



AGENDA

County Council Meeting

9:00 AM - Thursday, August 6, 2020
Council Chambers

Page

A. CALL TO ORDER - OPENING REMARKS

B. CONFIRMATION OF AGENDA

C. CONFIRMATION OF MINUTES

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1. [July 23, 2020 Lethbridge County Council Minutes](#)
[County Council - 23 Jul 2020 - Minutes - Pdf](#)

D. NOTICES OF MOTION

E. SUBDIVISION APPLICATIONS

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1. Subdivision Application #2020-0-070 – Richards
- Lot 1, Block 1, Plan 1812411& NW1/4 32-9-19-W4M
[Subdivision Application #2020-0-070 – Richards - Lot 1, Block 1, Plan 1812411& NW1/4 32-9-19-W4M - Pdf](#)

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2. Subdivision Application #2020-0-076 – Enns/Kaldal
- Lot 1, Block 1, Plan 9912610 & Block 1, Plan 9312048
[Subdivision Application #2020-0-076 – Enns/Kaldal - Lot 1, Block 1, Plan 9912610 & Block 1, Plan 9312048 - Pdf](#)

F. REPORTS

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1. Planning and Development Department - 2nd Quarter Report 2020
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2. Economic Development - 2nd Quarter Report 2020
[Economic Development Report 2nd Quarter 2020 - Pdf](#)

G. APPOINTMENTS

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1. **9:30 am - PUBLIC HEARING**
Bylaw 20 - 014 Land Use Bylaw Amendment from Grouped Country Residential to Direct Control for Plan 9610161 Block 4 Lots 2 in the NW

34-10-21-W4

[Bylaw 20-014 Land Use Bylaw Amendment - Public Hearing - Pdf](#)

- 59 - 74 2. **10:00 am - Diana Rung, Alberta Conservation Association**
[ACA trout stocking](#)

H. BYLAWS

(excluding public hearings)

- 75 - 79 1. Bylaw 20-007 - Road Closure, Sale and Consolidation of a portion of Sidney Road within subdivision plan 4000AQ- First Reading
[Bylaw 20-007 - Road Closure, Sale and Consolidation - First Reading - Pdf](#)

- 80 - 84 2. Bylaw 20-016 - Amendment to the Land Use Bylaw - Lethbridge Urban Fringe to Grouped Country Residential for north portion of Plan 7770AU Block Z in the NW 26-8-20-W4 - First Reading
[Bylaw 20-016 - Amendment to the Land Use Bylaw - Lethbridge Urban Fringe to Grouped Country Residential - Pdf](#)

I. MUNICIPAL SERVICES

J. COMMUNITY SERVICES

K. CORPORATE SERVICES

L. ADMINISTRATION

- 85 - 112 1. Rural Municipalities of Alberta (RMA)
Assessment Model Review Advocacy
[Report - Pdf](#)

M. INVITATIONS

N. COUNTY COUNCIL UPDATES

- 113 - 116 1. Lethbridge County Council Attendance Update - July 2020
[July 2020](#)

O. CLOSED SESSION

P. ADJOURN



MINUTES

County Council Meeting

9:00 AM - Thursday, July 23, 2020
Council Chambers

The County Council of Lethbridge County was called to order on Thursday, July 23, 2020, at 9:00 am, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Lorne Hickey
- Councillor Robert Horvath
- Councillor Tory Campbell
- Councillor Ken Benson
- Councillor Steve Campbell
- Deputy Reeve Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Ann Mitchell
- Director of Community Services Larry Randle
- Infrastructure Manager Devon Thiele
- Manager of Finance & Administration Jennifer Place
- Director of Public Operations Jeremy Wickson
- Information Technology Manager Doug Burke
- Executive Administrative Assistant Donna Irwin
- Executive Assistant Tara Cryderman

A. CALL TO ORDER - OPENING REMARKS

Reeve Lorne Hickey called the meeting to order, the time being 9:00 am.

B. POSSIBLE AMENDMENTS - CONFIRMATION OF AGENDA

B.1. July 23, 2020 Lethbridge County Council Meeting Agenda

174-2020 Councillor MOVED that Lethbridge County Council approve the July 23, 2020
Benson Lethbridge County Council Meeting Agenda, as presented.
CARRIED

C. CONFIRMATION OF MINUTES

C.1. June 18, 2020 Lethbridge County Council Meeting Minutes

175-2020 Councillor MOVED that Lethbridge County Council approve the June 18, 2020
S.Campbell Lethbridge County Council Meeting Minutes, as presented.
CARRIED

D. NOTICES OF MOTION

There were no notices of motions presented.

E. SUBDIVISION APPLICATIONS

**E.1. Subdivision Application #2020-0-072
Van Garderen - NW¼ 24-12-21-W4M**

Councillor Morris Zeinstra attended the meeting, the time being 9:07 am.

176-2020	Deputy Reeve VanderVeen	MOVED that Subdivision Application #2020-0-072 be approved subject to the conditions as outlined in the draft resolution.	CARRIED
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F. REPORTS

There were no reports presented.

G. APPOINTMENTS

G.1. 9:30 am - PUBLIC HEARING

**Bylaw 20-013 - Grisnich - Land Use Bylaw Amendment From: Rural
Agriculture To: Grouped Country Residential for Plan 1412687 Block 1 Lots 1
and 2 within NW 8-10-21-W4M**

177-2020	Councillor Zeinstra	MOVED that the Public Hearing for Bylaw 20-013 commence, the time being 9:30 am.	CARRIED
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Director of Community Services Larry Randle presented Bylaw 20-013, being a bylaw to amend the Land Use Bylaw by re-designating Plan 1412687; Block 1; Lots 1-2 within NW 8-10-21 W4M, from a land designation of Rural Agriculture to Grouped Country Residential.

Dale Russell and Mark Asplund both provided comments opposing the amendment. These comments were part of the Public Hearing documentation.

Reeve Hickey provided the Administration Building telephone number for anyone watching the livestream of the Public Hearing, in the event they wish to provide comments on Bylaw 20-013.

178-2020	Councillor S.Campbell	MOVED that the Public Hearing for Bylaw 20-013 recess until 11:30 am.	CARRIED
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179-2020	Councillor Zeinstra	MOVED that the Public Hearing for Bylaw 20-013 reconvene, the time being 11:31 am.	CARRIED
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Reeve Hickey asked if there were any members of the public wishing to provide comments on Bylaw 20-013. No members of the public indicated they wished to provide comments.

180-2020	Councillor T.Campbell	MOVED that the Public Hearing for Bylaw 20-013 adjourn, the time being 11:33 am.	CARRIED
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181-2020	Deputy Reeve VanderVeen	MOVED that Bylaw 20-013, being a bylaw to amend the Land Use Bylaw, be given second reading.	CARRIED
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182-2020 Councillor MOVED that Bylaw 20-013, being a bylaw to amend the Land Use
Horvath Bylaw, be given third and final reading.

CARRIED

G.2. 10:00 am - Bursary Award Recipient Presentation

Reeve Hickey called a recess to the Lethbridge County Council Meeting, the time being 9:55 am.

Reeve Hickey presented the 2020 Bursary Award Certificates to recipients Mary Harris and SarahAnn Walker.

Reeve Hickey reconvened the meeting, the time being 10:06 am.

G.3. 10:30 am - LINK Pathway Project Update

Reeve Hickey left the meeting, the time being 10:33 am, and Deputy Reeve Klaas VanderVeen assumed the Chair at this time.

Henry Doeve attended the meeting remotely to provide an update on the LINK Pathway Project.

Reeve Hickey returned to the meeting, the time being 10:49 am.

183-2020 Councillor MOVED that the verbal report from Henry Doeve, regarding the LINK
Zeinstra Pathway Project be received as information.

CARRIED

Reeve Hickey assumed the chair, the time being 10:55 am.

G.4. 11:00 am - Town of Nobleford - Intermunicipal Collaborative Framework (ICF) Discussion

Mayor Don McDowell attended the meeting via telephone to speak to the request from the Town of Nobleford regarding recreation funding for the Recreation Agreement, as well as the Fire Services Agreements and the ICF Agreements.

Reeve Hickey thanked Mayor McDowell for his comments, and for participating in the Council Meeting.

H. BYLAWS
(excluding public hearings)

H.1. Bylaw 20-015 - Amendment to the Lethbridge County/Town of Coaldale Intermunicipal Development Plan - First Reading

184-2020 Councillor MOVED that Bylaw 20-015, being a bylaw to amend the Lethbridge
T.Campbell County / Town of Coaldale Intermunicipal Development Plan, be given
first reading.

CARRIED

I. MUNICIPAL SERVICES

I.1. Monarch Water Tower Demolition - Request for Budget Increase

- 185-2020 Councillor T.Campbell MOVED that Lethbridge County Council approve an additional \$155,000 for the Monarch Water Tower Demolition for a total project cost of \$255,000, funded from the Utility Reserve.
- CARRIED

J. COMMUNITY SERVICES

J.1. NE 27-12-19-W4 - Grazing Lease Request from Mr. Stan Machacek

- 186-2020 Councillor T.Campbell MOVED that the decision regarding the request from Stan Machacek, for a grazing lease for NE 27-12-19 W4M, be postponed until the August 6, 2020 Lethbridge County Council Meeting;
- And that additional information be provided at that time, including the cost of fencing, and additional options regarding this request.
- CARRIED

J.2. Policy #184- Council Meeting Recordings

- 187-2020 Deputy Reeve VanderVeen MOVED that Lethbridge County Council approve Policy #184, Council Meeting Recordings, as presented.
- CARRIED

J.3. Policy #162 – Communications

- 188-2020 Councillor Horvath MOVED that Lethbridge County Council approved the revisions to Policy #162, Communications, as presented.
- CARRIED

J.4. Helicopter Emergency Medical Services Review

Councilor Klaas VanderVeen left the meeting, the time being 10:29 am.

- 189-2020 Councillor Zeinstra MOVED that Lethbridge County Council receive the report on the Helicopter Emergency Medical Services Review as information.
- CARRIED
- Councillor VanderVeen returned to the meeting, the time being 10:31 am.

K. CORPORATE SERVICES

K.1. Council Remuneration Policy #183 – Revised

- 190-2020 Councillor S.Campbell MOVED that Lethbridge County Council amend the revised Policy #183, Council Remuneration, the amendments as follows:
- Section 5.3 - deletion of section, and replace with "As budgeted annually"
- Section 6.2 - deletion of section in its entirety
- and that revised Policy #183, Council Remuneration, be approved as amended.
- CARRIED

L. ADMINISTRATION

L.1. Request for Sponsorship - Alberta / NWT Command - Royal Canadian Legion - Military Service Recognition Book

191-2020 Councillor MOVED that Lethbridge County purchase a 1/4 page advertisement
T.Campbell in the 13th Annual Military Service Recognition Book, at a cost of
\$570, with funds coming from the Councillor's Discretionary Reserve.
CARRIED

L.2. Request to Rescind Administration Policy #113 - Release of Information to the Media

192-2020 Councillor MOVED that Lethbridge Council County rescind Administration Policy
Benson #113, Release of Information to the Media.
CARRIED

L.3. Request to Rescind Administration Policy #117 - Attendance at Public Meetings

193-2020 Councillor MOVED that Lethbridge County Council rescind Administration Policy
Zeinstra #117, Attendance at Public Meetings.
CARRIED

L.4. Request to Rescind Administration Policy #106 - Newspaper Distribution and Publishing of Minutes

194-2020 Councillor MOVED that Lethbridge County Council receive the report titled
Zeinstra Request to Rescind Administration Policy #106, Newspaper
Distribution and Publishing of Minutes as information;

And that the CAO be directed to contact the Sunny South News with
relation to distribution, and the reporting on Lethbridge County events
and news articles.
CARRIED

L.5. Request for Recreation Funding from the Town of Nobleford

Lethbridge County Council directed that this discussion be postponed, to allow for
Administrative meetings with the CAOs to occur.

A report will be presented at an upcoming Lethbridge County Council Meeting.

M. INVITATIONS

M.1. Picture Butte Jamboree Days Parade- August 15, 2020

195-2020 Councillor MOVED that any Lethbridge County Councillors wishing to attend the
Zeinstra Picture Butte Jamboree Days Parade, scheduled for August 15, 2020,
be authorized to do so, provided they participate in their personal
vehicles, and that no candy be thrown from the vehicle.
DEFEATED

196-2020 Councillor MOVED that Lethbridge County respectfully declines the invitation to
S.Campbell attend the Picture Butte Jamboree Days Parade, scheduled for
August 15, 2020, due to the ongoing Covid-19 pandemic.
CARRIED

Reeve Hickey called a recess to the Lethbridge County Council Meeting, the time being 12:15 pm.

Reeve Hickey reconvened the meeting, the time being 12:48 pm.

Councillor Klaas VanderVeen returned to the meeting, the time being 12:52 pm.

N. COUNTY COUNCIL UPDATES

N.1. Lethbridge County Council Attendance Update

197-2020 Councillor MOVED that Lethbridge County Council receive the report titled
S.Campbell "Lethbridge County Council Attendance Update", identifying the
activities and events attended by Council Members for the months of
May 2020 and June 2020, as information.

CARRIED

O. CLOSED SESSION

**O.1. Request for Utility Easement
(FOIP Sections 16 and 24)**

Councillor Morris Zeinstra left the meeting, the time being 1:00 pm.

198-2020 Deputy MOVED that the Lethbridge County Council Meeting move into
Reeve closed session, pursuant to Section 197 of the *Municipal Government*
VanderVeen Act, the time being 1:01 pm, for discussion on the following:

Request for Utility Easement (*Freedom of Information and Protection
of Privacy Act Sections 16 and 24*).

Present during the Closed Session:
Lethbridge County Council (Councillor Zeinstra was absent)
Senior Management
Administrative Staff
CARRIED

199-2020 Councillor MOVED that the Lethbridge County Council Meeting move out of the
T.Campbell closed session, the time being 1:33 pm.

CARRIED

200-2020 Councillor MOVED that Lethbridge County Council deny the request for a Utility
T.Campbell Easement, for a new alignment of a proposed water and wastewater
line, as it does not adhere to current Lethbridge County Policy #353;

and that Lethbridge County continue to work with the applicant on a
more suitable easement location.

CARRIED

P. **ADJOURNMENT**

P.1. July 23, 2020 Lethbridge County Council Meeting Adjournment

201-2020	Councillor Benson	MOVED that the Lethbridge County Council Meeting adjourn, the time being 1:36 pm.	CARRIED
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Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2020-0-070 – Richards
- Lot 1, Block 1, Plan 1812411& NW1/4 32-9-19-W4M
Meeting: County Council - 06 Aug 2020
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & Development	Approved - 17 Jun 2020
Larry Randle, Director of Community Services	Approved - 17 Jun 2020
Ann Mitchell, Chief Administrative Officer	Approved - 05 Jul 2020

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

The application is to enlarge an existing 2.52 acre farmyard title by subdividing 2.03 acres of land from the adjacent agricultural title for the NW 32-9-19-W4W and consolidating it to create a resulting 4.55 acre country residential parcel. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2020-0-070 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The proposal is eligible for subdivision consideration as a parcel reconfiguration and a separate standalone title is not being created. The application is to enlarge an existing farmyard parcel from the quarter section.
- The resulting 4.55 acre farmyard parcel size and the 154.47 acre agricultural parcel both comply with the maximum and minimum parcel sizes allowed in accordance with the bylaw and the subdivision policies.
- The application will not impact agricultural land as the area is part of the former farmyard containing buildings and improvements, and does not include any cultivated or irrigated farmland.
- This application complies with the subdivision criteria for a reconfiguration of titles - the applicant(s) starts with two titles, and with the subdivision and consolidation of land, will end-up with two titles, with no additional titles being created above what is presently in existence as the land being subdivided will be consolidated by plan to an existing title.

BACKGROUND INFORMATION:

Located approximately 3-miles northeast of the Town of Coaldale, 3-miles east of Highway 845. The proposal is to add additional non-agricultural land to an existing farmyard title that contains a dwelling, in order to include some other yard improvements.

The original yard title subdivision only captured the main residential yard area and excluded some associated farm outbuildings that remained on remnant agricultural title. These included a garage, sheds, shelter, grain bins and other out buildings. The land owner wants to include these onto the title with the dwelling. The new boundary is situated just to the west edge of the field cultivation. The parcel is angled on the east to align with the existing yard boundary and to account for the irrigation pivot system on the adjacent agricultural land. The existing yard services will be unaffected by the subdivision.

Overall, the proposal meets the criteria of the County's Land Use Bylaw No. 1404 for a reconfiguration/realignment of titles subdivision. (see full ORRSC Planner's comments attached)

The application was circulated to the required external agencies and no concerns or objections were expressed regarding the application, and no easements are requested (at time of agenda preparation).

ALTERNATIVES / PROS / CONS:

The application is deemed to comply with the criteria, but the Subdivision Authority may deny the application if they do not think the realignment is logical or warranted.

FINANCIAL IMPACT:

None, as the subdivision will not impact services or the taxes.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENTS:

[5A Lethbridge County 2020-0-070 Approval](#)
[Subdivision Referral 2020-0-070 - County Version](#)

RESOLUTION

2020-0-070

Lethbridge County

Country Residential subdivision of Lot 1, Block 1, Plan 1812411 and a portion of the NW1/4 32-9-19-W4M

THAT the Country Residential subdivision of Lot 1, Block 1, Plan 1812411 and a portion of the NW1/4 32-9-19-W4M (Certificate of Title No. 191 018 124, 181 269 631 +1), to enlarge an existing 2.52 acre (1.02 ha) farmyard title by subdividing 2.03 acres (0.82 ha) of land from the adjacent agricultural title for the NW 32-9-19-W4W and consolidating it to create a 4.55 acre (1.84 ha) parcel, for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 2.03 acres of land being subdivided from the adjacent agricultural title for the NW 32-9-19-W4W be consolidated with the existing 2.52 acre title by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

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 7 of the Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied the application conforms to the subdivision criteria for a parcel enlargement to a first parcel out title in a quarter-section, and the resulting 4.55 acre parcel size complies with the bylaw's 2.0 to 10.0 acre size stipulations
4. The Subdivision Approval Authority of Lethbridge County has determined the proposed subdivision is a reconfiguration of titles and meets the subdivision criteria of the Land Use Bylaw, and with the consolidation, there will be no extra standalone title created.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, and is a reconfiguration of titles, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

2020-0-070
Page 1 of 2

- (d) TELUS Communications Inc. has no objections to the above noted circulation.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (f) ATCO Gas has no need for a Utility Right of Way on the subject property at this time, and therefore has no objection to the proposed subdivision.
- (g) SMRID – Linda Park, Land Administrator:

“Further to your request of June 8th, 2020 in respect to the above-noted, this is to advise that we have no objection to the proposed subdivision provided the 2.03 acres (0.82 ha) parcel is consolidated with the existing 2.52-acre (1.02 ha) farmyard title.

A Service Fee of \$100.00 plus GST will apply.”

- (h) Canada Post no comment at this time.
- (i) Please be advised that Oviniv Canada ULC no longer has an interest in the attached quarter section.

MOVER

REEVE

DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrrsc.com
Website: www.orrrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: June 8, 2020

Date of Receipt:

May 21, 2020

Date of Completeness:

May 25, 2020

TO: Landowner: Edward George Richards and Marilyn Blanche Richards,
Jeremy Honeysett and Hendrika Honeysett Van Hoef

Agent or Surveyor: Michael A. Thompson, A.L.S.

Referral Agencies: Lethbridge County, Morris Zeinstra, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, St Mary River Irrigation District (SMRID), AB Environment & Parks - J. Wu, AER, Canada Post, AlphaBow Energy Ltd., County of Lethbridge Rural Water Association (COLRWA), Oviniv Canada ULC

Adjacent Landowners: Notified Via Ad in Sunny South News

Planning Advisor: Steve Harty *S.H.*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Lethbridge County. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **June 29, 2020**. (Please quote our File No. **2020-0-070** in any correspondence with this office).

