



Agenda

Council Meeting | Thursday, March 5, 2026 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

4 - 7

1. **County Council Meeting Minutes**
[Council Meeting - 19 Feb 2026 - Minutes](#)

D. SUBDIVISION APPLICATIONS

8 - 17

1. **Subdivision Application #2025-0-187 – Nakamura - within SW1/4 5-8-20-W4M**
[Subdivision Application #2025-0-187 – Nakamura - within SW1/4 5-8-20-W4M](#)

18 - 28

2. **Subdivision Application #2026-0-008 – 2152958 Ltd./SMRID - Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M**
[Subdivision Application #2026-0-008 – 2152958 Ltd./SMRID - Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M](#)

E. DELEGATIONS

29 - 55

1. **9:30 a.m. - SMRID**
[Chin West Dam Rehabilitation](#)
2. **10:30 a.m. - MP Rachael Thomas**

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

56 - 86

- F.1.1. **Development Permit Application 26-D0022 and 26-D0023 (Vanden Brink)**
[Development Permit Application 26-D0022 and 26-D0023 \(Vanden Brink\)](#)

87 - 94

F.1.2. **Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection**
[Bylaw 26-005 - Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection](#)

95 - 196

F.1.3. **Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4**
[Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial \(SEC\) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4](#)

197 - 200

F.1.4. **Capital Project Update**
[Capital Project Update](#)

F.2. GROWTH & ENGAGEMENT

201 - 203

F.2.1. **South-Western Alberta Blackfoot Signage Project**
[South-Western Alberta Blackfoot Signage Project](#)

G. CORRESPONDENCE

204 - 206

1. **HALO Air Ambulance**
[AGM Invitation](#)
[HALO 2026 AGM](#)

207 - 221

2. **STARS Ally Impact Report**
[STARS Ally Impact Report](#)

222 - 223

3. **Town of Taber - Invitation Play On Street Hockey Tournament**
[Play On! Street Hockey Tournament](#)
[Play On! 2026 Tournament Poster](#)

H. NEW BUSINESS

I. CLOSED SESSION

1. **CAO Report - C.Beck (ATIA Sections 19, 20, 28 and 29)**

J. ADJOURN



Minutes

Council Meeting | Thursday, February 19, 2026 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, February 19, 2026, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Eric Van Essen
- Councillor Tony Ankermann
- Chief Administrative Officer Cole Beck
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Director, Growth & Engagement Trevor Lewington
- Legislative Coordinator & Executive Assistant Candice Robison
- Manager, Planning & Development Kaylyn Franklin

A. CALL TO ORDER

Deputy Reeve John Kuerbis called the meeting to order at 8:59 a.m.

Deputy Reeve Kuerbis read the following land acknowledgement:

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

Deputy Reeve Kuerbis and staff held a moment of silence in recognition and support of the tragedy that took place in Tumbler Ridge.

B. ADOPTION OF AGENDA

36-2026	Councillor Van Essen	MOVED that the February 19, 2026 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
---------	-------------------------	--	---------

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

37-2026	Councillor Sayers	MOVED that the February 5, 2025 Lethbridge County Council Minutes be adopted as presented.	CARRIED
---------	----------------------	--	---------

D. DEPARTMENT REPORTS

D.1. OPERATIONS

D.1.1. Gravel Crushing 2026

38-2026	Councillor Slomp	MOVED that Council authorize an allocation of \$195,500 to pay for the additional 50,000 tonnes.	CARRIED
---------	---------------------	--	---------

D.2. GROWTH & ENGAGEMENT

D.2.1. Advertising and Public Notification Bylaw

39-2026	Councillor Hickey	MOVED that the County Council provide first reading to Bylaw 26-008 which is the "Advertising & Public Notification Bylaw".	CARRIED
---------	----------------------	---	---------

E. CORRESPONDENCE

E.1. Corteva Agriscience - 100th Anniversary of Pioneer

Council reviewed an invitation from Corteva Agriscience for their 100th Anniversary of Pioneer celebration taking place on April 20th.

F. COUNTY COUNCIL AND COMMITTEE UPDATES

F.1. Lethbridge County Council Attendance Update - January 2026

Council reviewed the highlights from the Lethbridge County Council Attendance Update for January 2026.

Division 1

Councillor Lorne Hickey

January 8	Green Acres Orientation Meeting
January 12	Council to Council Supper with City of Lethbridge
January 14	Green Acres Retirement Gathering
January 15	Lethbridge County Council Meeting
January 16	Foothills Little Bow Municipal Association
January 21	Green Acres Executive and Finance Meeting
January 28	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

January 7	Meeting with Director Growth & Engagement
January 9	Meeting with Minister of Affordability & Utilities, Nathan Neudorf
January 12	Council to Council Supper with City of Lethbridge
January 15	Lethbridge County Council Meeting
January 15	RMA District 1 Board of Directors Open House
January 16	Foothills Little Bow Municipal Association
January 28	Lethbridge County/Coalhurst IDP Meeting

Division 3

Councillor Mark Sayers

January 5	Link Pathway Executive/County Representative Meeting
January 7	Link Pathway Board Meeting
January 12	Council to Council Supper with City of Lethbridge
January 15	Lethbridge County Council Meeting
January 15	RMA District 1 Board of Directors Open House
January 16	Foothills Little Bow Municipal Association
January 20	ASB Orientation
January 20-23	Provincial ASB Conference

Division 4

Deputy Reeve John Kuerbis

January 6	Weekly Meeting with Community Futures Executive Director
January 12	Community Futures Finance Committee Meeting
January 12	Council to Council Supper with City of Lethbridge
January 13	Weekly Meeting with Community Futures Executive Director
January 15	Lethbridge County Council Meeting
January 15	RMA District 1 Board of Directors Open House
January 16	Foothills Little Bow Municipal Association
January 21	Community Futures Building Committee
January 21	Weekly Meeting with Community Futures Executive Director
January 28	Meeting with Prairies Can
January 28	Community Futures Monthly Board Meeting
January 28	Lethbridge County/Coalhurst IDP Meeting
January 30	Meeting with Constituent

Division 5

Councillor Kevin Slomp

January 12	Council to Council Supper with City of Lethbridge
------------	---

January 15	Lethbridge County Council Meeting
January 16	Foothills Little Bow Municipal Association
January 20-23	Provincial ASB Conference
January 28	Lethbridge County/Coalhurst IDP Meeting

Division 6

Councillor Eric Van Essen

January 12	Council to Council Supper with City of Lethbridge
January 14	ASB Articles
January 15	Lethbridge County Council Meeting
January 15	ASB Strategic Planning Discussion
January 15	RMA District 1 Board of Directors Open House
January 16	Foothills Little Bow Municipal Association
January 20-23	Provincial ASB Conference

Division 7

Councillor Tony Ankermann

January 12	Council to Council Supper with City of Lethbridge
January 15	Lethbridge County Council Meeting
January 15	RMA District 1 Board of Directors Open House
January 16	Foothills Little Bow Municipal Association
January 20-23	Provincial ASB Conference
January 26	Meeting with CAO
January 28	Lethbridge County/Coalhurst IDP Meeting

H. CLOSED SESSION

H.1. - Planning & Development Discussion (ATIA Section 19 - Advice from Officials)

H.2. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

40-2026	Councillor Slomp	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 9:27 a.m. for the discussion on the following:
---------	------------------	---

H.1. - Planning & Development Discussion (ATIA Section 29 - Advice from Officials)

H.2. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

41-2026	Councillor Van Essen	MOVED that the Lethbridge County Council Meeting move out of the closed session at 10:39 a.m.
---------	----------------------	---

CARRIED

I. ADJOURN

42-2026	Councillor Hickey	MOVED that the Lethbridge County Council Meeting adjourn at 10:39 a.m.
---------	-------------------	--

CARRIED

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2025-0-187 – Nakmara
- within SW1/4 5-8-20-W4M
Meeting: Council Meeting - 05 Mar 2026
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 23 Feb 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 24 Feb 2026
Cole Beck, Chief Administrative Officer	Approved - 25 Feb 2026

STRATEGIC ALIGNMENT:

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

EXECUTIVE SUMMARY:

The application is to create a 3.44-acre lot from a fragmented title comprised of 65.89-acres, for Grouped Country Residential use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-187 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The subdivision meets the GCR land use district standards, the provincial Subdivision and Development Regulations, the ASP Bylaw No. 23-002, and the municipal subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- County Council redesignated the land to the 'Grouped Country Residential - GCR'land use district) in 2023 in conjunction with the Country Crossroads Estates Area Structure Plan (ASP) Bylaw No. 23-002 .
- The proposal is to accommodate an initial single subdivision of land that corresponds to the lot area boundaries as delineated for the existing residence in the Country Crossroads Estates ASP Bylaw No. 23-002.
- The application meets the GCR criteria of the Lethbridge County's Land Use Bylaw No. 24-007 and the 3.44-acres meets and exceeds the ASP required minimum lot size of 3 acres.

BACKGROUND INFORMATION:

The parcel is located 3-miles southeast of the City of Lethbridge boundary, a ¼-mile north of Highway 508 and 1-mile west of Highway 4. The ASP outlined that a total of 17 lots with a minimum size of 3-acres could be created from the parent title.

For this initial application, the single 3.44-acre lot being subdivided contains an existing occupied dwelling. The intent is to remove the existing dwelling onto its own title and separate it from the remainder of the land that may be developed for GCR use in the future. The remnant 62.45-acre portion contains irrigated agricultural land. A single dugout exists just east of the dwelling and will remain on the remnant agricultural title. The dwelling and its yard area were incorporated in the ASP development layout so it could remain in place and be subdivided onto its own title. Access is available from the west municipal Range Road 205. Water is provided to the existing residence by the rural water coop to a cistern, and the sewage method is a sub-surface treatment field situated to the southeast of the dwelling. General suitability was determined at the ASP stage with engineering reports provided to the County, which included a Geotechnical Evaluation report prepared by Wood (May 31, 2018). The drainage and a Storm Water Management System for the planned area as provided for in the ASP will also need to be addressed at a future multi-lot development stage.

There are no identified Historical Resources or CFOs located in proximity to this proposal. There is an abandoned oil well situated near the southern boundary of the parent parcel. The well is located outside the proximity (approx. 190 m) to this single lot proposal as the setback for any building or structure is 5.0 m from the old well site. A Phase 1 Environmental Site Assessment was completed by Amec Foster Wheeler Environment & Infrastructure. Future GCR subdivision may require a Phase 2 Environmental Site Assessment.

The proposal meets the requirements of the Land Use Bylaw GCR land use district and conforms to the ASP Bylaw No. 23-002. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). Due to the proximity to Highways 508 and 4, the application was referred to Alberta Transportation and Economic Corridors. They had no concerns and authorized that the County could grant an approval.

ALTERNATIVES / PROS / CONS:

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

Pros:

- there are no advantages to denying the subdivision as it meets the subdivision criteria of the County and the adopted ASP.

Cons:

- this would contradict the County adopting the ASP that may allow for the proposal.

FINANCIAL IMPACT:

None direct, but the County will benefit from a municipal reserve payment of approximately \$5,848.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[2025-0-187 Lethbridge County Approval Diagrams 2025-0-187](#)

RESOLUTION

2025-0-187

Lethbridge County

Agricultural and Country Residential subdivision of SW1/4 5-8-20-W4M

THAT the Agricultural and Country Residential subdivision of SW1/4 5-8-20-W4M (Certificate of Title No. 051 470 968), to create a 3.44-acre (1.39 ha) lot from a fragmented title comprised of 65.89-acres (26.66 ha), for Grouped Country Residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 3.44-acres at the market value of \$17,000 per acre with the actual acreage and amount (approximately \$5,848.00) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that a Deferred Reserve caveat be registered on title on the remnant 62.45-acres for Municipal Reserve purposes to be applied at a time of future subdivision.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement should include a requirement that the existing access to Range Road 205 be relocated at such time the local internal road is constructed with future ASP stages, at the applicant's expense.
3. That a final plan of survey as prepared by an Alberta Land Surveyor must also be provided for final endorsement that corresponds with the lot size and layout as approved.
4. That any easement(s) as required by utility companies or the municipality shall be established

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the proposal conforms to the Country Crossroads Estates Area Structure Plan (ASP) Bylaw No. 23-002 and corresponds to the lot area boundaries as delineated for the existing residence. The application also meets the GCR criteria of the Lethbridge County's Land Use Bylaw No. 24-007 and the 3.44-acres meets and exceeds the ASP required minimum lot size of 3 acres (1.21 ha).
4. The Subdivision Authority is satisfied that suitability was identified at the ASP stage. An abandoned oil well located near the southern boundary of the parent parcel is situated outside the required setback for any building or structure (at approx. 190 m) to this single lot proposal.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve is applicable on the 3.44-acres in accordance with the MGA as a cash-in-lieu of land payment.

2025-0-187
Page 1 of 4

- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.
- (e) Triple W Natural Gas Co-op Ltd. has no objection.
- (f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-187. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to create a lot for grouped country residential use. The lot being subdivided is located within an area subject to the Country Crossroads Estates Area Structure Plan (ASP), which outlines a total of 17 lots being subdivided in the future. This initial application is for a lot that contains an existing dwelling. The existing dwelling has water services provided by a cistern (rural water coop), and sewer services via a subsurface treatment field.

AHS-EPH has reviewed the application and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. Considering the size of the future subdivision (17 lots), AHS-EPH strongly recommends that all lots have connection to an approved municipal or regional drinking water system.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated that this site contains an abandoned former oil well, and that an Environmental Site Assessment (ESA) Phase I was conducted. The application indicated that further subdivision would require an ESA Phase 2. AHS-EPH agrees that an ESA Phase 2 should be conducted before further subdivision, and that any remediation efforts noted in the ESA should be completed prior to future development.
- The application noted an abandoned oil well nearby. AHS-EPH recommends that the abandoned well be appropriately addressed according to regulatory requirements.

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

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

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 508, 4

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

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

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

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

FOR INFORMATION PURPOSES ONLY

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

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

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

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

(h) SMRID – Phyllis Jensen, Central Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application and has the following comments:

- There are 5 PM irrigation acres on the lands that will carry forward to the agricultural parcel.
- The current homestead lot does not have an Household Purposes Agreement with the District to use water for the yardsite. An Household Purposes Agreement must be signed with the District prior to any water use if they wish to do so for the larger lot.
- All works, easements, etc., involved to provide water to the proposed subdivision will be at the landowner’s expense.
- In order for SMRID to execute the consent to register a subdivision, any outstanding balances owed by the applicant will need to be paid in full.
- A fee of \$300.00 plus G.S.T. will be due upon approval of the future subdivision application by the District.

If you have any further questions or concerns, please contact me in the Taber office at 403-223-2148.”

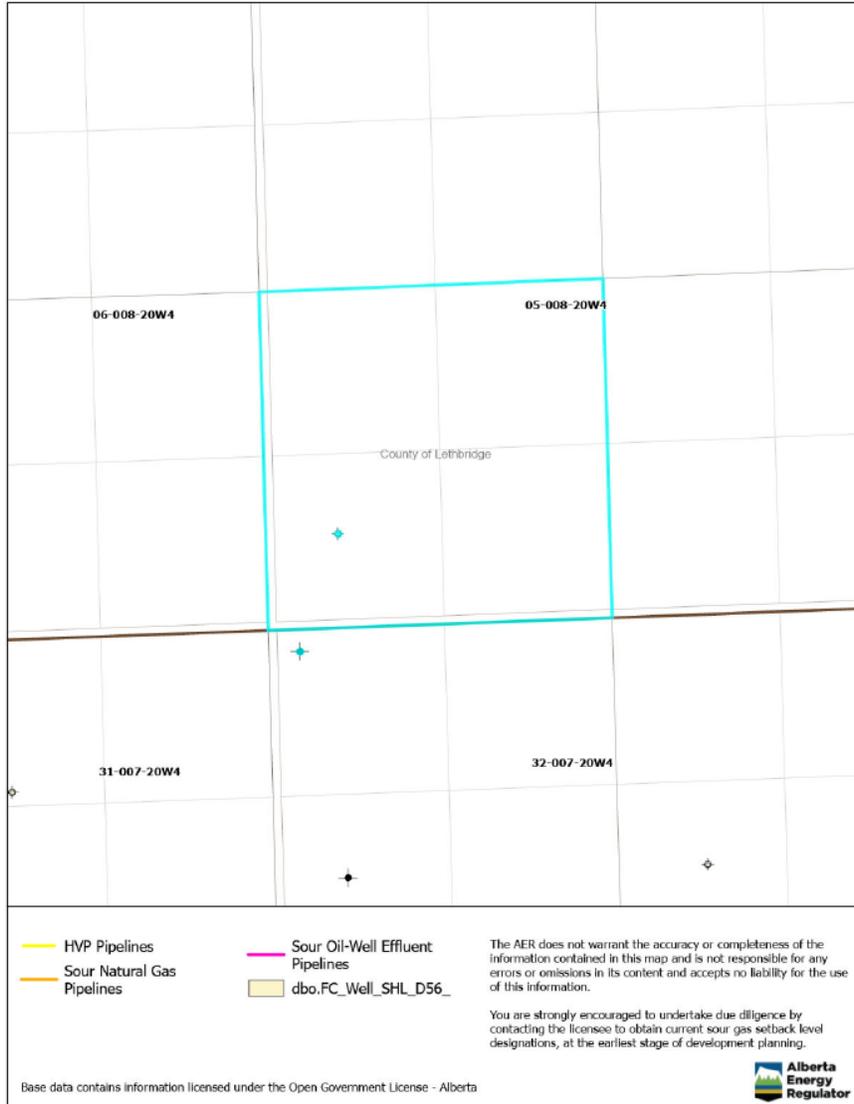
(i) Alberta Energy Regulator:

“Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

2025-0-187
Page 3 of 4

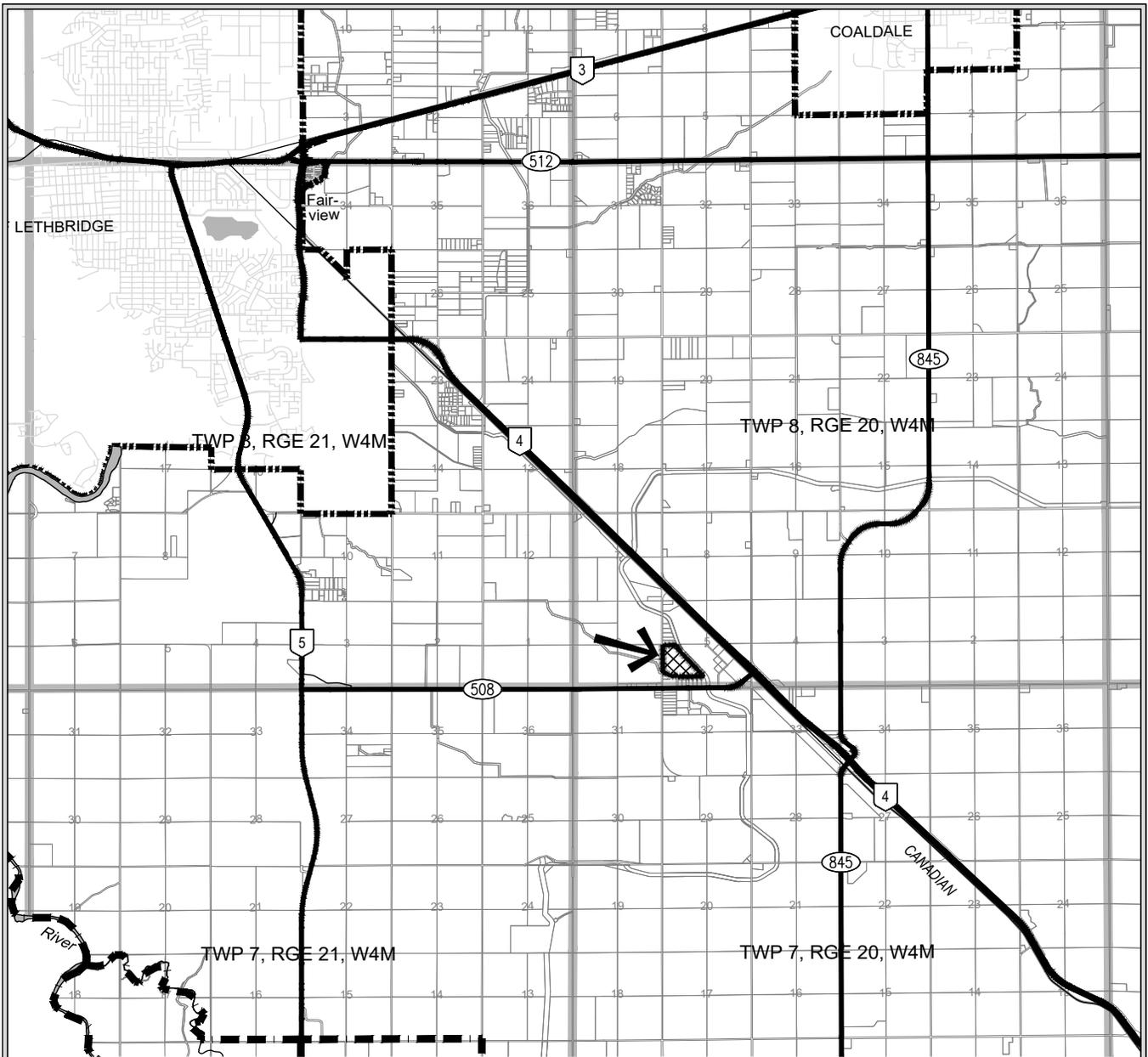
Wells with Known H2S								
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback	
83832	ABANDONED	00/13-32-007-20W4/0	13-32-007-20W4	CRUDE OIL	Cenovus Energy Inc.	N/A	100 m from wellhead	
10509	ABANDONED	00/04-05-008-20W4/0	04-05-008-20W4	N/A	ExxonMobil Canada Ltd.	N/A	100 m from wellhead	



 MOVER

 REEVE

 DATE



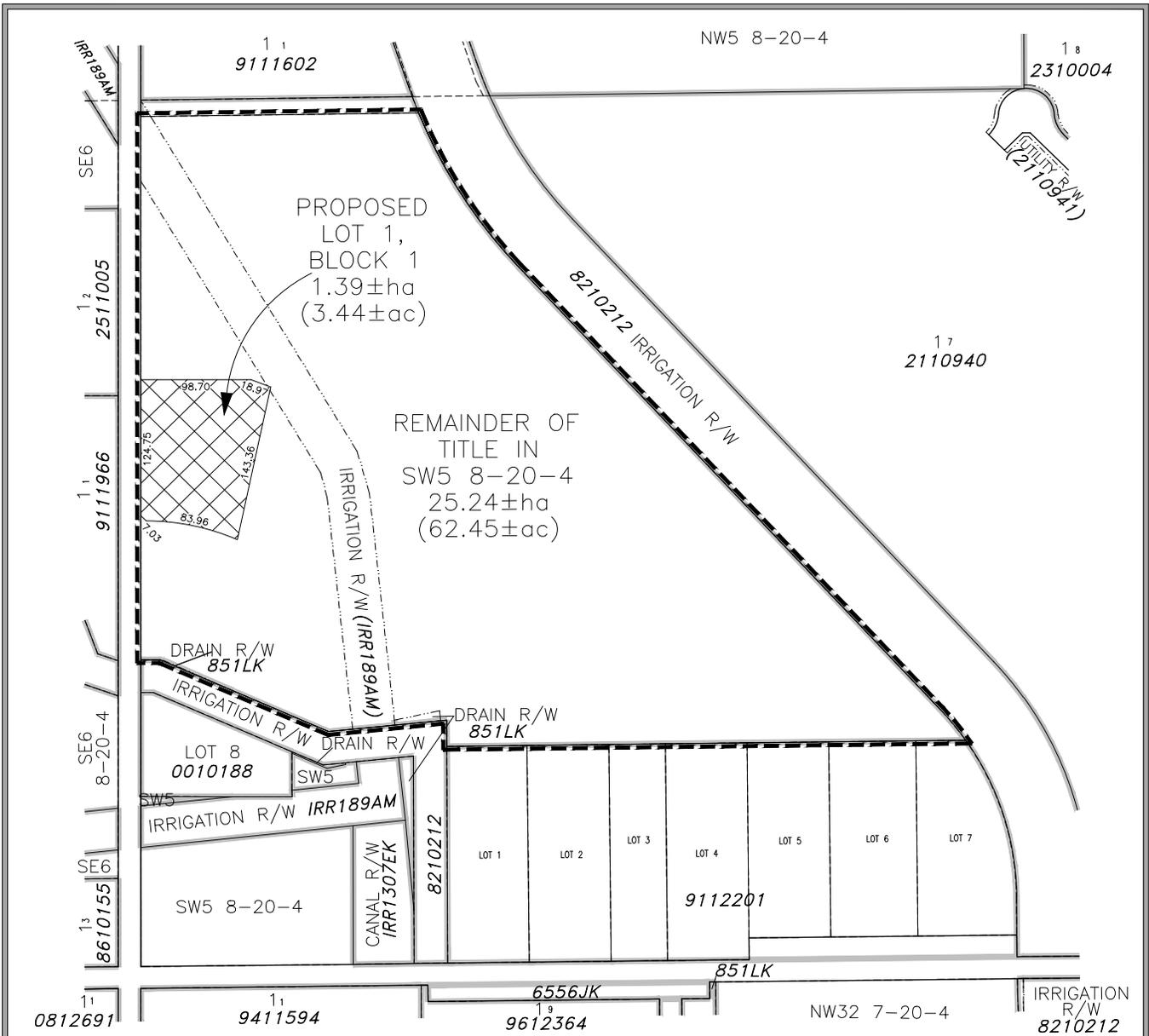
SUBDIVISION LOCATION SKETCH
PORTION OF SW 1/4 SEC 5, TWP 8, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JANUARY 21, 2026
FILE No: 2025-0-187

