$1,910,780	\$2,235,333	17%	\$255,532	\$284,693	11%	\$2,166,312	\$2,520,025	16%
Town of Castor	\$162,370	\$181,011	11%	\$53,449	\$60,928	14%	\$215,819	\$241,939	12%
Town of Claresholm	\$1,069,376	\$1,246,100	17%	\$381,473	\$423,148	11%	\$1,450,849	\$1,669,249	15%
Town of Coaldale	\$2,761,332	\$3,260,084	18%	\$673,399	\$837,833	24%	\$3,434,732	\$4,097,917	19%
Town of Coalhurst	\$797,268	\$914,316	15%	\$55,482	\$61,675	11%	\$852,750	\$975,991	14%
Town of Cochrane	\$16,990,384	\$21,325,962	26%	\$2,577,223	\$2,880,699	12%	\$19,567,606	\$24,206,661	24%
Town of Coronation	\$142,829	\$158,116	11%	\$83,519	\$92,592	11%	\$226,348	\$250,708	11%
Town of Crossfield	\$1,389,235	\$1,697,192	22%	\$717,281	\$834,122	16%	\$2,106,516	\$2,531,315	20%
Town of Daysland	\$194,940	\$216,695	11%	\$28,246	\$29,904	6%	\$223,185	\$246,599	10%
Town of Devon	\$2,127,248	\$2,380,509	12%	\$492,293	\$524,496	7%	\$2,619,541	\$2,905,006	11%
Town of Diamond Valley	\$2,208,310	\$2,764,092	25%	\$316,360	\$364,689	15%	\$2,524,671	\$3,128,780	24%
Town of Didsbury	\$1,521,057	\$1,737,458	14%	\$307,636	\$356,979	16%	\$1,828,694	\$2,094,437	15%
Town of Drayton Valley	\$1,775,121	\$2,025,777	14%	\$1,714,259	\$1,921,015	12%	\$3,489,381	\$3,946,792	13%
Town of Drumheller	\$1,814,112	\$2,062,736	14%	\$877,638	\$995,066	13%	\$2,691,750	\$3,057,802	14%
Town of Eckville	\$247,955	\$267,636	8%	\$80,853	\$92,285	14%	\$328,809	\$359,921	9%
Town of Edson	\$2,243,943	\$2,441,048	9%	\$1,512,476	\$1,669,593	10%	\$3,756,419	\$4,110,641	9%
Town of Elk Point	\$269,770	\$281,227	4%	\$159,710	\$170,692	7%	\$429,480	\$451,919	5%
Town of Fairview	\$571,989	\$604,192	6%	\$250,629	\$275,678	10%	\$822,618	\$879,870	7%
Town of Falher	\$145,054	\$157,251	8%	\$100,790	\$111,257	10%	\$245,844	\$268,508	9%
Town of Fort Macleod	\$869,224	\$1,017,081	17%	\$526,464	\$608,171	16%	\$1,395,688	\$1,625,252	16%