File No: 2020-0-070

Legal Description: Lot 1, Block 1, Plan 1812411 and a portion of NW1/4 32-9-19-W4M

Municipality: Lethbridge County

Land Designation: Rural Agriculture – RA
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 191 018 124, 181 269 631 +1

Proposal: To enlarge an existing 2.52 acre (1.02 ha) farmyard title by subdividing 2.03 acres (0.82 ha) of land from the adjacent agricultural title for the NW 32-9-19-W4W and consolidating it to create a 4.55 acre (1.84 ha) parcel, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to enlarge an existing 2.52 acre (1.02 ha) farmyard title by subdividing 2.03 acres (0.82 ha) of land from the adjacent agricultural title for the NW 32-9-19-W4W and consolidating it to create a 4.55 acre (1.84 ha) parcel, for country residential use. The parcel is located approximately 3-miles northeast of the Town of Coaldale, 3-miles east of Highway 845.

The proposal is to add additional non-agricultural land to an existing subdivided farmyard title that contains a dwelling, in order to enlarge it and include some other improvements. When the original farmyard title was subdivided it only included the main residential yard area and left out some farm outbuildings to the south with the larger agricultural title. This land area contains a garage, sheds, shelter, grain bins and old wood house to be removed. The proposed parcel is angled on the east side to align with the existing yard boundary and to account for the irrigation pivot system operating on the adjacent agricultural portion of land. The expanded boundary is situated just to the west of the edge of the field cultivation and the additional land is deemed non-agricultural with improvements.

The existing parcel obtains access from the north municipal road allowance with an approach in place. There is also a separate approach to the west road allowance providing access to the portion of land being added to the yard title. The existing 2.52 acre parcel has an existing private cistern system for rural co-op delivered water, while septic is treated on-site through traditional private septic field treatment system. These services will be unaffected by the subdivision.

There are no abandoned wells or confined feeding operations (CFOs) located in proximity to this proposal.

This application conforms to the subdivision criteria for a parcel enlargement to a first parcel out title in a quarter-section subdivision. The resulting 4.55 acre parcel size complies with the bylaw's 2 – 10 acre size stipulations, and with the consolidation there will be no extra standalone title created. The Subdivision Authority is hereby requested to take the following conditions into consideration for an approval:

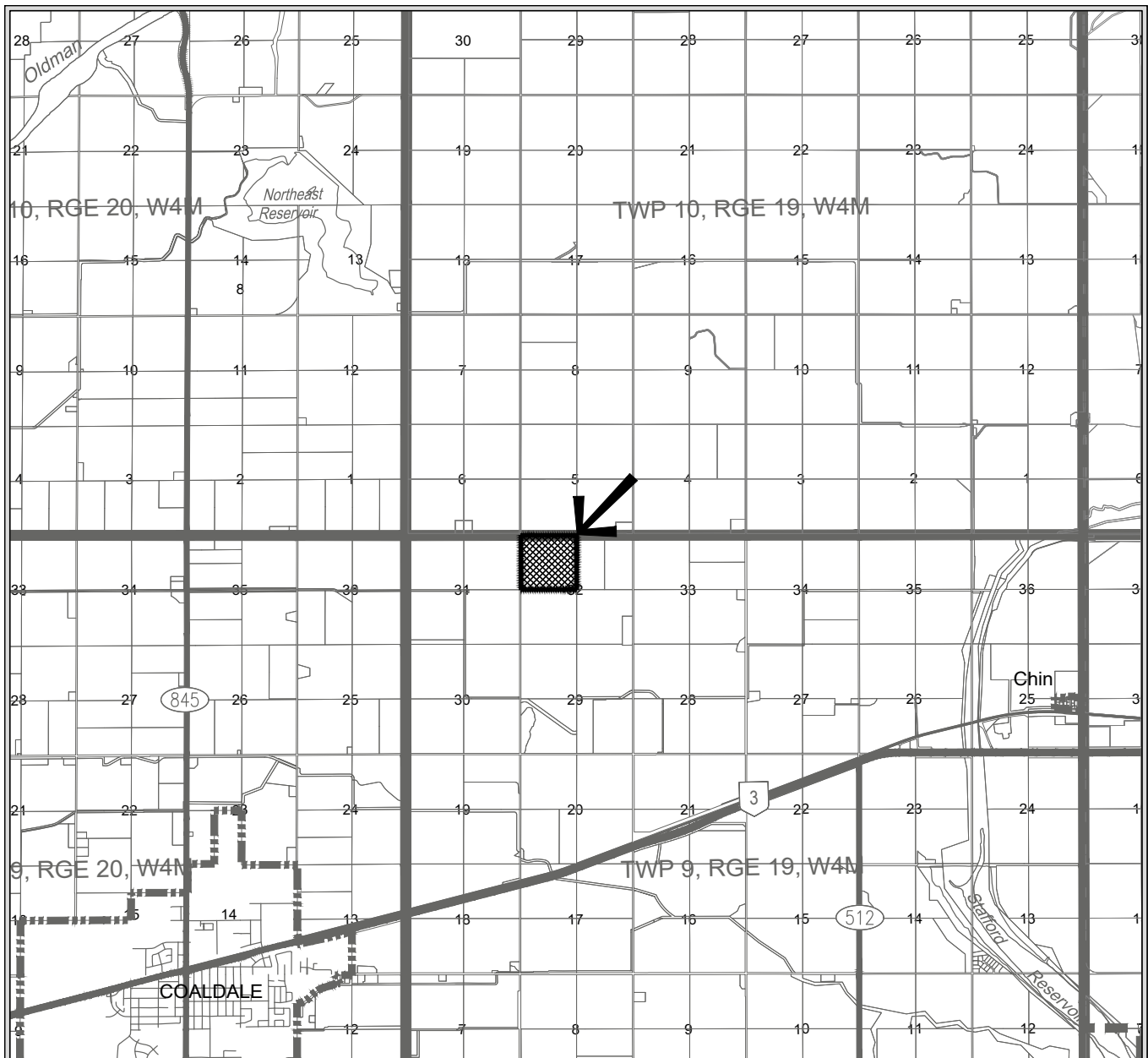
- Any outstanding property taxes shall be paid to Lethbridge County.
- The applicant or owner or both enter into a Development Agreement with Lethbridge County.
- That the 2.03 acres of land being subdivided from the adjacent agricultural title for the NW 32-9-19-W4W be consolidated with the existing 2.52 acre title by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
- That any easement(s) as required by utility companies or the municipality shall be established.
- Consideration of referral agencies comments and any requirements.

RESERVE: The provision of Municipal Reserve is not applicable on the parcel pursuant to Section 663(a) of the MGA.

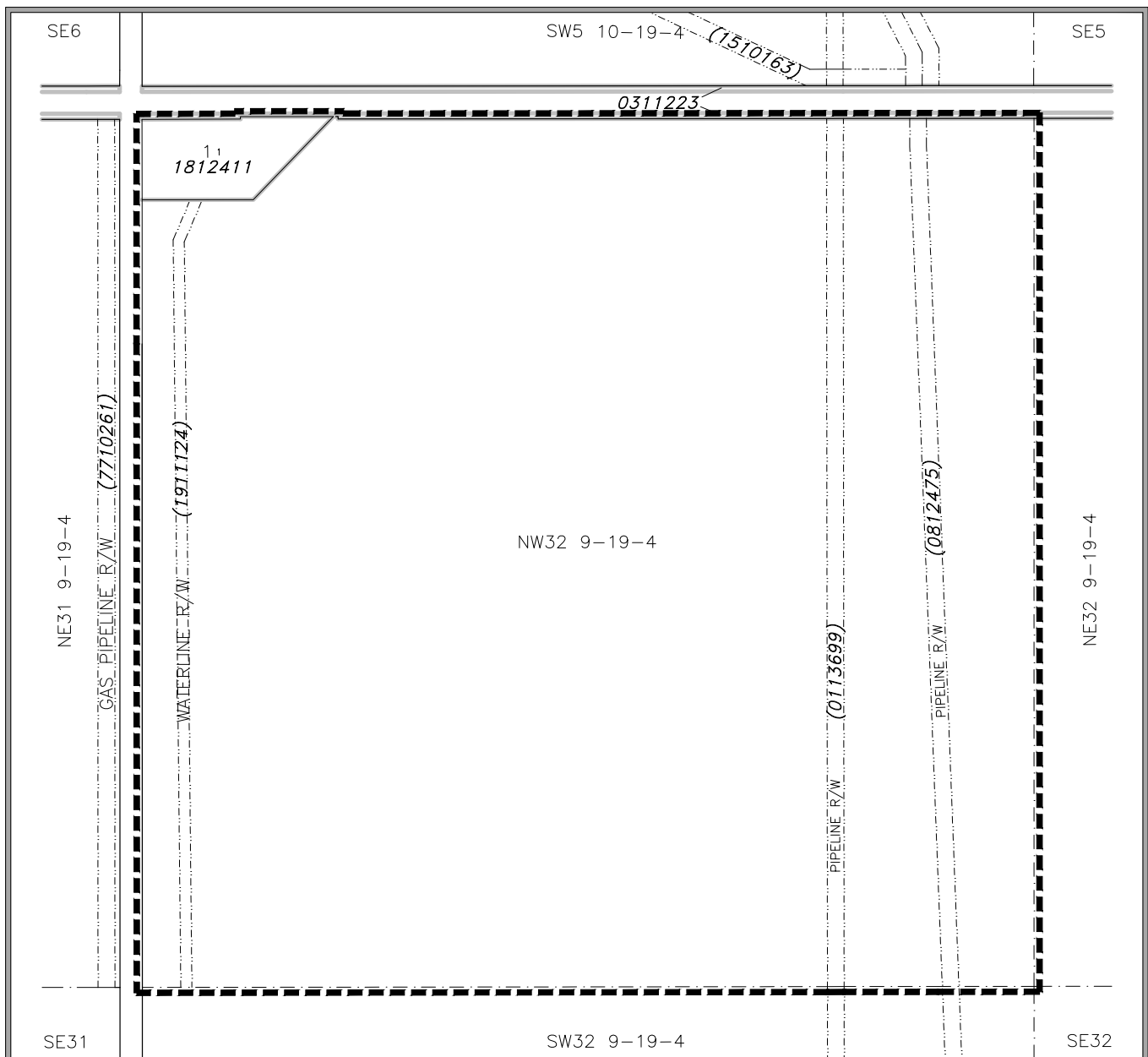
No further comment pending a site inspection.

If you wish to make a presentation at the subdivision authority meeting, please notify the Lethbridge County Municipal Administrator as soon as possible.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.



SUBDIVISION LOCATION SKETCH
LOT 1; BLOCK 1; PLAN 1812411 & NW32 9-19-4
ALL WITHIN NW 1/4 SEC 32, TWP 9, RGE 19, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: MAY 29, 2020
FILE No: 2020-0-070



SUBDIVISION SKETCH - EXISTING

LOT 1; BLOCK 1; PLAN 1812411 & NW32 9-19-4

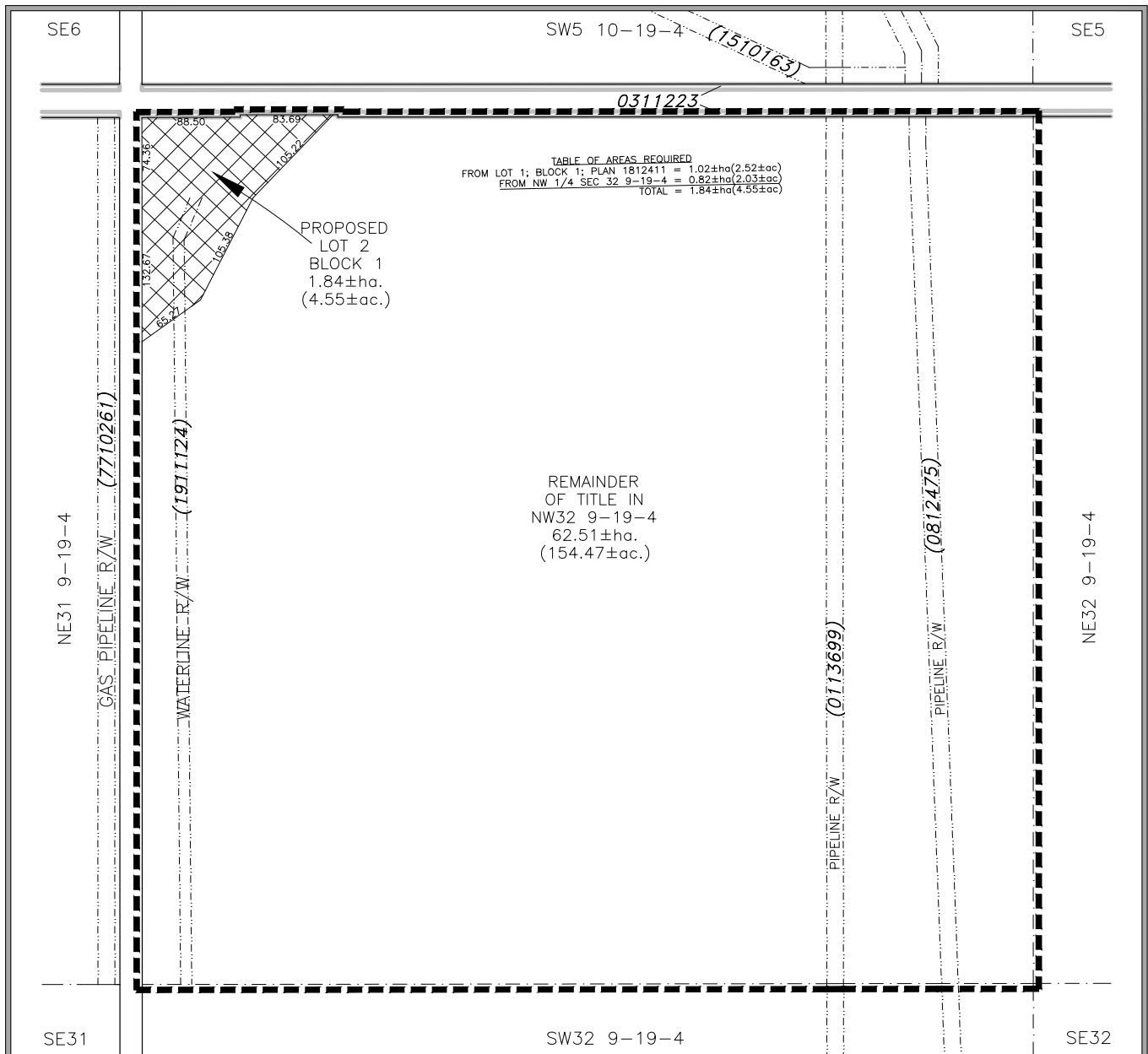
ALL WITHIN NW 1/4 SEC 32, TWP 9, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MAY 29, 2020

FILE No: 2020-0-070





SUBDIVISION SKETCH - **PROPOSED**

LOT 1; BLOCK 1; PLAN 1812411 & NW32 9-19-4

ALL WITHIN NW 1/4 SEC 32, TWP 9, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: MAY 29, 2020

FILE No: 2020-0-070



AGENDA ITEM REPORT



Title: Subdivision Application #2020-0-076 – Enns/Kaldal
- Lot 1, Block 1, Plan 9912610 & Block 1, Plan 9312048
Meeting: County Council - 06 Aug 2020
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 23 Jul 2020
Approved - 28 Jul 2020

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



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Relationships

EXECUTIVE SUMMARY:

The application is to enable a slight property boundary realignment between two adjacent lots, by subdividing 0.04 acres from the west 0.83 acre lot and consolidating it to the adjacent east 0.52 acre lot, thereby resulting in reconfigured titles 0.79 & 0.56 acres each respectively in size, for country residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2020-0-076 be approved subject to the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- This application complies with the subdivision criteria for a reconfiguration of titles for a property line readjustment, with no additional titles being created above what is presently in existence as the land being subdivided will be consolidated by a plan of survey to an existing title.
- Site services will be unaffected and remain as is. The resulting lots will continue to have legal access with existing approaches to the north hamlet road (Railway Ave) and the required setbacks to private septic systems will be met.
- The proposal is eligible for consideration as the subdivision application is to relocate the shared property line approximately 3.5 to 4.9 metres to the west onto the existing fence line. As the subdivision and consolidation is to rectify an encroachment issue, this proposal is deemed to be suitable for the intended purpose.

BACKGROUND INFORMATION:

Located immediately south of the Hamlet of Chin boundary (Railway Ave), and immediately north of the CPR rail-line. The proposal is to realign the shared property line between two titles as the existing property line encroaches into a metal shed building on the east lot and is also located to the east of the constructed fence shared between the properties.

The new property line will basically follow the existing fence-line between the two properties. It will be slightly angled towards the east at the south portion (just to the west of the metal shed) in order to account for the required setback to the existing private septic system line located on the west property. There will be an off-set of 1.95 m from the new boundary to the septic field line situated on the west lot to be in compliance with the minimum 1.5 m setback as per the Alberta Private Sewage System Standards of Practice. The east lot's septic system will be unaffected by the subdivision realignment process. There will no longer be any building encroachments with the relocated lot line as proposed.

Overall, the proposal meets the criteria of the County's Land Use Bylaw No. 1404 for a reconfiguration/realignment of titles subdivision. (see full ORRSC Planner's comments attached)

The application was circulated to the required external agencies, including the MD of Taber in consideration of the IDP, and no concerns were expressed regarding the application and no utility easements were requested.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed realignment is not suitable and the lots would remain in current configuration.

FINANCIAL IMPACT:

None, and the tax situation will remain as is.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision will rectify an encroachment issue and meets the provincial Subdivision and Development Regulations and the municipal subdivision policies as stated in the Land Use Bylaw.

ATTACHMENTS:

[5A Lethbridge County 2020-0-076 Approval](#)
[Subdivision Referral 2020-0-076 - County Version](#)

RESOLUTION

2020-0-076

Lethbridge County

Residential subdivision of Lot 1, Block 1, Plan 9912610 and Block 1, Plan 9312048 within the SE1/4 25-9-19-W4M

THAT the Residential subdivision of Lot 1, Block 1, Plan 9912610 and Block 1, Plan 9312048 within the SE1/4 25-9-19-W4M (Certificate of Title No. 121 027 129, 181 245 260), to enable a slight property boundary realignment between two adjacent parcels, by subdividing 0.04 acres (0.017 ha) from the west 0.83 acre (0.34 ha) lot (Block 1, Plan 9312048) and consolidating it to the adjacent east 0.52 acre (0.21 ha) lot, thereby resulting in reconfigured titles 0.79 & 0.56 acres (0.32 & 0.23 ha) each respectively in size, for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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 and consolidated to reconfigure the boundaries and sizes of the two (2) adjacent parcels be done by a plan of survey 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.

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 7 of the Subdivision and Development Regulation.
3. The Subdivision Approval Authority of Lethbridge County has determined the proposed subdivision is a property boundary realignment (reconfiguration of titles) and meets the subdivision criteria of the Land Use Bylaw, with no resulting increase in title density.
4. The proposed subdivision and consolidation will ensure there are no property line encroachment issues between the two properties and applicable setbacks to private sewage systems are met.

INFORMATIVE:

- (a) Since the proposed subdivision is a reconfiguration of titles and complies with Section 663 of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS Communications Inc. has no objections to the above mentioned circulation.

2020-0-076
Page 1 of 3

- (e) ATCO Gas has no need for a Utility Right of Way on the subject property at this time, and therefore has no objection to the proposed subdivision.
- (f) MD of Taber – Kirk Hughes, Director of Planning & Economic Development:
 “Further to your correspondence of July 6, 2020 regarding Subdivision Application 2020-0-076, the Municipal District of Taber has no concerns regarding this application.
- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.
- (h) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“Reference your file to create a boundary adjusted parcel for residential use at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 (“the regulation”).

Alberta Transportation’s primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, this is merely a boundary adjustment, which, currently and as proposed, the proposed parcel to be created and remnant land will gain indirect access to the provincial highway system solely by way of the local street system. As such, strictly from Alberta Transportation’s point of view, we do not anticipate that the boundary adjusted residential parcel as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant would be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is not within the noted control lines, and given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local road system, in this instance, a permit from Alberta Transportation will not be required, and development of the residential parcel could proceed under the direction, control, and management of the county. The applicant could contact the undersigned, at Lethbridge 403-382-4052, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application.”

- (i) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

MOVER

REEVE

DATE



3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: July 6, 2020

Date of Receipt:

June 3, 2020

Date of Completeness:

June 23, 2020

TO: Landowner: Ray Kaldal, Johan Enns and Getruda Enns

Agent or Surveyor: Michael A. Thompson, A.L.S.