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



January 21, 2026 N:\Subdivision\2025\2025-0-187.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 251656LS

PORTION OF SW 1/4 SEC 5, TWP 8, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JANUARY 21, 2026

FILE No: 2025-0-187



January 21, 2026 N:\Subdivision\2025\2025-0-187.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 251656LS

PORTION OF SW 1/4 SEC 5, TWP 8, RGE 20, W 4 M

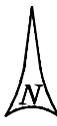
MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JANUARY 21, 2026

FILE No: 2025-0-187

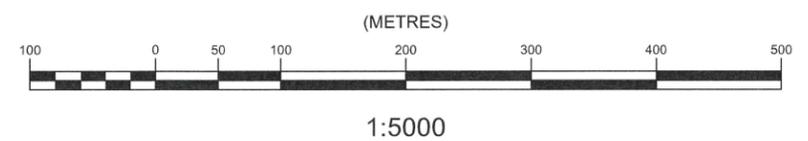
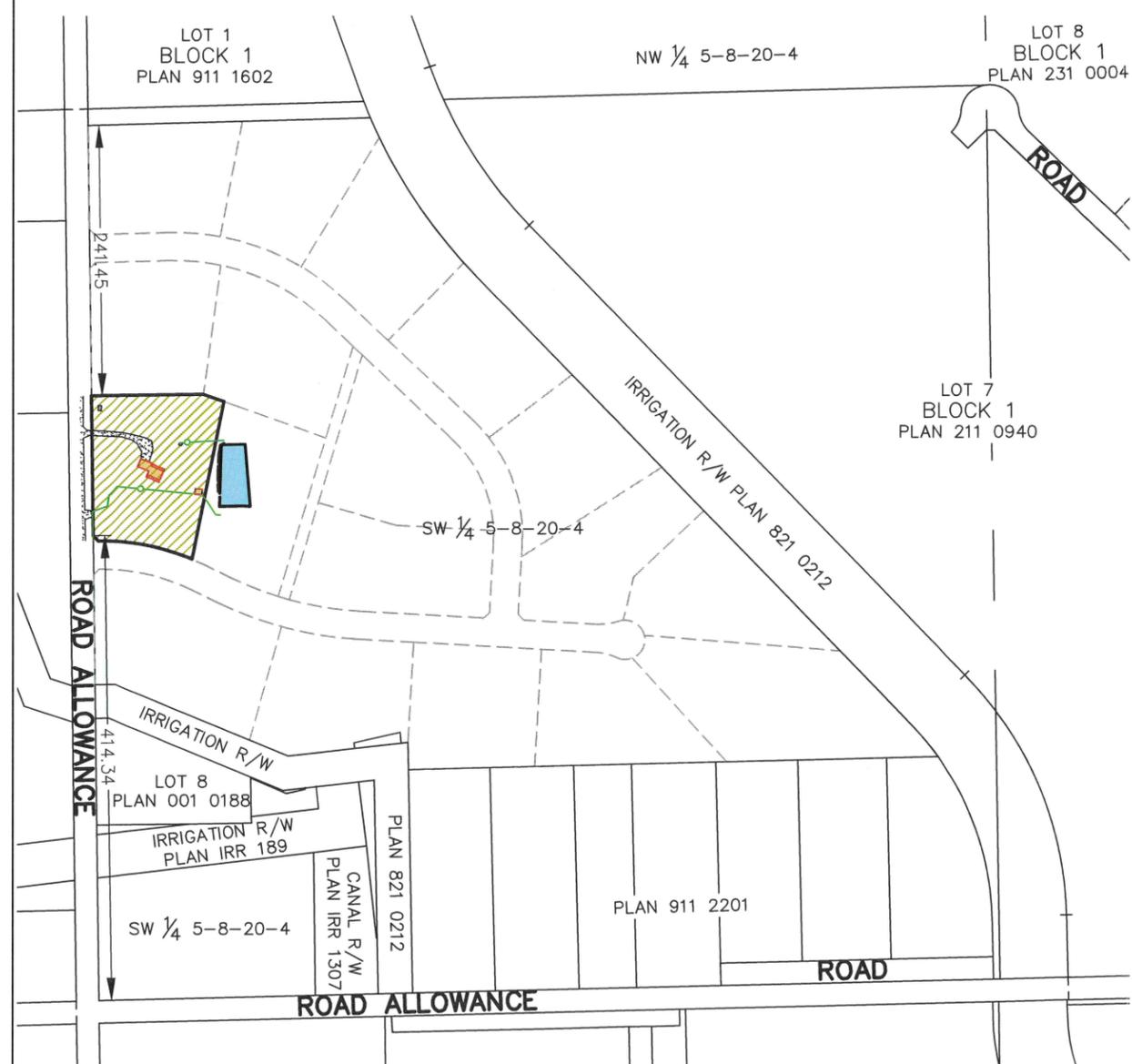


January 21, 2026 N:\Subdivision\2025\2025-0-187.dwg



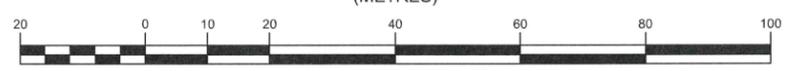
AERIAL PHOTO DATE: 2024

PROPOSED SUBDIVISION
 OF A PORTION OF
SW 1/4 5-8-20-4
LETHBRIDGE COUNTY



LEGEND
 AREA TO BE REGISTERED IS OUTLINED THUS
 AND CONTAINS 1.39ha
 DISTANCES ARE IN METRES AND DECIMALS THEREOF

REGISTERED OWNER
 Jody F. Nakamura



MARTIN GEOMATIC CONSULTANTS LTD. LETHBRIDGE, ALBERTA		
JW	JODY NAKAMURA	251656LS
Z:\DATA\Active Projects\251656 Jody Nakamura - Subdivision in Lethbridge County\CADD\251656LS ProSub.dwg		

AGENDA ITEM REPORT



Title: Subdivision Application #2026-0-008 – 2152958 Ltd./SMRID
- Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M

Meeting: Council Meeting - 05 Mar 2026

Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 23 Feb 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 24 Feb 2026
Cole Beck, Chief Administrative Officer	Approved - 25 Feb 2026

STRATEGIC ALIGNMENT:

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

EXECUTIVE SUMMARY:

The application is to reconfigure three titles within W½ 27-9-19-W4 by subdividing a 9.47-acre former irrigation canal title and consolidating it to a 5.96-acre country residential lot enlarging it to 6.60-acres in size, and a 145.0-acre agricultural title thereby enlarging it to 153.8-acres in size. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2026-0-008 be approved subject to the conditions as outlined in the draft resolution

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations, the MDP, and the municipal Realignment/Reconfiguration of Title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies to allow a Realignment/Reconfiguration of Titles and property lines without an increase in titles.
- The subdivision is in accordance with the County's LUB No. 24-007 subdivision criteria as a Realignment/Reconfiguration of Titles as with the consolidation of land(s) by a plan there will not be any increase in the number of separate titles from what presently exists, and an actual decrease from three down to two titles will result.

BACKGROUND INFORMATION:

The parcels are located 2.5 miles west of the Hamlet of Chin, 1-mile north of Highway 3. The proposal is to enable the former SMRID canal land that was separately titled to be amalgamated as land into the other two existing parcel titles within the ¼-section.

The SMRID replaced the former canal with a pipeline and they have made an agreement with adjacent landowners to dispose of the titled area and incorporate the land into their own private parcels. The existing 5.96-acre country residential acreage title is situated in the very southeast corner and was created in 1999. The yard contains a dwelling, barn, Quonset and other improvements. Approximately 0.64-acres of the formal canal title will be consolidated into the yard title. The adjacent 145-acre agricultural title will be enlarged by approximately 8.79-acres by adding the former canal SMRID land. All the adjusted parcels will physically connect to the west municipal road allowance (Range Rd 193) for access. There is an abandoned gas well located within the section that will be unaffected. The reviewed provincial data indicates there are no historical resources, wetlands, or other environmental significant features present that would affect the proposal.

Overall, the proposal meets the criteria of the County’s LUB No. 24-007 for a Realignment/Reconfiguration of Titles. With the consolidation of land(s) there will not be any increase in the number of separate titles from what presently exists, and an actual decrease from three down to two titles. The resulting parcel sizes comply with the land use bylaw’s size stipulations. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). Alberta Transportation has no objections.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed reconfiguration is not rational and the titles would remain as is.

Pros:

- there are no advantages to denying the subdivision as the County’s bylaws and criteria are met.

Cons:

- the SMRID is in support of the application, and a refusal decision would be appealed by the applicants as the County’s bylaws and criteria are met.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [2026-0-008 Lethbridge County Approval](#)
- [Diagrams 2026-0-008](#)

RESOLUTION

2026-0-008

Lethbridge County

Agricultural and Country Residential subdivision of Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M

THAT the Agricultural and Country Residential subdivision of Lot 5, Block 1, Plan 9911549 and Lot 1, Block 1, Plan 9810402 and Part of NW1/4 27-9-19-W4M (Certificate of Title No. 191 159 254, 801 098 022, 141 236 932 +1), to reconfigure three titles within W½ 27-9-19-W4 by subdividing a 9.47-acre (3.83 ha) former canal title and consolidating it to a 5.96-acre country residential lot enlarging it to 6.60-acres in size, and a 145.0-acre agricultural title thereby enlarging it to 153.8-acres in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created, if required.
3. That the title(s) and portions of the 9.47-acre former canal land to be subdivided and consolidated to create the enlarged 6.60-acre yard title and the 153.8-acre agricultural title be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by utility companies, or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision and consolidation is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the subdivision is in accordance with the County's subdivision criteria as a realignment/reconfiguration of titles. With the consolidation of land(s) there will not be any increase in the number of separate titles from what presently exists, and an actual decrease from three down to two titles.

INFORMATIVE:

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

2026-0-008
Page 1 of 3

- (d) Thank you for including TELUS in your circulation.

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

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

“Thank you for the opportunity to comment on File No. 2026-0-008. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to reconfigure three titles, enlarging one grouped country residential lot and enlarging an agricultural lot. There is an existing dwelling, but the application did not note the existing water or sewer services to the dwelling.

AHS-EPH has reviewed the application and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible. AHS-EPH recommends that private drinking water systems (e.g., cisterns, wells, dugouts) be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The application noted an abandoned gas well nearby. AHS-EPH recommends that an abandoned well be appropriately addressed according to regulatory requirements.

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

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

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3, 512, 3X

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

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

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

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

FOR INFORMATION PURPOSES

To that end, the applicant is advised that Highway 3 forms an integral part of the National Highway System (NHS) and North/South Trade Corridor (NSTC) of which the ultimate service classification is freeway. Given this the department's long-range freeway access management plans include a realignment of Highway 3 in the vicinity of the City of Lethbridge.

The department has endorsed the Highways 3 & 4 – Lethbridge and Area NHS & NSTC – Functional Planning Study – Final Report #R – 970 of which has identified an alignment and right-of-way requirements for the future corridor. The document is available for review through the undersigned upon request.

The timing of the realignment has yet to be determined however and to reiterate, at this juncture is considered to be long-range. However, to ensure that the future realignment plans are not unduly compromised any development on the remnant lands will require the benefit of a permit from our department. This requirement is outlined in the Highways Development and Protection Act and the corresponding Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

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

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

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

(g) ATCO Gas has no concerns.

(h) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

(i) SMRID – Phyllis Jensen, Central Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application and has the following comments:

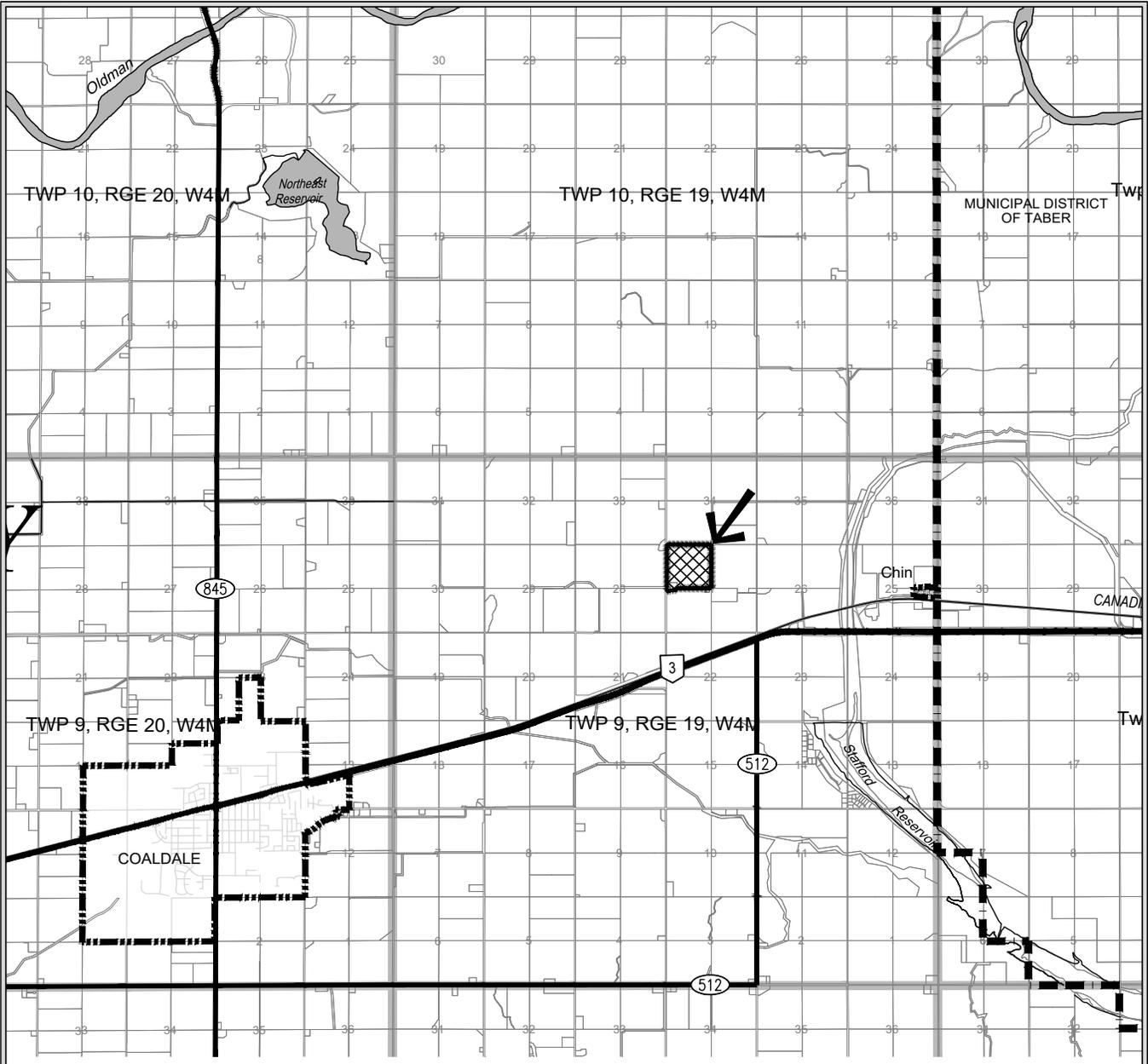
- SMRID will register a pipeline easement over its lands prior to executing the consent for registration of the subdivision and consolidation. The old canal must be consolidated with adjacent lands as condition of the turnover of lands.
- In order for SMRID to execute the consent to register a subdivision, any outstanding balances owed by the applicant will need to be paid in full.
- A fee of \$300.00 plus G.S.T. will be due upon approval of the future subdivision application by the District.

If you have any further questions or concerns, please contact me in the Taber office at 403-223-2148.”

MOVER

REEVE

DATE

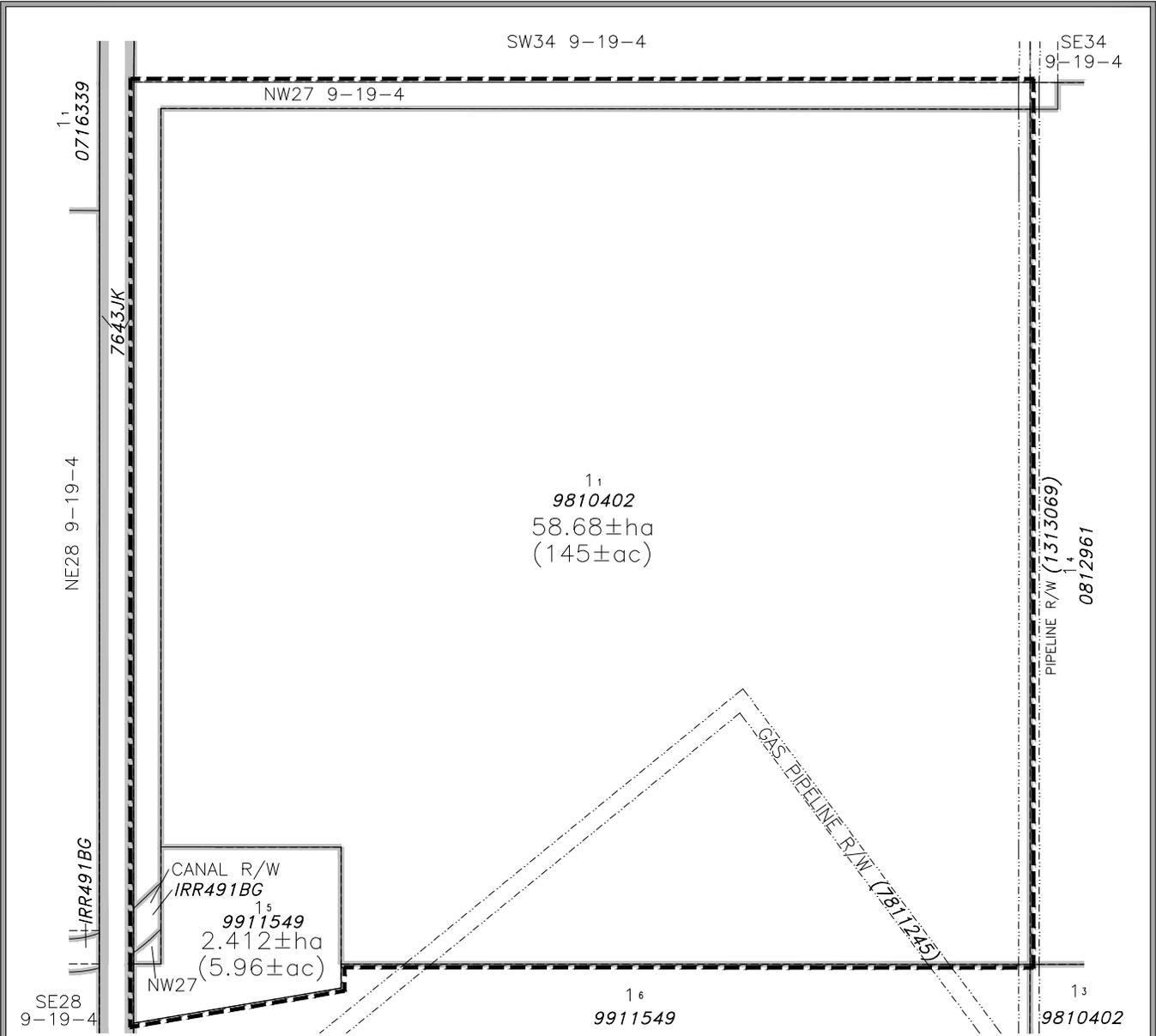


SUBDIVISION LOCATION SKETCH
LOT 1, BLOCK 1, PLAN 9810402 AND LOT 5, BLOCK 1, PLAN 9911549
WITHIN W 1/2 SEC 27, TWP 9, RGE 19, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JANUARY 21, 2026
FILE No: 2026-0-008

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3102 16th AVENUE NORTH, LETHBRIDGE, AB T1H 0E3
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



January 21, 2026 N:\Subdivision\2026\2026-0-008.dwg



SUBDIVISION SKETCH - EXISTING

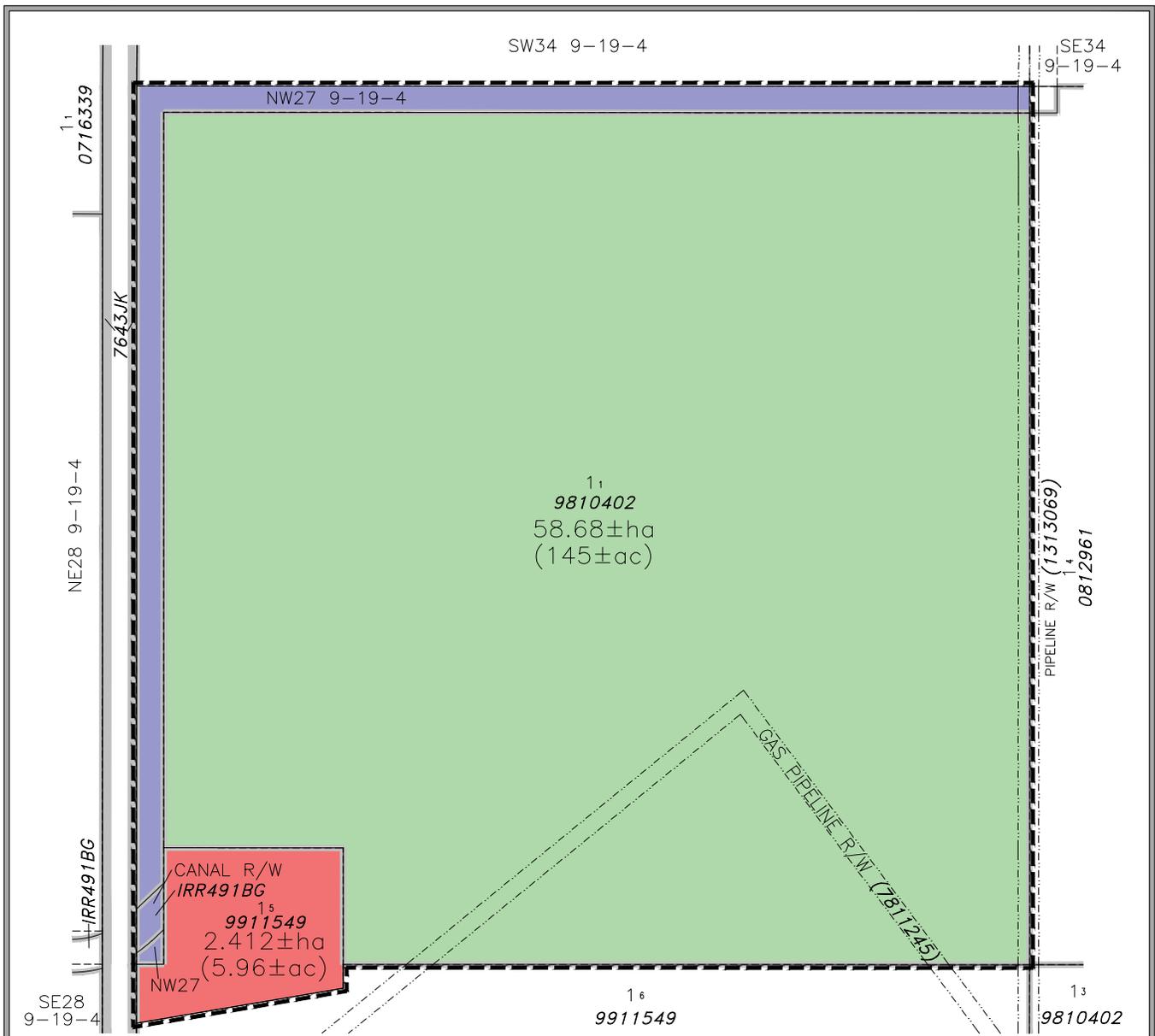
LOT 1, BLOCK 1, PLAN 9810402 AND LOT 5, BLOCK 1, PLAN 9911549
WITHIN W 1/2 SEC 27, TWP 9, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JANUARY 21, 2026