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	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Town of Fox Creek	\$504,733	\$503,588	0%	\$576,444	\$575,761	0%	\$1,081,177	\$1,079,349	0%
Town of Gibbons	\$901,128	\$996,373	11%	\$118,711	\$146,924	24%	\$1,019,840	\$1,143,297	12%
Town of Grimshaw	\$538,354	\$569,588	6%	\$188,597	\$181,690	-4%	\$726,951	\$751,279	3%
Town of Hanna	\$429,952	\$492,715	15%	\$235,065	\$252,372	7%	\$665,017	\$745,087	12%
Town of Hardisty	\$174,968	\$189,827	8%	\$112,379	\$117,531	5%	\$287,348	\$307,358	7%
Town of High Level	\$647,561	\$745,421	15%	\$775,817	\$869,788	12%	\$1,423,378	\$1,615,209	13%
Town of High Prairie	\$463,008	\$507,551	10%	\$416,569	\$452,358	9%	\$879,577	\$959,909	9%
Town of High River	\$5,185,679	\$6,262,867	21%	\$1,258,625	\$1,425,533	13%	\$6,444,304	\$7,688,400	19%
Town of Hinton	\$2,903,719	\$3,248,988	12%	\$1,730,494	\$1,897,036	10%	\$4,634,213	\$5,146,024	11%
Town of Innisfail	\$2,163,212	\$2,454,357	13%	\$973,022	\$1,061,323	9%	\$3,136,234	\$3,515,680	12%
Town of Irricana	\$335,782	\$400,812	19%	\$31,470	\$33,800	7%	\$367,252	\$434,612	18%
Town of Killam	\$184,519	\$201,804	9%	\$87,769	\$90,729	3%	\$272,289	\$292,534	7%
Town of Lamont	\$348,707	\$392,648	13%	\$104,466	\$109,447	5%	\$453,173	\$502,095	11%
Town of Legal	\$316,271	\$333,739	6%	\$32,996	\$36,812	12%	\$349,267	\$370,551	6%
Town of Magrath	\$638,897	\$744,423	17%	\$62,836	\$73,655	17%	\$701,733	\$818,079	17%
Town of Manning	\$227,713	\$245,891	8%	\$104,782	\$117,904	13%	\$332,495	\$363,795	9%
Town of Mayerthorpe	\$198,045	\$211,689	7%	\$102,394	\$105,880	3%	\$300,440	\$317,569	6%
Town of McLennan	\$79,379	\$86,129	9%	\$36,440	\$43,818	20%	\$115,819	\$129,947	12%
Town of Milk River	\$163,614	\$199,252	22%	\$42,209	\$48,759	16%	\$205,823	\$248,011	20%
Town of Millet	\$515,036	\$568,429	10%	\$129,356	\$168,955	31%	\$644,392	\$737,384	14%
Town of Morinville	\$3,097,155	\$3,500,557	13%	\$694,330	\$753,169	8%	\$3,791,484	\$4,253,725	12%
Town of Mundare	\$217,819	\$239,213	10%	\$52,965	\$56,443	7%	\$270,784	\$295,655	9%