Referral Agencies: Lethbridge County, Morris Zeinstra, MD of Taber, B. Brunner - ORRSC, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, AB Environment & Parks - J. Wu, AB Transportation, AER, Canada Post, CPR

Lethbridge County Adjacent Landowners: Notified Via Ad in Sunny South News

MD of Taber Adjacent Landowners: Simplot Canada (li) Limited, Canadian Pacific Limited., Perry Produce Ltd., Grow The Energy Circle Ltd.

Planning Advisor: Steve Harty

S.H.

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Lethbridge County. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 27, 2020**. (Please quote our File No. **2020-0-076** in any correspondence with this office).

File No: 2020-0-076

Legal Description: Lot 1, Block 1, Plan 9912610 and Block 1, Plan 9312048 within the SE1/4 25-9-19-W4M

Municipality: Lethbridge County

Land Designation: Rural Urban Fringe – RUF
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1 (Boundary Line Adjustment)

Certificate of Title: 121 027 129, 181 245 260

Proposal: To enable a slight property boundary realignment between two adjacent parcels, by subdividing 0.04 acres (0.017 ha) from the west 0.83 acre (0.34 ha) lot (Block 1, Plan 9312048) and consolidating it to the adjacent east 0.52 acre (0.21 ha) lot, thereby resulting in reconfigured titles 0.79 & 0.56 acres (0.32 & 0.23 ha) each respectively in size, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to enable a slight property boundary realignment between two adjacent parcels, by subdividing 0.04 acres (0.017 ha) from the west 0.83 acre (0.34 ha) lot (Block 1, Plan 9312048) and consolidating it to the adjacent east 0.52 acre (0.21 ha) lot, thereby resulting in reconfigured titles 0.79 & 0.56 acres (0.32 & 0.23 ha) each respectively in size, for country residential use. The parcels are located immediately south of the Hamlet of Chin boundary (Railway Ave), and immediately north of the CPR rail-line.

The proposal is to realign the shared property boundary between the two titles, as the existing property line encroaches into a metal shed building on the east lot, and is also located to the east of the constructed fence shared between the properties. The proposed readjusted boundary will be relocated to the west approximately 4.9 m at the north-end, and 3.52 m at the very south-end. The new property line will basically follow the existing fence line between the two properties. However, it will be slightly angled towards the east at the south portion (just to the east of the metal shed) in order to account for a provincially required setback to the existing private septic system line located on the west property. There is a proposed off-set of 1.95 m from the new boundary to the septic field line situated on the west lot. This will enable it to be in compliance with the provincial requirements, as the Alberta Private Sewage System Standards of Practice requires a minimum 1.5 m setback. The east lot's septic system will be unaffected by the subdivision realignment process.

The proposed subdivision and consolidation will ensure there are no property line encroachment issues between the two properties. Both lots will continue to have an approach and access to the north hamlet road network, as they both access Railway Ave.

There are no abandoned gas wells located in proximity of this proposal that will be impacted by the realignment.

The subdivision proposal is eligible for subdivision consideration in accordance with the County's subdivision criteria as a reconfiguration/realignment of titles, with no additional titles being created above what presently exists. As the subdivision and consolidation is to rectify an encroachment issue, this proposal is deemed to be suitable for the intended purpose. This proposal meets the criteria of the County's Land Use Bylaw and the Subdivision Authority is hereby requested to take the following conditions into consideration for an approval:

- Any outstanding property taxes shall be paid to Lethbridge County.
- The applicant or owner or both enter into a Development Agreement with Lethbridge County if required.
- That the titles and portions of land to be subdivided and consolidated to reconfigure the boundaries and sizes of the two (2) adjacent parcels be done by a plan of survey 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.
- That any easement(s) as required by utility companies or the municipality shall be established.
- Consideration of referral agencies comments and any requirements.

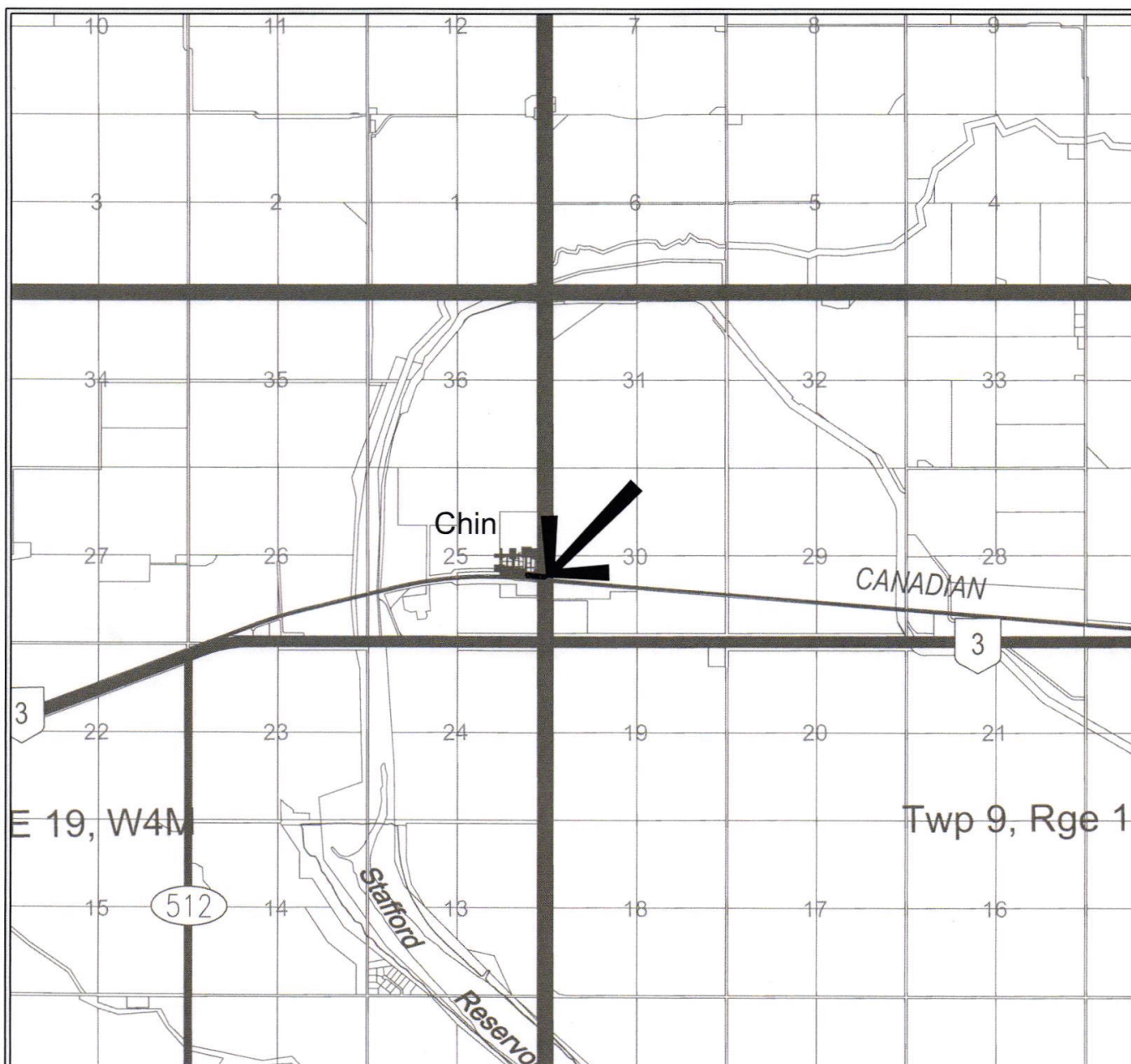
RESERVE:

The payment of Municipal Reserve is not applicable on the parcel pursuant to Section 663 of the MGA, as the application is a reconfiguration of titles with no additional titles created.

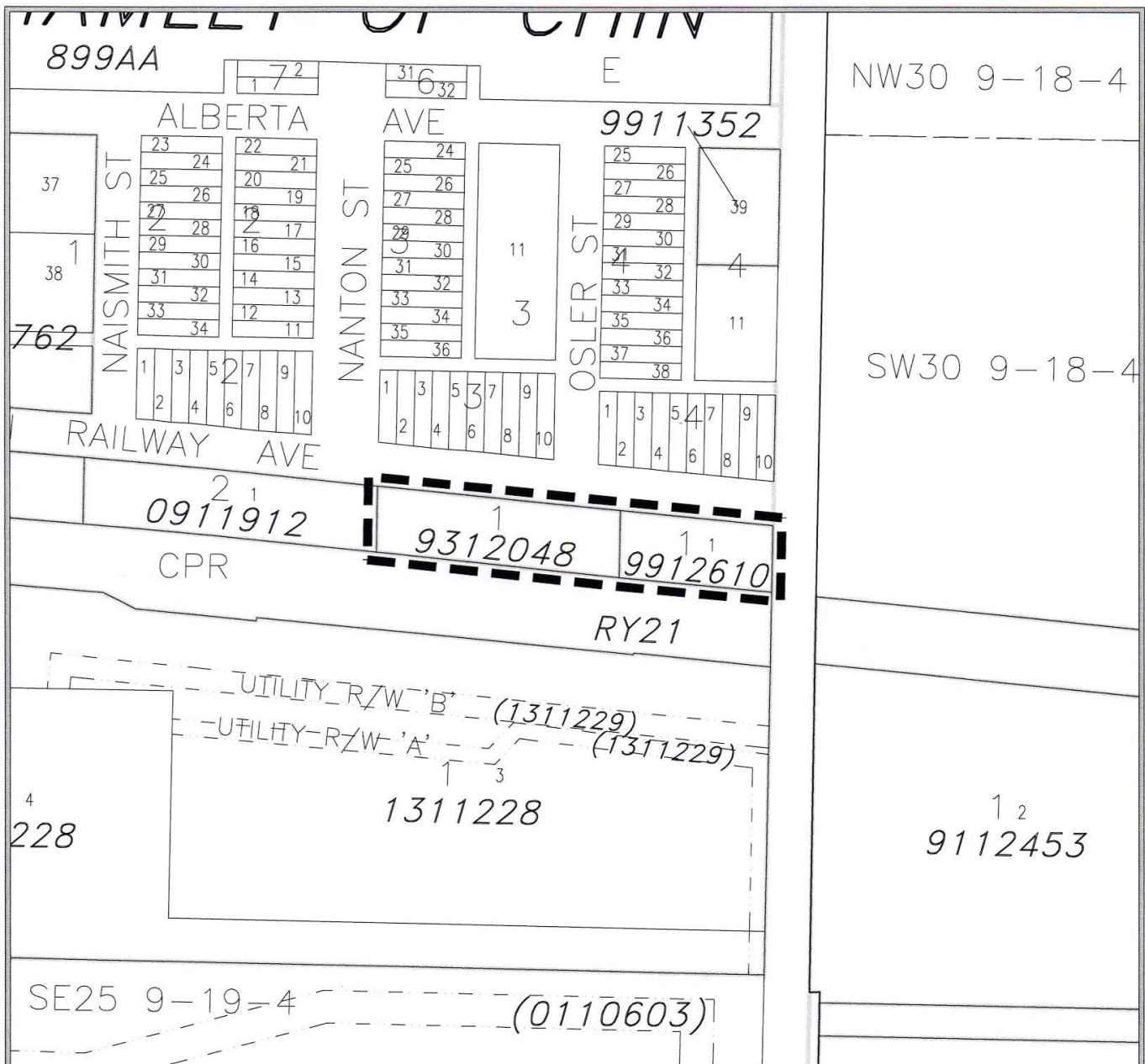
No further comment pending a site inspection.

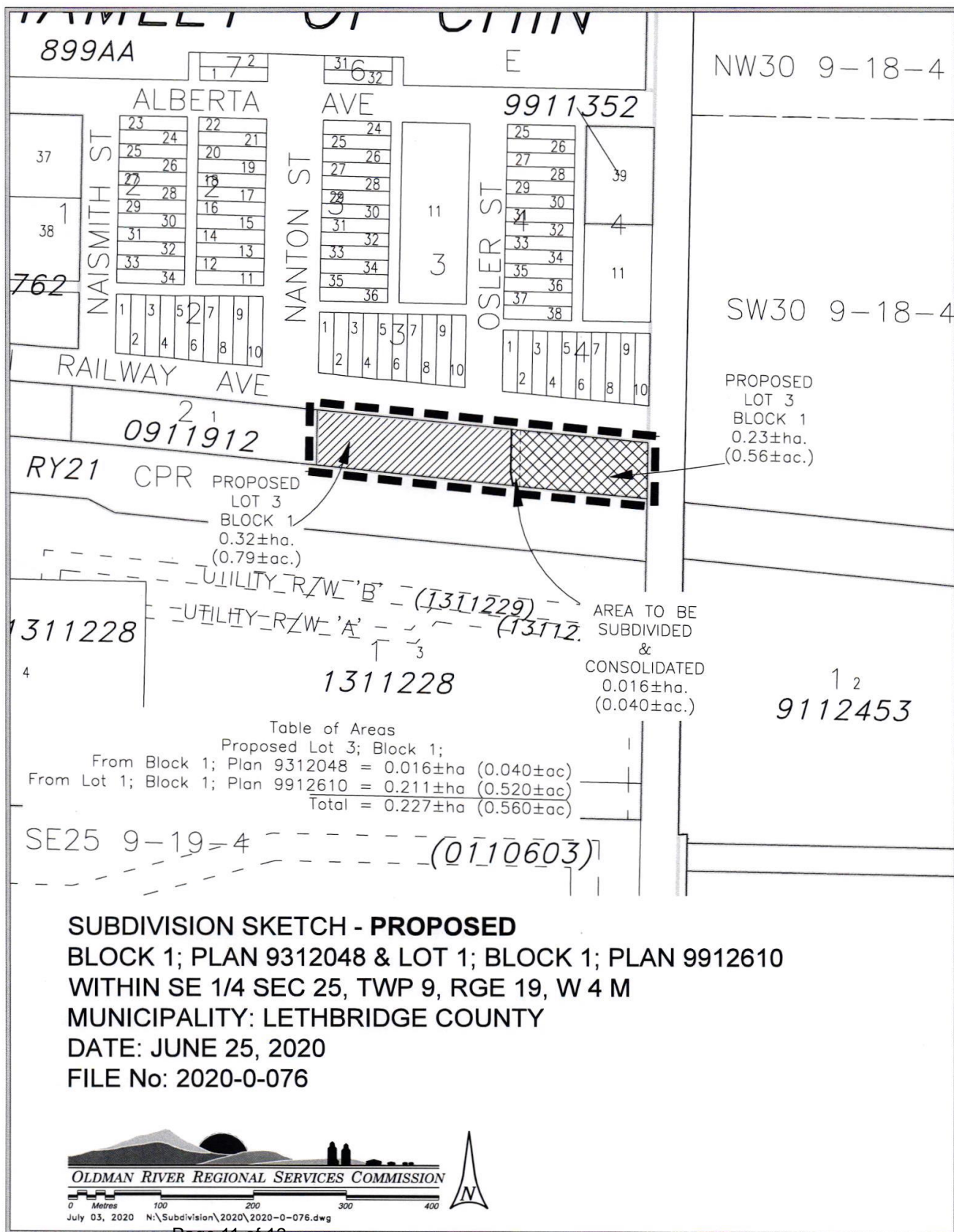
If you wish to make a presentation at the subdivision authority meeting, please notify the Lethbridge County Municipal Administrator as soon as possible.

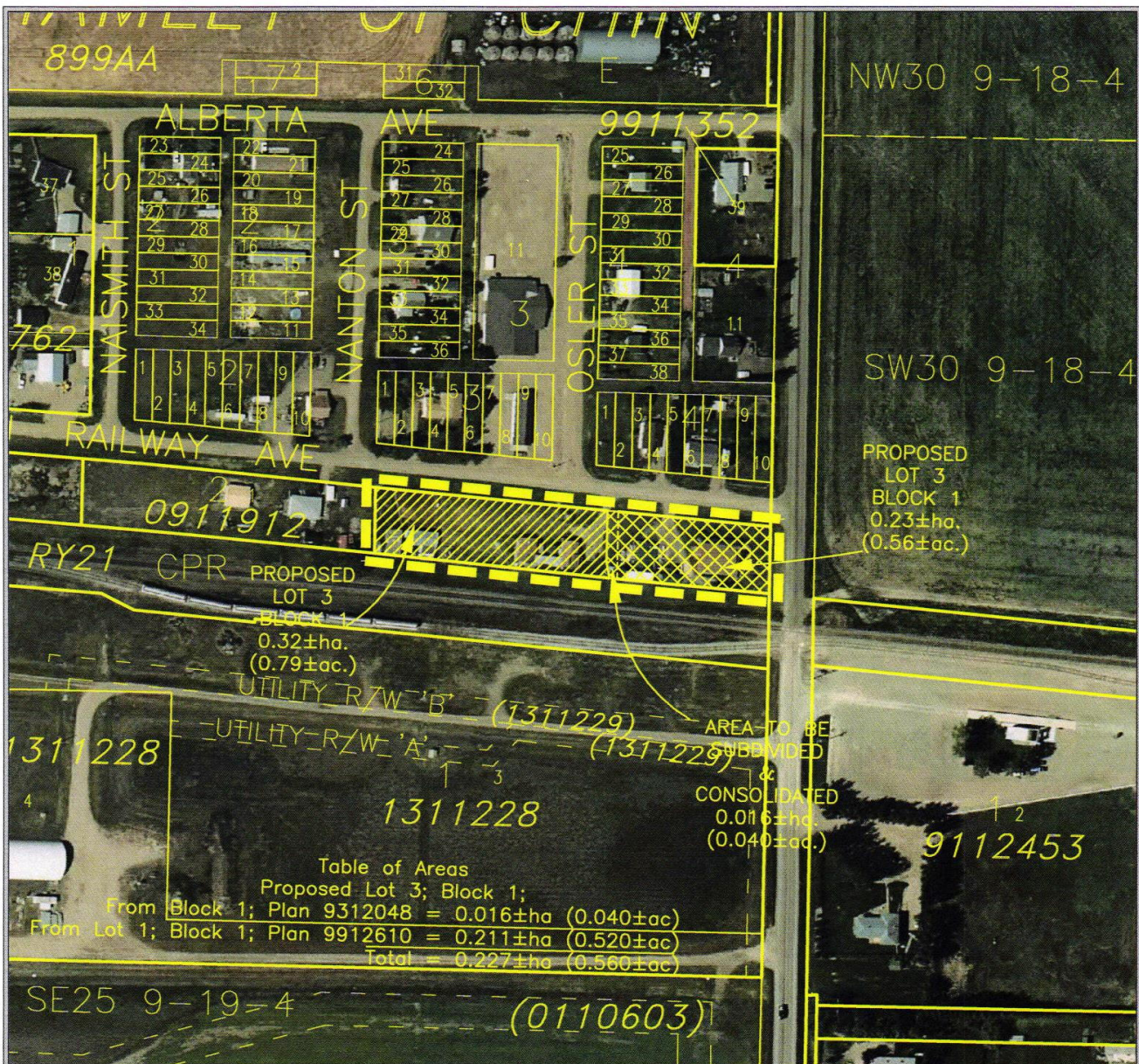
Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.



SUBDIVISION LOCATION SKETCH
 BLOCK 1; PLAN 9312048 & LOT 1; BLOCK 1; PLAN 9912610
 WITHIN SE 1/4 SEC 25, TWP 9, RGE 19, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: JUNE 25, 2020
 FILE No: 2020-0-076







SUBDIVISION SKETCH - PROPOSED

BLOCK 1; PLAN 9312048 & LOT 1; BLOCK 1; PLAN 9912610

WITHIN SE 1/4 SEC 25, TWP 9, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

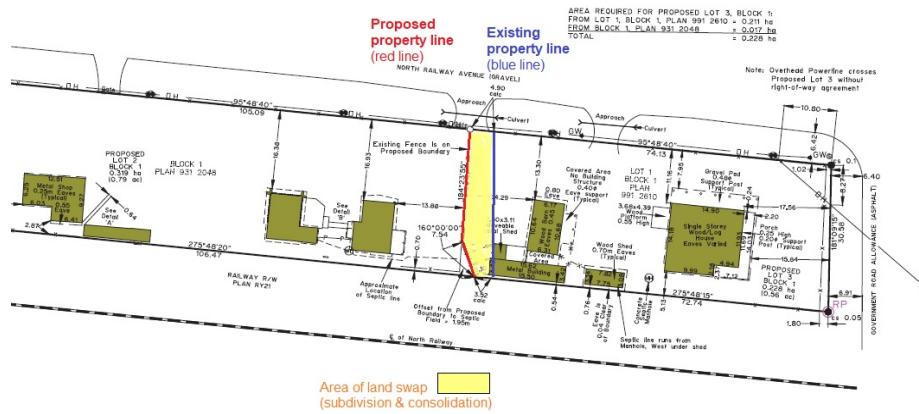
DATE: JUNE 25, 2020

FILE No: 2020-0-076



AERIAL PHOTO DATE: 2015

LOT DETAIL



2020.
5. Fence lines along property lines are within 0.2m of the property line otherwise.