FILE No: 2026-0-008



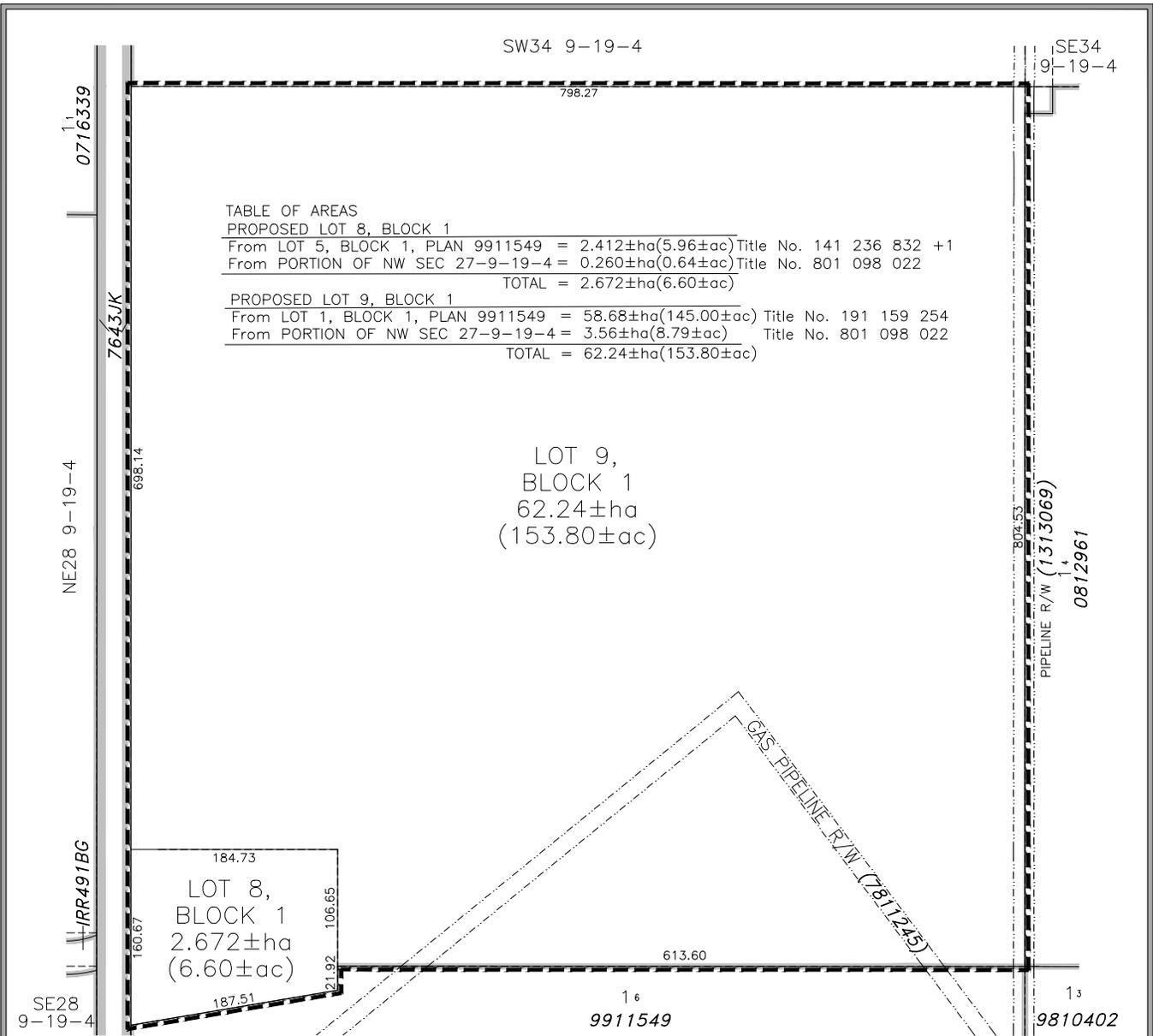


SUBDIVISION SKETCH - EXISTING

LOT 1, BLOCK 1, PLAN 9810402 AND LOT 5, BLOCK 1, PLAN 9911549
 WITHIN W 1/2 SEC 27, TWP 9, RGE 19, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: JANUARY 21, 2026
 FILE No: 2026-0-008



January 21, 2026 N:\Subdivision\2026\2026-0-008.dwg



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 251373LS

LOT 1, BLOCK 1, PLAN 9810402 AND LOT 5, BLOCK 1, PLAN 9911549

WITHIN W 1/2 SEC 27, TWP 9, RGE 19, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JANUARY 21, 2026

FILE No: 2026-0-008



January 22, 2026 N:\Subdivision\2026\2026-0-008.dwg



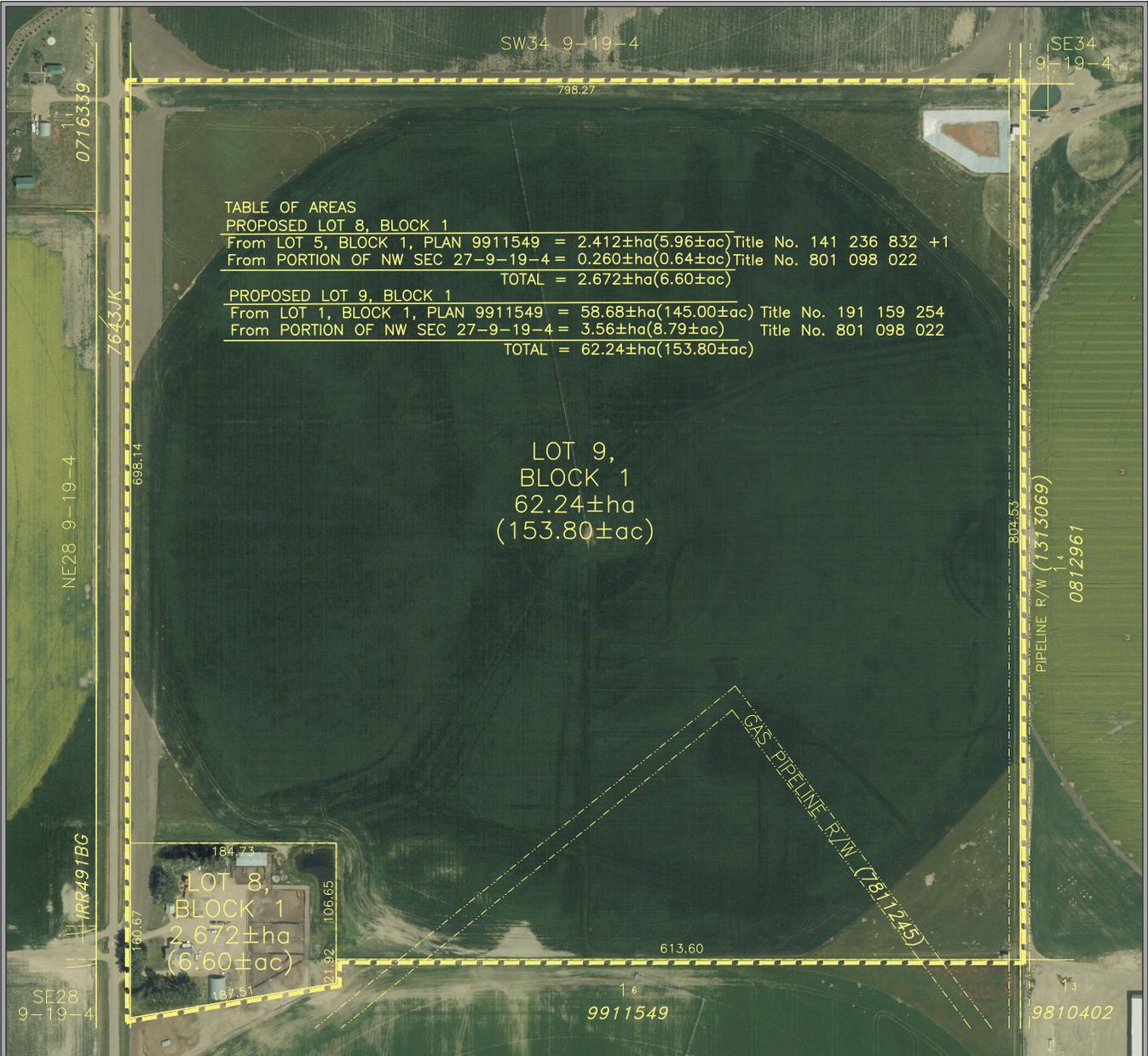


TABLE OF AREAS
 PROPOSED LOT 8, BLOCK 1
 From LOT 5, BLOCK 1, PLAN 9911549 = 2.412±ha(5.96±ac) Title No. 141 236 832 +1
 From PORTION OF NW SEC 27-9-19-4 = 0.260±ha(0.64±ac) Title No. 801 098 022
 TOTAL = 2.672±ha(6.60±ac)

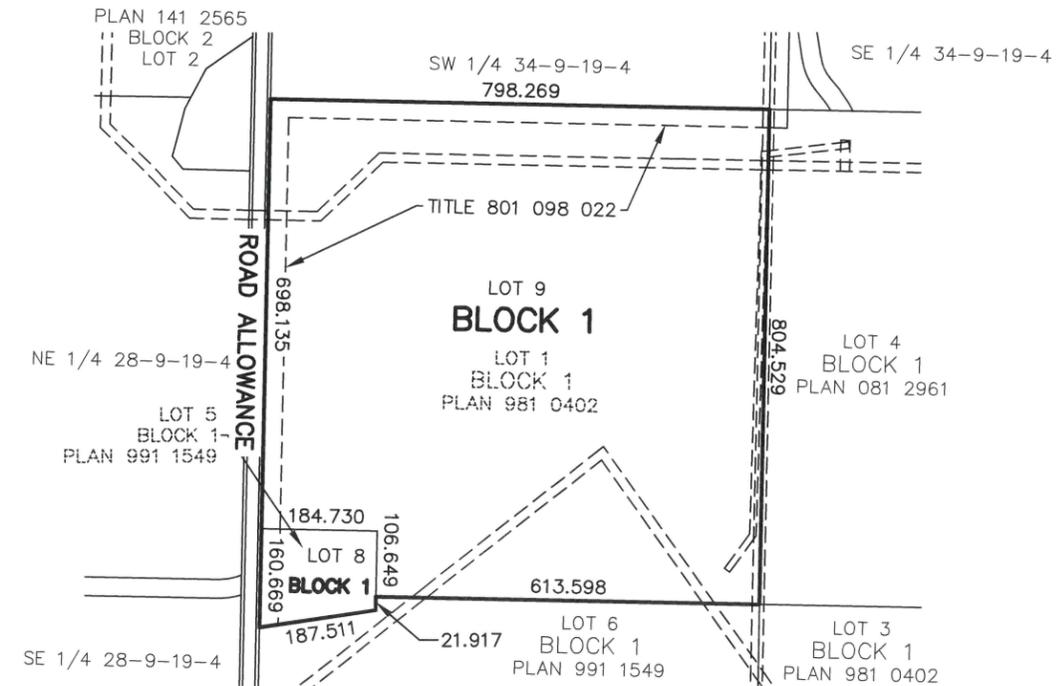
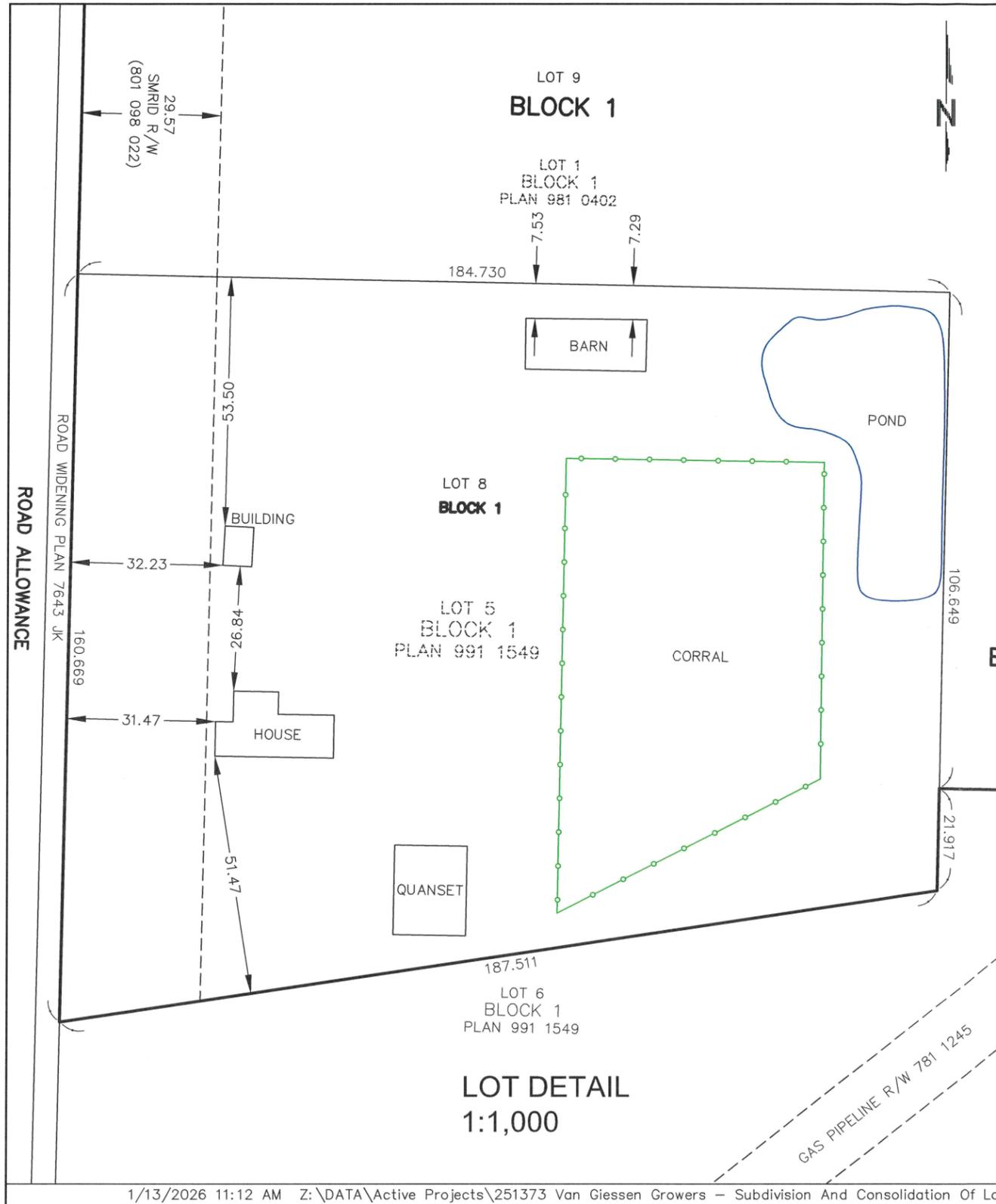
PROPOSED LOT 9, BLOCK 1
 From LOT 1, BLOCK 1, PLAN 9911549 = 58.68±ha(145.00±ac) Title No. 191 159 254
 From PORTION OF NW SEC 27-9-19-4 = 3.56±ha(8.79±ac) Title No. 801 098 022
 TOTAL = 62.24±ha(153.80±ac)

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 251373LS
 LOT 1, BLOCK 1, PLAN 9810402 AND LOT 5, BLOCK 1, PLAN 9911549
 WITHIN W 1/2 SEC 27, TWP 9, RGE 19, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: JANUARY 21, 2026
 FILE No: 2026-0-008



AERIAL PHOTO DATE: 2024



LEGEND

AREA TO BE REGISTERED IS OUTLINED THUS
 AND CONTAINS 65.0ha

DISTANCES ARE IN METRES AND DECIMALS THEREOF

REFER TO SURVEY FIELD NOTES DATED MAY 23, 2025 FOR BOUNDARY LOCATION EVIDENCE.

E. EAST
 ha HECTARE
 I STATUTORY IRON POST
 M. MERIDIAN
 N. NORTH
 Rge RANGE
 S. SOUTH
 Sec. SECTION
 Twp. TOWNSHIP
 UR/W UTILITY RIGHT OF WAY
 W. WEST

PLAN
 SHOWING
PROPOSED SUBDIVISION & CONSOLIDATION
 OF
 TITLE 801 098 022
 INTO PARTS OF BOTH
 LOT 1, BLOCK 1, PLAN 981 0402
 AND LOT 5, BLOCK 1, PLAN 991 1549
 ALL WITHIN
 N.W. 1/4 SEC. 27, TWP. 9, RGE. 19, W4M
Lethbridge County

REGISTERED OWNER
 - JOHN SLINGERLAND FARMS LTD.
 - 2152958 ALBERTA LTD.
 - THE BOARD OF DIRECTORS
 ST. MARY RIVER IRRIGATION DISTRICT

ALBERTA LAND SURVEYOR
 NAME: BRUCE A. BARNETT, A.L.S. Reg. No. 615



MARTIN GEOMATIC CONSULTANTS LTD. LETHBRIDGE, ALBERTA		
JW	PETER VAN GIESSEN	251373LS



a division of Englobe



CHIN WEST DAM REHABILITATION

Lethbridge County Presentation

March 5, 2026

Agenda

1. Project Goals and Description
2. Overall Project Layout
3. Anticipated Staging and Schedules
4. Road Authority Considerations



Project Goals and Description

- Replacement of the existing Low Level Outlet Structure
- Stabilization of the Chin West Dam
 - Flattening of the backslopes, and addition of toe berms and filtration system
- Abandonment of the existing Low Level Outlet Structure
- Raising of the Chin West Dam by 4.6 m
- Excavation inside reservoir post construction