Town of Nanton	\$691,299	\$847,683	23%	\$227,315	\$273,998	21%	\$918,614	\$1,121,681	22%
Town of Nobleford	\$346,672	\$414,409	20%	\$146,866	\$178,593	22%	\$493,538	\$593,002	20%
Town of Okotoks	\$13,779,201	\$17,010,168	23%	\$2,967,871	\$3,560,904	20%	\$16,747,072	\$20,571,072	23%
Town of Olds	\$3,184,858	\$3,750,666	18%	\$1,465,506	\$1,468,898	0%	\$4,650,364	\$5,219,563	12%
Town of Onoway	\$216,104	\$239,271	11%	\$140,242	\$134,295	-4%	\$356,346	\$373,566	5%
Town of Oyen	\$180,943	\$199,680	10%	\$81,592	\$101,503	24%	\$262,536	\$301,184	15%
Town of Peace River	\$1,662,202	\$1,750,544	5%	\$1,006,007	\$1,040,072	3%	\$2,668,209	\$2,790,616	5%
Town of Penhold	\$1,021,712	\$1,143,774	12%	\$152,701	\$180,175	18%	\$1,174,413	\$1,323,950	13%
Town of Picture Butte	\$472,143	\$557,869	18%	\$151,248	\$177,088	17%	\$623,390	\$734,957	18%
Town of Pincher Creek	\$973,274	\$1,189,883	22%	\$469,681	\$561,301	20%	\$1,442,955	\$1,751,185	21%
Town of Ponoka	\$1,776,801	\$1,986,442	12%	\$725,492	\$786,222	8%	\$2,502,293	\$2,772,664	11%
Town of Provost	\$364,151	\$391,494	8%	\$246,407	\$269,682	9%	\$610,558	\$661,176	8%
Town of Rainbow Lake	\$40,982	\$44,887	10%	\$49,354	\$52,583	7%	\$90,336	\$97,471	8%
Town of Raymond	\$992,896	\$1,174,077	18%	\$107,995	\$121,051	12%	\$1,100,891	\$1,295,127	18%
Town of Redcliff	\$1,554,017	\$1,733,801	12%	\$787,411	\$868,553	10%	\$2,341,428	\$2,602,354	11%
Town of Redwater	\$534,777	\$576,910	8%	\$338,658	\$353,488	4%	\$873,435	\$930,397	7%
Town of Rimbey	\$613,977	\$679,488	11%	\$309,420	\$355,264	15%	\$923,397	\$1,034,751	12%
Town of Rocky Mountain House	\$1,808,759	\$2,047,210	13%	\$1,064,113	\$1,167,426	10%	\$2,872,872	\$3,214,636	12%
Town of Sedgewick	\$183,204	\$198,272	8%	\$69,687	\$75,688	9%	\$252,891	\$273,960	8%
Town of Sexsmith	\$681,162	\$748,870	10%	\$192,410	\$203,172	6%	\$873,572	\$952,043	9%
Town of Slave Lake	\$1,629,791	\$1,796,707	10%	\$949,735	\$1,018,839	7%	\$2,579,526	\$2,815,547	9%
Town of Smoky Lake	\$197,093	\$223,157	13%	\$74,691	\$84,708	13%	\$271,784	\$307,865	13%