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LIA SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LIA SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTR RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

1	2020-06-23	AMENDED BOUNDARY
0	2020-06-01	ORIGINAL SUBMISSION
ISSUE	DATE	REVISION

JOHAN ENNS

TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
LOT 1, BLOCK 1, PLAN 991 2610
AND
BLOCK 1, PLAN 931 2048
(SE 1/4 SEC 25-9-19-4)

HAMLET OF CHIN
LETHBRIDGE COUNTY
ALBERTA

SUBJECT TO APPROVAL OF THE LOCAL APPROVING

AGENDA ITEM REPORT



Title: Planning and Development Department - 2nd Quarter Report 2020
Meeting: County Council - 06 Aug 2020
Department: Community Services
Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 15 Jul 2020
Approved - 20 Jul 2020

STRATEGIC ALIGNMENT:



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EXECUTIVE SUMMARY:

This is the 2nd Quarter Report for the Planning and Development Department.

RECOMMENDATION:

No decision or action is required of Council.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Planning and Development Department takes direction from the bylaws approved by County Council including:

- Lethbridge County Land Use Bylaw 1404
- Lethbridge County Municipal Development Plan 1331

BACKGROUND INFORMATION:

Lethbridge County's Planning and Development Department takes direction from the Bylaws and guiding documents that have been approved by County Council including the Lethbridge County Municipal Development Plan, Intermunicipal Development Plans, Lethbridge County Land Use Bylaw, and Area Structure Plans. The Planning and Development Department manages the issuance of development permits and compliance letters, amendments and updates to the Land Use Bylaw, planning projects, Intermunicipal relations and referrals, enforcement of the Land Use Bylaw, road closures and leases, and land sales and leases.

In the 2nd quarter of 2020 along with day to day duties, the following projects were undertaken:

- Approval of the Hamlet of Chin and Kipp Growth Study
- Approval of the Grouped Country Residential Land Use Strategy
- Hamlet Growth Studies for Shaughnessy and Diamond City started

Development Authority

From January 1 to June 30, 2020, 87 development permit applications were received. This is a decrease from 2019 when 107 development permit applications were submitted.

A total of 75 development permits were issued and 12 applications were under review in the 1st quarter of 2020, this includes development permit applications made at the end of 2019. Of the permits that were issued, 24 were residential, 15 accessory buildings (i.e. shops, sheds, garages), 16 commercial/industrial, 8 agricultural, 3 signage, 6 home occupation, and 3 miscellaneous.

Building Permits

Between January 1 and June 30 2020, 370 Safety Codes Permit applications were submitted, of those 67 were for building permits, 164 electrical permits, 70 gas, 48 plumbing, and 21 for private sewage.

Subdivision Applications

County Council acting as the Subdivision Authority approved 12 subdivisions from January 1 to June 30, 2020.

Subdivision and Development Appeal Board

There were no appeals of any subdivision approvals or development permits in the first or second quarter of 2020.

Re-designations

- Bylaw 19-045 (Rural Urban Fringe to Rural General Industrial) - Approved January 15, 2020
- Bylaw 19-046 (Lethbridge Urban Fringe to Grouped Country Residential) Approved March 5, 2020
- Bylaw 20-001 (Rural Urban Fringe to Business Light Industrial and Rural General Industrial) Approved March 5, 2020
- Bylaw 20-002 (Rural Agriculture to Business Light Industrial) Approved May 21, 2020.
- Bylaw 20-010 (Rural Urban Fringe to Rural General Industrial) Approved June 18, 2020.
- Bylaw 20-013 (Rural Agriculture to Grouped Country Residential) - first reading May 21, 2020.
- Bylaw 20-014 (Grouped Country Residential to Direct Control) - first reading June 18, 2020.
- Bylaw 20-016 (Lethbridge Urban Fringe to Grouped Country Residential) - under review.

Area Structure Plans

- Bylaw 20-008 - Amendment to the Pater Area Structure Plan approved on May 21, 2020.

Intermunicipal Relations

- Village of Barons - the Intermunicipal Development Plan between Barons and Lethbridge County (Bylaw 20-004) was approved on May 21, 2020.
- Town of Coaldale - the drafted amendments to the Lethbridge County/Town of Coaldale Intermunicipal Development Plan have been completed and the public consultation was also completed. First reading of the Bylaw (20-015) occurred on July 23, 2020 and the public hearing will held in September 2020.
- Town of Coalhurst - the Draft of the Joint Area Structure Plan was completed and reviewed by the members of the Intermunicipal Committee. The committee approved moving forward with the draft and directed town and county administration along with ORRSC staff to prepare amendments to the Intermunicipal Development Plan which will include the Joint Area Structure Plan as an Appendix. This will be completed and presented to each respective council.

ALTERNATIVES / PROS / CONS:

Not Applicable

FINANCIAL IMPACT:

None

REASON(S) FOR RECOMMENDATION(S):

No decision or action is required of Council. This report is strictly to inform County Council on the activities of the Planning and Development Department.

AGENDA ITEM REPORT



Title: Economic Development - 2nd Quarter Report 2020
Meeting: County Council - 06 Aug 2020
Department: Community Services
Report Author: Martin Ebel

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 29 Jul 2020
Approved - 30 Jul 2020

STRATEGIC ALIGNMENT:



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EXECUTIVE SUMMARY:

This is the 2nd Quarter (mid-year) Report to Council for Economic Development.

RECOMMENDATION:

No decision or action is required of Council

PREVIOUS COUNCIL DIRECTION / POLICY:

Economic Development has been working on ongoing activities and projects from previous years, as well as some new items and initiatives discussed at the March 2nd, 2020 Corporate Planning Retreat.

BACKGROUND INFORMATION:

The emergence of the COVID-19 pandemic in Canada in mid-March greatly reduced non-agricultural economic activity in the region from mid-March until the end of May when Alberta began to re-open. Nevertheless, work continued on a number of ongoing and developing economic development projects and initiatives during that time, as well as during the month of June. This included:

- Coordination with Mexican consulate in Calgary to ensure temporary foreign workers were able to come to Lethbridge County to work in agricultural sector
- Ongoing work on improving Lethbridge County broadband (consultant Peter Sekulic to present to Council directly in late August or September on this topic)
- Working with communications coordinator, design and implementation of a public safety/support local business campaign for social media, print and radio that ran during the month of June
- Worked with large new business looking to establish factory in southern Alberta, including hosting a site visit in June

- Working with grant coordinator, liaised with private company to ensure successful completion of solar energy grant reports for Stewart Siding business park
- Ongoing work with Hwy 3 "Canada's Premier Food Corridor" group, as well as Dr. Jim Byrne of University of Lethbridge on renewable energy for southern Alberta
- Beginning work on Hwy 4 "Logistics Corridor" to focus on further developing North-South shipping and logistics potential for region
- Arranged for updated "Economic Impact of Agriculture" study by Serecon to be completed during the summer of 2020 - report should be available in late August or September
- Coordinating and contacting various businesses in Lethbridge County for spot checks and assistance, as required

Successes during this period included:

- Announcement of \$7 million expansion of Lethbridge Biogas plant
- Whole Leaf signing deal with Wendy's of Canada to provide lettuce to that chain
- Business expansion at several other Lethbridge County businesses

With agriculture being the major economic sector for Lethbridge County, our municipality has not suffered the immediate negative effects from COVID-19 that other sectors such as hospitality, lodging, tourism, and air transportation have experienced. The overall state of the Lethbridge County economy remains solid, although subject to the fallout and wider effects of COVID-19 on the provincial and national economies. Ongoing work to support and strengthen the business community during COVID-19 and into the future continues.

ALTERNATIVES / PROS / CONS:

Not Applicable

FINANCIAL IMPACT:

None

REASON(S) FOR RECOMMENDATION(S):

No decision or action is required of Council at this time. This report is strictly to inform County Council on the activities of the Economic Development Officer in the 2nd Quarter of 2020.

AGENDA ITEM REPORT



Title: Bylaw 20 - 014 Land Use Bylaw Amendment from Grouped Country Residential to Direct Control for Plan 9610161 Block 4 Lots 2 in the NW 34-10-21-W4 - Public Hearing

Meeting: County Council - 06 Aug 2020

Department: Community Services

Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 15 Jul 2020
Approved - 20 Jul 2020

STRATEGIC ALIGNMENT:



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EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 9610161 Block 4 Lot 2 in the NW 34-10-21-W4 from the Grouped Country Residential to Direct Control to allow for an existing light industrial use (Premiere Woodworking) to operate on the property.

RECOMMENDATION:

That Bylaw 20-014 be read a second time.
That Bylaw 20-014 be read a third time.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan Section 6.1.3 (p) allows the development authority to request that the applicant apply for a re-designation if the proposal does not meet the standards of the Land Use Bylaw and if there would be a benefit to having a formal public hearing.
- First reading of Bylaw 20-014 was given June 18, 2020.

BACKGROUND INFORMATION:

The landowner submitted the application to re-designate Plan 9610161 Block 4 Lot 2 in the NW 34-10-21-W4 from the Grouped Country Residential to Direct Control to allow for an existing light industrial use (Premiere Woodworking) to operate on the property. The property is under the Grouped Country Residential District which does not permit stand-alone commercial or industrial uses.

The application has been circulated to all County Departments, the Town of Picture Butte, and external agencies for review. No concerns were expressed with regards to the proposed bylaw. The

Planning and Development Department has reviewed the application and has no concerns with the proposed bylaw and has the following comments.

The County's Municipal Development Plan (MDP) includes items that County Council needs to consider when reviewing a bylaw amendment (re-designation) application for an industrial or commercial use:

- impact on adjacent uses
- access to a established transportation network (i.e. provincial roads, rail lines)
- suitable storm drainage
- provision of services (i.e. water and sewer)
- agriculturally related use of land
- efficient use of the land

The proposed re-designation meets some of the criteria of the MDP including:

- The lands are not considered high quality agricultural land.
- The use does not appear to impact the enjoyment of the adjacent residential properties.
- The parcel has access to the highway network (Highway 519).
- Any future expansion on the parcel would require a drainage plan.
- The applicant has existing utilities and services on site.
- The use is a business that provides services (woodworking) to the region.

If approved the proposed Direct Control will limit the development to what is currently operating on the property, and although typically these types of uses would not be deemed suitable for a residential area, the business has been operating in some capacity at this site for the last 25 years and does not appear to adversely affect the adjacent residential landowners.

The proposed Bylaw was advertised in the July 14 and 21 editions of the Sunny South News and a notice mailed to the adjacent landowners. No comments were received with regards to the proposed application.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 20-014 if there are concerns with the continued use of the parcel for light industrial/commercial uses adjacent to Grouped Country Residential parcels. The refusal of the Bylaw would require that the business relocate and would eliminate any potential future impacts to the adjacent and nearby residences.

FINANCIAL IMPACT:

Any future expansions would be taxed at the commercial/industrial tax rate.

REASON(S) FOR RECOMMENDATION(S):

The Direct Control District will limit the uses on the property to what is currently operating on the site and the current business does not appear to adversely impact the adjacent residential properties.

ATTACHMENTS:

[Bylaw 20-014 LUB Amendment Application GCR to DC](#)

[20_014_GCR_DC_Ortho](#)

[Bylaw 20-014 - Premiere Woodworking Ltd - Amendment to LUB](#)

[ATCO Gas Comments](#)

[Fortis Comments](#)

[LNID Comments](#)

[Telus Comments](#)

[AT Comments](#)



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

Form C

OFFICE USE		
Date of Application: <u>April 21, 2020</u>	Assigned Bylaw	No. <u>20-014</u>
Date Deemed Complete: <u>May 13, 2020</u>	Application & Processing Fee:	\$ <u>2000.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	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 sections 53(1))

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

APPLICANT INFORMATION

Name of Applicant: 2249182 LTD.

Mailing Address: Box 593
Picture Butte, Alberta

Postal Code: T0K-1V0

Phone: 403 732-4682

Phone (alternate): 403 634-0087

Fax: 403 732-4628

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: 105050, RR212a

Legal Description: Lot(s) 2 Block 4 Plan 9610161
OR Quarter NW Section 34 Township 10 Range 21

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):

Direct Control

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** 90.96m X 68.93m and **lot area/parcel acreage** .611 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 52 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

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

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

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

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

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

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

Henry de Kok

APPLICANT

Henry de Kok

REGISTERED OWNER
(if not the same as applicant)

DATE: April 9, 2020

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. 1404 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the municipal development plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



Box 593
Picture Butte
Alberta, T0K 1V0
Phone: (403) 732-4682
Fax: (403) 732-4628

APPLICATION FOR A LAND USE BYLAW AMENDMENT

The existing property was subdivided in 1995? and was zoned grouped country residential with Henry de Kok Sr. together with his wife being the sole owners. A shop was built on one of these acreages in 1995. When applying for a development permit applicant was told that no development permit was necessary for a "big garage". Eventually this property was sold to "Premiere"(PCH), same owner/s and was used for a construction shop (vehicle and equipment storage/maintenance etc).

In 1998 the main shop was converted into a woodworking shop. Over the years several additions were added. It is the intention of PCH to continue using the property as it currently is, namely, Woodworking shop and construction, storage and maintenance.

As the property has been in this particular use since 1995, and is in an area of country residential acreages, some of which have shops on them as well, PCH suggests that the current situation is not in opposition to the development in general and meet the general compatibility of the uses of this area.

The business is well suited for the site; it is located between large residential acreages with good site drainage and yet with sufficient distance from coulees to eliminate any slope instability hazards.

The shop has both men and womens washrooms with a separate septic system, City of Lethbridge potable water, 3 phase power and a water hydrant located within ¼ mile. Besides employee travel to and from the site at opening and closing times there is no substantial impact on the access road. If more information or details are required please do hesitate to contact PCH at 403 732-4682, or email: henry@premierewoodworking.ca

Per: Henry de Kok



Land Use Redesignation

Bylaw 20-014: Group Country Residential (GCR) to Direct Control (DC)

Parcel: 9610161;4;2 located on the NW -34-10-12-W4 (Approx 1.5 acres) in Lethbridge County, AB



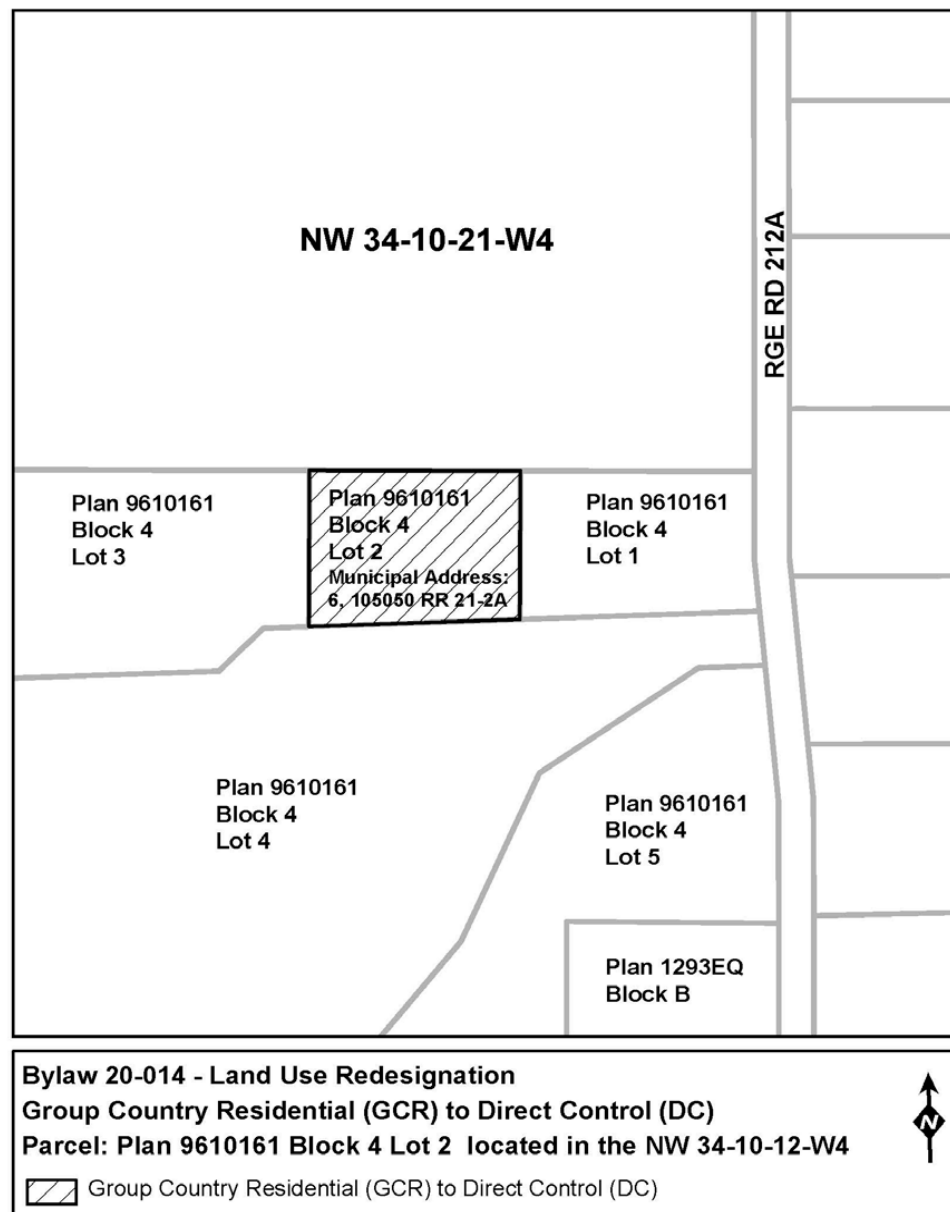
Group Country Residential (GCR) to Direct Control (DC)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 20-014

Bylaw 20-014 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 20-014 is to re-designate Plan 9610161 Block 4 Lot 2 in the NW 34-10-21-W4, from Grouped Country Residential (G.C.R.) to Direct Control (D.C.);



AND WHEREAS the proposed Bylaw 20-014 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 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 “A” 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 18th day of June 2020.

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

First Reading	June 18, 2020
Public Hearing	
Second Reading	
Third Reading	

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision, related to a construction/carpentry/woodworking business, on a site-specific basis for the following lands:

Plan 9610161 Block 4 Lot 2

2. PERMITTED USES

- Accessory Buildings/Structures to an approved use
- Contractor Trade Shop
- Office
- Outdoor Storage

3. DEFINITIONS

- **Accessory Buildings/Structures** means a building or structure that is incidental or subordinate to and customarily found in connection with a primary building, structure or use, does not precede the development of a primary structure or use is located on the same lot as the principal building or use, but does not include a building or structure used of human habitation.
- **Contractor Trade Shop** means any building or premises used by a carpenter, mill worker, cabinet maker, plumber, electrician or similar trades persons for assembling materials or products or storing tools, materials, trailers or supplies related to the business, but does not involve any sales on the premises.
- **Office** means development primarily for the provision of professional, managerial or consulting services; the administration needs of architects, engineers, businesses, trades, contractors, and other organizations.
- **Outdoor Storage** means the open storage of goods, merchandise, materials or equipment outside a building on a parcel of land.

4. MINIMUM LOT SIZE

- The minimum lot size shall be 1.5 acres (0.6 hectares).