Rough Quantities

2,430,000 m³

Excavation

5,300 m³

Structural Concrete

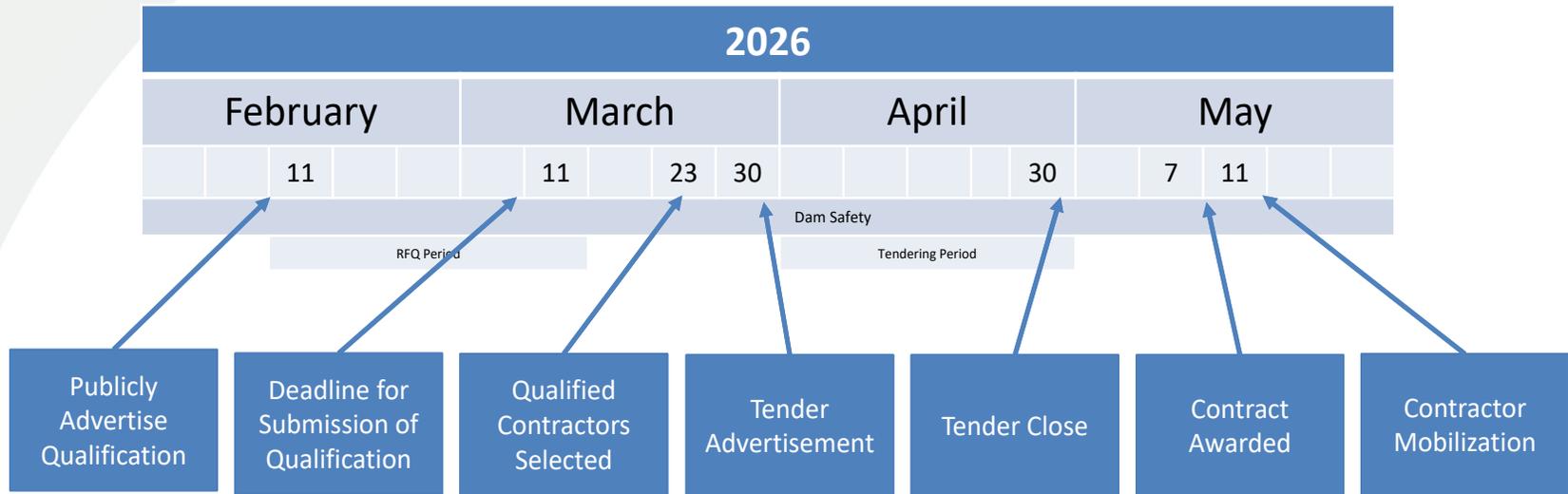
102,000 tonne

Filter Sand

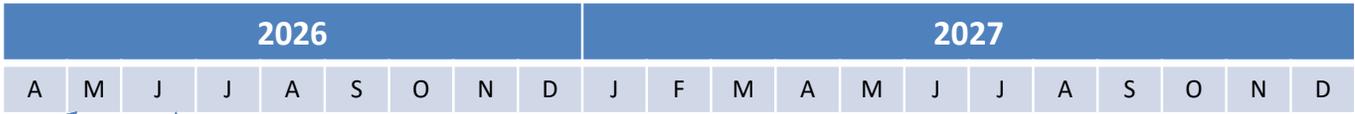
98,000 tonne

Riprap

Project Update



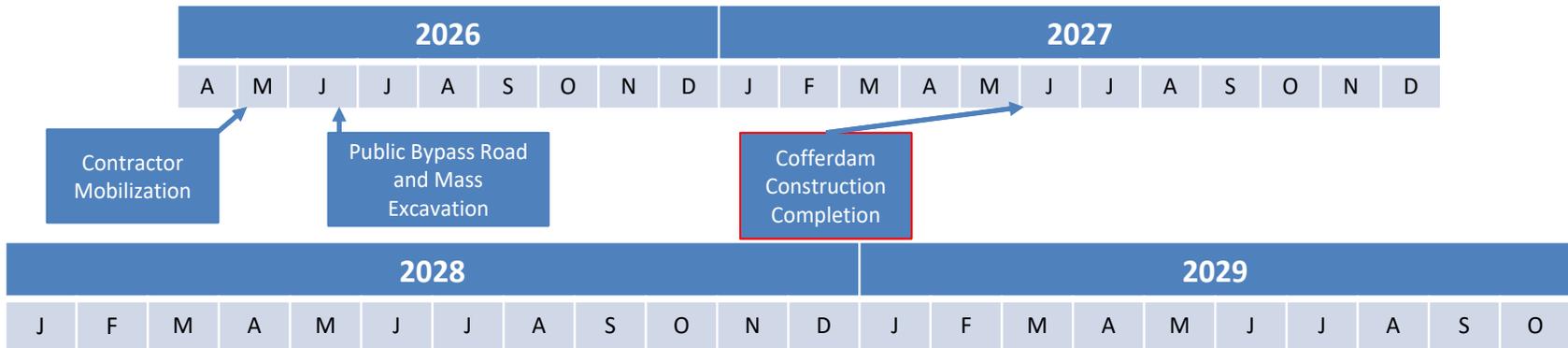
Staging and Scheduling

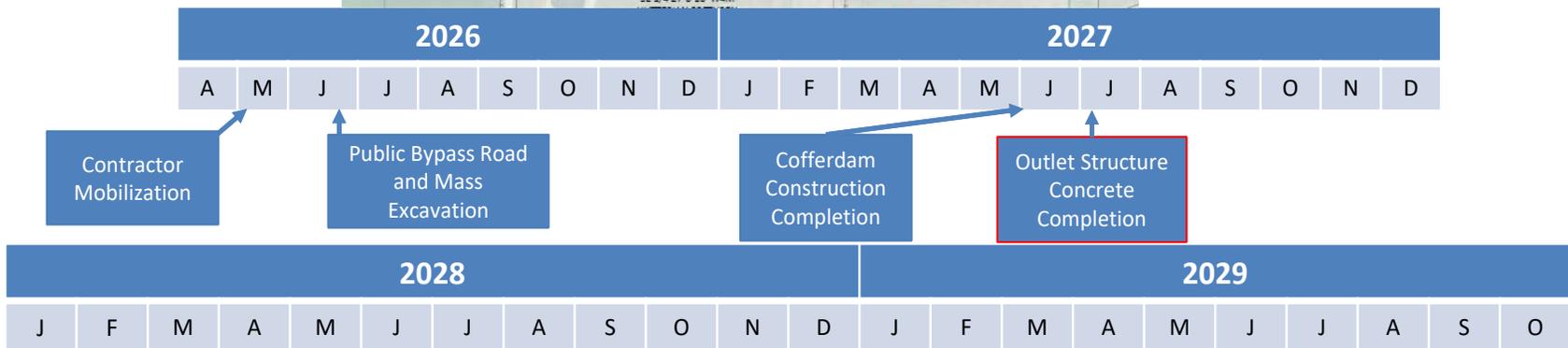
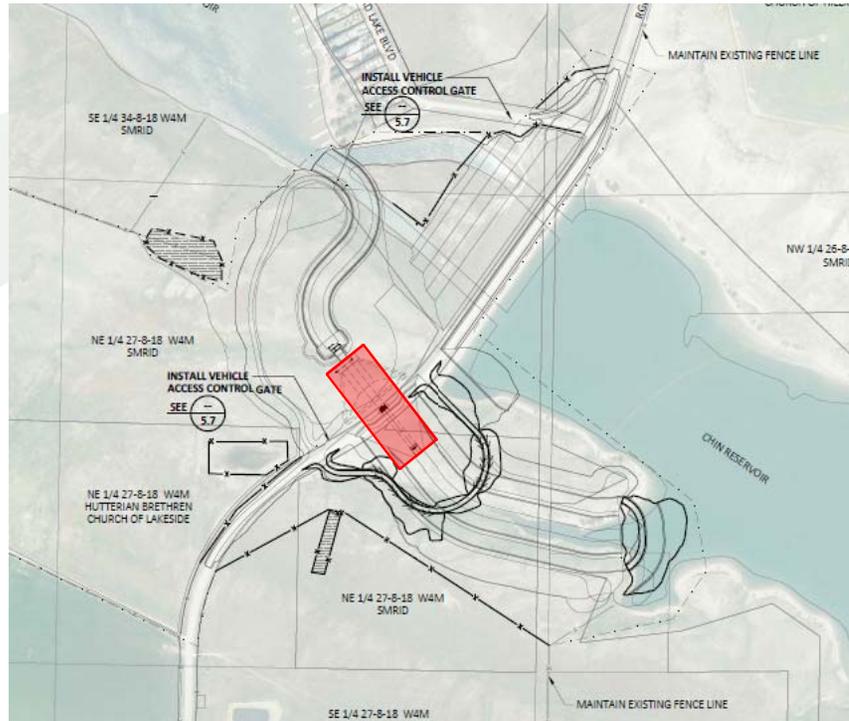


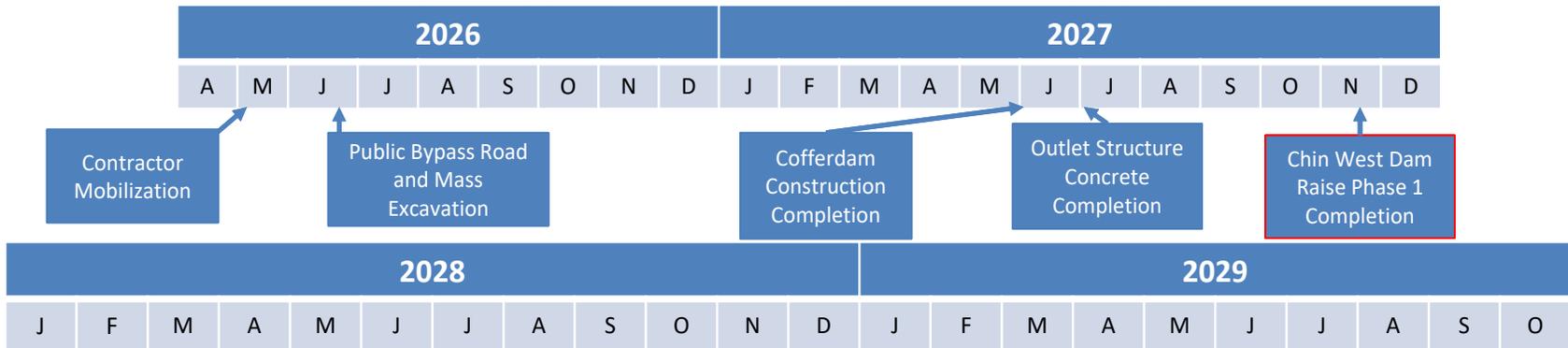
Contractor Mobilization

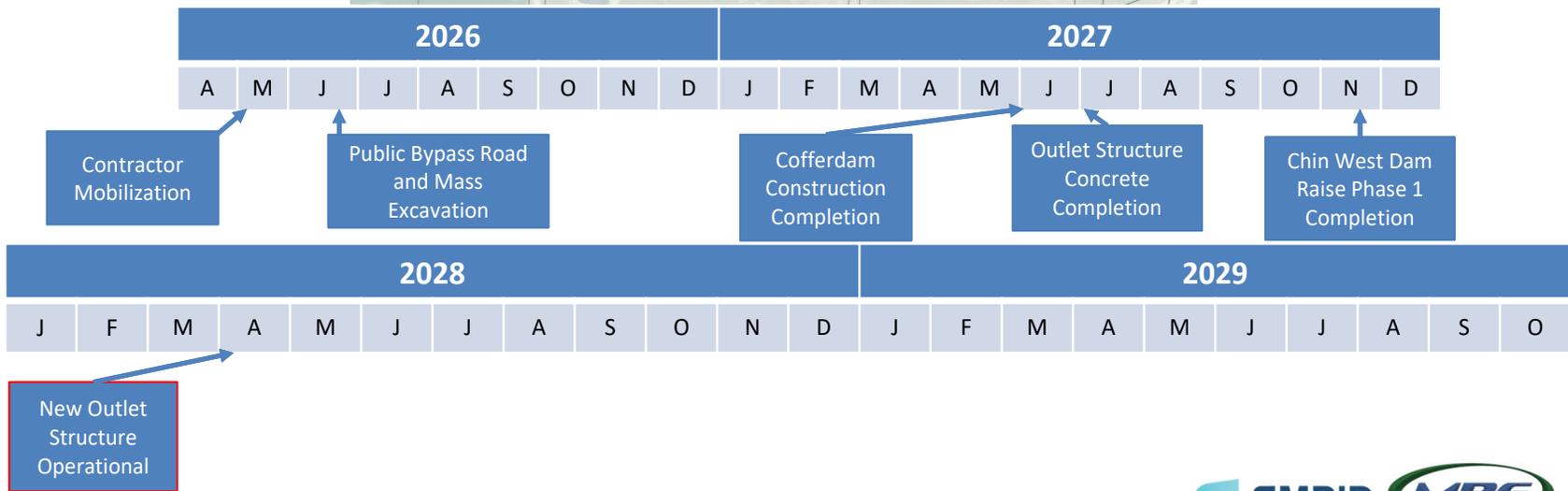
Public Bypass Road and Mass Excavation

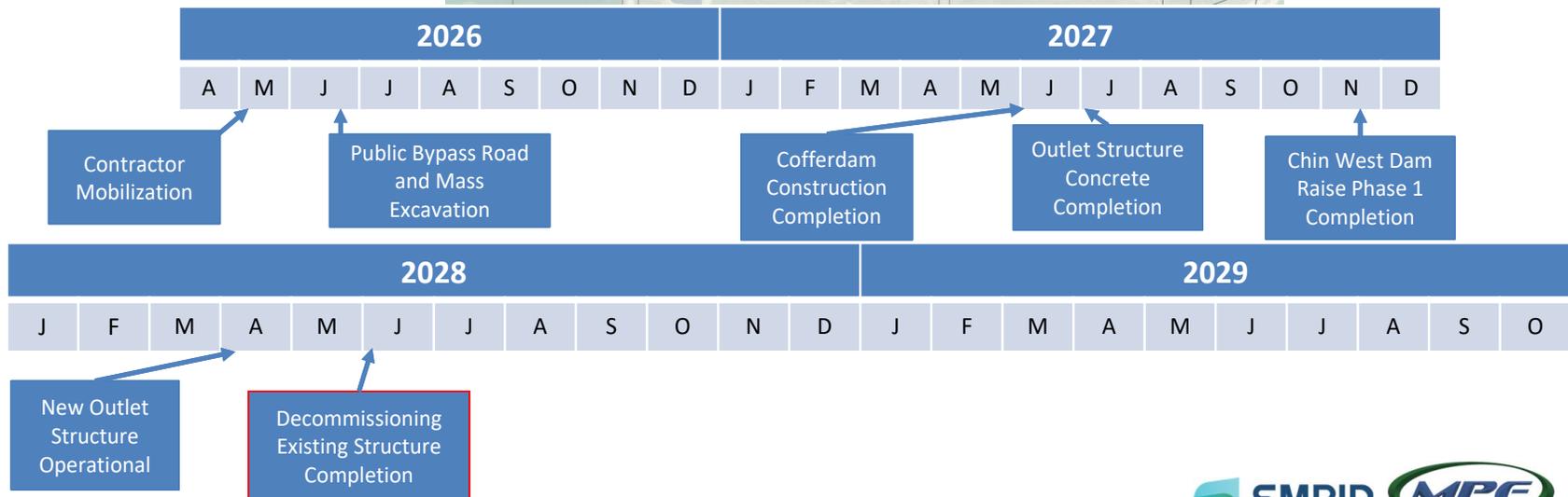


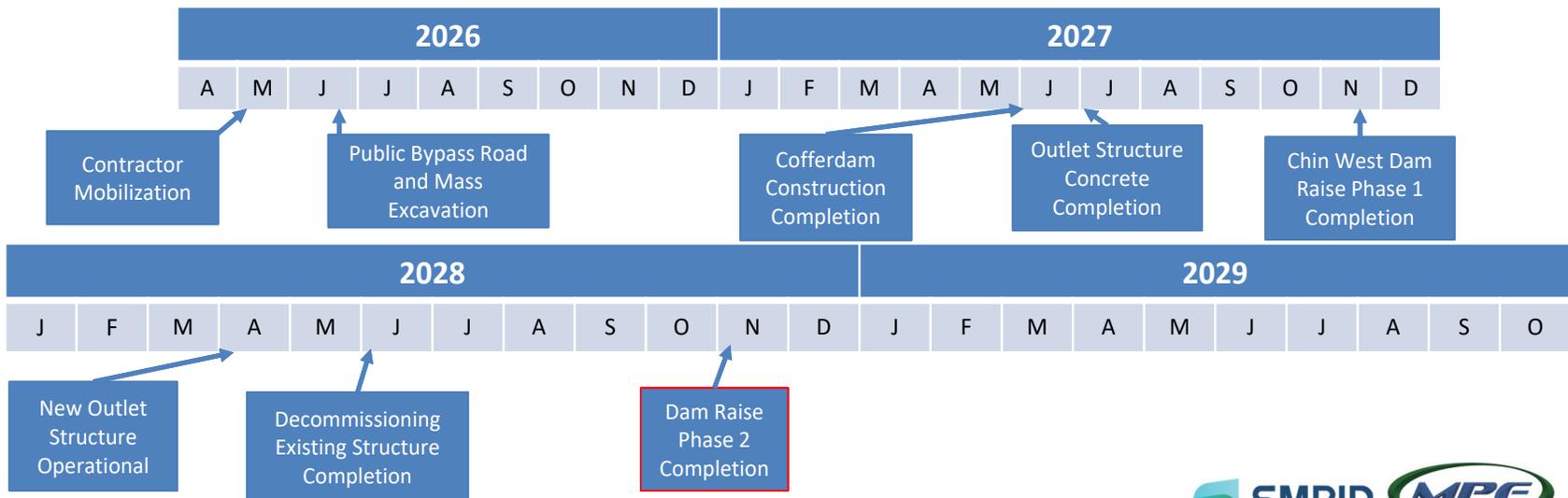


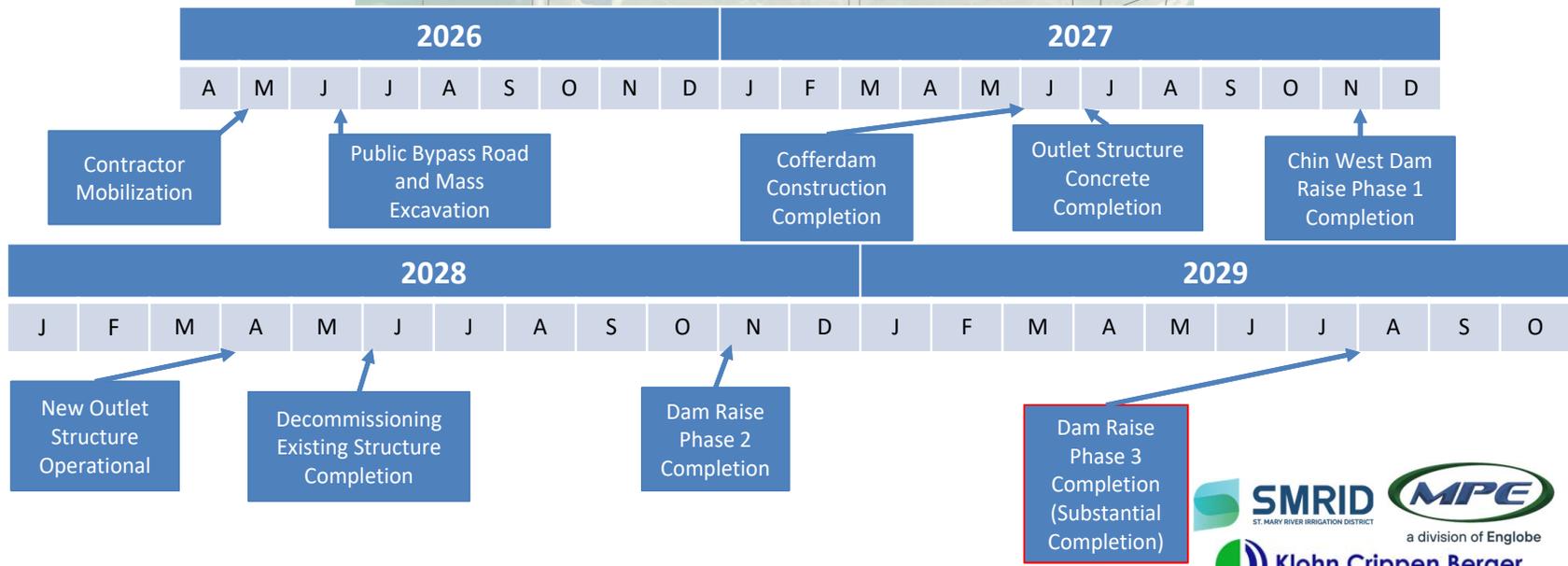


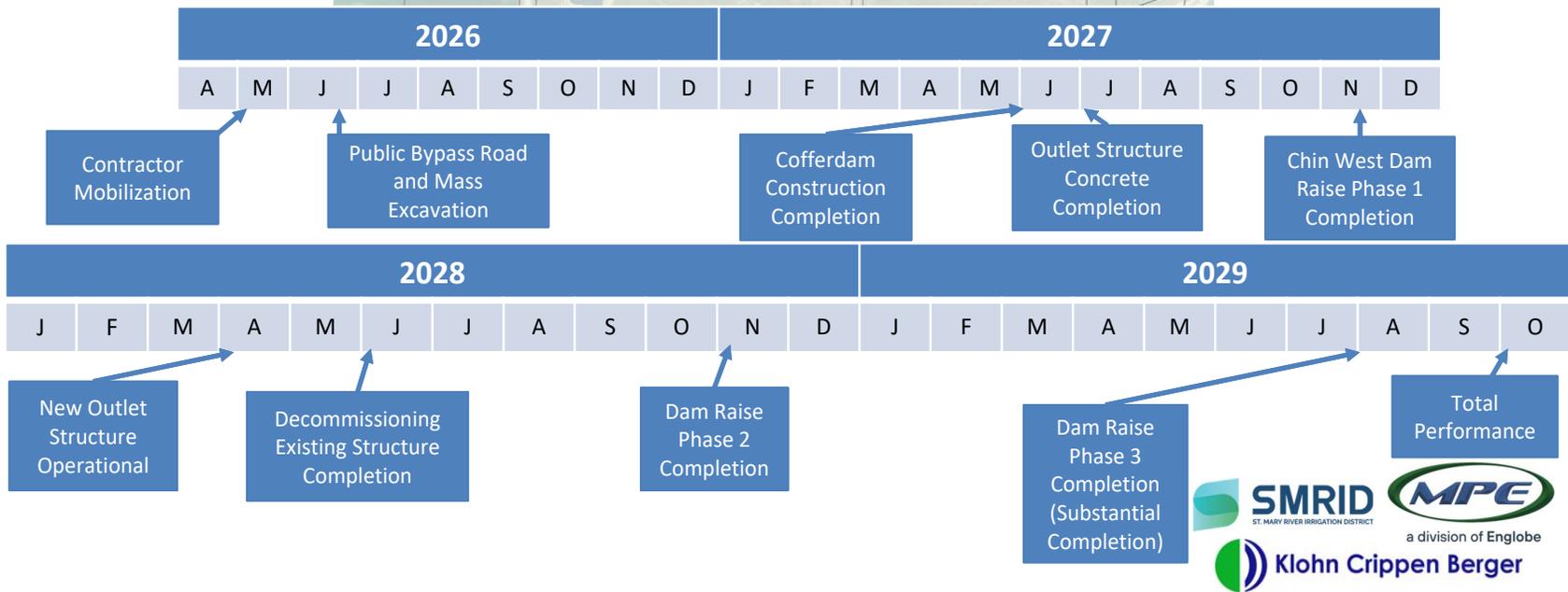








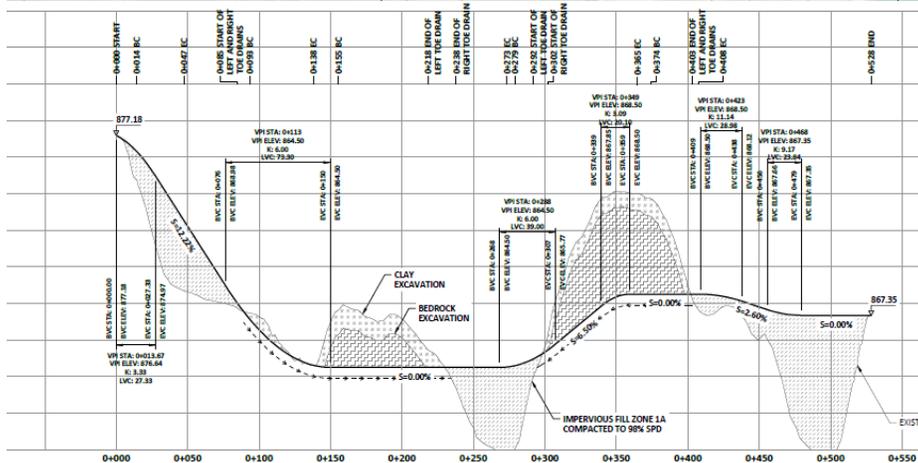
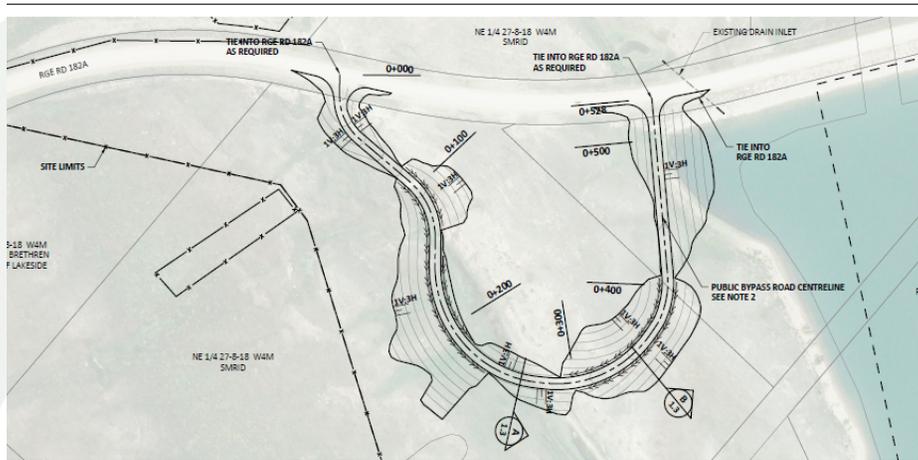




Possible Construction Schedules

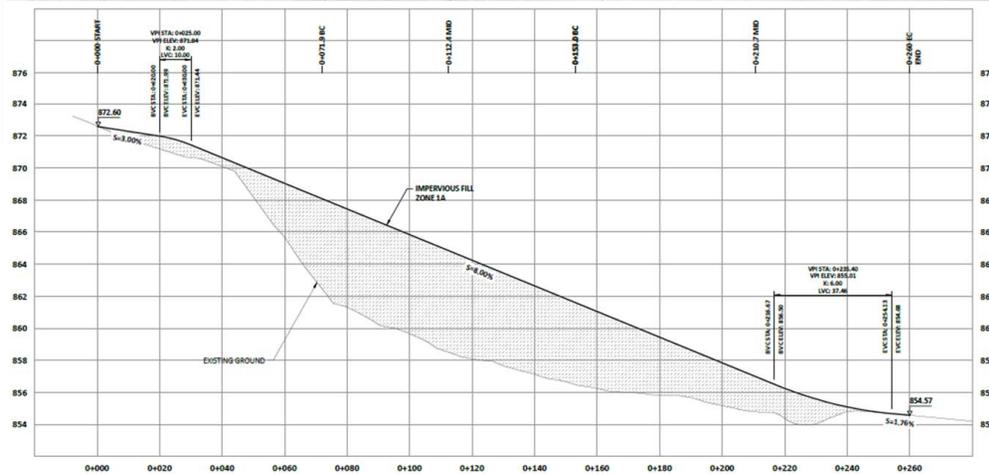
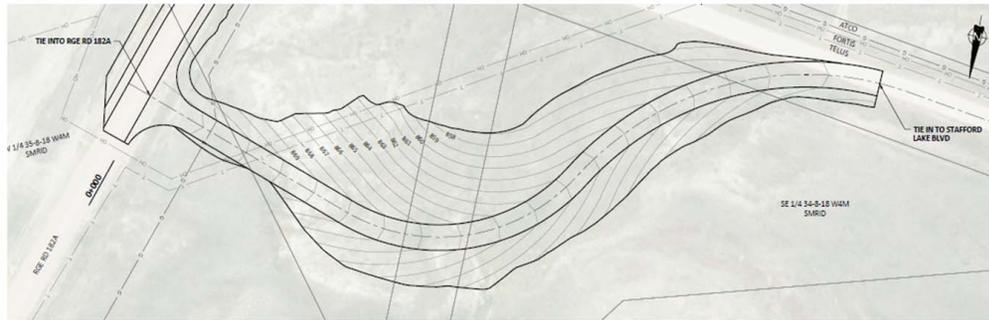
	Optimistic	Conservative
Cofferdam Construction Completion	June 2026	June 2026
Outlet Structure Concrete Construction Completion	September 2027	November 2028
Chin West Dam Phase 1 Completion	November 2027	October 2029
New Outlet Structure Operational	April 2028	March 2030
Decommissioning Existing Outlet Structure	June 2028	April 2030
Chin West Dam Raise Phase 2 Completion	November 2028	May 2030
Chin West Dam Raise Phase 3 Completion (Substantial Completion)	August 2029	November 2030
Total Performance	October 2029	January 2031
Total Duration	41 Months	56 Months