Requisitions are actuals, subject to revision
 Classification: Public

2025 Education Property Tax Requisition Comparison Report

Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Town of Spirit River	\$166,509	\$176,441	6%	\$75,363	\$81,040	8%	\$241,873	\$257,481	6%
Town of St. Paul	\$1,260,430	\$1,341,698	6%	\$627,699	\$694,064	11%	\$1,888,129	\$2,035,762	8%
Town of Stavely	\$141,229	\$168,982	20%	\$44,882	\$41,993	-6%	\$186,111	\$210,974	13%
Town of Stettler	\$1,456,021	\$1,633,399	12%	\$903,555	\$1,034,464	14%	\$2,359,576	\$2,667,863	13%
Town of Stony Plain	\$6,375,406	\$7,276,531	14%	\$1,940,532	\$2,210,709	14%	\$8,315,938	\$9,487,240	14%
Town of Strathmore	\$4,757,855	\$5,848,969	23%	\$1,195,802	\$1,403,028	17%	\$5,953,657	\$7,251,997	22%
Town of Sundre	\$837,834	\$949,140	13%	\$370,402	\$384,838	4%	\$1,208,236	\$1,333,977	10%
Town of Swan Hills	\$122,536	\$137,620	12%	\$111,045	\$104,896	-6%	\$233,581	\$242,516	4%
Town of Sylvan Lake	\$6,166,325	\$6,809,225	10%	\$1,282,671	\$1,431,680	12%	\$7,448,997	\$8,240,905	11%
Town of Taber	\$2,179,692	\$2,467,407	13%	\$1,012,489	\$1,188,322	17%	\$3,192,181	\$3,655,730	15%
Town of Thorsby	\$207,956	\$223,229	7%	\$80,840	\$81,266	1%	\$288,796	\$304,495	5%
Town of Three Hills	\$714,532	\$807,504	13%	\$232,148	\$278,749	20%	\$946,680	\$1,086,252	15%
Town of Tofield	\$505,708	\$546,545	8%	\$201,851	\$220,732	9%	\$707,560	\$767,277	8%
Town of Trochu	\$187,250	\$219,112	17%	\$63,669	\$74,608	17%	\$250,919	\$293,719	17%
Town of Two Hills	\$159,745	\$173,598	9%	\$52,490	\$56,602	8%	\$212,235	\$230,200	8%
Town of Valleyview	\$348,413	\$396,108	14%	\$293,412	\$342,250	17%	\$641,826	\$738,359	15%
Town of Vauxhall	\$204,637	\$242,223	18%	\$66,674	\$80,528	21%	\$271,311	\$322,750	19%
Town of Vegreville	\$1,270,223	\$1,398,415	10%	\$714,209	\$784,479	10%	\$1,984,432	\$2,182,894	10%
Town of Vermilion	\$1,048,118	\$1,148,399	10%	\$657,967	\$722,215	10%	\$1,706,085	\$1,870,614	10%
Town of Viking	\$181,712	\$199,249	10%	\$82,710	\$87,407	6%	\$264,422	\$286,656	8%
Town of Vulcan	\$506,701	\$581,657	15%	\$155,929	\$176,348	13%	\$662,630	\$758,004	14%
Town of Wainwright	\$1,647,086	\$1,773,328	8%	\$952,095	\$1,028,317	8%	\$2,599,181	\$2,801,645	8%
Town of Wembley	\$366,635	\$404,951	10%	\$140,603	\$160,702	14%	\$507,238	\$565,653	12%
Town of Westlock	\$1,062,898	\$1,175,208	11%	\$681,121	\$727,190	7%	\$1,744,019	\$1,902,398	9%
Town of Whitecourt	\$2,736,404	\$2,959,682	8%	\$2,275,620	\$2,535,055	11%	\$5,012,024	\$5,494,737	10%
Village									
Alberta Beach	\$460,851	\$493,842	7%	\$42,315	\$50,665	20%	\$503,166	\$544,506	8%
Village of Acme	\$137,589	\$166,973	21%	\$41,136	\$48,261	17%	\$178,726	\$215,235	20%
Village of Alix	\$157,002	\$184,519	18%	\$59,747	\$69,550	16%	\$216,748	\$254,068	17%
Village of Alliance	\$17,468	\$18,792	8%	\$10,788	\$11,391	6%	\$28,256	\$30,183	7%
Village of Amisk	\$29,421	\$30,500	4%	\$5,498	\$6,820	24%	\$34,919	\$37,319	7%
Village of Andrew	\$67,963	\$69,512	2%	\$20,820	\$23,248	12%	\$88,783	\$92,760	4%
Village of Arrowwood	\$34,108	\$42,675	25%	\$11,414	\$14,358	26%	\$45,523	\$57,032	25%
Village of Barnwell	\$263,431	\$293,199	11%	\$17,378	\$19,299	11%	\$280,809	\$312,499	11%
Village of Barons	\$47,345	\$65,841	39%	\$9,814	\$13,829	41%	\$57,159	\$79,670	39%
Village of Bawlf	\$84,230	\$92,378	10%	\$6,686	\$7,387	10%	\$90,916	\$99,765	10%
Village of Beiseker	\$204,158	\$245,284	20%	\$109,271	\$118,304	8%	\$313,430	\$363,588	16%
Village of Berwyn	\$73,925	\$75,735	2%	\$12,354	\$13,080	6%	\$86,279	\$88,815	3%
Village of Big Valley	\$57,540	\$64,384	12%	\$19,214	\$22,565	17%	\$76,754	\$86,948	13%
Village of Bittern Lake	\$57,647	\$62,677	9%	\$8,552	\$9,357	9%	\$66,199	\$72,035	9%
Village of Boyle	\$156,074	\$168,100	8%	\$96,197	\$105,289	9%	\$252,271	\$273,389	8%
Village of Breton	\$106,294	\$121,299	14%	\$41,573	\$44,422	7%	\$147,867	\$165,721	12%
Village of Carbon	\$102,293	\$117,893	15%	\$11,484	\$12,220	6%	\$113,778	\$130,113	14%