5. MINIMUM YARD SETBACK REQUIREMENTS

- Front (south) and Rear (north) Yard Setback – 9.1 metres (30 feet)
- Side (east/west) Yard Setbacks – 6.1 metres (20 feet)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be located in the required setback from a property line or an easement.
- An accessory building or structure shall be setback a minimum 3.05 meters (10 feet) from the principal buildings 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 principal 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 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.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- Parking for the parcel will be as per the Lethbridge County Land Use Bylaw.
- Outdoor storage shall be screened to lessen the visual impact on adjacent parcels to the satisfaction of the Development Authority.
- Any additional standards as required by 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 may be required at the discretion of the Development Authority.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
 - Parking and storage areas are prohibited from being located over any of the septic system, including the disposal field area.
- 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 Part 1 - Sections 37 and 38, of the Land Use Bylaw.

11. SUBDIVISION

- As the parent title is 1.5 acres (0.6 hectares) no further subdivision shall be allowed.
- Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications with respect to this bylaw.

12. DELEGATION OF AUTHORITY

- Council shall be the Development Authority to decide on Development Permit Applications for application for waivers of development standards. Council may also decide on Development Permit Applications for permitted uses.
- The Development Officer, in accordance with Part 1 - Section 10 of 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 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 as per the requirements of the Land Use Bylaw.
- Before consideration of a Permit Application for Developing 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.
 - Hear 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 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.
- When applicable, Council should seek comments from external agencies such as the Regional Health Authority, Alberta Environment or Alberta Transportation, 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 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.

From: Lahnert, Jessica
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Bylaw 20-014 - Referral
Date: Tuesday, May 26, 2020 2:39:24 PM

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert

Administrative Coordinator
Natural Gas

P. 403 245 7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, May 15, 2020 2:41 PM
To: Picture Butte Office <PictureButteOffice@lethcounty.ca>; Alberta Transportation
(transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; Alberta
Health Services (SouthZone.EnvironmentalHealth@ahs.ca)
<SouthZone.EnvironmentalHealth@ahs.ca>; Inid@telus.net; FortisAlberta Inc. - Referrals
(landserv@fortisalberta.com) <landserv@fortisalberta.com>; South Land Administration
<SouthLandAdministration@atco.cul.ca>; South District Engineering
<SouthDistrictEngineering1@atco.com>; Telus Referrals (All) (circulations@telus.com)
<circulations@telus.com>; Keith Davis (keith@picturebutte.ca) <keith@picturebutte.ca>
Subject: Lethbridge County Bylaw 20-014 - Referral

****Caution – This email is from an external source. If you are concerned about this message, please forward it to spam@atco.com for analysis.****

Please review and provide comments on the attached referral by June 12, 2020.

Regards,

Hilary Janzen, RPP, MCIP
Supervisor of Planning and Development
Lethbridge County
905 4th Ave S
Lethbridge, AB T1J 4E4

403.328.5525 office
403.328.5602 fax
www.lethcounty.ca



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Hilary Janzen

From: Aldcroft, Erin <erin.aldcroft@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: Tuesday, May 19, 2020 8:35 AM
To: Hilary Janzen
Subject: Lethbridge County Bylaw 20-014 - Referral

Good Morning,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Erin Aldcroft

Erin Aldcroft | Land Coordinator

FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6331

[Project Status Portal](#) | Check the status of your New Service Connection or Project.

[Get Connected](#) | Getting connected with us is a five-phase process. Learn more here.



From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, May 15, 2020 2:41 PM
To: Picture Butte Office <PictureButteOffice@lethcounty.ca>; Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Inid@telus.net; Land Service <landserv@fortisalberta.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; Keith Davis (keith@picturebutte.ca) <keith@picturebutte.ca>
Subject: [EXTERNAL] DUE JUNE 12 Lethbridge County Bylaw 20-014 - Referral

EXTERNAL EMAIL: Use caution with links and attachments.

Please review and provide comments on the attached referral by June 12, 2020.

Regards,

Hilary Janzen, RPP, MCIP

Supervisor of Planning and Development
Lethbridge County
905 4th Ave S
Lethbridge, AB T1J 4E4

403.328.5525 office
403.328.5602 fax
www.lethcounty.ca



**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

May 28, 2020

Hilary Janzen, RPP, MCIP
Senior Planner
County of Lethbridge
#100, 905 - 4th Avenue South
LETHBRIDGE, AB T1J 4E4

Dear Madam:

RE: LAND USE BY-LAW AMENDMENT APPLICATION NO. 20 - 014
Plan 9610161, Block 4, Lot 2 within a PT. NW 34-10-21-4

Further to your letter dated May 15, 2020, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to the proposed land re-designation change.

Thank you for the opportunity to comment on this proposed application.

Yours truly,



Alan Harrold

General Manager

AH/jcp

By Email: hjanzen@lethcounty.ca

c: Premiere Woodworking Ltd. - Henry de Kok

Hilary Janzen

From: Chris Rvachew <CHRIS.RVACHEW@telus.com> on behalf of circulations <circulations@telus.com>
Sent: Tuesday, May 19, 2020 12:34 PM
To: Hilary Janzen
Subject: RE: Lethbridge County Bylaw 20-014 - Referral

TELUS Communications Inc. has no objections to the above mentioned circulation.

Thanks,

Chris Rvachew | Real Estate Specialist
Customer Network Implementation | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
Phone: (403) 384-3066 | circulations@telus.com

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to circulations@telus.com.

TELUS Restricted – Privileged & Confidential
Not to be forwarded or copied without express consent of the originator.

From: Hilary Janzen [mailto:hjanzen@lethcounty.ca]
Sent: May 15, 2020 02:41 PM
To: Picture Butte Office <PictureButteOffice@lethcounty.ca>; Alberta Transportation (<transdevelopmentlethbridge@gov.ab.ca> <transdevelopmentlethbridge@gov.ab.ca>; Alberta Health Services (<SouthZone.EnvironmentalHealth@ahs.ca> <SouthZone.EnvironmentalHealth@ahs.ca>; Inid@telus.net; FortisAlberta Inc. - Referrals (<landserv@fortisalberta.com> <landserv@fortisalberta.com>; ATCO Gas - Referrals Lethbridge (<southlandadmin@atcogas.com> <southlandadmin@atcogas.com>; ATCO Pipelines (<SouthDistrictEngineering1@atco.com> <SouthDistrictEngineering1@atco.com>; circulations <circulations@telus.com>; Keith Davis (<keith@picturebutte.ca> <keith@picturebutte.ca>
Subject: Lethbridge County Bylaw 20-014 - Referral

Please review and provide comments on the attached referral by June 12, 2020.

Regards,

Hilary Janzen, RPP, MCIP
Supervisor of Planning and Development
Lethbridge County
905 4th Ave S
Lethbridge, AB T1J 4E4

403.328.5525 office
403.328.5602 fax
www.lethcounty.ca



AT File Reference: RSDP030400
Our Reference: 2511-NW 34-10-21-W4M (519/843)
Your Reference: Bylaw No. 20-014

May 20, 2020

Hilary Janzen
Supervisor of Planning & Development
hjanzen@lethcounty.ca
Lethbridge County
#100, 905 – 4 Avenue South
Lethbridge, AB T1J 4E4

Dear Ms. Janzen:

**RE: PROPOSED LAND USE REDESIGNATION
LOT 2, BLOCK 4, PLAN 9610161
PORTION OF NW 34-10-21-W4M
LETHBRIDGE COUNTY**

Reference to Bylaw Amendment 20-014 to facilitate redesignation of the caption noted lands from "Grouped Country Residential - GCR" to "Direct Control – DC" to accommodate an existing business located on the property.

Alberta Transportation's primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway system.

To that end, we have reviewed the information that was forwarded to your office in support of the proposed Land Use Bylaw Amendment (reference to your Circulation Notice Land Use Bylaw Amendment dated May 15, 2020, Bylaw No. 20-014). Strictly from Alberta Transportation's point of view the proposal could be accommodated.

Given the information provided to date, at this juncture, this is merely a change in land use designation. Strictly from Alberta Transportation's point of view, we do not anticipate that the redesignation as proposed would have any appreciable impact on the highway. Therefore, we do not have any objections to the proposed land use redesignation and/or favorable consideration by the Lethbridge County land use authority.

Notwithstanding the foregoing, the applicant would be advised that any development within 300 metres of the limit of a controlled highway or within 800 metres from the center point of an intersection of a controlled highway and a public road would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Act and the corresponding Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines; however, given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local road system, in this instance, a permit from Alberta Transportation will not be required, and development of the existing business could proceed under the direction, control, and management of the county. The applicant could contact the undersigned, at Lethbridge 403-382-4052, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Thank you for the referral and opportunity to comment.

Yours truly,

Leah Olsen
Development/Planning Technologist
403-388-3105

LO/jb

cc: Oldman River Regional Services Commission – steveharty@orrsc.com

From: Diana Rung
Sent: June 17, 2020 11:29 AM
Subject: Trout stocking at McVinnie Reservoir and McQuillan Reservoir

Hello Morris and Tory.

We received a donation of \$1000 from Lethbridge County for trout stocking at McVinnie Reservoir and McQuillan Reservoir this year. Thank you very much for that! I am writing today to determine whether Lethbridge County would be interested in creating an ongoing partnership of 3-5 years with us?

We stock McVinnie Reservoir with about 4200 rainbow trout and McQuillan Reservoir with about 4700 rainbow trout each spring. This provides sportfishing opportunities for local county residents as well as other visitors. Our cost to stock trout at these lakes in the 2020 summer season will be approximately \$26,000. Trout prices tend to increase slightly each year. This year we will stock 64 ponds throughout the province with trout for the recreational enjoyment of all Albertans. Species of trout stocked include rainbow, brook and brown trout. We also have a program called 'Kids Can Catch' events which promote angling for children and their families. These events will not occur this year but we hope that they will resume when it is safe to do so. We are a non profit organization and our partners are very important to us. We celebrate our partners on various social media. Please refer to the links below for more information about our work.

[Alberta Conservation Association - Who We Are](#)

[Corporate Partners in Conversation](#)

[Mcvinnie Reservoir](#) and [McQuillan Reservoir](#)

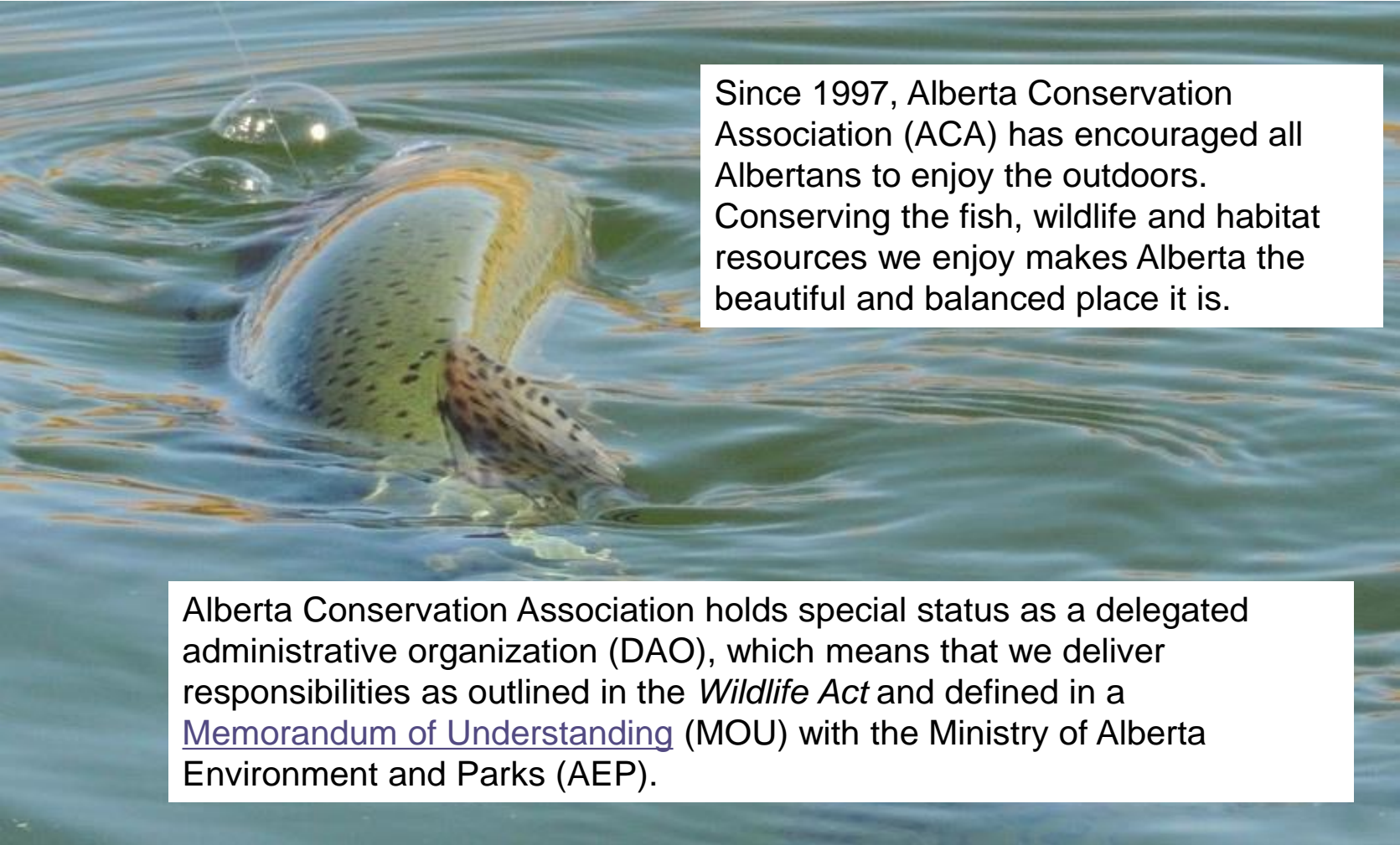
Thank you again for your generous support. Please let me know if you would like to discuss this further.

Sincerely,



Diana Rung
Biologist, ACA | Red Deer
CELL 403-391-3093
WEB www.ab-conservation.com
EMAIL diana.rung@ab-conservation.com





Since 1997, Alberta Conservation Association (ACA) has encouraged all Albertans to enjoy the outdoors. Conserving the fish, wildlife and habitat resources we enjoy makes Alberta the beautiful and balanced place it is.

Alberta Conservation Association holds special status as a delegated administrative organization (DAO), which means that we deliver responsibilities as outlined in the *Wildlife Act* and defined in a [Memorandum of Understanding](#) (MOU) with the Ministry of Alberta Environment and Parks (AEP).



www.ab-conservation.com

Fisheries



Land management



Wildlife



Communications

- Conservation Magazine
- Alberta Discover Guide
 - Conservation Sites
 - Pheasant Release Sites




www.ab-conservation.com

Stocked Ponds

Alberta Conservation Association stock ponds with rainbow trout, brook trout, and brown trout.

Search Stocked Lakes




We created this new map to help you find a great fishing spot to call your own. You have multiple options with over 130 lakes and ponds stocked by ACA and Alberta Environment and Parks (AEP).

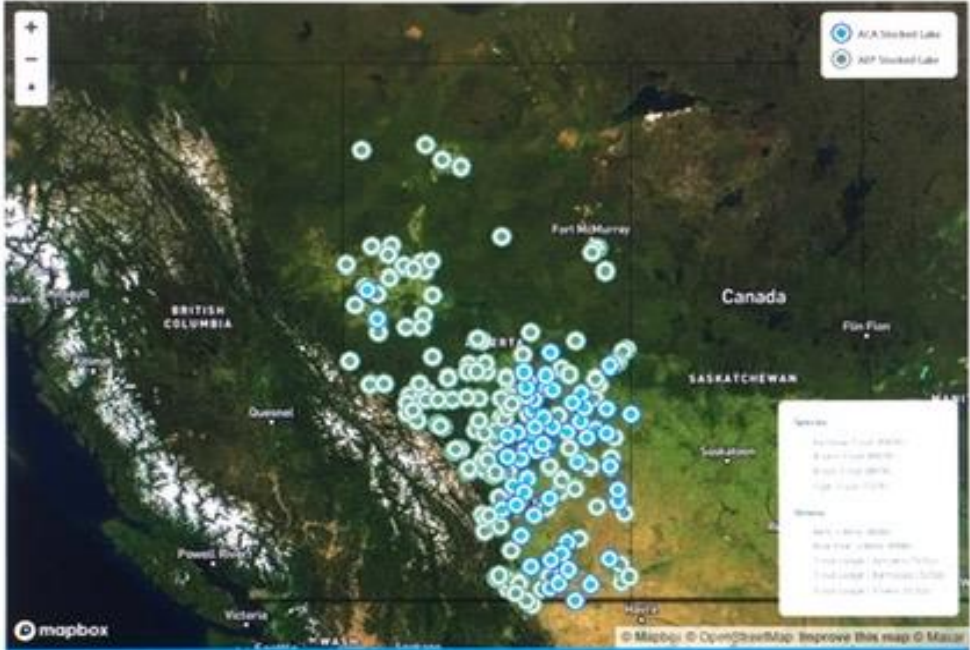
Whether you are a complete newbie who found a Spiderman fishing rod at a garage sale or a seasoned fisherman with thousands of dollars' worth of equipment, this map should help you find a great fishing spot.

Remember to buy your 2020 fishing licence. Find out how plus see Alberta's [Sportfishing Regulations](#) to perfect your pond experience.

Find out more about the bathymetry (depth) of ACA's stocked ponds [here](#).



We are happy to have you visit the sites and are even happier



Waterbody: ↑	District: ↓	Species: ↓	Stocking Month: ↓	Status: ↓	Distance (km): ↓
Acadia Valley Reservoir	Oyen	BWTR (5000) BWTR	May	Stocked	N/A
Alford Lake	Rocky Mountain House	BWTR (3000)	May	Stocked	N/A
Alford Lake	Stamson	BWTR (3740)	May	Stocked	N/A



www.ab-conservation.com



www.ab-conservation.com



www.ab-conservation.com



McQuillan Reservoir

4700 rainbow trout
on April 29 and June
19.



McVinnie Reservoir

4200 rainbow trout
April 29 and June 23



www.ab-conservation.com



2020 Corporate Partners

Aquality Environmental

Canadian Tire Cochrane

CCI Solutions

City of Beaumont

City of Lacombe

City of Medicine Hat

Grande Prairie County

Lethbridge County

Nutrien

Saddle Hills County

Shell Canada

Sysgen Solutions Group Ltd.

Town of Bonnyville

Town of Cochrane

Town of High River

ACA is very grateful for our partners that help deliver the fish stocking project.

MOU of 3 to 5 years with an MOU.

Annual contributions range from \$500 to \$5000.



Kids Can Catch Events



What is Kids Can Catch?

Each year, multiple Kids Can Catch events are held across the province. Volunteers are on hand to help teach new anglers the proper ways to bait a hook, where to drop a line, and what to do once a fish has been caught.



www.ab-conservation.com

ACA's trout pond expansion project.

ACA has a long history of working closely with individuals to create opportunities that benefit both conservation *and* the landowner. **We are looking for new ponds to stock.**

That said, not just any old slough can transform—for successful fishing holes we must consider size, depth, water temperature, oxygen level and pH. At minimum, ponds are three metres deep with minimal algae growth, and self-contained so fish can't escape into other waterbodies.

Think you've got an ideal pond? If so let us know. Before stocking, ACA will visit your waterbody and make sure it can support fish.

Want to know more?

Contact:

Scott Seward—780-897-3006

Email: scott.seward@ab-conservation.com

Diana Rung – 403-491-3093

Email: diana.rung@ab-conservation.com





Thank you



www.ab-conservation.com

AGENDA ITEM REPORT



Title: Bylaw 20-007 - Road Closure, Sale and Consolidation of a portion of Sidney Road within subdivision plan 4000AQ- First Reading
Meeting: County Council - 06 Aug 2020
Department: Community Services
Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 29 Jul 2020
Approved - 30 Jul 2020

STRATEGIC ALIGNMENT:



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Effective Governance
and Service Delivery



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EXECUTIVE SUMMARY:

An application has been made to close a road in the Lucy-Howe Subdivision, being a portion of Sidney Road in subdivision plan 4000AQ.

RECOMMENDATION:

That Bylaw 20-007 be read a first time.

PREVIOUS COUNCIL DIRECTION / POLICY:

Policy 109A - Road Allowance Closure & Sale approved by County Council on March 6, 2014.