Municipality Considerations Public Bypass



- Public Bypass route avoids full shutdown of RR 182A during outlet dam excavation and construction.
- Request of Lethbridge County:
 - Assist with public notifications of traffic delays and road closures

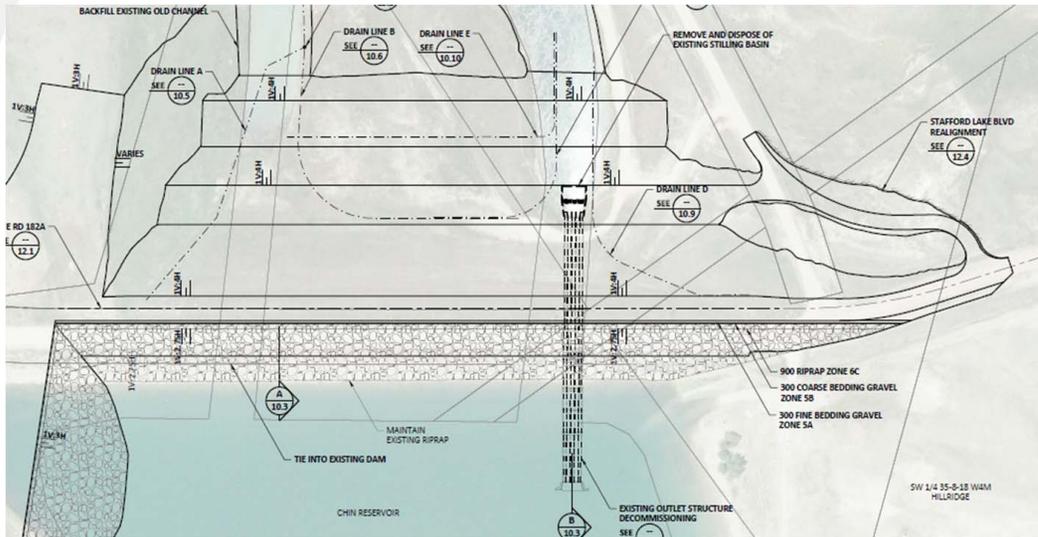
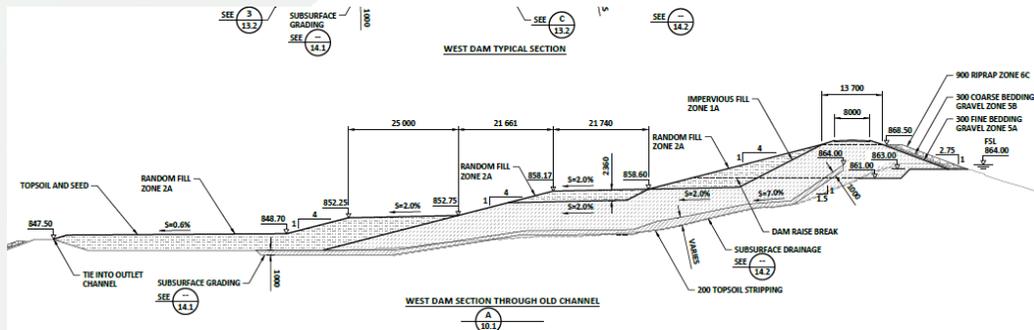
Municipality Considerations Stafford Blvd (MD of Taber)



- Realigned to accommodate Dam Raise
- Grades established in consultation with MD of Taber
- New culvert crossing south of development, aiding drainage
- Maintain Existing Culvert

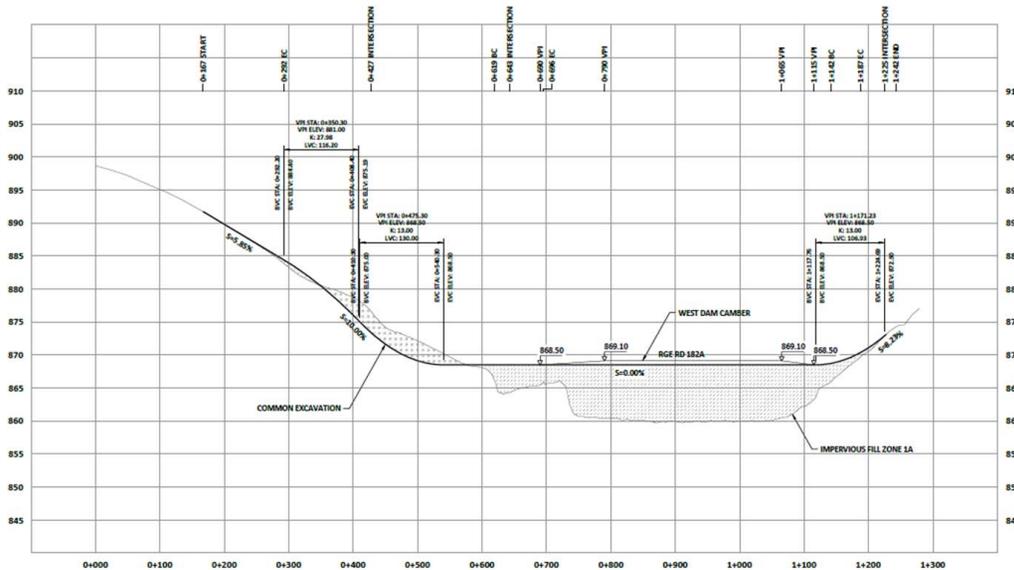
Municipality Considerations

Dam Raise



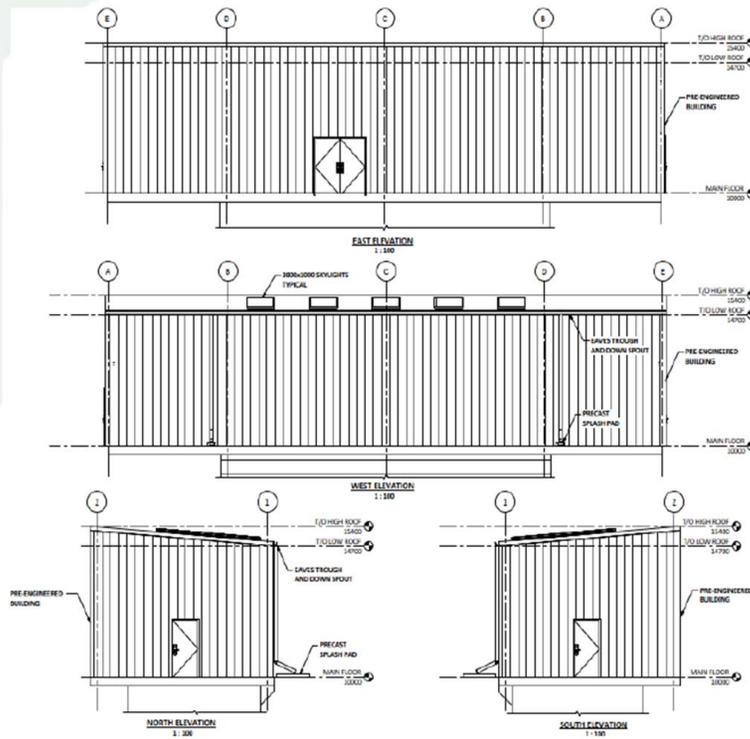
- Road Shutdown during construction
- Contractor will work with Road Authorities to provide notices
- Expected to require ~4 months
- Request assistance communicating road closure.

Municipality Considerations Finished RR 182A



- Crest of New Main Dam is overbuilt to account for calculated settlement
- Speed limit of 60 km/hr is based on deflection ratings of cable barriers.

Municipality Considerations New Gate House Building



Little Bow Gatehouse est. 2014

Municipality Considerations New Gate House Building



- Includes parking pads, on both sides, for operators and for cranes
- Includes Jersey Barriers in Front

Municipality Considerations

Existing Outlet Structure



- Gates and surface works will be removed
- Gate wells will be converted to pump wells
- Hillridge and Lakeside have interest in using 4 of 5 gate wells as pump wells for future irrigation schemes
- Offered Town of Taber a pumpwell for raw water, but they declined

Municipality Considerations

Anticipated Haul Routes



- From HWY 3
down RR182
- From HWY 512
down TWP 8-4



Comments/Questions

AGENDA ITEM REPORT



Title: Development Permit Application 26-D0022 and 26-D0023 (Vanden Brink)
Meeting: Council Meeting - 05 Mar 2026
Department: Development & Infrastructure
Report Author: Jessica Potack

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 24 Feb 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 24 Feb 2026
Cole Beck, Chief Administrative Officer	Approved - 25 Feb 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Two Development Permit Applications have been submitted by David and Carolin Vanden Brink. Development Permit Application 26-D0022 is for an *Institutional Workshop/Specialty Manufacturing (Floral Arrangement and U-Pick)*, including *Accessory Building (Flower Shop - 192 sq. ft.)* and Development Permit Application 26-D0023 is for a *Secondary Suite (within existing Detached Garage - 1200 sq. ft.)*. Both uses currently exist with no municipal approval and these applications will bring the property into compliance with the Land Use Bylaw and Direct Control Bylaw 25-025.

RECOMMENDATION:

That Development Permit Applications 26-D0022 and 26-D0023 be approved as drafted.

REASON(S) FOR RECOMMENDATION(S):

Approving these Development Permits will bring the property into compliance with the Land Use Bylaw and Direct Control Bylaw 25-025.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Secondary Suite (contained within a detached garage) is a Discretionary use under DC Bylaw 25-025.
- Institutional Workshop/Specialty Manufacturing is a Discretionary use under DC Bylaw 25-025.
- DC Bylaw 25-025 specifically defines an Institutional Workshop/Specialty Manufacturing to mean a development that is associated with floral arranging and a floral u-pick on a Parcel and which may include facilities to process or package flowers and related goods. The use may include areas devoted to retail sales, display and storage. The word "Commercial Use" shall have the same meaning as the word "Institutional/Specialty Manufacturing".

BACKGROUND INFORMATION:

The proposed Development is located within the RiverBrink Area Structure Plan. The subject property was rezoned from Grouped Country Residential to Direct Control in January 2025 under DC Bylaw 25-025, following a Notice of Violation for an unpermitted floral arranging and U-Pick business. During the rezoning process, it was discovered that there was also an unpermitted secondary suite on-site. Shortly after the rezoning was finalized, two Development Permit Applications were submitted to the County for processing.

With the exception of administrative purposes and ancillary business-related purposes such as office work, storage, and processing activities to be located on the main floor of the accessory building that houses the secondary suite, with no public access allowed, all other floral-related uses will take place within the yellow high-lighted area of Map 1 in the Direct Control Bylaw.

ALTERNATIVES / PROS / CONS:

- County Council may refuse one or both of the submitted applications. The refusal is at the discretion of Council, on the basis that the use is discretionary.

FINANCIAL IMPACT:

An future development on this parcel is subject to the appropriate Residential and Commercial/Industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

- [26-D0023 DRAFT DP](#)
- [26-D0022 DRAFT DP](#)
- [26-D0022 and 26-D0023 Internal Site Plan](#)
- [26-D0022 Submitted Site Plan](#)
- [26-D0022 DPA](#)
- [26-D0022 Garage Main Floor Plan \(Private Work Bench and Flower Drying Room\)](#)
- [26-D0022 Submitted Photographs \(Flower Shop\)](#)
- [26-D0022 Geotechnical Comments \(Feb 20'26\)](#)
- [26-D0022 ATEC Permit Required](#)
- [26-D0022 Title](#)



Lethbridge County Development Permit

Pursuant to Land Use Bylaw No. 24-007

Development Permit No: 26-D0023

Applicant: David and Carolin Vanden Brink, PO BOX 893, Coalhurst, ALBERTA, T0L 0V0

In Works Respecting of: Secondary Suite (within existing Detached Garage - 1200 sq. ft.)

On land located at: Q:NE S:36 T:9 R:23 M:W4 L:1 B:1 P:9312230 (9-230019 River Ridge Road) and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 26-D0023 and **is subject to the conditions contained herein:**

- The Secondary Suite shall be located as per the approved site plan.
- With the exception of administrative and ancillary business-related purposes to the Institutional Workshop/Specialty Manufacturing use, as approved by Development Permit 26-D0022, the use of this structure for Home Occupation purposes is strictly prohibited. Additionally, no commercial or industrial activities are authorized by this Development Permit.
- The installation of a new septic tank or other private sewage system is prohibited. Any plumbing installations associated with the approved works requiring connection to a septic system shall utilize the existing septic system. It is the responsibility of the owner to ensure adequate capacity and is compliant with all applicable municipal and provincial regulations.
- Approval of all relevant Safety Code Permits (includes Building, Electrical, Plumbing, Gas, and Private Sewage Disposal Systems) must be obtained prior to commencement. Safety Code Permits are obtained through **Park Enterprises Ltd**, #10, 491 W.T. Hill Blvd. South, Lethbridge. Phone - (403) 329-3747.
- Any planned work in the County right-of-way (driveway, approaches, etc.) requires separate approval from the Lethbridge County Operations Department (call 403-328-5525).

INFORMATIVE: Alberta Transportation and Economic Corridors has provided comment on this application, stating that a Roadside Development Permit is required for the works described in this permit. See attached correspondence for details.

Date of Decision: Mar 5, 2026, as approved by County Council (Resolution X)

The above-mentioned permit is not subject to an appeal period under section 685(4)(a) of the Municipal Government Act.

Lethbridge County Development Permit

Pursuant to Land Use Bylaw No. 24-007

Signed

Coordinator, Planning and Development

Important:

The development outlined above is subject to the following conditions:

- (a) No development authorized by the issuing of a permit shall commence until at least 21 days after the date of decision of the permit in accordance with section 686 of the Municipal Government Act, or if an appeal is made until the appeal is decided upon. Any development commencing prior to the appeal period expiration, or an appeal decision being made is entirely at the risk of the applicant, developer, or landowner.
- (b) The approval of this Development Permit does not remove the need to obtain any Safety Code Permits (including Building, Plumbing, Gas, Electrical, and Private Sewage) or approval required by any federal, provincial, or municipal legislation, and/or regulations.
- (c) This permit, issued in accordance with the Notice of Decision, is valid for a period of twenty-four (24) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- (d) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty-four (24) months from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.
- (e) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (f) Amendment of a development permit application or approval after a decision has been issued by the Development Authority is not permitted except for minor modifications at the discretion of the Development Authority. Any increase in footprint, use-intensity, setback encroachments, etc. shall require a new development permit. Modification requests must be received within 30 days of the issuance of the development permit, otherwise, a new development permit application is required and will be processed anew. Additional information on Minor Modifications can be found in Part 1, Section 47 of the Land Use Bylaw No. 24-007.



Lethbridge County Development Permit

Pursuant to Land Use Bylaw No. 24-007

Development Permit No: 26-D0022

Applicant: David and Carolin Vanden Brink, PO BOX 893, Coalhurst, ALBERTA, T0L 0V0

In Works Respecting of: Institutional Workshop/Specialty Manufacturing (Floral Arrangement and U-Pick), including Accessory Building (Flower Shop - 192 sq. ft.)

On land located at: Q:NE S:36 T:9 R:23 M:W4 L:1 B:1 P:9312230 (230019 River Ridge Road) and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 26-D0022 and **is subject to the conditions contained herein:**

- The Approved Works shall be located as per the approved site plan.
- Prior to commencing the approved works, the parcel is required to have a Caveat registered on Title for architectural controls to outline the development area and limitations of development on the parcel, as approved by Lethbridge County.
- The Development shall adhere to the recommendations of the Geotechnical Comments dated February 20, 2026, as submitted to Lethbridge County. Prior to commencing the Approved Works, a legal agreement must be entered into to indemnify Lethbridge County and save harmless the municipality from all potential actions, suits, damages, or claims as it relates to the development of the land and any development permit being issued.
- Any lighting associated with this development shall be shielded and downcast so as not to generate a nuisance.
- Any signage shall require a new development permit.
- Any use other than that approved by this development permit shall require a new development permit.
- Approval of all relevant Safety Code Permits (includes Building, Electrical, Plumbing, Gas, and Private Sewage Disposal Systems) must be obtained prior to commencement. Safety Code Permits are obtained through **Park Enterprises Ltd**, #10, 491 W.T. Hill Blvd. South, Lethbridge. Phone - (403) 329-3747.
- Any planned work in the County right-of-way (driveway, approaches, etc.) requires separate approval from the Lethbridge County Operations Department (call 403-328-5525).

INFORMATIVE: Alberta Transportation and Economic Corridors has provided comment on this application, stating that a Roadside Development Permit is required for the works described in this permit. See attached correspondence for details.



Lethbridge County Development Permit

Pursuant to Land Use Bylaw No. 24-007

Date of Decision: Mar 5, 2026, as approved by County Council (Resolution X)

The above-mentioned permit is not subject to an appeal period under section 685(4)(a) of the Municipal Government Act.

Signed

Coordinator, Planning and Development

Lethbridge County Development Permit

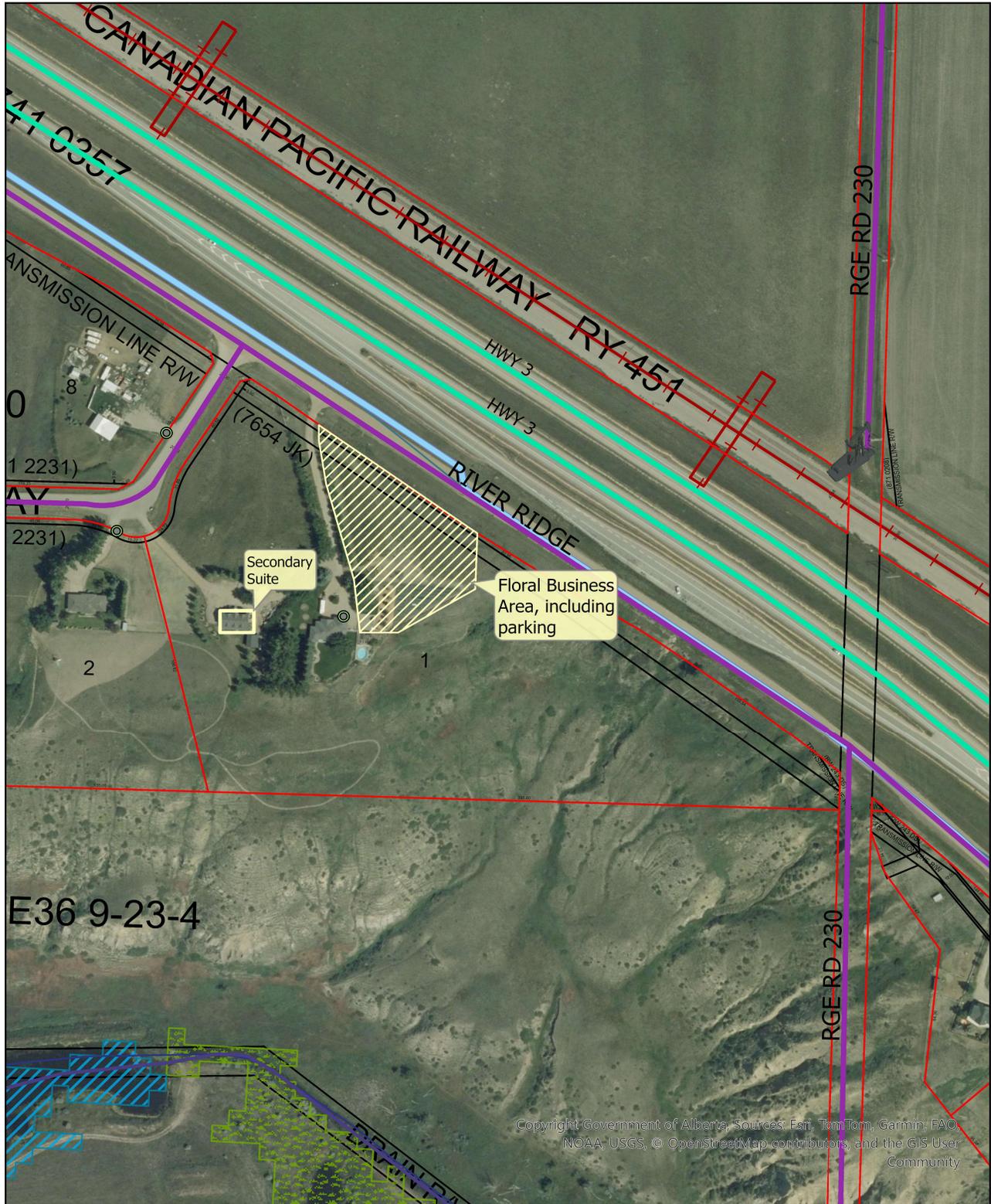
Pursuant to Land Use Bylaw No. 24-007

Important:

The development outlined above is subject to the following conditions:

- (a) No development authorized by the issuing of a permit shall commence until at least 21 days after the date of decision of the permit in accordance with section 686 of the Municipal Government Act, or if an appeal is made until the appeal is decided upon. Any development commencing prior to the appeal period expiration, or an appeal decision being made is entirely at the risk of the applicant, developer, or landowner.
- (b) The approval of this Development Permit does not remove the need to obtain any Safety Code Permits (including Building, Plumbing, Gas, Electrical, and Private Sewage) or approval required by any federal, provincial, or municipal legislation, and/or regulations.
- (c) This permit, issued in accordance with the Notice of Decision, is valid for a period of twenty-four (24) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- (d) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twenty-four (24) months from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.
- (e) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (f) Amendment of a development permit application or approval after a decision has been issued by the Development Authority is not permitted except for minor modifications at the discretion of the Development Authority. Any increase in footprint, use-intensity, setback encroachments, etc. shall require a new development permit. Modification requests must be received within 30 days of the issuance of the development permit, otherwise, a new development permit application is required and will be processed anew. Additional information on Minor Modifications can be found in Part 1, Section 47 of the Land Use Bylaw No. 24-007.