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2025 Education Property Tax Requisition Comparison Report

Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Village of Carmangay	\$48,404	\$58,953	22%	\$9,539	\$11,983	26%	\$57,943	\$70,936	22%
Village of Champion	\$59,751	\$87,219	46%	\$13,866	\$17,077	23%	\$73,617	\$104,296	42%
Village of Chauvin	\$40,059	\$42,816	7%	\$21,383	\$24,237	13%	\$61,443	\$67,053	9%
Village of Chipman	\$47,300	\$51,912	10%	\$16,261	\$17,871	10%	\$63,561	\$69,783	10%
Village of Clive	\$194,459	\$214,050	10%	\$12,322	\$13,636	11%	\$206,781	\$227,686	10%
Village of Clyde	\$77,161	\$86,993	13%	\$9,832	\$9,822	0%	\$86,993	\$96,815	11%
Village of Consort	\$105,248	\$116,274	10%	\$62,836	\$70,117	12%	\$168,084	\$186,390	11%
Village of Coutts	\$37,085	\$42,040	13%	\$35,530	\$42,011	18%	\$72,615	\$84,051	16%
Village of Cowley	\$43,135	\$54,146	26%	\$15,417	\$17,089	11%	\$58,553	\$71,236	22%
Village of Cremona	\$111,326	\$122,020	10%	\$26,963	\$29,397	9%	\$138,289	\$151,416	9%
Village of Czar	\$25,085	\$28,713	14%	\$7,748	\$10,967	42%	\$32,833	\$39,680	21%
Village of Delburne	\$206,633	\$220,020	6%	\$43,829	\$42,883	-2%	\$250,463	\$262,903	5%
Village of Delia	\$34,212	\$39,445	15%	\$12,863	\$13,637	6%	\$47,075	\$53,082	13%
Village of Donalda	\$31,630	\$35,086	11%	\$5,958	\$6,579	10%	\$37,588	\$41,665	11%
Village of Donnelly	\$49,360	\$54,966	11%	\$8,044	\$8,796	9%	\$57,403	\$63,763	11%
Village of Duchess	\$250,760	\$270,911	8%	\$35,705	\$40,972	15%	\$286,465	\$311,883	9%
Village of Edberg	\$20,445	\$23,160	13%	\$1,265	\$1,514	20%	\$21,711	\$24,674	14%
Village of Edgerton	\$63,662	\$67,381	6%	\$14,104	\$15,890	13%	\$77,766	\$83,271	7%
Village of Elnora	\$50,896	\$60,071	18%	\$10,459	\$10,647	2%	\$61,356	\$70,718	15%
Village of Empress	\$18,516	\$19,581	6%	\$6,651	\$6,571	-1%	\$25,167	\$26,152	4%
Village of Foremost	\$110,123	\$132,442	20%	\$43,240	\$50,545	17%	\$153,362	\$182,987	19%
Village of Forestburg	\$148,651	\$162,777	10%	\$37,102	\$38,679	4%	\$185,753	\$201,456	8%
Village of Girouxville	\$33,288	\$36,433	9%	\$10,115	\$10,327	2%	\$43,402	\$46,761	8%
Village of Glendon	\$92,993	\$99,084	7%	\$17,999	\$19,290	7%	\$110,993	\$118,375	7%
Village of Glenwood	\$75,308	\$90,453	20%	\$9,190	\$9,732	6%	\$84,497	\$100,185	19%
Village of Halkirk	\$14,685			\$6,513			\$21,198		
Village of Hay Lakes	\$123,952	\$139,060	12%	\$7,320	\$9,248	26%	\$131,272	\$148,308	13%
Village of Heisler	\$17,266	\$19,492	13%	\$5,182	\$5,825	12%	\$22,448	\$25,316	13%
Village of Hill Spring	\$54,414	\$60,440	11%	\$4,211	\$4,750	13%	\$58,625	\$65,190	11%
Village of Hines Creek	\$34,209	\$35,332	3%	\$20,015	\$21,640	8%	\$54,224	\$56,972	5%
Village of Holden	\$44,248	\$50,417	14%	\$32,543	\$34,896	7%	\$76,791	\$85,313	11%
Village of Hughenden	\$26,637	\$28,084	5%	\$5,880	\$6,641	13%	\$32,517	\$34,725	7%
Village of Hussar	\$30,710	\$35,112	14%	\$10,012	\$11,784	18%	\$40,723	\$46,896	15%
Village of Innisfree	\$24,567	\$28,117	14%	\$11,944	\$13,608	14%	\$36,510	\$41,725	14%
Village of Irma	\$94,487	\$103,158	9%	\$28,797	\$30,672	7%	\$123,284	\$133,830	9%
Village of Kitscoty	\$211,072	\$223,850	6%	\$26,720	\$29,034	9%	\$237,792	\$252,884	6%
Village of Linden	\$168,416	\$200,029	19%	\$65,604	\$71,363	9%	\$234,019	\$271,392	16%
Village of Lomond	\$26,897	\$31,081	16%	\$8,775	\$9,843	12%	\$35,672	\$40,924	15%
Village of Longview	\$133,296	\$157,316	18%	\$48,454	\$52,257	8%	\$181,750	\$209,574	15%
Village of Lougheed	\$32,223	\$34,916	8%	\$18,238	\$19,609	8%	\$50,461	\$54,525	8%
Village of Mannville	\$107,608	\$117,702	9%	\$32,971	\$35,179	7%	\$140,579	\$152,881	9%
Village of Marwayne	\$92,007	\$103,214	12%	\$16,706	\$19,408	16%	\$108,714	\$122,622	13%
Village of Milo	\$23,853	\$29,740	25%	\$12,798	\$14,627	14%	\$36,651	\$44,367	21%