BACKGROUND INFORMATION:

An application has been made to close a road in the Lucy-Howe Subdivision, being a portion of Sidney Road in subdivision plan 4000QA. The proposed road closure is 187.05m (614 feet) long x 10.06m (33 feet) wide (0.188 hectares / 0.46 acres).

The lands were taken as road right-of-way when the area was originally subdivided in 1913 and has never been developed for use as a road since its creation. The County has determined that this portion of road will not be required for future use and can be closed.

If approved, the applicant will be required to consolidate the road closure area into their adjacent parcel which is located north of the road proposed to be closed.

ALTERNATIVES / PROS / CONS:

County Council may deny first reading of the bylaw if there are concerns with the proposed road closure. This 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 up upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear out all positions on the Bylaw and make an informed decision. If first reading is not given the applicant would have the right to appeal that decision to the Court of Appeal of Alberta.

FINANCIAL IMPACT:

If the road closure is approved the proceeds of the sale will be \$8,694.00.

REASON(S) FOR RECOMMENDATION(S):

Proceeding with First Reading will allow County Administration to set up the Public Hearing time and date and send out the notices to the adjacent landowners and the utility companies.

ATTACHMENTS:

[Bylaw 20-007](#)

[Map of Road Closure Area](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW 20-007

A BYLAW OF LETHBRIDGE COUNTY FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO AND DISPOSING OF PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

WHEREAS, the lands hereafter described are no longer required for public travel;

WHEREAS, application has been made to Council to have the roadway closed, and;

WHEREAS, the Council of Lethbridge County deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads or portions thereof, situated in the said municipality and thereafter creating title to and disposing of same, and;

WHEREAS, notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and;

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw;

NOW THEREFORE BE IT RESOLVED that the Council of Lethbridge County in the Province of Alberta does hereby close to Public Travel and creating title to and disposing of the following described highways, subject to rights of access granted by other legislation.

ALL THAT PORTION OF SIDNEY ROAD SHOWN ON PLAN 4000 AQ
FORMING PART OF LOT 10, BLOCK 17, PLAN _____
CONTAINING 0.188 HECTARES (0.46 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

Reeve

Chief Administrative Officer

Approved this _____ day of _____, 20____.

Minister of Transportation

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

Reeve

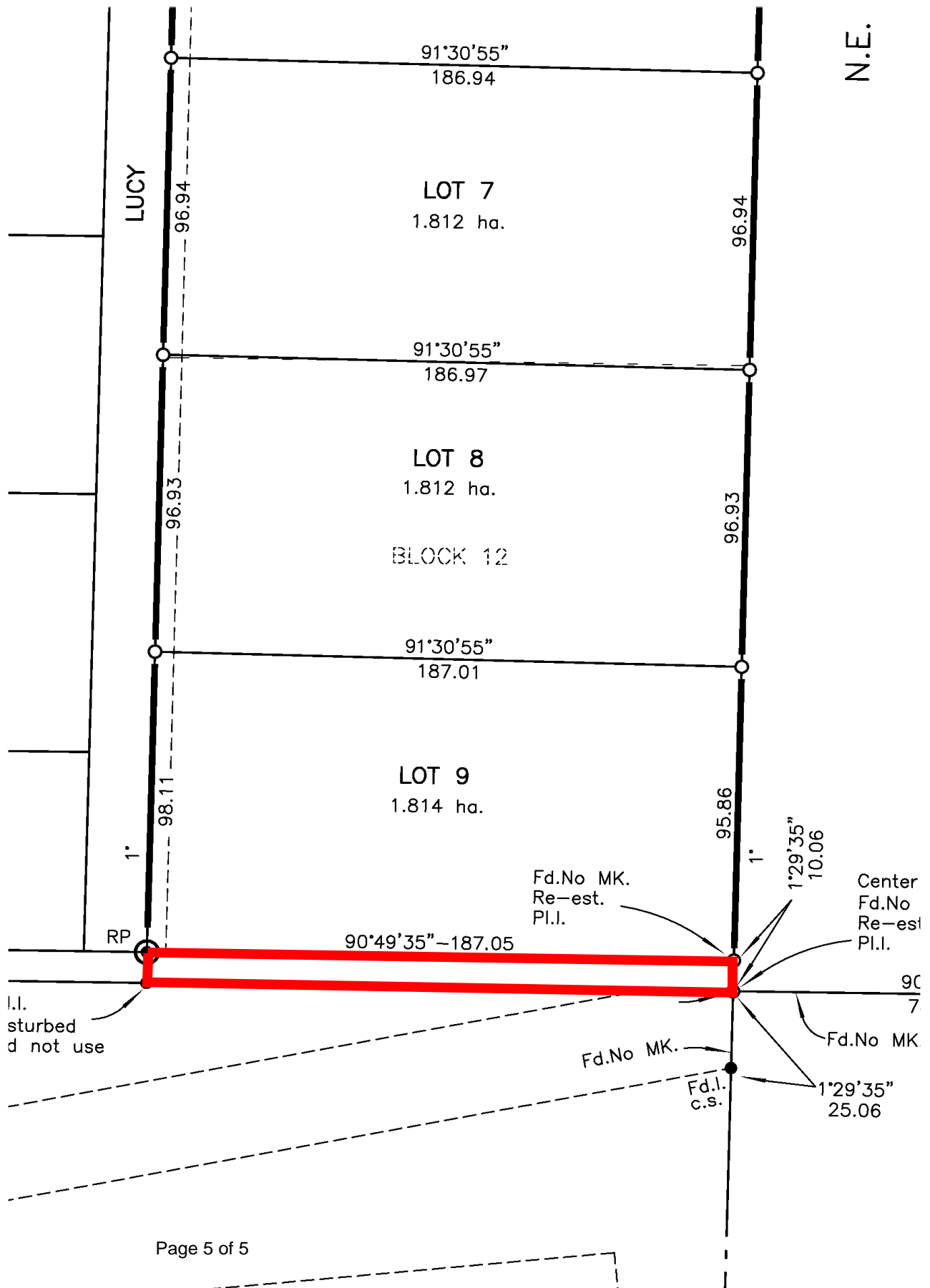
Chief Administrative Officer

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

Reeve

Chief Administrative Officer

First Reading	
Send to Minister of Transportation	
Public Hearing	
Second Reading	
Third Reading	



AGENDA ITEM REPORT



Title: Bylaw 20-016 - Amendment to the Land Use Bylaw - Lethbridge Urban Fringe to Grouped Country Residential for north portion of Plan 7770AU Block Z in the NW 26-8-20-W4 - First Reading

Meeting: County Council - 06 Aug 2020

Department: Community Services

Report Author: Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services
Ann Mitchell, Chief Administrative Officer

Approved - 15 Jul 2020
Approved - 30 Jul 2020

STRATEGIC ALIGNMENT:



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EXECUTIVE SUMMARY:

An application has been received to re-designate the north Lot of Plan 7770AU Block Z in the NW 26-8-20-W4 from Lethbridge Urban Fringe to Grouped Country Residential. The parcel is located within the Section 26 Area Structure Plan and has met the requirements for that Plan.

RECOMMENDATION:

That Bylaw 20-016 be read a first time.

PREVIOUS COUNCIL DIRECTION / POLICY:

Bylaw 1483 - Section 26 Area Structure Plan was adopted by County Council on January 18, 2017.

BACKGROUND INFORMATION:

An application has been received to re-designate the north Lot of Plan 7770AU Block Z in the NW 26-8-20-W4 from Lethbridge Urban Fringe to Grouped Country Residential. The parcel is located within the Section 26 Area Structure Plan and has met the requirements for that Plan.

The applicant has submitted a comprehensive package to County administration to support their application, which includes a site suitability assessment, traffic impact assessment, and a storm water management plan.

The application has been circulated to all County Departments and external agencies for review. It is anticipated that the public hearing for this bylaw will be held in September 2020.

ALTERNATIVES / PROS / CONS:

County Council may deny first reading of the bylaw, if there are concerns with the proposed Land Use Bylaw Amendment. This 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 up upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear out all positions 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 Court of Appeal of Alberta.

FINANCIAL IMPACT:

If the Bylaw is ultimately approved the applicant would be able to apply for subdivision of 7 Country Residential Parcels that would be taxed at the County's Residential Tax Rate upon development of each of the parcels.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 20-016 will allow County Administration to proceed with setting up the Public Hearing and sending out notifications for the Public Hearing.

ATTACHMENTS:

[20_016_LUF_GCR_Ortho](#)

[Bylaw 20-016 - 644213 Alberta Ltd \(Howie Development\) Amendment to LUB](#)



Land Use Redesignation

Bylaw 20-016: Lethbridge Urban Fringe (LUF) to Group Country Residential (GCR)

Parcel: The Northerly portion of 7770AU;Z located on the NE 26-8-21-W4 (Approx 39.96 acres) in Lethbridge County, AB



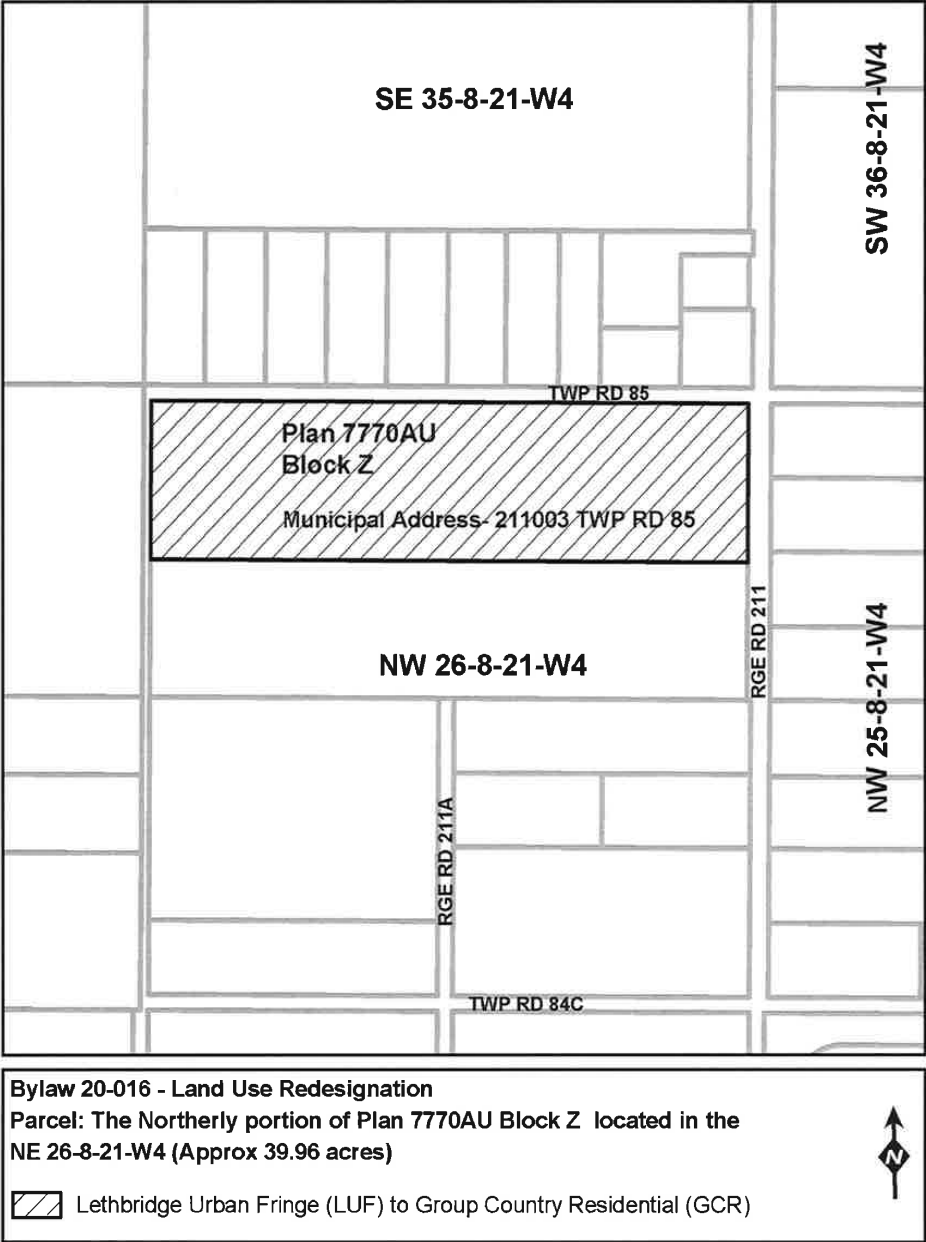
Lethbridge Urban Fringe (LUF) to Group Country Residential (GCR)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 20-016

Bylaw 20-016 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 20-016 is to re-designate Plan 7770AU Block Z in the NE 26-8-21-W4 (directly south of Township Road 8-5) from Lethbridge Urban Fringe (LUF) to Grouped Country Residential (GCR) as shown on the sketch below:



AND WHEREAS the applicant is requesting a re-designation of the lands to allow for the subdivision of the parcel for country residential purposes as per Bylaw 1483 being the Section 26 Area Structure Plan;

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;

GIVEN first reading this 6th day of August 2020.

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	August 6, 2020
2 nd Reading	
Public Hearing	
3 rd Reading	

AGENDA ITEM REPORT



Title: Rural Municipalities of Alberta (RMA)
Assessment Model Review Advocacy
Meeting: County Council - 06 Aug 2020
Department: Administration
Report Author: Ann Mitchell

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer

Approved - 30 Jul 2020

STRATEGIC ALIGNMENT:



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EXECUTIVE SUMMARY:

Lethbridge County received the attached documentation from RMA, regarding Assessment Model Review Advocacy.

RMA is strongly encouraging Lethbridge County to engage our local MLAs on this issue, as it impacts our municipality.

Four scenarios will be presented to provincial decision-makers, these are:

- Scenario One - 7% overall assessment decrease
- Scenario Two - 9% overall assessment decrease
- Scenario Three - 14% overall assessment decrease
- Scenario Four - 20% overall assessment decrease

RECOMMENDATION:

That Lethbridge County Council determine the lobbying avenues with the Provincial Government with regards to the new Assessment Model Review Advocacy.

PREVIOUS COUNCIL DIRECTION / POLICY:

BACKGROUND INFORMATION:

The Government of Alberta is currently considering changes to the assessment model for regulated properties such as oil and gas pipelines. According to the Government, the review was intended to

"modernize" the assessment model for oil and gas properties to enhance industry competitiveness while ensuring municipal viability.

RMA was involved in the review that led to these changes, and vocally opposed the focus of the review and the outcomes.

ALTERNATIVES / PROS / CONS:

Lethbridge Council could consider the following when deliberating this decision:

To engage with the Government of Alberta and advocate on behalf of ratepayers:

- these proposed changes impact Lethbridge County's revenue

To remain silent and not engage:

- by remaining silent, Lethbridge County Council is not advocating on behalf of their ratepayers and will adhere to the final decision without input

FINANCIAL IMPACT:

RMA predicts that the proposed assessment model changes could impact Lethbridge County by a 4% decrease in revenue.

REASON(S) FOR RECOMMENDATION(S):

RMA is asking their municipalities to engage with the Government of Alberta and advocate to through our local MLAs to not use the assessment system as an industry competitiveness tool, and not support industry on the backs of municipalities.

ATTACHMENTS:

[RMA Supporting Documents](#)

Lorne Hickey

From: Wyatt Skovron <wyatt@RMAAlberta.com>
Sent: July 23, 2020 11:49 AM
To: Lorne Hickey; Ann Mitchell
Cc: Brian Brewin
Subject: Lethbridge County - Assessment Model Review Advocacy Materials
Attachments: AMR Outcomes Summary - Final Detailed Information.pdf; Assessment Model Position Statements.pdf; Lethbridge-Impacts of Assessment Model Changes.pdf; MLA Template.docx; Assessment Model Review Impacts Report - Lethbridge.pdf

Importance: High

Hello,

Please find attached the following materials developed by RMA to assist your municipality in advocating locally on the impacts of the changes that provincial decision-makers are considering to the assessment model for oil and gas properties:

- a formal letter outlining RMA's position on the review,
- an individual analysis of the impacts that the assessment changes will have on your municipality based on publicly available data,
- a letter template that we encourage all municipalities to complete and send to their local MLA(s),
- RMA positions statements specifically related to the assessment model review that can be used in your local engagement, and
- an outcomes summary report with specific details on the assessment model review process, and RMA's input.

We strongly encourage you to engage on this issue with local MLAs and other local business leaders and stakeholders who may be indirectly impacted by these changes. Please reach out to myself or an RMA board member with any questions on the review or advocacy process.

Thanks,

Wyatt Skovron
Senior Policy Advisor



Office: 780.955.4096
RMAAlberta.com

2510 Sparrow Drive, Nisku, Alberta T9E 8N5 780.955.3639



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July 13, 2020

Reeve Lorne Hickey
Lethbridge County

Via email to lhickey@lethcounty.ca & amitchell@lethcounty.ca

Dear Reeve Hickey,

Re: Impacts of Assessment Model Changes in Lethbridge County

As you are aware, the Government of Alberta is currently considering changes to the assessment model for regulated properties such as oil and gas wells and pipelines. RMA was involved in the review that led to these changes, and vocally opposed the focus of the review and outcomes. According to the stakeholder engagement plan, the intent of the review was to “enhance industry competitiveness while concurrently ensuring the ongoing viability of municipalities.” After engaging in the review and being apprised of the recommended changes currently being considered by provincial decision-makers, RMA is extremely concerned that the review outcomes will achieve neither of the above intents. RMA repeatedly voiced their opposition to the models proposed and to the use of the assessment model to enhance industry competitiveness, but this concern did not impact the final proposed changes to the model.

Although the Government of Alberta has not yet finalized changes, RMA is aware of four options currently being considered. Depending on the option selected, the changes will reduce the overall assessed value of oil and gas property in rural Alberta by between \$8.9 billion and \$26.7 billion and result in rural municipalities losing a combined total of between \$108.7 million and \$291.2 million in property tax revenue in the first year in which the changes are implemented.

The impacts of the changes vary widely in different regions of the province with some municipalities projected to lose as much as 49% of their current non-residential assessment value and 40% of their overall revenue in the first year of implementation under the most extreme scenario. For some municipalities, this loss in revenue may impact their ongoing viability. RMA expects impacts to worsen following the first year of implementation but was not provided access to the detailed assessment information necessary to conduct a multi-year impact assessment.

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In terms of industry competitiveness, the proposed changes will mean that as a whole, the oil and gas industry will save the same amount that municipalities will not be collecting in tax revenue. Presumably, this will enhance industry competitiveness by reducing operating costs. However, RMA's analysis of the data provided by the Government of Alberta indicates that the competitiveness benefits will disproportionately favor Alberta's largest oil and gas companies, while on average, Alberta's smallest

companies will see little impact, and some will see a significant increase in assessment. Additionally, the review has included no analysis or data on how reduced assessment will translate to increased competitiveness given other factors impacting the oil and gas industry, such as market access and low commodity prices. The changes will also hinder broader economic development efforts by simply shifting the property taxes from the oil and gas industry to other small businesses and residents.

While the specific changes to the assessment model are highly concerning, RMA is opposed to the overall concept of manipulating the assessment system to support industry competitiveness. **This approach includes no incentives or requirements that industry use property tax savings to invest in Alberta or create jobs.** As most of the savings will go to large companies with holdings around the world, it is likely that such savings will not be used in Alberta. While the change in the assessment model may make large oil and gas companies more profitable, **there has been absolutely no link established between the assessment model changes and making Alberta's oil and gas industry more competitive.**

Due to strict confidentiality requirements, RMA was not able to share updates of the review process with members as it was occurring. As the recommended changes currently under consideration by ministers and provincial decision-makers are now publicly available, RMA is requesting the assistance of members in informing government of the significant impacts these changes will have on rural municipalities.

Please find attached to this letter information highlighting the province-wide municipal and industry impacts of the proposed assessment changes, as well as an outline of how the changes impact your municipality. All figures are based on data provided by the Government of Alberta, either through the assessment model review or through general municipal reporting. The "municipal response options" are hypothetical scenarios based on public municipal financial information. If, after reviewing the assessment changes with your staff and council, you have additional information related to how the changes will impact your municipality, we strongly encourage you to share this with your MLA and with RMA. Also please note that the same information (about your municipality and others in the relevant riding) has been sent directly from RMA to the MLAs representing the riding (or ridings) in which your municipality is located.