26-D0022 and 26-D0023



Copyright: Government of Alberta, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

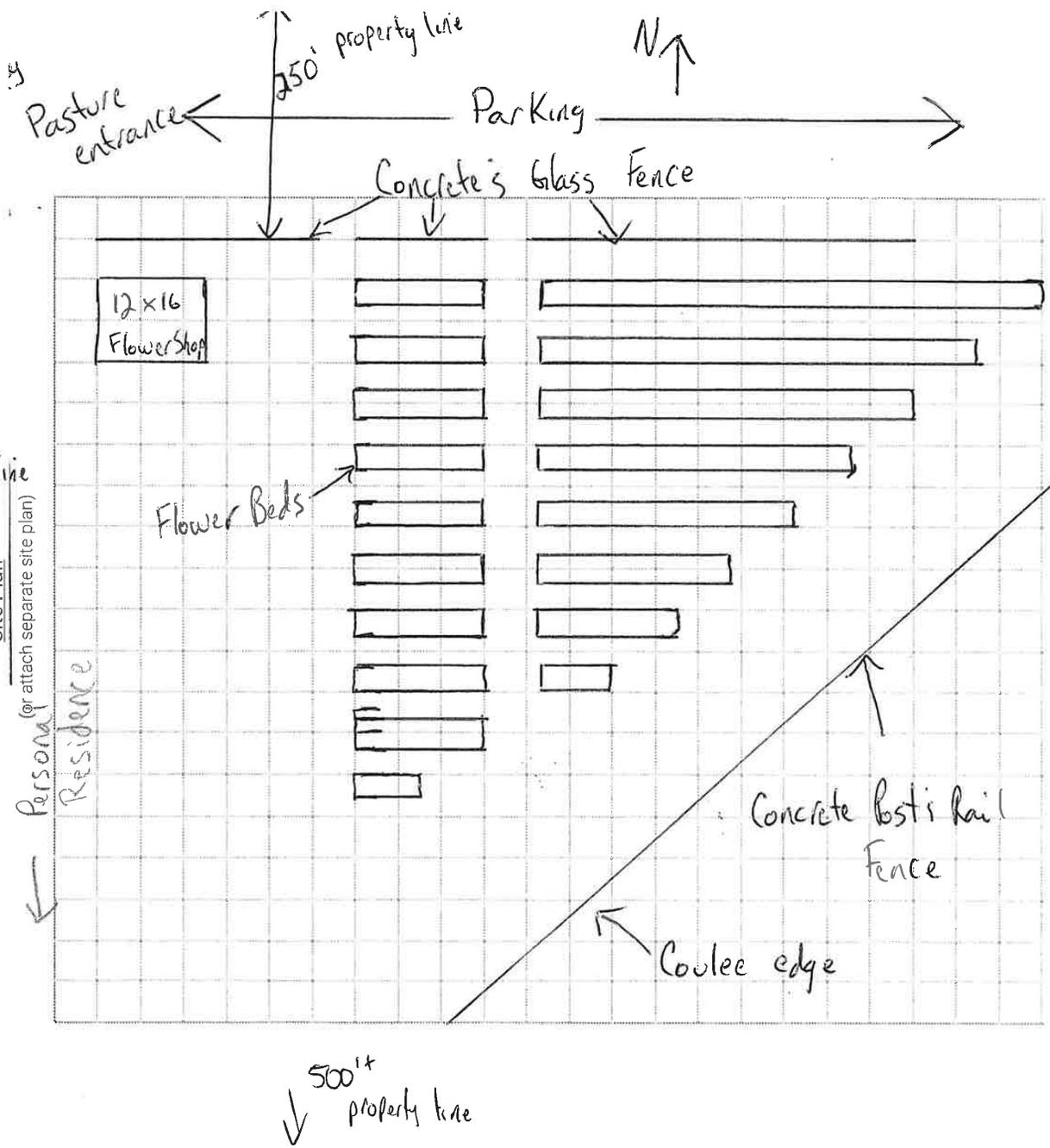
Development Permit Application – Business Related

Pursuant to Land Use Bylaw No. 24-007

Site Plan

Personnel Residence (or attach separate site plan)

500'±
Property line



500'±
Property line

(Please draw to scale and indicate north arrow)

1000'±
Property line

#100, 905 4 Avenue South
Lethbridge, Alberta T1J 4E4
P: 403.328.5525 Toll-free: 855.728.5602
E: development@lethcounty.ca

Development Permit Application – Business Related

Pursuant to Land Use Bylaw No. 24-007

Application No: 26-D0022	Roll No: 59800100	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited
Application Fee: \$ 600.00	Date Paid: Feb 2/26	Land Use District: DC
Application Received/Complete: Jan 23/26 // Feb 9/26		Associated Development Permit Applications: 26-D0023
Fire Department: Coalhurst		Description of Work: Public/Institutional Use (Floral Arrangement and U-Pick), including Accessory Building (Flower Shop - 192 sq. ft.)
Additional Applications Required: <input type="checkbox"/> Municipal Address <input type="checkbox"/> Approach		

1. Applicant Information

Applicant/Business Name: David Vanden Brink

Primary Contact Name (if applying on behalf of a Business): _____

Phone/Cell Phone: 403 330 5716 Email: dcvbrink@gmail.com

Mailing Address: PO Box 893 Coalhurst, AB, T0L0V0
Providing an email indicates your consent to receive all application-related correspondence by email

Applicant's interest in the proposed development if not the registered owner:
 Agent Contractor Tenant Other: _____

Registered Owner's Name(s): David and Carlin Vanden Brink

Phone/Cell Phone: 403 330 5716 Email: dcvbrink@gmail.com

Mailing Address: PO Box 893, Coalhurst, AB, T0L0V0
Providing an email indicates your consent to receive all application-related correspondence by email

2. Land Information

Quarter: NE¼ Section: 36 Township: 9 Range: 23 W4M

Lot(s) 1 Block: 1 Plan: 9312230

Municipal/Street address: 230019 Riverridge Road

3. Existing Development

Please list ALL existing buildings, structures and use(s) on the land.
personal residence, flower shop, shop with suite, shed

Development Permit Application – Business Related

Pursuant to Land Use Bylaw No. 24-007

4. Proposed Development

<i>This application is for:</i>	
Select One	<input checked="" type="checkbox"/> Home-Based Business <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Use <input type="checkbox"/> Other: _____ <i>Do you reside on the property?</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Select One	<input type="checkbox"/> New Building <input type="checkbox"/> Addition to Existing Building <input checked="" type="checkbox"/> Change of Use Only (no construction) <input type="checkbox"/> Original Use: <u>pasture</u> <input type="checkbox"/> New Use: <u>flower farm</u>

<i>Site Details</i>	
<i>Storage and Materials</i>	
Are any outdoor storage or display areas proposed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – describe: _____	
Will there be any flammable or hazardous material on the premises as a result of the business? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – describe: _____	
<i>Parking & Loading Information (indicate on Site Plan)</i>	
Number of Existing Off-Street Parking Spaces: <u>75</u>	Number of Proposed Off-Street Parking Spaces: _____
Size of Existing Off-Street Parking Spaces: <u>1.5 acres</u>	Size of Proposed Off-Street Parking Spaces: _____
Existing Driveways/Approaches on Site: <u>1</u>	Number of Proposed Driveways/Approaches on Site: _____
<i>Home Occupations:</i>	
Number of business-related (non-customer) vehicles parked on-site and/or overnight daily: <u>0</u>	
Number of business-related trailers parked on-site and/or overnight daily: <u>0</u>	
Delivery Vehicles on-site (<i>frequency and type</i>): <u>0</u>	
<i>Loading Areas (indicate on Site Plan)</i>	
Is a designated loading space/area proposed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – describe: _____	
<i>Drive-Through Uses (indicate on Site Plan)</i>	
For a commercial use, does the proposed development include a drive-through component which requires a dedicated vehicle stacking lane? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – describe: _____	
<i>Signage</i>	
Please submit a separate application form for any proposed signage.	

Development Permit Application – Business Related

Pursuant to Land Use Bylaw No. 24-007

Business Details	
Hours of Operation: Mon: <u>7-8:</u> Tues: _____ Wed: <u>7-8</u> Thurs: _____ Fri: <u>7-8</u> Sat: <u>10-11:30</u> Sun: _____	Business/Trade Names - To avoid potential issues with other licencing agencies (ie. AMVIC), please provide all associated business/trade names: <u>Riverbriak Estate Florals</u> Employees and Clients: <u>Home Occupations:</u> Total Non-Resident Employees: <u>2</u>  Off-Site/Mobile Employees: <u>0</u> Estimated Clients/Customers: <u>100</u> / Day <u>Week</u> (circle) On-Site Employees: <u>5</u> <u>Commercial/Industrial Operations:</u> Estimated Number of Employees: _____ Estimated Clients/Customers _____ / Day / Week (circle)

Business Model Outline:
<p>Please describe the proposed business, including any goods and/or services provided, future expansion plans, etc:</p> <ul style="list-style-type: none"> - U-pick by reservation Mon Wed Fri evenings and Sat mornings → mid July to mid Sept → weather dependant. - Customers pick their own flowers & flowers are wrapped, and customers leave. - Approx. time 45 minutes to 60 minutes. - Private u-picks and workshops on request - max total 100 customers/week. - 2 larger events / season when flowers are at peak

Development Permit Application – Business Related

Pursuant to Land Use Bylaw No. 24-007

5. New Construction – Building Details

existing shed converted to flower shop.

Size/ Dimensions		
<i>***For Structures larger than 500 ft² (47m²) and for additions to buildings that will as a result become larger than 500 ft² (47m²), please provide documentation from the Alberta Energy Regulator (AER) identifying the presence or absence of abandoned wells</i>		
Building or Addition Size: <input type="checkbox"/> m ² <i>190</i> <input checked="" type="checkbox"/> ft ²	Building Height (grade to peak): <input type="checkbox"/> m <i>11</i> <input checked="" type="checkbox"/> ft	Estimated Cost of Development: <i>\$2500</i>

Servicing Details	
Installation of Subgrade Works (Check all that apply): <input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> N/A	Septic System: <input type="checkbox"/> New Private Septic <input type="checkbox"/> Municipal <input type="checkbox"/> Existing Private Septic <input type="checkbox"/> Communal <input checked="" type="checkbox"/> N/A

Setback Details					
Front <input type="checkbox"/> m <i>200</i> <input checked="" type="checkbox"/> ft	Rear <input type="checkbox"/> m <i>1000+</i> <input checked="" type="checkbox"/> ft	Side <input type="checkbox"/> m <i>1000+</i> <input checked="" type="checkbox"/> ft	Side <input type="checkbox"/> m <i>1000+</i> <input checked="" type="checkbox"/> ft	Nearest Adjacent Structure: <i>200</i> <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft

Variance Details
Are you requesting to waive (vary) one or more standards of the Land Use Bylaw? <input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, please provide details on and reasoning for the variance request (ie. Gas line, coulee setback, etc.):

6. Exterior Finish, Fencing, and Landscaping

Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): *white metal bldg + black metal roof*
 Proposed fencing and height: *concrete post & glass panel, varies in height 34" - 70"*
 Proposed landscaping: *flower beds*

9. Declaration of Applicant

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents. I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

Further I/We hereby give my/our consent to allow authorized persons the right to enter upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.

Development Permit Application – Business Related

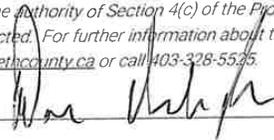
Pursuant to Land Use Bylaw No. 24-007

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent and is without prejudice to the decision in connection with the formal application.
3. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
4. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
5. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken after approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email atipnccordinator@lethccounty.ca or call 403-328-5535.

Date: Jan 22 2026

Applicant's Signature: _____



Registered Owner's Signature: _____

(Required, if different from applicant)

Checklist: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

Business Related (Commercial, Industrial, Home Occupation)

Required for ALL Applications

- Completed Development Permit Application Form – Business Related
- Affidavit Verifying Corporate Signing Authority (if applicable)
- Certificate of Title (obtained within the past 30 days) – *note that Lethbridge County may also request copies of registered documents listed on title*
- Site Plan Indicating:
 - Location of proposed development
 - Existing structures
 - Location of anticipated future development
 - Existing and Proposed Parking Areas
 - Septic System
 - Known utilities
 - Setback information to property lines and adjacent structures
 - Existing and Proposed Outdoor Storage

- Site plan {
- Construction Details, including
 - Elevation Drawings
 - Floor Plans indicating rooms and dimensions
 - Grading and Drainage Plan
 - Landscaping Plan
 - Include labelling of trees, shrubs, ground cover, fencing, etc.

- Payment of Development Permit Application Fee – determined at time of application

N/A Submit Municipal Address Application – *For lots with no existing address, or new buildings to be regularly occupied*

N/A Submit Approach Application – *When a new approach is required*

Additional Site/Parcel Specific Requirements

For unserviced lots, parcels 2 acres or less in size, and where specified by the Development Authority

N/A Septic evaluation report

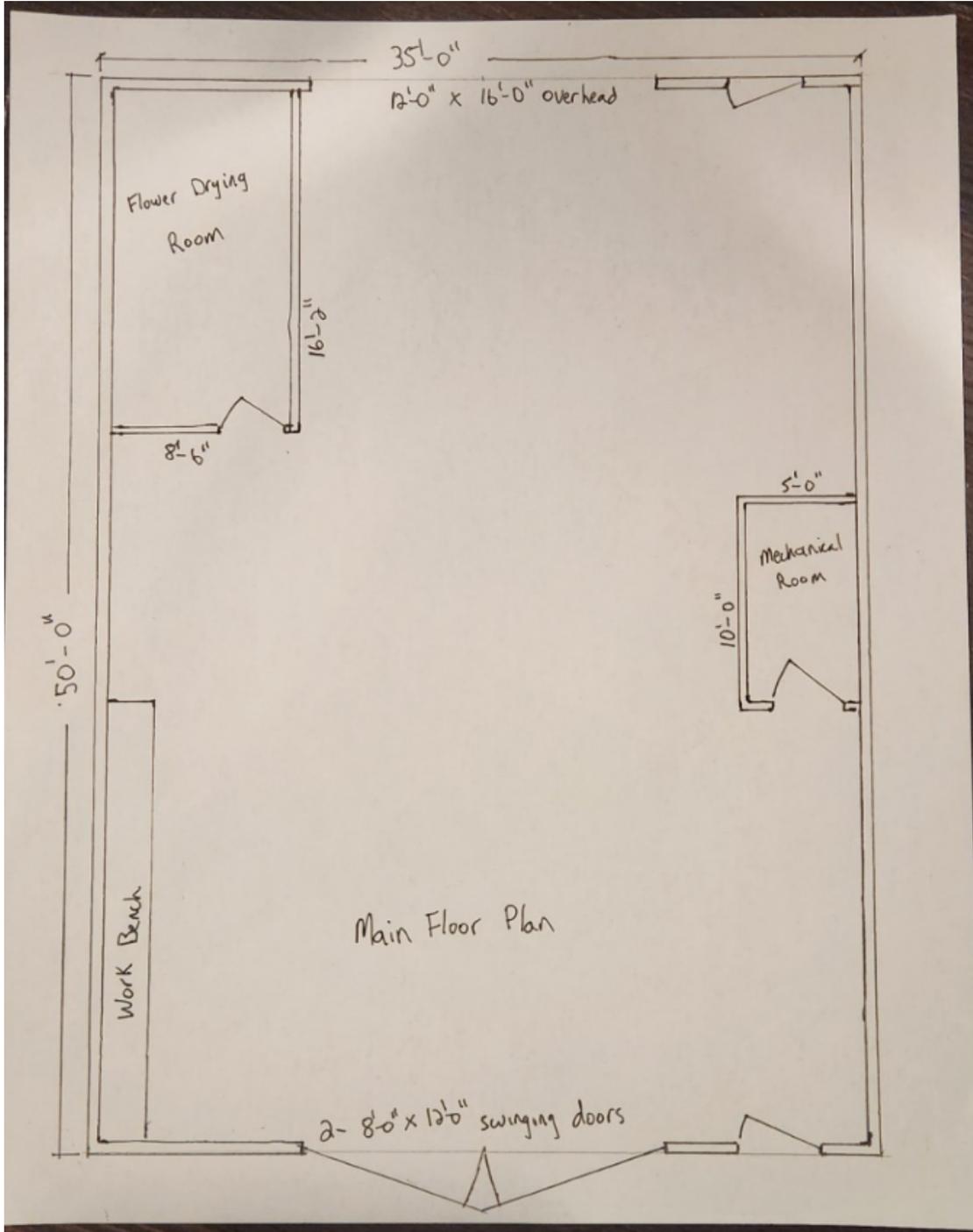
For developments in proximity to a coulee bank, break, or slope

N/A Slope stability evaluation (geotechnical report)

For developments in locations with an Area Structure Plan

N/A Architectural Controls sign-off (if applicable)

Note that the Flower Drying Room and Work Bench are associated with DP 26-D0022











20 February 2026

J Lobbezoo Engineering & Consulting Services Ltd.
PO Box 96, Monarch, AB T0L1M0

JLECS File: P26013

Riverbrink Estate Florals

230019 River Ridge Road
Coalhurst, AB T0L 0V0

Attention: Dave Vanden Brink

**Re: Geotechnical Comments
Tableland Development at Riverbrink Estate Florals
230019 River Ridge Road (Part NE-36-09-23-W4), near Coalhurst, Alberta**

As requested, J Lobbezoo Engineering & Consulting Services Ltd. (JLECS) has carried out observations of the tableland development and the slopes associated the above-captioned site. This review has been carried out in conjunction with development permitting of a series of commercial (u-pick) flower beds at the site.

The site and subject slope areas are illustrated on Figure 1, attached. As illustrated, the site (tableland development) is generally bounded to the east and south by a coulee slope which transitions to an oxbow associated with a historical flow path of the Oldman River. Based on Google topographic data, the overall slope height is about 50 metres.

Adjacent to the subject flower bed development, the slope is approximately 20 metres high, sloping downward to a north-south oriented outwash gully which starts along the south side of River Ridge Road, about 125 metres east of the flower beds. The 20 m high slope immediately southeast of the flower bed development is the primary focus of this geotechnical review.

Geotechnical Discussion and Recommendations

As illustrated on Figure 1 and as confirmed during a site review by JLECS, the middle portion of the subject slope is characterized by ongoing surficial slope movement. A historical review of Google imagery shows slow and steady progression of movement in this slope area over the last 15 years.

In reviewing the moderate and deep-seated slope stability at the site relative to the existing tableland development at the site, no evidence of deeper slope movements, such as tension cracks or movements in structures at the crest of the slope, was observed during JLECS's current site review. A shallow (1.2 m deep) test hole that had been drilled in the subject flower bed area was dry.

Slope Stability

The natural slopes at shallow depths are generally in a meta-stable state as indicated by the evident ongoing slope movements. The slope faces at shallow depths have a FOS value of slightly less than 1.0. With respect to moderate depths, the potential instability affecting the slope crests is considered to have FOS ranging between slightly higher than 1.0 and approximately 1.5.

Stability analyses using computer modelling has not been conducted for this evaluation, but a review of previous analyses for slopes in the area as well as review of local geotechnical experience has provided some limited insight to the stability of the site's slopes.

In general, the stability of clay-earth slopes depends heavily on low levels of soil moisture. Typical site development brings changes to soil moisture conditions, whether by the reduction of evaporation by the presence of ground cover (such as roads and buildings, etc.), the collection and redirection of surface water closer to the slopes (such as by roadway ditches, etc.), or by irrigation, subsurface sewage disposal systems, and/or possible water leaks in underground utilities. As the moisture content of the soil increases, the friction between soil particles decreases thus reducing the soils strength and ability to resist slope movements. Accordingly, increases in the level of soil saturation will reduce the stability of the slopes. In clay soils, these changes and effects often occur over many years (i.e., decades).

For the subject site and slopes, the observation of slope movements and evidence of long-term progression in those movements is consistent with the effects of ongoing long-term post-development changes in soil moisture. Based on a review of development in the area, this would be mostly attributable to the highway and roadway development north of the site and the extensive irrigation of farmland being carried out north of Highway 3, as well as (to a lesser extent for the subject slope) the acreage developments and associated activities (irrigation, dugouts, and septic fields) along River Brink Road west of the study area.

Recommendations for Subject Flower Bed Development

Given the large-scale effects of the regional development on the slope stability in the area in conjunction with the relative small scale of the subject flower bed development, the subject development (where managed carefully) would be expected to have a negligible effect on the overall stability of the subject slope. Notwithstanding, the following recommendations relative to the subject development are offered:

1. As discussed previously, the ongoing stability of the subject slopes is predominantly a function of soil moisture. As the flower beds require irrigation, this activity must be strategically carried out and carefully monitored so that there are no net increases of water to the subsurface soils as a result of irrigation. Based on discussions with the operator, water is applied to the beds using a closely spaced drip irrigation system, which is a preferred method of irrigation as it offers substantial control over the distribution and volume of water distributed to the beds.

To further manage the inadvertent discharge of water to the subsurface clays, it is recommended that the underside of the flower beds be lined with an impervious barrier (such as a heavy polyethylene sheet or similar), and that the water applied to the flower beds continue to be matched to the required uptake by the vegetation.

2. The secondary driving force of instability at a site like the subject flower bed site would be the addition of weight to the table land area, most significantly in the form of fill placed near the crest of the slope, as well as buildings and other heavy structures. In this regard, the tableland grade at the flower bed site in its current (i.e., naturally-occurring) state should be maintained, and no fill should be added to raise this grade.

Based on JLECS's observations, no apparent fill has been added to the subject development area to date, nor is additional fill proposed for the site. Further, there is no geotechnical concern related to the presence of the existing small building located at the west side of the flower bed area that is associated with the subject development.

3. All utilities and plumbing associated with the flower bed development should be routinely inspected to ensure they are in good working order.
4. No water is to be discharged directly on to the slope face.
5. The vegetation cover along the crest of the slope and on the slope should be maintained.
6. Ongoing Monitoring: as discussed previously, the subject slopes at the site are in a meta-stable state, particularly with regard to the shallow depth stability of the slopes. Accordingly, progressive, slow and ongoing movements of these slopes are expected.

While at this time there are no safety concerns with the activities at the flower bed development relative to the stability of the subject slopes, it is noted that at some point in the future the regression of slopes at the site may impact activities at the site. Accordingly, it is recommended that the stability of the slopes relative to the subject development and the recommendations provided herein be routinely reviewed. For this site, the recommended interval for this review by a geotechnical engineer five years.

Conclusion

This report is subject to the limitations outlined on the attached "Limitations of Geotechnical Reports".

We trust that this report satisfies your present requirements. Should you have any questions, please contact the undersigned at your convenience.

Yours truly,

J Lobbezoo Engineering & Consulting Services Ltd.