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Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Village of Morrin	\$34,991	\$39,171	12%	\$4,515	\$5,360	19%	\$39,506	\$44,531	13%
Village of Munson	\$43,099	\$48,199	12%	\$4,950	\$5,534	12%	\$48,050	\$53,733	12%
Village of Myrnam	\$36,939	\$39,970	8%	\$5,457	\$6,587	21%	\$42,396	\$46,558	10%
Village of Nampa	\$57,385	\$59,957	4%	\$67,853	\$71,282	5%	\$125,238	\$131,239	5%
Village of Paradise Valley	\$21,596	\$23,767	10%	\$5,095	\$5,744	13%	\$26,691	\$29,511	11%
Village of Rockyford	\$64,255	\$72,280	12%	\$23,645	\$26,088	10%	\$87,900	\$98,368	12%
Village of Rosalind	\$31,128	\$35,286	13%	\$9,256	\$10,292	11%	\$40,384	\$45,578	13%
Village of Rosemary	\$73,179	\$77,918	6%	\$8,384	\$10,011	19%	\$81,563	\$87,929	8%
Village of Rycroft	\$88,634	\$91,295	3%	\$94,487	\$99,226	5%	\$183,121	\$190,520	4%
Village of Ryley	\$65,801	\$71,484	9%	\$43,682	\$48,904	12%	\$109,483	\$120,388	10%
Village of Spring Lake	\$373,548	\$424,975	14%	\$11,986	\$13,638	14%	\$385,534	\$438,613	14%
Village of Standard	\$80,933	\$93,175	15%	\$52,180	\$55,237	6%	\$133,113	\$148,411	11%
Village of Stirling	\$294,781	\$346,258	17%	\$14,241	\$16,389	15%	\$309,022	\$362,647	17%
Village of Veteran	\$23,395	\$26,027	11%	\$9,571	\$10,370	8%	\$32,966	\$36,397	10%
Village of Vilna	\$28,541	\$30,806	8%	\$7,727	\$8,895	15%	\$36,268	\$39,701	9%
Village of Warburg	\$122,242	\$135,895	11%	\$41,969	\$44,792	7%	\$164,211	\$180,687	10%
Village of Warner	\$65,587	\$80,346	23%	\$16,418	\$20,411	24%	\$82,005	\$100,757	23%
Village of Waskatenau	\$40,856	\$43,870	7%	\$6,749	\$7,746	15%	\$47,605	\$51,617	8%
Village of Youngstown	\$22,650	\$24,802	10%	\$7,765	\$8,701	12%	\$30,415	\$33,503	10%
Summer Village									
Summer Village of Argentia Beach	\$233,387	\$266,905	14%	\$1,180	\$1,326	12%	\$234,567	\$268,232	14%
Summer Village of Betula Beach	\$80,456	\$96,947	20%	\$215	\$239	11%	\$80,671	\$97,187	20%
Summer Village of Birch Cove	\$36,311	\$41,937	15%	\$207	\$230	11%	\$36,518	\$42,167	15%
Summer Village of Birchcliff	\$509,079	\$572,211	12%	\$7,128	\$7,674	8%	\$516,207	\$579,885	12%
Summer Village of Bondiss	\$170,894	\$194,473	14%	\$2,877	\$3,402	18%	\$173,770	\$197,875	14%
Summer Village of Bonnyville Beach	\$68,232	\$72,907	7%	\$667	\$733	10%	\$68,899	\$73,641	7%
Summer Village of Burnstick Lake	\$53,970	\$76,288	41%	\$131	\$150	14%	\$54,101	\$76,437	41%
Summer Village of Castle Island	\$35,579	\$37,112	4%	\$62	\$70	13%	\$35,641	\$37,182	4%
Summer Village of Crystal Springs	\$238,164	\$267,321	12%	\$1,208	\$1,341	11%	\$239,372	\$268,662	12%
Summer Village of Ghost Lake	\$126,210	\$156,277	24%	\$263	\$282	7%	\$126,472	\$156,559	24%
Summer Village of Golden Days	\$367,537	\$419,422	14%	\$3,258	\$3,258	0%	\$370,795	\$422,680	14%
Summer Village of Grandview	\$287,308	\$322,822	12%	\$1,076	\$1,222	14%	\$288,384	\$324,045	12%
Summer Village of Gull Lake	\$269,295	\$314,039	17%	\$4,504	\$5,412	20%	\$273,799	\$319,450	17%
Summer Village of Half Moon Bay	\$121,653	\$130,500	7%	\$157	\$180	14%	\$121,810	\$130,680	7%
Summer Village of Horseshoe Bay	\$42,270	\$45,515	8%	\$727	\$808	11%	\$42,997	\$46,323	8%
Summer Village of Island Lake	\$300,691	\$349,645	16%	\$2,611	\$3,237	24%	\$303,302	\$352,882	16%
Summer Village of Island Lake South	\$82,853	\$91,599	11%	\$408	\$456	12%	\$83,262	\$92,055	11%
Summer Village of Itaska Beach	\$124,501	\$137,429	10%	\$583	\$642	10%	\$125,084	\$138,070	10%
Summer Village of Jarvis Bay	\$490,062	\$575,535	17%	\$1,387	\$1,558	12%	\$491,449	\$577,092	17%
Summer Village of Kapasiwin	\$87,853	\$94,742	8%	\$317	\$347	9%	\$88,170	\$95,089	8%
Summer Village of Lakeview	\$46,084	\$55,272	20%	\$256	\$292	14%	\$46,340	\$55,564	20%
Summer Village of Larkspur	\$88,448	\$98,107	11%	\$220	\$240	9%	\$88,668	\$98,346	11%
Summer Village of Ma-Me-O Beach	\$272,676	\$287,565	5%	\$7,797	\$8,247	6%	\$280,473	\$295,811	5%