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Please complete and submit to your local MLA the letter template provided by RMA. We encourage you to modify the language in the template to suit your local position and reflect the voices of your council. RMA would also encourage you to share your concerns with the changes with the Minister of Municipal Affairs and Premier.

The implementation of these changes has the potential to cause irreparable harm to many rural municipalities. Regardless of the extent to which your municipality is impacted by the changes, we urge you to use the attached information and other resources provided by RMA to advocate to your local MLA that the Government of Alberta not use the assessment system as an industry competitiveness tool, and not support industry on the backs of municipalities. This solution is unfair, ineffective, and unsustainable.

Please feel free to contact me by phone (403-507-3345) or email (akemmere@RMAAlberta.com) to discuss this issue further.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Kemmere", is written over a light blue horizontal line.

Al Kemmere, President

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Assessment Model Review IMPACTS REPORT

LETHBRIDGE COUNTY

The Government of Alberta is proposing assessment model changes, which could affect your municipality's revenue.

TOTAL REVENUE MAY
CHANGE BY AS MUCH AS

↓ 4%

For more context and scenarios, please review the back.

To compensate, you may need to adjust:

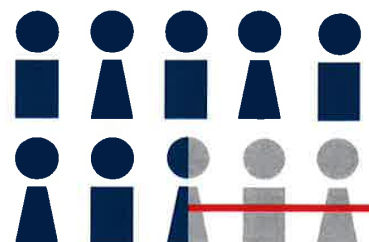
RESIDENTIAL MILL RATE
BY AS MUCH AS

↑ 14.3%



OR

FULL-TIME STAFF
BY AS MUCH AS 8.6%



For more context and scenarios, please review the back.

July 7, 2020

Commented [WS1]: Transfer to your municipality's letterhead, font, etc.

MLA FIRST LAST
RIDING

Via email: EMAIL ADDRESS

Dear MLA 7,

Re: Impacts of Assessment Model Changes on MUNICIPALITY

MUNICIPALITY is extremely concerned with and opposed to the changes to the assessment model for regulated properties such as wells and pipelines that was announced recently. The changes are intended to enhance oil and gas industry competitiveness, but will have serious impacts on municipalities across Alberta. As your riding includes MUNICIPALITY, it is critical that you are aware of the impacts these changes will have on our ability to provide services and maintain infrastructure, as well as the burden such changes may place on other property owners in the municipality.

Based on the various potential changes presented by the province, MUNICIPALITY would be required to increase the residential tax rate by between xx% and yy%, the non-residential tax rate by between xx% and yy%, or reduce full-time employment by between xx% and yy%. Raising tax rates to off-set the impacts of the assessment model change will have the effect of simply transferring taxes from the oil and gas industry to other businesses and residents.

In reality, we may be forced to enact a combination of all three changes, as well as reduce service levels and intermunicipal collaboration agreements to remain viable. These changes will impact not only our municipality and the services we provide to residents and businesses, but the entire region. Please find attached to this letter a short summary of how the changes will impact MUNICIPALITY.

As MLA for RIDING, we rely on you to serve as a provincial government champion for our municipality, our municipal neighbours, and area residents and businesses. Right now, we badly need your support in urging your government colleagues (particularly the ministers of Municipal Affairs and Energy and the Associate Minister of Natural Gas and Electricity) to reconsider these changes and work with municipalities to better understand their impacts. MUNICIPALITY, and many others across Alberta, are proud supporters and partners of the oil and gas industry, and deserve to be part of the solution to industry competitiveness, rather than have be forced to absorb crippling changes to the assessment model.

We would be pleased to provide you with further information on this issue. We would also encourage you to contact the Rural Municipalities of Alberta for more information on the province-wide impacts of the changes.

Sincerely,

?, Mayor/Reeve
Municipality

cc: Al Kemmere, President, Rural Municipalities of Alberta

MUNICIPAL IMPACTS

Based on the assessment model review scenarios provided by the Government of Alberta and financial data from the MFIS database, RMA's models make the following municipal predictions. Due to the limits of data provided, we are unable to project past the first year of implementation. Because of the significant changes to the depreciation curves under most of the models, there will be increased impacts in the future as assets age.

SCENARIO TAX IMPACTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Total Assessment Base Loss	\$-66,628,639 (-3%)	\$-75,316,451 (-4%)	\$-78,780,001 (-4%)	\$-89,943,452 (-5%)
M&E Assessment Base Loss (%)	-8%	-8%	-8%	-8%
LP Assessment Base Loss (%)	-26%	-30%	-32%	-37%
M&E Tax \$ Loss (2019 Mill Rate)	\$-84,858	\$-84,858	\$-84,858	\$-84,858
Linear Tax \$ Loss (2019 Mill Rate)	\$-522,442	\$-601,629	\$-633,198	\$-734,949
Percent Loss of Total Revenue	-3%	-3%	-3%	-4%

MUNICIPAL RESPONSE OPTIONS

The response options below demonstrate how significant non-residential assessment and taxation is for rural municipalities. Even a modest reduction in oil and gas assessment may require municipalities to drastically increase tax rates or reduce expenses. In other words, changes to assessment have significant domino effects on rural municipalities. These illustrate hypothetical impacts that the changes may have on operations based on available data. These should not be seen as recommendations, as they are only provided for context.

POTENTIAL RURAL MUNICIPALITY RESPONSE IMPACTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Residential Mill Rate Increase	10.6%	12.0%	12.5%	14.3%
OR				
Non-Residential Mill Rate Increase (Excluding 5:1 limits)	9.8%	11.2%	11.8%	13.7%
Tax capacity shortfall due to 5:1 ratio (includes tax capacity loss still required to achieve 5:1)	\$0	\$0	\$0	\$0
OR				
Workforce cuts to cover losses (% of total FTE's)	6.4%	7.2%	7.6%	8.6%
FTE's at risk	4.09	4.62	4.83	5.52
OR				
Total Expense Reduction % (including capital infrastructure investment)	2.38%	2.69%	2.81%	3.21%
OR				
Time shortfall can be covered by Unallocated Reserves (Months)	53	47	45	39



RMA
RURAL MUNICIPALITIES
of ALBERTA

Rural Municipalities of Alberta

Assessment Model Review – Outcomes Summary



Over the past several months, RMA has participated in a Government of Alberta-led review of the assessment model for oil and gas properties such as wells and pipelines. In addition to RMA, the following organizations participated in the review:

- Alberta Urban Municipalities Association
- Canadian Association of Petroleum Producers
- Explorers and Producers Association of Canada
- Canadian Energy Pipeline Association
- Canadian Property Taxpayers Association

According to the Government of Alberta, the review was intended to “modernize” the assessment model for oil and gas properties to enhance industry competitiveness while ensuring municipal viability.

Due to strict confidentiality requirements, RMA has been unable to provide members with an update on the review process. At this point, the Government of Alberta has finalized recommended changes to the model and have briefed relevant provincial ministers and decision-makers on the recommendations. RMA (and the other organizations involved in the review) now have an opportunity to advocate to those same ministers and decision-makers on the impacts of the recommended changes.

The review concluded with four scenarios to be presented to provincial decision-makers, each of which represents different changes to the assessment model and different impacts on municipalities and industry. All scenarios reduce overall assessment values of the property impacted by the review, with province-wide reductions ranging from 7% in scenario A to 20% in scenario D. However, the impacts of the changes vary among municipalities and companies. Some municipalities will lose significant assessment value, while others will see their assessment increase. Similarly, some companies will benefit greatly from each scenario in the form of reduced assessments, while others (mainly small companies) will see massive increases in assessment. This document shows the province-wide impacts of each scenario. RMA is not aware of whether the Government of Alberta favors a specific scenario. Industry representatives have vocally supported scenario D, which most drastically reduces assessment.

Unfortunately, no multi-year impact analysis has been shared for the scenarios. All data focuses only on the first year of implementation, though due to steeper depreciation curves and other changes, municipal impacts will become more severe as assets age. It is important to note that even municipalities that are minimally impacted in year one may face much more serious impacts in year five or ten.

As will be evident in this document and other information shared with members, RMA is strongly opposed to the recommended changes to the assessment model and their impacts on both municipal viability and industry competitiveness. The remainder of this document will summarize key points from various RMA input during the review process that demonstrates the impacts of the recommended changes on municipalities and industry and proposes alternative approaches to enhancing industry competitiveness that are more transparent, targeted and effective than the proposed assessment model changes. This information was provided to the Government of Alberta during the review process and has been submitted formally to the Minister of Municipal Affairs in advance of the internal provincial minister and decision-maker briefings.

Technical Summary of Proposed Changes

The Government of Alberta has based the review process around four scenarios for changes to various aspects of the assessment model, with each resulting in a different level of impact to municipalities and industry in the form of overall assessment reductions. The review process was focused primarily on discussing the impacts of the various scenarios rather than the technical details. However, the Government of Alberta revised the scenarios repeatedly throughout the review process based mainly on ongoing data, information and suggestions received from industry. Unfortunately, RMA was not provided this data or detailed information on why the scenarios were continually changed.

As RMA was not involved in the year-long technical reviews that preceded the current review, it is unknown the extent to which the changes in each scenario are informed by the work of the technical reviews. Specific technical questions about the rationale behind the changes in each scenario should be direct to Alberta Municipal Affairs.

The technical changes in each scenario are summarized below (based on summary information provided to RMA by the Government of Alberta):

Current

Wells

- Base costs - Follows CCRG
- Depreciation - A set factor of 0.67 (67% asset value applied)
- Additional Depreciation - Production
- Land Assessment - 1766 to 12,792
- Statutory Level or Adjustment Factor - None

Pipelines

- Base Costs - Follows CCRG
- Depreciation - A straight factor of 0.67 (67% asset value applied for all pipe types [less than 10 inches or greater than 10 inches])
- Multi line adjustment - Not applicable
- Additional Depreciation - Production
- Land Assessment - Not applicable
- Statutory Level or Adjustment Factor - Not applicable
- Age - Not applicable

Scenario A – 7% overall assessment decrease

Wells

- Base costs - All costs designated by the CCRG are removed, and stimulation costs are removed.

- Depreciation - Begins at 10% and ends at 90%, dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years.
- Additional Depreciation - None applied.
- Land Assessment - No changes to the current land assessment listed in the Minister's Guidelines.
- Statutory Level or Adjustment Factor - A factor of 0.65 is applied to deep horizontal wells.

Pipelines

- Base Costs - All costs designated by the CCRG are removed, and a straight cut is used for crossings.
- Depreciation - For all pipe types less than 10 inches, depreciation begins at 10% and ends at 90%, dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years. For all pipe types greater than 10 inches, depreciation begins at 10% and ends at 90%, dropping 3% per year until maximum depreciation (factor of 0.10) is reached in 26 years.
- Multi line adjustment - A factor of 0.80 is applied to all pipe greater than 10 inches.
- Additional Depreciation - 0.95 for CFB Suffield.
- Land Assessment - Not applicable.
- Statutory Level or Adjustment Factor - Not applied.
- Age - Updated to reflect new information.

Machinery and Equipment – Well Sites

- Base Costs - All costs designated by the CCRG are removed.
- Depreciation - Depreciation begins at 25% and ends at 90%, holding 25% for the first four years, and dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years.
- Additional Depreciation - Loss in value from site-specific causes.
- Land Assessment - Included in the well assessment.
- Statutory Level or Adjustment Factor - Legislated 77%.

Machinery and Equipment – Facilities

- No change from the current
- Statutory Level or Adjustment Factor - Legislated 77%.

Scenario B – 9% overall assessment decrease

Wells

- Base Costs - All costs designated by the CCRG are removed, and stimulation costs are removed.
- Depreciation - Begins at 25% and ends at 90%, holding at 25% for the first four years, and dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years.
- Additional Depreciation - None applied.
- Land Assessment - Maintain current land assessment listed in the Minister's Guidelines, except the land assessment is reduced to zero when maximum depreciation is achieved.
- Statutory Level or Adjustment Factor: - A factor of 0.65 is applied to deep horizontal wells. A factor of 0.80 is applied to SAGD wells.

Pipelines

- Base Costs - All costs designated by the CCRG are removed, and a straight cut is used for crossings.
- Depreciation - For all pipe types less than 10 inches, depreciation begins at 10% and ends at 90%, dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years. For all pipe greater than 10 inches, depreciation begins at 10% and ends at 90%, dropping 3% per year until maximum depreciation (factor of 0.10) is reached in 26 years.
- Multi line adjustment - A factor of 0.80 is applied to all pipe greater than 10 inches.
- Additional Depreciation - 0.95 for CFB Suffield.
- Land Assessment - Not applicable.
- Statutory Level or Adjustment Factor - Not applied.
- Age - Updated to reflect new information.

Machinery and Equipment – Well Sites

- As described in Scenario A.

Machinery and Equipment – Facilities

- No change from the current.

Scenario C – 14% overall assessment decrease

Wells

- Base Costs - All costs designated by the CCRG are removed, and stimulation costs are removed.
- Depreciation - Begins at 25% and ends at 90%, holding at 25% for the first 4 years, and dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years.
- Additional Depreciation - None applied.
- Land Assessment – Maintain current land assessment listed in the Minister's Guidelines, except the land assessment is reduced to zero when maximum depreciation is achieved.
- Statutory Level or Adjustment Factor - A factor of 0.65 is applied to SAGD wells.

Pipelines

- Base Costs - All costs designated by the CCRG are removed, and a straight cut is used for crossings.
- Depreciation - For all pipe sizes less than 10 inches, depreciation begins at 25% for the first four years and ends at 90%, dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years. For sizes greater than 10 inches, depreciation begins at 25% for the first four years and ends at 90%, dropping 3% per year until maximum depreciation (factor of 0.10) is reached in 26 years.
- Multi line adjustment - Factor of 0.80 is applied to all pipe greater than 10 inches.
- Additional Depreciation - 0.95 for CFB Suffield.
- Land Assessment - Not applicable.
- Statutory Level or Adjustment Factor - Not applied.
- Age - Updated to reflect new information.

Machinery and Equipment – Well Sites

- As described in Scenario A.

Machinery and Equipment – Facilities

- No change from the current.

Scenario D – 20% overall assessment decrease

Wells

- Base Costs - All costs designated by the CCRG are removed, and stimulation costs are removed.
- Depreciation - Begins at 25% and ends at 90%, and dropping 8% between year zero and year one, and by 4 % per year thereafter until maximum depreciation (factor of 0.10) is reached in 16 years.
- Additional Depreciation - 0.10 for zero production. Maximum depreciation is 0.10.
- Land Assessment - The land assessments are as follows:

Zone	Land Value – Single Pad	Land Value – Multi Pad
Central	3,838	512
NE	2,164	288
NW	1,589	212
SE	2,781	371
SW	2,424	323
Other	0	0

- Statutory Level or Adjustment Factor - SAGD receives a 0.65 factor

Pipelines

- Base Costs - All the costs designated by the CCRG are removed, and a straight cut is used for crossings.
- Depreciation - For all pipe sizes less than 10 inches, depreciation begins at 25 % for the first four years and ends at 90%, dropping 5% per year until maximum depreciation (factor of 0.10) is reached in 16 years. For sizes greater than 10 inches, depreciation begins at 25% for the first four years and ends at 90%, dropping 3% per year until maximum depreciation (factor of 0.10) is reached in 26 years.
- Multi line adjustment - A factor of 0.70 is applied to all pipe greater than 10 inches.
- Additional Depreciation - 0.95 for CFB Suffield.
- Land Assessment - Not applicable.
- Statutory Level or Adjustment Factor - Not applied.
- Age - Updated to reflect new information.

Machinery and Equipment – Well Sites

- As described in Scenario A.

Machinery and Equipment – Facilities

- No change from the current.

RMA's Response to Proposed Technical Changes

As noted, RMA was not involved or provided any information from the technical review processes that informed the development of the scenarios. Notably, every iteration of each scenario focused on increased tax relief to industry. Given the lack of available technical information, detailed data or methodology for the calculations used it is difficult to form an opinion on the scenarios outside of the reality that they will all negatively impact rural municipalities and will only become worse as assets continue to age. The proposed scenarios read as a wish list of industry and will cause significant harm to rural municipalities who have been strong partners to industry development for decades.

Further, these scenarios add even more tax policy items into the assessment model, which already includes many **existing** issues and challenges, including:

- Some of the excluded costs under the CCRG would not be excluded under the cost approach to value, and have been excluded under the CCRG to reflect historic negotiated decisions.
- The yearly setting of the assessment year modifier in Schedule B is not transparent and is not data driven based on changes to construction costs.
- The setting of the assessment year modifier is subject to ministerial discretion as impacted by the advocacy of industry groups.
- The age lives of machinery and equipment are set between 15 – 20 years at which time the equipment is fully depreciated; these artificially shortened age lives contrast with the actual life of a facility at 40 – 60 or more years.
- During the first five years equipment is assessed it receives an immediate 25% depreciation (the purpose of this tax policy was to provide an incentive to construct new machinery and equipment, however, there is no data to track whether this policy achieved this goal).
- The depreciation in Schedule C for machinery and equipment reaches a floor of 40% remaining; the purpose of this policy dating from the mid 1980s was to provide consistency and stability for municipalities.
- The statutory factor contained in the *Matters Relating to Assessment and Taxation Regulation*, further reducing the M&E assessment by a factor of 23%; the statutory factor represents a historical policy which should be reconsidered to see if it is still relevant.

As shown, many existing tax policies within the assessment model are still in existence despite their original intent (often investment incentive programs) having long since passed. This highlights the danger of the 'permanence' and lack of transparency of using the assessment model to engage in obvious tax policy initiatives, which is the primary intent of the current review.

Despite the “unknowns” in the proposed scenarios and lack of detail in the review process, there are a number of observations RMA has made about the suitability of the proposed changes:

Major Concerns

► **Base Costs Exclusions**

The rates in the *Minister’s Guidelines* should reflect the typical cost to construct, or in this case drill, the well. Construction costs include both labour and equipment. The only costs which can be excluded are those under the *Construction Cost Reporting Guide (CCRG)*.

Absent any additional information from the technical reviews, it is impossible to evaluate specific changes to base costs in these scenarios. However, they appear to be a departure from the intended value of reflecting accurate costs of construction, appear to arbitrarily exclude costs, and are potentially an embedded tax policy for industry.

► **Depreciation**

The scenarios include the introduction of depreciation of wells and pipelines, where the current assessment model uses a fixed rate of 0.67 (67%) asset value at all asset ages. The new scenarios add an age table for depreciation for pipelines and wells. The depreciation ranges from a high of 90% asset value or 75% asset value when new (depending on the scenario), to a floor of 10% asset value once fully depreciated. The asset life of depreciation is either 16 or 26 years depending the asset type and the scenario.

In the absence of technical review information, and based on conversations during the review process, it appears that this new depreciation approach is based on the economic profitability of the assets. This represents a marked departure from the current regulated valuation approach, which focuses on typical wear and tear (physical depreciation) and typical technological changes over time (functional depreciation) rather than market value.

These new scenarios are contrary to the principles underlying regulated assessment, and imports market value principles into the regulated assessment process. Depreciating wells and pipelines on the premise of profitability solely for the purpose of reducing assessment is one-sided, as the proposed scenarios do not include a mechanism to increase the assessment during healthy economic times.

► **Land Assessment**

Scenarios B and C set the land component at zero to when a well has reached maximum depreciation. Scenario D introduces set land value rates based on the region and well characteristics, though the proposed values are well below the current land value ranges, which are already nominal and do not reflect market value.

Land typically does not depreciate and should reflect market values, so this can only be considered an additional tax policy to benefit industry.

► **Other Adjustments, Statutory Factors and Depreciations**

The scenarios include a range of additional adjustments, statutory factors and depreciations. This includes a 0.75 factor for SAGD wells, a 0.70 factor for a multi-line adjustment, a 0.10 factor for zero production, among others. Again, without technical review information provided, it appears that these adjustments are actually very specific tax reduction policy initiatives to support particular asset types, that are being embedded into the assessment model. RMA is concerned that if the additional tax policy incentives are embedded in the assessment model then there will be no mechanism to know whether the policies have achieved their objectives and no mechanism to remove them after the objectives have been achieved. This phenomenon can be seen in the large amount of historical tax initiatives that are currently embedded in the assessment model. If history repeats itself, these adjustments (which are a clear response to current market factors) will remain in the assessment model for decades, with no ability to dial them back when market conditions correct.