John Lobbezoo, P.Eng.
Principal Geotechnical Engineer

Attachments

- Figure 1: Site Plan
- Limitations to Geotechnical Reports

PERMIT TO PRACTICE	
J LOBBEZOO ENGINEERING & CONSULTING SERVICES LTD.	
RM SIGNATURE: _____	<i>[Signature]</i>
RM APEGA ID #: _____	<i>110450</i>
DATE: _____	<i>20 Feb 2026</i>
PERMIT NUMBER: P016456	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

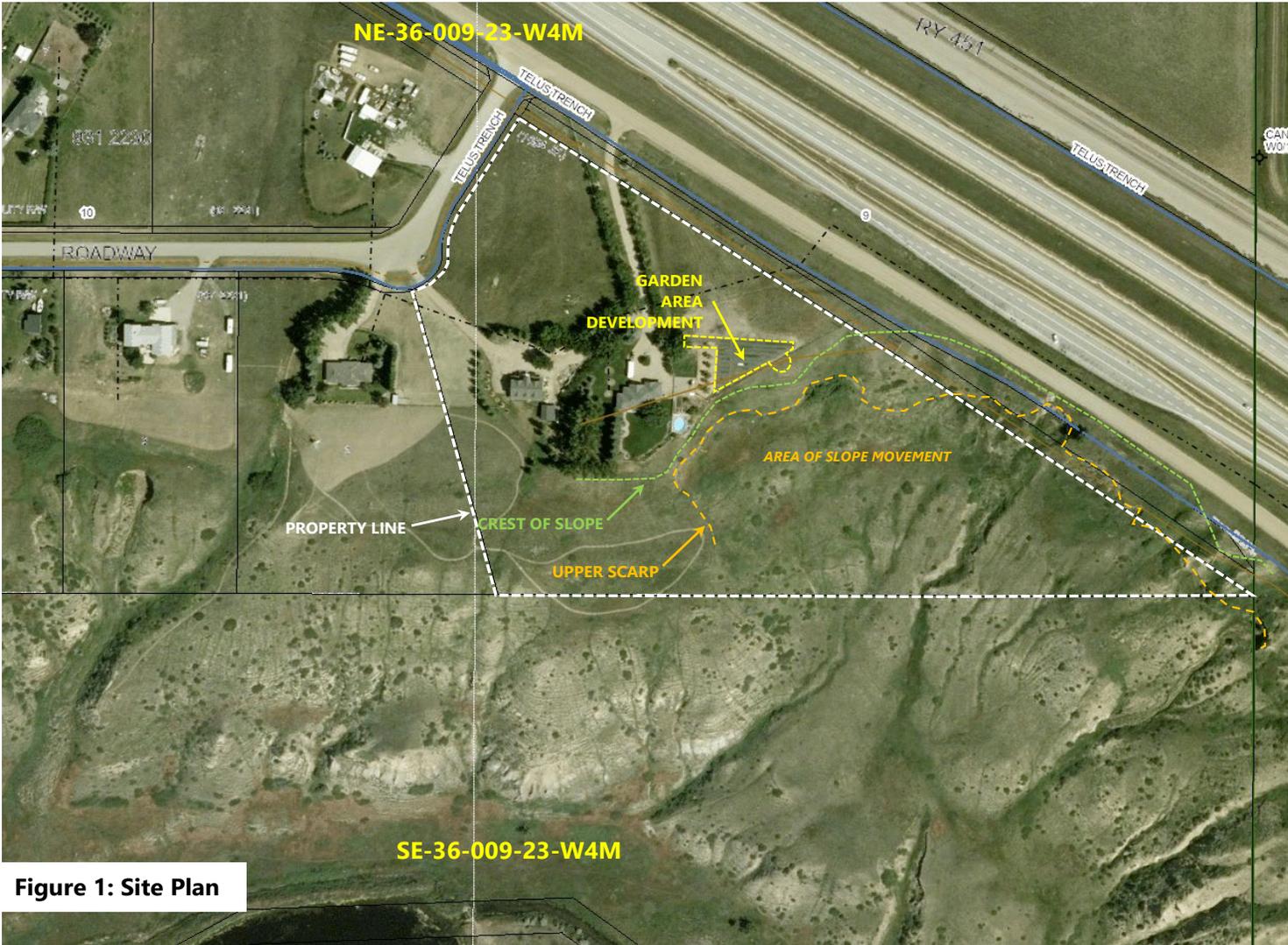


Figure 1: Site Plan

LIMITATIONS TO GEOTECHNICAL REPORTS

1. The work performed in the preparation of this report and the conclusions presented herein are subject to the following:
 - a) The contract between JLECS and the Client, including any subsequent written amendment or Change Order duly signed by the parties (hereinafter together referred as the "Contract");
 - b) Any and all time, budgetary, access and/or site disturbance, risk management preferences, constraints or restrictions as described in the contract, in this report, or in any subsequent communication sent by JLECS to the Client in connection to the Contract; and
 - c) The limitations stated herein.
2. **Standard of care:** JLECS has prepared this report in a manner consistent with the level of skill and are ordinarily exercised by reputable members of JLECS's profession, practicing in the same or similar locality at the time of performance, and subject to the time limits and physical constraints applicable to the scope of work, and terms and conditions for this assignment. No other warranty, guaranty, or representation, expressed or implied, is made or intended in this report, or in any other communication (oral or written) related to this project. The same are specifically disclaimed, including the implied warranties of merchantability and fitness for a particular purpose.
3. **Limited locations:** The information contained in this report is restricted to the site and structures evaluated by JLECS and to the topics specifically discussed in it, and is not applicable to any other aspects, areas or locations.
4. **Information utilized:** The information, conclusions and estimates contained in this report are based exclusively on: i) information available at the time of preparation, ii) the accuracy and completeness of data supplied by the Client or by third parties as instructed by the Client, and iii) the assumptions, conditions and qualifications/limitations set forth in this report.
5. **Accuracy of information:** No attempt has been made to verify the accuracy of any information provided by the Client or third parties, except as specifically stated in this report (hereinafter "Supplied Data"). JLECS cannot be held responsible for any loss or damage, of either contractual or extra-contractual nature, resulting from conclusions that are based upon reliance on the Supplied Data.
6. **Report interpretation:** This report must be read and interpreted in its entirety, as some sections could be inaccurately interpreted when taken individually or out-of-context. The contents of this report are based upon the conditions known and information provided as of the date of preparation. The text of the final version of this report supersedes any other previous versions produced by JLECS.
7. **No legal representations:** JLECS makes no representations whatsoever concerning the legal significance of its findings, or as to other legal matters touched on in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.
8. **Decrease in property value:** JLECS shall not be responsible for any decrease, real or perceived, of the property or site's value or failure to complete a transaction, as a consequence of the information contained in this report.
9. **No third party reliance:** This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or Contract. Any use or reproduction which any third party makes of the report, in whole or in part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. JLECS does not represent or warrant the accuracy, completeness, merchantability, fitness for purpose or usefulness of this document, or any information contained in this

document, for use or consideration by any third party. JLECS accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on this report or anything set out therein. including without limitation, any indirect, special, incidental, punitive or consequential loss, liability or damage of any kind.

10. **Assumptions:** Where design recommendations are given in this report, they apply only if the project contemplated by the Client is constructed substantially in accordance with the details stated in this report. It is the sole responsibility of the Client to provide to JLECS changes made in the project, including but not limited to, details in the design, conditions, engineering or construction that could in any manner whatsoever impact the validity of the recommendations made in the report. JLECS shall be entitled to additional compensation from Client to review and assess the effect of such changes to the project.

11. **Time dependence:** If the project contemplated by the Client is not undertaken within a period of 18 months following the submission of this report, or within the time frame understood by JLECS to be contemplated by the Client at the commencement of JLECS's assignment, and/or, if any changes are made, for example, to the elevation, design or nature of any development on the site, its size and configuration, the location of any development on the site and its orientation, the use of the site, performance criteria and the location of any physical infrastructure, the conclusions and recommendations presented herein should not be considered valid unless the impact of the said changes is evaluated by JLECS, and the conclusions of the report are amended or are validated in writing accordingly.

Advancements in the practice of geotechnical engineering, engineering geology and hydrogeology and changes in applicable regulations, standards, codes or criteria could impact the contents of the report, in which case, a supplementary report may be required. The requirements for such a review remain the sole responsibility of the Client or their agents.

JLECS will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

12. **Limitations of visual inspections:** Where conclusions and recommendations are given based on a visual inspection conducted by JLECS, they relate only to the natural or man-made structures, slopes, etc. inspected at the time the site visit was performed. These conclusions cannot and are not extended to include those portions of the site or structures, which were not reasonably available, in JLECS's opinion, for direct observation.

13. **Limitations of site investigations:** Site exploration identifies specific subsurface conditions only at those points from which samples have been taken and only at the time of the site investigation. Site investigation programs are a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are interpreted by trained personnel and extrapolated across the site to form an inferred geological representation and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite this investigation, conditions between and beyond the borehole/test hole locations may differ from those encountered at the borehole/test hole locations and the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

Final sub-surface/bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports.

Bedrock, soil properties and groundwater conditions can be significantly altered by environmental remediation and/or construction activities such as the use of heavy equipment or machinery, excavation, blasting, pile-driving

or draining or other activities conducted either directly on site or on adjacent terrain. These properties can also be indirectly affected by exposure to unfavorable natural events or weather conditions, including freezing, drought, precipitation and snowmelt.

During construction, excavation is frequently undertaken which exposes the actual subsurface and groundwater conditions between and beyond the test locations, which may differ from those encountered at the test locations. It is recommended practice that JLECS be retained during construction to confirm that the subsurface conditions throughout the site do not deviate materially from those encountered at the test locations, that construction work has no negative impact on the geotechnical aspects of the design, to adjust recommendations in accordance with conditions as additional site information is gained and to deal quickly with geotechnical considerations if they arise.

Interpretations and recommendations presented herein may not be valid if an adequate level of review or inspection by JLECS is not provided during construction.

14. **Factors that may affect construction methods, costs and scheduling:** The performance of rock and soil materials during construction is greatly influenced by the means and methods of construction. Where comments are made relating to possible methods of construction, construction costs, construction techniques, sequencing, equipment or scheduling, they are intended only for the guidance of the project design professionals, and those responsible for construction monitoring. The number of test holes may not be sufficient to determine the local underground conditions between test locations that may affect construction costs, construction techniques, sequencing, equipment, scheduling, operational planning, etc.

Any contractors bidding on or undertaking the works should draw their own conclusions as to how the subsurface and groundwater conditions may affect their work, based on their own investigations and interpretations of the factual soil data, groundwater observations, and other factual information.

15. **Groundwater and Dewatering:** JLECS will accept no responsibility for the effects of drainage and/or dewatering measures if JLECS has not been specifically consulted and involved in the design and monitoring of the drainage and/or dewatering system.
16. **Environmental and Hazardous Materials Aspects:** Unless otherwise stated, the information contained in this report in no way reflects on the environmental aspects of this project, since this aspect is beyond the Scope of Work and the Contract. Unless expressly included in the Scope of Work, this report specifically excludes the identification or interpretation of environmental conditions such as contamination, hazardous materials, wild life conditions, rare plants or archeology conditions that may affect use or design at the site. This report specifically excludes the investigation, detection, prevention or assessment of conditions that can contribute to moisture, mould or other microbial contaminant growth and/or other moisture related deterioration, such as corrosion, decay, rot in buildings or their surroundings. Any statements in this report or on the boring logs regarding odours, colours, and unusual or suspicious items or conditions are strictly for informational purposes
17. **Sample Disposal:** JLECS will dispose of all uncontaminated soil and rock samples after 30 days following the release of the final geotechnical report (if applicable). Should the Client request that the samples be retained for a longer time, the Client will be billed for such storage at an agreed upon rate. Contaminated samples of soil, rock or groundwater are the property of the Client, and the Client will be responsible for the proper disposal of these samples, unless previously arranged for with JLECS or a third party.

Transportation and Economic Corridors Notice of Referral Decision Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26-D0022 and 26-D0023	Highway(s):	3, 3X
Legal Land Location:	QS-NE SEC-36 TWP-009 RGE-23 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	February 9, 2026	AT Reference #:	RPATH0069831
Description of Development:	26-D0022 - Public/Institutional Use (Floral Arrangement and U-Pick), including Accessory Building (Flower Shop - 192 sq. ft.) 26-D0023 - Secondary Suite (within existing Detached Garage - 1200 sq. ft.) Land District: Direct Control Use Type: Discretionary Use Classification: Commercial/Industrial and Accessory Variance Requested: No. Variance Details: N/A Additional Information: Two Development Permit Applications were recently submitted for the above-noted parcel. The proposed developments are located on a parcel that was recently rezoned to Direct Control under Bylaw 25-025. Both DP applications seek to bring existing uses on the parcel into compliance with the Direct Control and Land Use Bylaw. Council is considered the Development Authority for both applications and it is anticipated that these applications will be presented to Council at the March 5, 2026 meeting.		



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

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

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

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

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

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



Issued by **Leah Olsen, Development and Planning Tech,**
on **February 9, 2026** on behalf of the Minister of
Transportation and Economic Corridors



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0025 713 934 9312230;1;1 931 287 709

LEGAL DESCRIPTION
PLAN 9312230
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 6.375 HECTARES (15.75 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;23;9;36;NE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 911 200 258

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
931 287 709	17/11/1993	SUBDIVISION PLAN		

OWNERS

DAVID VANDEN BRINK

AND

CAROLIN VANDEN BRINK

BOTH OF:

313 JERRY POTTS BLVD

LETHBRIDGE

ALBERTA

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
6935KR .	09/10/1970	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

931 287 709

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2S2V1
AS TO PORTION OR PLAN:7654JK
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 021187589)
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 071354486)

741 091 031 27/09/1974 IRRIGATION ORDER/NOTICE
 THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE
 NORTHERN IRRIGATION DISTRICT

921 122 474 26/05/1992 UTILITY RIGHT OF WAY
 GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
 LIMITED.

931 287 711 17/11/1993 UTILITY RIGHT OF WAY
 GRANTEE - THE COUNTY OF LETHBRIDGE NO. 26.
 AS TO PORTION OR PLAN:9312231

961 056 011 15/03/1996 ENCUMBRANCE
 ENCUMBRANCEE - RIVERBRINK WATER USERS CO-OP LTD.
 PO BOX 843
 COALHURST
 ALBERTA T0L0V0

101 217 368 21/07/2010 UTILITY RIGHT OF WAY
 GRANTEE - LETHBRIDGE NORTH COUNTY POTABLE WATER
 CO-OP LTD.

181 203 388 21/09/2018 MORTGAGE
 MORTGAGEE - CHRISTIAN CREDIT UNION LTD.
 1619 MAYOR MAGRATH DR S
 LETHBRIDGE
 ALBERTA T1K2R4
 ORIGINAL PRINCIPAL AMOUNT: \$586,560

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF
OCTOBER, 2025 AT 11:04 A.M.

ORDER NUMBER: 55325849

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

AGENDA ITEM REPORT



Title: Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection
Meeting: Council Meeting - 05 Mar 2026
Department: Development & Infrastructure
Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 23 Feb 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 24 Feb 2026
Cole Beck, Chief Administrative Officer	Approved - 25 Feb 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The proposed text amendments to the Municipal Development Plan (MDP) Plan Policies are intended to modernize and streamline the rezoning process for large-scale commercial solar projects. The proposed changes would require future projects to redesignate to a Solar Energy Commercial (SEC) Overlay District, rather than proceeding through a project-specific Direct Control district. In addition, the proposed amendments remove policy provisions that fall outside County jurisdiction. These updates will reduce administrative burden for both applicants and administration while maintaining Council oversight over proposed large-scale commercial solar energy projects.

RECOMMENDATION:

That Bylaw 26-005, be read a first time.

REASON(S) FOR RECOMMENDATION(S):

The proposed amendments will apply consistent oversight for large-scale commercial solar projects while reducing administrative burden for both applicants and administration.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP) Bylaw 22-001 was adopted in 2022, Part 4 Plan Policies, which established requirements for large-scale commercial solar projects.
- Municipal Development Plan (MDP), Policy 13.1 enables County Council to create policies and regulations in the Land Use Bylaw as it determines are necessary, to address development standards for specific energy developments.

BACKGROUND INFORMATION:

Lethbridge County's MDP outlines the considerations and requirements for large-scale commercial solar projects. Under the current MDP policies, large-scale commercial solar developments are required to rezone to a Direct Control district.

The County currently has three (3) Direct Control bylaws pertaining to solar energy commercial projects, Bylaw 18-029, 19-031, and 19-032. The combined area of the three projects is 410 acres.

While this process ensures Council oversight for each project, it is cumbersome to administer and does not apply consistent zoning regulations across all solar energy proposals.

A cross-jurisdictional scan was conducted to identify municipal best practices. Municipal approaches to commercial solar development typically range from treating such projects as discretionary uses within rural agricultural districts, to creating dedicated solar districts or overlay zones, or regulating development through direct control provisions.

The proposed text amendments include the following:

- Redirect rezoning decisions by requiring redesignation to a SEC Overlay District, with final approval to be made by Council. This will reduce administrative burden for both applicants and administration while ensuring consistent oversight for future solar energy projects.
- Remove provisions outside of County jurisdiction, including references to the sequencing of Alberta Utilities Commission (AUC) approvals and setbacks related to the airport. Under the Municipal Government Act, Section 619(1) an approval granted by AUC prevails over any municipal statutory plan.

The SEC Overlay District, which will be considered under Bylaw 26-006 is intended to provide consistent zoning regulations for large-scale commercial solar collection facilities.

Overlay District

An overlay district is a zoning tool that applies additional regulations or standards to a defined geographic area on top of the underlying (base) zoning district. The base zoning remains in effect, while the overlay introduces supplementary requirements or considerations to address specific land use objectives, constraints, or community priorities.

The proposed SEC Overlay District will regulate Solar Collection Facility, Commercial developments. Each solar project proposal will be required to apply to amend the Land Use Bylaw to add the SEC Overlay District to the applicable parcels. At the time of development, applicants will also be required to apply for a Development Permit and comply with the regulations outlined in the SEC Overlay District.

Circulation

As required by Lethbridge County's Intermunicipal Development Plans, the proposed amendments to the MDP were circulated to the County's 11 adjacent municipalities on February 2, 2026. The County received responses from three (3) municipalities, all of which indicated no comment.

ALTERNATIVES / PROS / CONS:

1. To table Bylaw 26-005 for further information or discussion.

Pros - None

Cons - Would delay the consideration of solar energy rezoning applications.

FINANCIAL IMPACT:

There are no direct financial implications associated with the proposed amendments. There will be an opportunity cost benefit in staff time gained through streamlining solar energy rezoning applications and development review.

LEVEL OF PUBLIC PARTICIPATION:

Inform **Consult** **Involve** **Collaborate** **Empower**

ATTACHMENTS:

[Bylaw 26-005 - Amendment to LUB Reading Page](#)
[Bylaw 26-005 Schedule A MDP Text Amendments](#)
[Bylaw 26-005 MDP Redline](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 26-005

Bylaw 26-005 of Lethbridge County being a bylaw for the purpose of amending Municipal Development Plan Bylaw 22-001, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-005 is to amend Part 4 Plan Policies, text related to Large-Scale Commercial Solar Collection.

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

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

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

1. To amend the former Part 4 Plan Policies MDP No. LUB No. 22-001 Sections 13.15 to 13.20 and replacing them in their entirety with the updated Part 4 Plan Policies amendments as per the attached Schedule 'A'.
2. With the adoption of Bylaw No. 26-005, Bylaw No. 22-001, being the Municipal Development Plan, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'

Bylaw No. 26-005

Amendments to Municipal Development Plan Bylaw 22-001

The described amendments are to replace sections of the Municipal Development Plan No. 22-001 with the updated Sections 13.15 – 13.20 amendments as per the attached:

Part 4 Plan Policies

Large-scale Commercial Solar Collection

- 13.15 Development proposals for commercial solar collection facilities must be redesignated to the Solar Energy Commercial (SEC) overlay district for a decision to be made by Council on the suitability of the use.
- 13.16 The County will attempt to balance the establishment of large-scale commercial solar collection facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.
- 13.17 County Council will consider the following with regards to the siting of commercial solar collection facilities:
- (a) Use of poor quality, lowest production land and dry corners is preferred.
 - (b) Use of cut-off, fragmented, irregular shaped parcels are preferred.
 - (c) Use of parcels with no irrigation rights is preferred.
 - (d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.
 - (e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.
- 13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on rezoning applications for solar energy facility, commercial proposals that also are submitted for approval to the Alberta Utilities Commission (AUC).
- 13.19 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

[Note: Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed.]

Lethbridge County Municipal Development Plan – Bylaw 22-001

Part 4 Plan Policies

No amendments to Sections 13.0 to 13.14

Large-scale Commercial Solar Collection

- 13.15 Development proposals for commercial solar collection facilities must be redesignated to the **Solar Energy Commercial (SEC) overlay** ~~Direct Control land use~~ district for a decision to be made by ~~County~~ Council on the suitability of the use ~~and the issuance of a development permit.~~
- 13.16 The County will attempt to balance the establishment of large-scale commercial solar collection facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.
- 13.17 County Council will consider the following with regards to the siting of commercial solar collection facilities:
- (a) Use of poor quality, lowest production land and dry corners is preferred.
 - (b) Use of cut-off, fragmented, irregular shaped parcels are preferred.
 - (c) Use of parcels with no irrigation rights is preferred.
 - (d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.
 - (e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.
- 13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on **rezoning applications for solar energy facility, commercial** ~~whether to support or oppose Commercial Solar Collection Facility~~ proposals that ~~also are will ultimately need to be~~ submitted for approval to the Alberta Utilities Commission (AUC). ~~to obtain the necessary provincial approval to establish and operate.~~

~~13.19 Commercial Solar Collector Facilities must not to be located within 3.2 km (2.0 miles) of the Lethbridge Airport unless the technology of the associated photovoltaic cells is determined to be such a type that no glare or reflection is produced.~~

- 13.19 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

No amendments to Sections 13.21 to 13.24

AGENDA ITEM REPORT



Title: Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4

Meeting: Council Meeting - 05 Mar 2026

Department: Development & Infrastructure

Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 24 Feb 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 24 Feb 2026
Cole Beck, Chief Administrative Officer	Approved - 25 Feb 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Administration is proposing an amendment to the Land Use Bylaw to add the Solar Energy Commercial (SEC) Overlay District to Part 3, along with a designation application to apply the overlay to nine parcels located approximately 3.5 km south of the City of Lethbridge.

The SEC Overlay District would establish a consistent regulatory framework for large-scale commercial solar projects while maintaining Council’s authority to consider each proposal prior to development. The designation for the SEC Overlay District would facilitate the approved Lethbridge 2 (17 MW) and Lethbridge 3 (140 MW) Solar Projects on approximately 1,358 acres of land currently zoned Rural Agriculture.

The proposal aligns with Municipal Development Plan (MDP) policies supporting renewable energy development.

RECOMMENDATION:

That Bylaw 26-006, be read a first time.

REASON(S) FOR RECOMMENDATION(S):

The proposed text amendment and redesignation of the subject lands to the SEC Overlay District aligns with Lethbridge County’s MDP, which supports the establishment of regulations for solar

energy development proposals. Approval of the amendment would enable the proposed Lethbridge 2 and 3 Solar Projects to proceed in accordance with County policy direction.

PREVIOUS COUNCIL DIRECTION / POLICY:

- MDP, Policy 13.2 encourages new alternative or renewable energy developments within the County, with consideration given to the type of technology proposed and the potential impacts on neighbouring land uses, particularly higher-density residential development.
- MDP, Policy 13.1 enables County Council to establish policies and regulations within the Land Use Bylaw, as deemed necessary, to address development standards for specific energy developments.
- MDP, Policy 13.17 states that County Council will consider the siting of commercial solar projects in areas where agricultural land quality is low and where there are no irrigation rights, where possible.

BACKGROUND INFORMATION:

Text Amendment – Addition of Solar Energy Commercial (SEC) Overlay District to Part 3

The proposed amendment to the Land Use Bylaw would add the SEC Overlay District to Part 3. The intent of this amendment is to streamline and simplify rezoning applications for large-scale commercial solar energy projects.

The proposed SEC Overlay District is intended to facilitate solar energy development in a consistent, transparent, and policy-aligned manner, while ensuring that Council retains the authority to review proposals prior to development proceeding.

The overlay district establishes development requirements applicable to all solar energy projects, including the submission of:

- a detailed site plan;
- a decommissioning plan;
- a weed and pest management plan; and
- a fire safety and mitigation plan.

These requirements were previously addressed through the use of a Direct Control District or under Part 7 – Alternative/Renewable Energy Developments. The proposed amendment consolidates these provisions within a standardized overlay framework.

Circulation

Internal departments and external agencies, including the County's eleven (11) adjacent municipalities, were circulated for comment. No objections were received.

Designation Application – Addition of SEC Overlay District to Subject Parcels

An application has been received to apply the SEC Overlay District to the following parcels:

- A Portion of SW-36-7-22-4;
- SE-36-7-22-4;
- SW-31-7-21-4;
- Portion of NE-25-7-22-4;
- NW-30-7-21-4;
- NE-30-7-21-4;
- SE-31-7-21-4;
- Portion of SW-30-7-21-4; and
- SE-30-7-21-4.

The application, submitted by Lethbridge Three Solar Corporation, proposes the construction and operation of the 17-megawatt Lethbridge 2 Solar Project and the 140-megawatt Lethbridge 3 Solar Project.

The project area is located approximately 3.5 km south of the City of Lethbridge and encompasses approximately 1,358 acres across nine (9) privately owned parcels. The projects have received approval from the Alberta Utilities Commission (AUC).

Under the Municipal Government Act, Section 619(2) when an application is received for a land use bylaw amendment or development permit and the application consists with an approval granted by AUC, the municipality must approve the application to the extent that it complies with the approval granted by AUC.

The subject lands are currently zoned Rural Agriculture (RA). The lands are cultivated but not irrigated. The AUC has identified the project area as non-irrigated land with moderate limitations to sustained agriculture (Class 3 under the Land Suitability Rating System).

As part of the AUC review process, the applicant completed a Participant Involvement Program, which included the distribution of information packages, hosting open houses, and conducting personal consultations with all landowners within 400 metres of the project boundaries. During the consultation process, comments and questions related to noise, glare, and environmental considerations were addressed by the applicant to the satisfaction of the AUC.