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Municipality	Residential / Farm Land Requisition			Non-Residential Requisition			Total Education Requisition		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
Summer Village of Mewatha Beach	\$153,698	\$176,305	15%	\$916	\$1,152	26%	\$154,614	\$177,457	15%
Summer Village of Nakamun Park	\$110,355	\$125,086	13%	\$568	\$637	12%	\$110,923	\$125,723	13%
Summer Village of Norglenwold	\$600,456	\$702,346	17%	\$2,192	\$2,485	13%	\$602,648	\$704,831	17%
Summer Village of Norris Beach	\$97,746	\$106,415	9%	\$661	\$722	9%	\$98,407	\$107,137	9%
Summer Village of Parkland Beach	\$203,204	\$228,849	13%	\$9,298	\$10,332	11%	\$212,502	\$239,182	13%
Summer Village of Pelican Narrows	\$138,468	\$154,043	11%	\$1,162	\$1,279	10%	\$139,630	\$155,322	11%
Summer Village of Point Alison	\$65,116	\$69,073	6%	\$289	\$321	11%	\$65,405	\$69,394	6%
Summer Village of Poplar Bay	\$266,865	\$286,011	7%	\$1,487	\$1,644	11%	\$268,352	\$287,655	7%
Summer Village of Rochon Sands	\$162,437	\$176,078	8%	\$1,677	\$1,847	10%	\$164,113	\$177,926	8%
Summer Village of Ross Haven	\$163,226	\$181,804	11%	\$835	\$935	12%	\$164,061	\$182,739	11%
Summer Village of Sandy Beach	\$123,810	\$139,589	13%	\$2,364	\$2,708	15%	\$126,174	\$142,296	13%
Summer Village of Seba Beach	\$480,197	\$557,449	16%	\$13,885	\$15,546	12%	\$494,083	\$572,995	16%
Summer Village of Silver Beach	\$247,016	\$265,357	7%	\$755	\$839	11%	\$247,772	\$266,197	7%
Summer Village of Silver Sands	\$163,468	\$190,537	17%	\$4,717	\$5,376	14%	\$168,185	\$195,913	16%
Summer Village of South Baptiste	\$54,415	\$62,931	16%	\$2,889	\$3,115	8%	\$57,304	\$66,046	15%
Summer Village of South View	\$50,810	\$55,997	10%	\$498	\$552	11%	\$51,309	\$56,550	10%
Summer Village of Sunbreaker Cove	\$386,984	\$435,456	13%	\$613	\$681	11%	\$387,597	\$436,137	13%
Summer Village of Sundance Beach	\$169,430	\$187,637	11%	\$327	\$367	12%	\$169,757	\$188,004	11%
Summer Village of Sunrise Beach	\$75,973	\$85,126	12%	\$547	\$612	12%	\$76,520	\$85,738	12%
Summer Village of Sunset Beach	\$94,310	\$104,457	11%	\$575	\$646	12%	\$94,885	\$105,104	11%
Summer Village of Sunset Point	\$190,911	\$202,280	6%	\$727	\$811	12%	\$191,637	\$203,091	6%
Summer Village of Val Quentin	\$129,824	\$148,205	14%	\$1,098	\$1,223	11%	\$130,922	\$149,428	14%
Summer Village of Waiparous	\$97,209	\$125,505	29%	\$183	\$204	12%	\$97,391	\$125,708	29%
Summer Village of West Baptiste	\$98,465	\$116,564	18%	\$504	\$562	11%	\$98,969	\$117,126	18%
Summer Village of West Cove	\$152,266	\$163,052	7%	\$793	\$886	12%	\$153,059	\$163,939	7%
Summer Village of Whispering Hills	\$126,676	\$154,680	22%	\$1,096	\$1,890	72%	\$127,772	\$156,570	23%
Summer Village of White Sands	\$309,431	\$345,232	12%	\$2,257	\$2,512	11%	\$311,688	\$347,744	12%
Summer Village of Yellowstone	\$97,654	\$110,447	13%	\$629	\$707	12%	\$98,283	\$111,154	13%
Improvement District									
Improvement District No. 04 (Waterton)	\$486,959	\$557,367	14%	\$267,914	\$300,923	12%	\$754,873	\$858,290	14%
Improvement District No. 09 (Banff)	\$311,788	\$379,499	22%	\$2,732,751	\$3,522,788	29%	\$3,044,539	\$3,902,287	28%
Improvement District No. 12 (Jasper National Park)	\$15,812	\$18,047	14%	\$215,094	\$231,275	8%	\$230,906	\$249,323	8%
Improvement District No. 13 (Elk Island)	\$956	\$1,018	6%	\$22,334	\$23,454	5%	\$23,291	\$24,472	5%
Improvement District No. 24 (Wood Buffalo)	\$6,267	\$6,636	6%	\$3,913	\$4,363	11%	\$10,180	\$11,000	8%
Kananaskis Improvement District	\$179,885	\$208,069	16%	\$441,342	\$532,210	21%	\$621,228	\$740,278	19%
Special Area									
Special Areas Board	\$1,589,002	\$1,838,695	16%	\$8,984,038	\$9,707,515	8%	\$10,573,040	\$11,546,210	9%
Townsite									
Townsite of Redwood Meadows Administration Society	\$583,080	\$679,043	16%	\$0	\$0	0%	\$583,080	\$679,043	16%