Areas of Support

► **Base Costs - Updating**

As noted above, the base cost rates should reflect the typical cost to construct, or in this case drill, a well. In this spirit, RMA supports the need to regularly review and update base costs to accurately reflect changes in construction costs, technological advances, and other necessary changes.

RMA would support a meaningful review process, undertaken by objective experts, and using detailed data. While RMA is hopeful this accurately describes the work conducted in the technical reviews, the work of the technical review has not been shared, so it is impossible to know what process was followed.

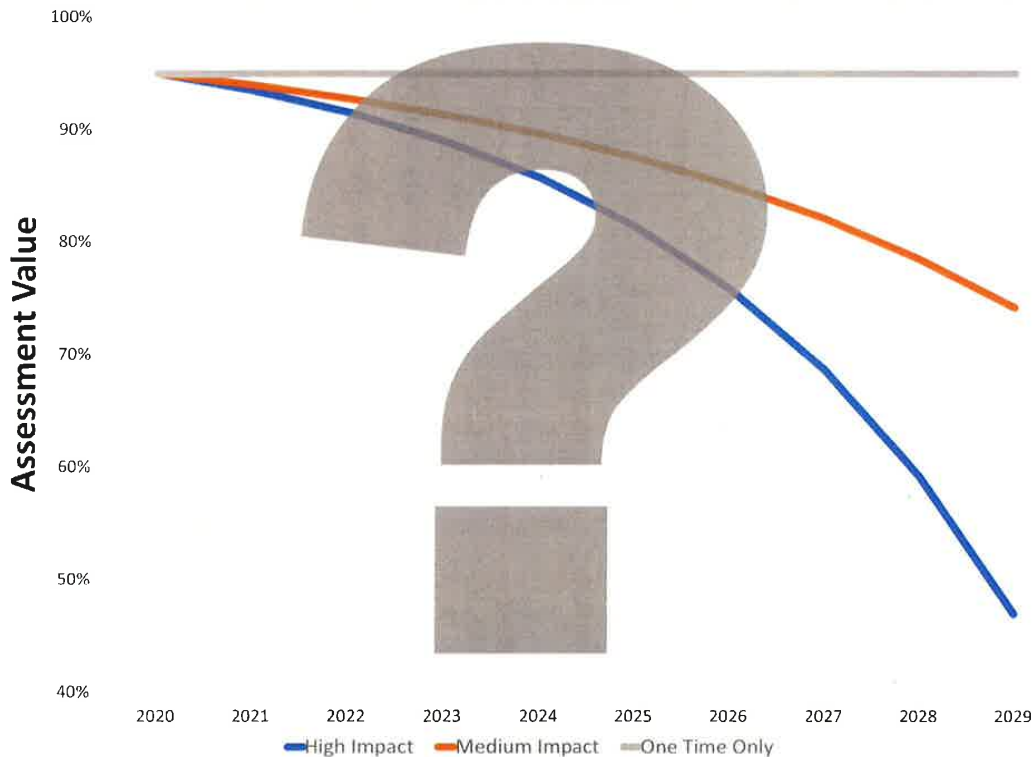
► **Changes to the Assessment Year Modifier**

It appears that the review will include a move to an open, transparent, specified formula and data sources for the Schedule B Assessment Year Modifier being set out in the *Minister's Guidelines*. In the past, this modifier has not been transparent on how it was calculated. The inclusion of the formula, with reference to the public data sources, would increase transparency, predictability and consistency for all stakeholders.

Municipal Impacts of Proposed Changes

Each of the four scenarios proposed by the Government of Alberta would significantly reduce the overall rural municipal assessment base. This section will provide an overview of municipal fiscal impacts and potential municipal response mechanisms to the changes. It is important to note that the impacts of the scenarios vary significantly by region: a few municipalities actually benefit from the changes in some scenarios, while many lose huge amounts of assessment value and associated tax revenue. The analysis below shows average impacts as well as impact range to provide further support to the unpredictable and drastically different impacts that the changes produce across the province.

Due to limitations on the data provided during the review, RMA is only able to accurately model the impacts of the change in 2021. Due to changes to asset depreciation curves, it is likely that reductions will become more severe in each year beyond 2021. The lack of a long-term impact analysis is an extremely serious flaw of the review process. Due to the more aggressive depreciation curves inserted into all models, even municipalities who are relatively unaffected by the scenarios in 2021, will see the value of assessed value of existing property decrease much more rapidly than under the current model. Unfortunately, due to the lack of data provided during the review process, it is impossible to know how significant long-term impacts will be, as this is dependent on the age and type of each municipality's asset base.



What is known is that proceeding with such significant change with no knowledge of the long-term impacts it will have on the assessment base is highly concerning, which is why RMA has repeatedly called for a long-term impact analysis of the changes on both municipalities and industries prior to implementation.

It is important to continue to note that the data below is for 2021 only.

Overall municipal assessment base change (\$) – RMA members

Scenario Tax Impacts	Scenario A	Scenario B	Scenario C	Scenario D
Average among all rural municipalities	-126,863,993	-174,416,214	-277,155,495	-\$382,073,334
Least impacted municipality	+1,844,854,368	+1,510,074,086	+38,816,782	-5,088,160
Most impacted municipality	-1,059,619,509	-1,258,803,514	-1,495,636,950	-2,175,007,683

While average assessment base losses worsen somewhat consistently across the four scenarios, the actual individual municipal impacts of each scenario vary significantly. While many rural municipalities may be able to adapt to an assessment base loss between \$100 - \$400 million, for the several in each scenario that would face losses near or exceeding \$1 billion in assessment, the consequences may be much more extreme.

While the dollar amount losses paint a concerning picture, an even more impactful way to consider the scenarios is by looking at the percentage of assessment lost.

Overall municipal assessment base change (%) – RMA members

Scenario Tax Impacts	Scenario A	Scenario B	Scenario C	Scenario D
Average among all rural municipalities	-14	-16	-19	-24
Least impacted municipality	+16	+13	+1	-1
Most impacted municipality	-52	-52	-53	-56

A major weakness of using the assessment model to support industry competitiveness is that its complexity results in widely different regional impacts of any changes. The scenarios proposed by the Government of Alberta are no different. The chart below looks at the percentage of municipalities that will experience assessment base losses in excess of 10% under each scenario, divided by RMA district.

Percentage of municipalities with assessment base loss above 10% - by RMA district

District	Scenario A	Scenario B	Scenario C	Scenario D
1- Foothills-Little Bow	92%	100%	100%	100%

District	Scenario A	Scenario B	Scenario C	Scenario D
2 – Central	62%	69%	85%	85%
3 – Pembina River	46%	54%	54%	77%
4 – Northern	53%	60%	73%	93%
5 – Edmonton East	77%	85%	85%	92%
Overall	62%	68%	80%	88%

While rural municipalities across the province are severely impacted by the proposed changes, large reductions in revenue are most widespread across all scenarios in RMA's district one, which consists of thirteen municipalities in the far south of the province. Many of these municipalities are already suffering from unpaid taxes on oil and gas properties. The disproportionate regional impacts, and lack of mitigation strategies on the part of the Government of Alberta demonstrate the inequities built into the review process and proposed changes.

The information above speaks to the severe and inequitable impacts that the proposed scenarios have on the assessment bases of rural municipalities. While this is important, to adequately understand the consequences of these reductions, it is important to consider how they will impact municipal revenues and service delivery. Because each municipality will be impacted to different extents and select different responses, the information below provides hypothetical "average" rural municipal responses based on the impacts of the various scenarios and publicly available municipal data.

Potential Response Options – Average Rural Municipality

	Scenario A	Scenario B	Scenario C	Scenario D
Residential mill rate increase	85.78%	106.63%	148.23%	199.43%
Or				
Non-residential mill rate increase (excluding 5:1 limits)	15.63%	19.33%	22.76%	31.89%
Tax capacity shortfall due to 5:1 ratio (includes tax capacity loss still required to achieve 5:1)	\$4,806,050	\$4,952,061	\$5,093,415	\$5,608,241
Or				
Workforce cuts to cover losses (% of total FTEs)	11.52%	14.82%	21.59%	28.82%
Total rural municipal FTEs at risk	957	1,231	1,793	2,394
Or				
Average total expense reduction % (including capital infrastructure investment)	9.28%	10.78%	12.82%	16.24%
Or				

	Scenario A	Scenario B	Scenario C	Scenario D
% of rural municipalities that could not cover shortfall for one year with unrestricted reserves	44.9%	40.6%	42.0%	50.7%
% of rural municipalities that could not cover shortfall for two years with unrestricted reserves	60.8%	57.9%	63.7%	73.9%

In reality, most municipalities will react to the loss in revenue through a combination of tax rate increases, service level reductions, and debt. However, the examples above show how significant the reductions in assessment will be for rural municipalities.

More importantly, it shows the likelihood that other commercial property owners and residents will “pay the price” in subsidizing a property tax break to the oil and gas industry in the form of increased non-residential and residential tax rates or reduced services. The assessment approach for other commercial and residential properties is not being reviewed to give property owners “a break” during these challenging economic times; this manipulation of the assessment model is only being offered to the oil and gas industry. All other properties will be assessed in the same manner, and either receive a lower level of service or pay higher taxes to subsidize the municipal revenue lost from the oil and gas industry. **In other words, the tax burden will simply be shifted away from the oil and gas industry and on to all other businesses and residents. Most municipalities will simply have no other choice.**

Industry Impacts of Proposed Changes

*****Please note** – The Government of Alberta has indicated that the data used to determine tax impacts of each scenario on specific companies may not be fully accurate. As RMA must rely on the Government of Alberta to provide this level of detailed information, the conclusions below are reflective of the data provided during the review, and any inaccuracies are the result of the information provided.

Both RMA and its members have a long history of supporting and collaborating with Alberta's oil and gas industry. The final section of the report will propose an array of options to support industry competitiveness that are both fairer and more effective than manipulating the assessment model. This section will focus on evaluating the Government of Alberta's claim that the assessment model review is intended to enhance industry competitiveness and consider the extent to which it meets this priority.

"Industry competitiveness" was never defined during the review process, and the industry stakeholder representatives involved in the review (Canadian Association of Petroleum Producers [CAPP], Canadian Energy Pipelines Association [CEPA] and the Explorers and Producers Association of Canada [EPAC]) provided no evidence as to how reduced property assessments would enhance competitiveness in comparison to other industry cost drivers. There was also no consideration or respect afforded by industry to the important role that municipal infrastructure and services play in supporting oil and gas industry competitiveness by providing safe and reliable access to natural resources.

In addition to a lack of evidence as to the link between assessment and competitiveness, the recommended scenarios result in shockingly different outcomes for different oil and gas companies. While the overall oil and gas industry would see assessment reductions under each model, those benefits are not distributed equitably.

RMA has divided the 750 oil and gas companies that own property impacted by the review into the following categories based on the overall value of their assessed assets:

- Tier 1 (assessed asset value over \$500 million) – 27 companies
- Tier 2 (assessed asset value \$100 million - \$500 million) – 63 companies
- Tier 3 (assessed asset value \$20 million - \$100 million) – 98 companies
- Tier 4 (assessed asset value (\$1 million - \$20 million) – 227 companies
- Tier 5 (assessed asset value under \$1 million) – 335 companies

The table below shows how companies of different sizes would be impacted by assessment scenario D, which is favored by industry.

Industry Assessment Impacts – by Company Size – Scenario D

	Percent of Total firms	Percent of Total Assessment Base	Average Savings	Percent of total savings	Percent of firms with tax increases
Tier 1	3.60	62.14	-\$7,184,488	71.72	0
Tier 2	8.40	26.55	-\$868,011	20.22	6
Tier 3	13.07	8.83	-\$176,215	6.38	8
Tier 4	30.27	2.32	-\$18,828	1.58	16
Tier 5	44.67	0.16	-\$819	0.10	29

For comparison purposes, the impacts in the table below are for scenario B, which still has major revenue implications for municipalities but has been dismissed by industry as not meaningful in enhancing competitiveness.

Industry Assessment Impacts – by Company Size – Scenario B

	Percent of Total firms	Percent of Total Assessment Base	Average Savings	Percent of total savings	Percent of firms with tax increases
Tier 1	3.60	62.14	-\$4,358,795	108.88	19
Tier 2	8.40	26.55	+\$51,529	-3.00	46
Tier 3	13.07	8.83	+\$49,230	-4.46	47
Tier 4	30.27	2.32	+\$5,380	-1.13	40
Tier 5	44.67	0.16	+\$928	-0.29	41

What is significant about both scenarios is the disproportionate benefit that the largest oil and gas companies in the province receive. In each scenario, Tier 1 is the only group of companies who receive benefits that exceed their share of the actual assessment base. In scenario D, which has the most extreme negative impacts on municipal viability, all tiers benefit, though the extent of benefits decrease as company size decreases. In scenario B, tiers 2-5, which comprise 723 of 750 companies impacted by the review, collectively face increased costs, while the 27 tier 1 companies receive huge assessment and tax relief. Additionally, in both scenarios, many of the smallest companies (tiers 4 and 5) would face assessment increases.

What does this mean? Industry is arguing that scenario D is the only option to truly enhance competitiveness, and that may be true given the options developed. Scenarios A, B and C would hurt municipalities and hurt most oil and gas companies, while scenario D would decimate municipalities and provide at least modest relief to all company tiers (though again, even under scenario D, 145 companies would face assessment increases). The only groups that win in every scenario are the

largest oil and gas companies operating in Alberta, many of which have holdings worldwide and would be under no obligation to reinvest savings in the province.

What this industry analysis shows is that the assessment model review is not meeting its mandate of enhancing competitiveness and supporting municipal viability. It is reducing assessments for the largest and most well-connected companies on the backs of small oil and gas producers and municipalities.

RMA supports an assessment model review, but this analysis proves that the current process is inequitable. A review should focus on updating data and methodology to maintain an objective assessment system, and industry competitiveness should be addressed using the alternatives on the following page.

Alternative Approaches to Enhancing Industry Competitiveness

Although not part of the review process, RMA conducted an analysis of alternative approaches to enhancing industry competitiveness and evaluated them based on the following five principles:

Equitable in Cost Sharing	Equitable in Benefits Sharing	Tangibility	Sustainability	Transparency
All activities enacted to support oil and gas competitiveness should be equitably born through a partnership between the Government of Alberta and Alberta municipalities and reflect the relative powers and financial tools available to each level of government to support industry.	All activities enacted to support oil and gas competitiveness should equitably benefit companies in the oil and gas sector and not be focused on large companies to the detriment of smaller entities.	Financial contributions to industry either through direct investment or tax reduction should be designed to elicit direct, observable action by industry in the form of capital investment or employment creation.	Solutions cannot be solely focused on short-term gains or impacts but should put in place mechanisms that consider the potential for times of greater prosperity. Sustainability to municipalities means that revenue over the taxable life of the asset justifies infrastructure investments to support industrial development.	The goals, contributions, benefits and mechanisms put in place to support industry must be reported in a manner that is understandable to provincial taxpayers and municipal ratepayers. Mechanisms have built-in means for regular review and potential revision to maintain equitability and fairness.

Based on these principles, RMA analyzed 13 options (including manipulation of the assessment model) to support industry competitiveness and assigned each a score out of five – a high score indicates a strong option based on RMA's principles. Options and scoring were as follows:

Policy Alternatives	Scoring Factors					Total Score
	Cost Sharing	Benefits Sharing	Tangibility	Sustainability	Transparency	
Tax and Royalty Forgiveness						
Assessment Manipulation (Current Review)	1	2	1	1	1	1.2
Municipal Tax Rebate Policy	1	3	1	2	3	2.0
Tax Rebate Policy on New Investment	3	3	4	2	3	3.0
Education Property Tax Requisition Adjustments	5	3	1	3	3	3.0
Oil & Gas Royalties Reduction	5	3	2	3	4	3.2
Additional Mill Rate Categories	3	4	1	3	3	2.8
Property Tax Incentives Expansion	2	2	4	1	4	2.6

Mill Rate Ratio Adjustment	2	3	1	2	3	2.2
Downtime and Production Tax Rebates	2	2	2	2	1	1.8
Income Tax Reduction / Tax Credits	5	4	5	3	4	4.2
Direct Incentives						
Environmental Remediation	5	2	4	4	3	3.6
Incentive Based Grants / Shared Investment	4	4	5	4	4	4.2
Direct Infrastructure Investment Program	5	3	4	4	4	4.0

What this analysis shows is that making changes to the assessment model to support industry competitiveness during a difficult economic time is a poor option by all measures, and there are many other approaches the province could take that would better support competitiveness. Changing the assessment model is inequitable, as it places the entire burden for industry savings onto municipalities. It is also inequitable in how the benefits are distributed, as the section above demonstrates that large companies receive significant assessment reductions, while assessment will increase for many small companies. The approach lacks tangibility in that there is no link between any cost savings provided to industry and capital investment or job creation in Alberta. The approach is also not sustainable as the aggressive depreciation curves proposed will have long-term impacts on municipalities that are even more serious than the immediate impacts summarized above. Finally, the approach is not transparent as any industry incentives are “baked” into the assessment model in a way that is not easily visible, and very difficult to change or remove when they are no longer required.

On the other hand, many alternatives in the table above score much higher in all principle categories. For example, incentive based grants/shared investments (in which government provides financial support based on a company meeting specific targets or committing to particular levels of investment) score highly in all categories, as it fairly shared the cost burden and benefits, provides a direct link between the incentive given and measurable actions taken on the part of the company, is sustainable in the sense that the incentive would not be provided if the company’s action did not lead to a long-term benefit to the province, and is highly transparent as the incentive is only provided based on the company undertaking a specific action.

RMA’s full submission to the Government of Alberta includes a complete analysis of all the options above. **What is important for members to consider is that the province’s stated goal of using the assessment system for industry competitiveness fails in meeting every principle identified by RMA as characteristic of an effective industry competitiveness enhancement tool.** RMA can provide members with more detailed information on the tools and analysis upon request.

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - July 2020

Meeting: County Council - 06 Aug 2020

Department: Administration

Report Author: Ann Mitchell

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer

Approved - 30 Jul 2020

STRATEGIC ALIGNMENT:



Outstanding Quality
of Life



Effective Governance
and Service Delivery



Prosperous
Agricultural
Community



Vibrant and Growing
Economy



Strong Working
Relationships

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That Lethbridge County Council receive the report titled "Lethbridge County Council Attendance Update - July 2020", identifying the activities and events attended by Lethbridge County Council for the month of July 2020, as information.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

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.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

ATTACHMENTS:

[2020-08-06 Lethbridge County Council Attendance](#)

Lethbridge County Council Attendance July 2020

Division 1

Reeve Lorne Hickey

July 2	Highway 3 Twinning Announcement
July 16	Employee Appreciation BBQ
July 22	Met with CAO
July 23	Lethbridge County Council Meeting
July 24	Assessment Model Review Webinar
July 25	Additional Treatment Bed Announcement
July 29	Met with CAO

Division 2

Councillor Tory Campbell

July 8	Link Pathway Society Board Meeting
July 13	Road Tour with Director of Public Operations
July 16	Employee Appreciation BBQ
July 23	Lethbridge County Council Meeting
July 30	LINK Pathway Project Meeting

Division 3

Councillor Robert Horvath

July 16	Employee Appreciation BBQ
July 23	Lethbridge County Council Meeting

Division 4

Councillor Ken Benson

July 16	Employee Appreciation BBQ
July 23	Lethbridge County Council Meeting

Division 5

Councillor Steve Campbell

July 2	Exhibition Park Board Meeting
July 10	Exhibition Park Board Meeting
July 22	Community Futures Lethbridge Board Meeting
July 23	Lethbridge County Council Meeting

Division 6
Councillor Klaas VanderVeen

July 2 Rural Crime Roundtable
July 23 Lethbridge County Council Meeting

Division 7
Councillor Morris Zeinstra

July 8 NCPWC Annual Meeting
July 13 NCPWC Meeting
July 16 Employee Appreciation BBQ
July 23 Lethbridge County Council Meeting