Requisitions are actuals, subject to revision
 Classification: Public

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - February 2025
Meeting: Council Meeting - 03 Apr 2025
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 21 Mar 2025

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 - February](#)

Lethbridge County Council Attendance
February 2025

Division 1

Councillor Lorne Hickey

February 4	Health Professional Recruitment & Retention Committee
February 5	FCSS Board Meeting
February 6	Lethbridge County Council Meeting
February 8	Southern Alberta Chinese Association Year of the Snake Celebration
February 19	Green Acres Finance Committee Meeting
February 26	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

February 6	Lethbridge County Council Meeting
February 7	Mayors & Reeves
February 8	Southern Alberta Chinese Association Year of the Snake Celebration
February 13	Fire Services Review Meeting
February 17	Coaldale & District Handi-Ride Association Ribbon Cutting
February 25	Emergency Services Meeting with Town of Coaldale
February 27	Child Care Needs Assessment, Virtual Session, Jobs, Economy & Trade

Division 3

Councillor Mark Sayers

February 6	Lethbridge County Council Meeting
February 7	FCSS Interview
February 13	Fire Services Review Meeting
February 17	Coaldale Handicap Bus Ribbon Cutting
February 24	Oldman Watershed Council Workshop
February 25	Emergency Services Meeting with Town of Coaldale

Division 4

Deputy Reeve John Kuerbis

February 4	Weekly Meeting with Community Futures Executive Director
February 6	Lethbridge County Council Meeting
February 11	Community Futures South Region Managers & Chair Meeting
February 26	Community Futures Monthly Board Meeting

Division 5

Councillor Kevin Slomp

February 6 Lethbridge County Council Meeting
February 13 Highway 3 Twinning Development Association Meeting
February 24 Oldman Watershed Council Workshop
February 25 Emergency Services Meeting with Town of Coaldale
February 27 Highway 3 Twinning Booth – Ag Expo

Division 6

Councillor Klaas VanderVeen

February 6 Lethbridge County Council Meeting
February 28 SAEWA Board Meeting

Division 7

Councillor Morris Zeinstra

February 6 Lethbridge County Council Meeting