Circulation

Internal departments and external agencies were circulated for comment regarding the proposed application. No objections were received.

ALTERNATIVES / PROS / CONS:

1. To table Bylaw 26-006 for further information or discussion.

Pros - None

Cons - Delays the project timelines of the approved solar project

FINANCIAL IMPACT:

If the project proceeds to development, the solar infrastructure would be assessed at the linear tax rate, with estimated annual tax revenue of approximately \$1.5 million.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 26-006 - Amendment to LUB Reading Page](#)
[Bylaw 26-006 Schedule A - LUB Text Amendments](#)
[Bylaw 26-006 Schedule B Add SEC Overlay District - Map](#)
[Bylaw 26-006 LUB Text Amendments - Redline](#)
[Schematic Site Layout](#)
[Application Forms Combined](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 26-006

Bylaw 26-006 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-006 is to amend Land Use Bylaw 24-007, by:

- a) adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations;
- b) amend Part 7 – Alternative/Renewable Energy Developments to align large-scale solar collector facility requirements with the Part 3 amendments;
- c) amend Part 9 – Definitions to update the definitions of “Solar Energy Collector Facility” and “Battery Energy Storage System (BESS), Commercial”; and
- d) to add the Solar Energy Commercial (SEC) Overlay District to the following lands:
 - i. Portion of SW-36-7-22-4
 - ii. SE-36-7-22-4
 - iii. SW-31-7-21-4
 - iv. Portion of NE-25-7-22-4
 - v. NW-30-7-21-4
 - vi. NE-30-7-21-4
 - vii. SE-31-7-21-4
 - viii. Portion of SW-30-7-21-4
 - ix. SE-30-7-21-4containing approximately 550 hectares (1,358 acres), more or less, as shown on Schedule “B”.

AND WHEREAS the amendments are as described in Schedule “A” and the designation is shown in Schedule “B”.

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

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

1. Land Use Bylaw 24-007 is hereby amended by adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations, by revising Part 7 – Alternative/Renewable Energy Developments; and by revising Part 9 – Definitions, as set out in Schedule “A”.
2. Land Use Bylaw 24-007 is hereby amended to add the Solar Energy Commercial (SEC) Overlay District to the following lands, as shown on Schedule “B” attached to and forming part of this bylaw:
 - Portion of SW-36-7-22-4
 - SE-36-7-22-4
 - SW-31-7-21-4
 - Portion of NE-25-7-22-4
 - NW-30-7-21-4
 - NE-30-7-21-4
 - SE-31-7-21-4
 - Portion of SW-30-7-21-4
 - SE-30-7-21-4

3. With the adoption of Bylaw No. 26-006, Bylaw No. 24-007, being the Land Use Bylaw, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'
 Bylaw No. 26-006
 Amendments to Land Use Bylaw No. 24-007

The described amendments are to replace sections of the municipal Land Use Bylaw No. 24-007 with the updated Sections amendments as per the attached:

TABLE OF CONTENTS

PART 1 ADMINISTRATIVE

ENACTMENT

1.	Title	PART 1	1
2.	Date of Commencement	PART 1	1
3.	Repeal of Former Land Use Bylaw	PART 1	2
4.	Definitions	PART 1	2
5.	Metric Measurements and Standards	PART 1	2
6.	Rules of Interpretation	PART 1	2
7.	Parts, Maps and Appendices	PART 1	2
8.	Compliance With and Contravention of the Land Use Bylaw	PART 1	3

APPROVING AUTHORITIES

9.	Subdivision Authority	PART 1	3
10.	Development Authority	PART 1	3
11.	Subdivision and Development Appeal Board (SDAB)	PART 1	4

SUBDIVISION AND DEVELOPMENT IN GENERAL

12.	Land Use Districts	PART 1	4
13.	Development Not Requiring A Development Permit	PART 1	5
14.	Development in Municipality Generally	PART 1	5
15.	Non-Conforming Buildings and Uses	PART 1	5
16.	Development on Non-Conforming Sized Lots	PART 1	5
17.	Non-Conforming Use Variances	PART 1	5
18.	Number of Dwellings on a Lot	PART 1	6
19.	Municipal Approval for Encroachments	PART 1	6
20.	Suitability of Sites	PART 1	6
21.	Contaminated Lands and Brownfield Development	PART 1	7
22.	Minimum Distance Separation Calculations	PART 1	8
23.	Architectural Controls	PART 1	8

DEVELOPMENT PERMIT APPLICATIONS – RULES AND PROCEDURES

24.	Development Permit Applications	PART 1	8
25.	Additional Information Requirements	PART 1	10
26.	Incomplete Development Permit Applications	PART 1	10
27.	Failure to Make a Decision – Deemed Refusal	PART 1	11
28.	Processing Permitted Use Applications	PART 1	11
29.	Processing Discretionary Use Applications	PART 1	12



30. Applications Requesting Waivers of Bylaw Provisions	PART 1 12
31. Similar Uses.....	PART 1 13
32. Change of Use	PART 1 13
33. Notification of Persons Likely to be Affected	PART 1 14
34. Prohibited Uses	PART 1 14
35. Temporary Uses	PART 1 15
36. Direct Control Districts	PART 1 15
37. Development Permit Notification	PART 1 15
ADDITIONAL CONDITIONS	
38. Development Agreements	PART 1 17
39. Conditions to Provide Security	PART 1 17
40. Off-Site Levies and Development Fees	PART 1 17
41. Occupancy Permit Obligations	PART 1 17
DEVELOPMENT PERMIT VALIDITY AND TRANSFERABILITY	
42. Reapplication	PART 1 18
43. Development Commencement/Permit Validity	PART 1 18
44. Permit Transferability	PART 1 19
45. Suspension of a Development Permit	PART 1 19
46. Withdrawing a Development Permit or Approval	PART 1 20
47. Amendment of a Development Permit Application	PART 1 20
APEALS	
48. Development Appeals	PART 1 21
49. Subdivision Decision Appeals	PART 1 21
ENFORCEMENT	
50. Notice of Violation	PART 1 21
51. Stop Order	PART 1 22
52. Enforcement of Stop Orders	PART 1 22
53. Penalties and Right of Entry.....	PART 1 22
AMENDMENTS	
54. Amendments to the Land Use Bylaw	PART 1 23
55. Land Use Redesignation Application Requirements	PART 1 23
56. Reapplication	PART 1 24
57. Rescinding Land Use Redesignations Amending Bylaws	PART 1 25
58. Notification to Adjacent Municipalities	PART 1 25
59. Subdivision Applications	PART 1 25
60. Incomplete Subdivision Applications	PART 1 26



PART 2	DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT	PART 2 1
PART 3	LAND USE DISTRICTS AND REGULATIONS	
1.	Land Use Districts	PART 3 1
2.	Land Use Districts Maps	PART 3 1
	LAND USE DISTRICTS REGULATIONS	
	RURAL AGRICULTURE – RA	PART 3 (RA) 1
	URBAN FRINGE – UF	PART 3 (UF) 1
	GROUPED COUNTRY RESIDENTIAL – GCR	PART 3 (GCR) 1
	RURAL GENERAL INDUSTRIAL – RGI	PART 3 (RGI) 1
	BUSINESS LIGHT INDUSTRIAL – BLI	PART 3 (BLI) 1
	RURAL COMMERCIAL – RC	PART 3 (RC) 1
	RURAL RECREATIONAL – RR	PART 3 (RR) 1
	HAMLET RESIDENTIAL – HR	PART 3 (HR) 1
	HAMLET COMMERCIAL – HC	PART 3 (HC) 1
	HAMLET INDUSTRIAL – HI	PART 3 (HI) 1
	HAMLET PUBLIC / INSTITUTIONAL – HP/I	PART 3 (HP/I) 1
	HAMLET DIRECT CONTROL – HDC	PART 3 (HDC) 1
	HAMLET TRANSITIONAL / AGRICULTURAL – HT/A	PART 3 (HT/A) 1
	DIRECT CONTROL – DC	PART 3 (DC) 1
	DIRECT CONTROL DISTRICTS AND ADOPTING BYLAWS	
	LAND USE OVERLAY DISTRICTS REGULATIONS	
	SOLAR ENERGY COMMERCIAL – SEC	PART 3 (SEC) 1
PART 4	GENERAL LAND USE PROVISIONS	
A.	STANDARDS OF DEVELOPMENT	
1.	Quality of Development	PART 4 1
2.	Building Design, Character and Appearance	PART 4 1
3.	Exterior Building Finishes	PART 4 1
4.	Pre-Planned Development	PART 4 2
5.	Number of Dwellings On A Lot	PART 4 2
6.	Sub-Standard Lots	PART 4 3
7.	Corner Lot Restrictions in Hamlets	PART 4 4
8.	Multiple Front Yard Provision	PART 4 4
9.	Exposed Foundations	PART 4 5
10.	Refuse Collection and Storage	PART 4 5
11.	Fences in Residential Areas	PART 4 5

12. Fences, Trees and Shelter Belts in Rural Areas	PART 4 6
13. Decks and Amenity Spaces	PART 4 7
14. Building Setbacks	PART 4 8
15. Minimum Setbacks for Uses Involving Livestock or Animals	PART 4 9
16. Minimum Setbacks from Roadways	PART 4 9
17. Dugouts	PART 4 9
18. Access	PART 4 10
19. Access To and Development Near Provincial Highways	PART 4 11
20. Driveways	PART 4 11
21. Demolition	PART 4 11
22. Excavations	PART 4 12
23. Utility Easements	PART 4 13
24. Pipeline and Other Utility Corridor Setbacks	PART 4 13
25. Landscaping and Screening	PART 4 13
26. Drainage, Site Grading and Retaining Walls	PART 4 16
27. Low Impact Development (LID)	PART 4 17
28. Services, Transportation and Utilities Facilities	PART 4 18
29. Objects Prohibited or Restricted in Yards	PART 4 18
30. Off-Street Parking Requirements for Non-Agricultural Uses	PART 4 18
31. Permitted Projections into Setbacks	PART 4 24
32. Lighting	PART 4 25
33. Heritage Conservation / Historical Sites and Variance Provisions	PART 4 25
B. SERVICING AND SITE SUITABILITY	
34. Rural Servicing Standards and Soil Suitability	PART 4 27
35. <i>Water Act</i> Requirements	PART 4 29
36. Storm Water Management	PART 4 30
37. Development of Lands Subject to Subsidence or Flooding	PART 4 30
38. Development Siting for Coulee / Steep Slope Areas	PART 4 32
39. Hazard Lands	PART 4 33
40. River Valleys and Shorelands	PART 4 34
41. Setbacks from Sour Gas Facilities	PART 4 35
42. Setbacks from Abandoned Wells	PART 4 35
43. Environmentally Significant Areas (ESAs) / Sensitive Lands	PART 4 36
44. Minimum Setback Requirements from Railways	PART 4 37
45. Canamex Freeway Development and Siting Requirements	PART 4 38
46. Wetlands	PART 4 40

PART 5 USE SPECIFIC LAND USE PROVISIONS

A. STANDARDS OF DEVELOPMENT

1. Abattoirs	PART 5 1
--------------------	------------

2. Accessory Buildings, Structures and Uses	PART 5 1
3. Airport Area Restrictions	PART 5 2
4. Alternative Energy	PART 5 6
5. Anhydrous Ammonia Storage Facility	PART 5 6
6. Automotive Repair / Detail / Paint Shops	PART 5 6
7. Auto Wreckage / Salvage or Wrecking Yards	PART 5 7
8. Batch Plants / Concrete or Asphalt	PART 5 7
9. Bed and Breakfast Operations	PART 5 8
10. Campground Uses	PART 5 9
11. Cannabis Nursery, Cannabis Cultivation and Cannabis Processing	PART 5 9
12. Cannabis Retail Stores	PART 5 10
13. Car and Truck Washes	PART 5 11
14. Commercial Recreation Uses	PART 5 12
15. Cryptocurrency (Bitcoin) Mining	PART 5 12
16. Day Care / Child Care Facilities	PART 5 13
17. Day Home	PART 5 14
18. Fabric Buildings / Covered Storage Structures	PART 5 15
19. Group Care or Group Home Facility	PART 5 15
20. Hay Plant / Storage Buildings or Structures	PART 5 17
21. Hazardous Industries	PART 5 17
22. Home Occupations	PART 5 18
23. Kennels – Kenneling, Breeding and Training Facilities	PART 5 21
24. Manufactured / Ready-To-Move / Moved-In Home Standards	PART 5 23
25. Mixed-Use Developments (Buildings or Parcels of Land)	PART 5 26
26. Motocross Tracks / Motor Sports Facilities	PART 5 28
27. Moved-In Buildings (Non-Residential)	PART 5 28
28. Paintball Recreational Uses	PART 5 29
29. Personal Workshop and Storage (Non-Commercial)	PART 5 30
30. Resource Extraction (Gravel and Sand Pits or Stone Quarries)	PART 5 30
31. Recreational Vehicle (RV) Storage	PART 5 32
32. Sandblasting, Welding and Fabrication Facilities	PART 5 33
33. Satellite Dishes and Telecommunication Antennas	PART 5 33
34. Secondary Suites	PART 5 34
35. Service Stations and Gas Bars	PART 5 36
36. Shipping Containers (or C-Containers, Sea-Containers)	PART 5 37
37. Shooting Range Standards and Location Criteria	PART 5 39
38. Signs	PART 5 41
39. Surveillance / Security Suites	PART 5 42



40. Telecommunication Antenna Siting Protocols	PART 5 42
41. Tourist Homes/Short Term Rentals	PART 5 42
42. Warehousing and Storage	PART 5 43
43. Work Camps	PART 5 44

PART 6 SIGN REGULATIONS

1. Definitions	PART 6 1
2. General Rules and Criteria	PART 6 4
3. Signs Not Requiring A Permit	PART 6 7
4. Specific Sign Type Standards	PART 6 9
5. Prohibited Signs	PART 6 15

PART 7 ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. Definitions	PART 7 1
2. Solar Collectors	PART 7 3
3. Small Wind Energy Conversion Systems (SWECS)	PART 7 6
4. Wind Energy Conversion Systems (WECS) – Commercial / Industrial ..	PART 7 10
5. Other Alternative or Renewable Energy Commercial / Industrial Development Projects	PART 7 15

PART 8 SUBDIVISION CRITERIA

1. General Criteria.....	PART 8 1
2. Applying Minimum Distance Separation Calculations to Subdivisions ...	PART 8 3
3. Extensive Agricultural Uses.....	PART 8 4
4. Confined Feeding Operations	PART 8 5
5. Country Residential Uses	PART 8 5
6. Single Lot Vacant (Bareland) Country Residential	PART 8 7
7. Grouped Country Residential Uses.....	PART 8 7
8. Industrial / Commercial Uses	PART 8 8
9. Hamlet Residential and Other Hamlet Uses	PART 8 9
10. Non-residential Uses	PART 8 9
11. Public and Institutional Uses	PART 8 9
12. Cut-off (Fragmented) Parcel	PART 8 10
13. Property Realignment and Subdivision of Existing Small Titles.....	PART 8 11
14. Subdivision in Proximity to the Canamex Freeway	PART 8 12

PART 9 DEFINITIONS

PART 10 LAND USE DISTRICTS MAPS



APPENDIX A **Telecommunication, Radiocommunication and Broadcast Antenna Systems
and Supporting Structures (Antenna Systems) Siting Protocol**
Telecommunication Siting Protocol Application & Checklist



PART 3

LAND USE DISTRICTS AND REGULATIONS

PART 3

LAND USE DISTRICTS AND REGULATIONS

1. LAND USE DISTRICTS

The municipality is divided into those land use districts shown on the Land Use Districts Maps listed in Section 2 of this Part and shall be known by the following identifying names and symbols:

RURAL AGRICULTURE	– RA
URBAN FRINGE	– UF
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL GENERAL INDUSTRIAL	– RGI
BUSINESS LIGHT INDUSTRIAL	– BLI
RURAL COMMERCIAL	– RC
RURAL RECREATIONAL	– RR
HAMLET RESIDENTIAL	– HR
HAMLET COMMERCIAL	– HC
HAMLET INDUSTRIAL	– HI
HAMLET PUBLIC / INSTITUTIONAL	– HP/I
HAMLET DIRECT CONTROL	– HDC
HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
DIRECT CONTROL	– DC
SOLAR ENERGY COMMERCIAL (OVERLAY)	– SEC

2. LAND USE DISTRICTS MAPS (see Part 10)

(1) Lethbridge County (and detailed diagrams)

(2) Designated Hamlets of:

Chin	Kipp
Diamond City	Monarch
Fairview	Shaughnessy
Iron Springs	Turin

SOLAR ENERGY COMMERCIAL - SEC

1. PURPOSE

The Solar Energy Commercial (SEC) District, established as an overlay district, is designed specifically to regulate the development of Solar Collection Facility, Commercial. Within the SEC District, the land use regulations and requirements of the underlying zoning district continue to apply, ensuring that the established land use is maintained alongside the development of Solar Collection Facility, Commercial.

If the regulation is not listed below, the underlying district regulation shall apply.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) **Permitted Uses**

(2) **Discretionary Uses**

Battery Energy Storage System (BESS), Commercial
Solar Collection Facility, Commercial

(3) **Prohibited Uses**

◆ *Any use which is not listed as either a Permitted or Discretionary Use in this overlay district or the underlying district, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.*

3. MINIMUM SETBACK REQUIREMENTS

(1) **Side and Rear Yard**

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway.

(2) **Special Setback Requirements**

Setbacks shall apply only to the perimeter of the Solar Energy Facility. Internal setbacks between arrays or equipment located on adjacent parcels forming part of the same project are not required.

4. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

- (a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the Highways Development Protection Regulation;

- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the Highways Development Protection Regulation;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

5. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority.

6. SOLAR COLLECT FACILITY DEVELOPMENT REQUIREMENTS

- (1) Development permit applications for a Solar Collection Facility, Commercial shall be accompanied by the following information:
- (a) The approval by the Alberta Utilities Commission for the Solar Collection Facility, Commercial.
 - i. A detailed site plan including:
 - the entire parcel,
 - all roads used for construction, access and egress, and reclamation of the site,
 - all existing structures,
 - any proposed buildings and the proposed array(s),
 - all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land (including residential dwellings within 2km); and
 - Detailed information showing any proposed temporary storage and/or laydown yard locations on the property during the construction phase(s).
 - ii. Detailed information about the system type, number of structures, height of structures, and the energy process, storage (grid tied or battery storage), and rated output.
 - iii. Descriptions, drawings, with dimensions, showing the footings system, the mounting system, racking and/or tethering that is to occur, the type and size of solar panels, the minimum clearance of solar collectors from grade within the proposed installation.
 - iv. Preliminary grading/drainage plan, including site construction/grading plan with

details on proposed management practices for any soil stripping and erosion control.

- v. A copy of the public consultation completed, or participant involvement program submitted as part of the application to AUC and/or a copy of the public information that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters.
 - vi. Identification of any sensitive, environmental, or topographical features.
 - vii. A decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needs to address the discontinuation and end-of-life of the project;
 - viii. A vegetation, weed and pest management plan that addresses how invasive plant, weeds, and pest will be controlled during the construction period and the projected lifespan of the development, to be reviewed by Lethbridge County Agricultural Services;
 - ix. A landscaping and screening plan showing how the installation will be visually screened from neighboring parcels and adjacent roadways is to be submitted to the satisfaction of the County and in accordance with any screening standards or guidelines applicable on the subject lands. This plan will include sufficient construction details, plant lists and minimum sizes, and cost estimates.
 - x. A Fire Safety Plan submitted with the application for review and approval by the Safety Codes Officer prior to project commencement.
 - xi. A Fire Mitigation Strategy submitted for review and approval by the County's Emergency Services department. Any changes to the fire mitigation plan, the solar installation layout, spacing between solar collectors, the screening plan or any other aspect of the project as requested by the County's Emergency Services department must be undertaken and resubmitted to the satisfaction of the County's Emergency Services department prior to the submission of the development permit for consideration.
 - xii. An Emergency Response Plan prepared by a qualified professional and approved by the County's Emergency Management Department prior to the submission of the development permit.
 - xiii. A Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and emergency response plans for the benefit of landowners and businesses within the vicinity of the solar installation is to be submitted to the satisfaction of the County's Emergency Management Department prior to the submission of the development permit for consideration.
- (2) Development Permits issued for Solar Collection Facility, Commercial are required to be completed within 48 months of the date of issuance of the Development Permit.
- (3) The Approving Authority may impose conditions as authorized in other sections of the Land Use Bylaw or any reasonable condition to ensure suitability, compatibility and to mitigate potential impacts, consistent with and giving consideration to the terms and conditions of the AUC approval.

- i. interior and/or exterior road construction, or upgrades;
 - ii. for undertaking the actions as noted in the approved Soil Management and Erosion Control Plan and the approved Vegetation, Weed and Pest Management Plan are met; or
 - iii. for undertaking the actions as noted in the approved Decommissioning and Reclamation Plan.
- (b) Copies of executed Crossing Agreements for all collector lines that are proposed within the Municipal rights of way.
- (c) A stormwater management plan, (including grading and drainage);
- (d) Prior to commencing construction, a Construction Traffic Management Plan has been submitted and approved by the County, and any required Road Use Agreement or Road Use Maintenance Agreement has been executed.
- (e) The operator and/or landowner shall be responsible for preventing soil loss, erosion, and deterioration from taking place in accordance with the approved management plan and the Alberta Soil Conservation Act.;
- (f) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the approved management plan and the Alberta Weed Control Act.
- (g) All recommendations and actions noted in the approved Fire Safety Plan, Fire Mitigation Plans, Emergency Response Plans and Neighbour Response Plans will be required to be undertaken to the satisfaction of the County.
- (h) Require the provision of financial security, in a form and amount acceptable to the municipality, to ensure that municipal conditions imposed on the Development Permit are complied with during construction and development activities.

Where the development is subject to provincial reclamation security requirements under applicable provincial legislation, including the *Alberta Environmental Protection and Enhancement Act*, the Development Authority shall not require municipal financial security for the same reclamation or remediation obligations, unless the Development Authority determines that:

 - i. If the development, or any portion of the development, is not subject to provincial reclamation security; or
 - ii. the municipal conditions relate to matters not addressed by the provincial security, including but not limited to road damage, drainage impacts, erosion control, or protection of municipal infrastructure.



PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. DEFINITIONS

In addition to the definitions in Part 9 of this bylaw, the following definitions apply to this Part:

Alternative/Renewable Energy, Commercial / Industrial means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is sold and distributed off-site (commercially) to the marketplace.

Alternative/Renewable Energy, Individual means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized on-site for the sole consumption of the landowner, resident or occupant.

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and typically converts what used to be waste, into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Biodiesel means a clean burning alternative fuel, produced from domestic, renewable resources, such as soy oil and other feedstocks. Biodiesel is made through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil.

Bioenergy means the energy stored in organic matter to generate electricity. This organic matter can include agricultural residues, animal manure, waste wood, wood chips and bark. Bioenergy can be generated in a variety of ways such as Thermal treatment, Anaerobic digestion, Biofuel or Landfill gas.

Biofuel means a fuel derived from biological raw materials or biomass (recently living organisms or their metabolic by-products, such as manure from cows). It is a renewable energy source and typically, it is considered a fuel with an 80% minimum content by volume of materials derived from living organisms harvested within ten years preceding its manufacture.

Blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Geothermal Energy means thermal energy that is generated and stored in the Earth.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on an axis horizontal to the earth's surface.

Meteorological (MET) Tower is a free-standing tower or a removed mast, which carries measuring instruments with meteorological instruments such as thermometers and wind anemometer. Typically, for wind farms these mount anemometers at a range of heights up to the hub height of the proposed wind turbines (up to heights of 80 meters) and they log the wind speed data at frequent intervals (e.g. every ten minutes) for at least one year and often for two or more.

Micro-hydro means a type of hydroelectric power that typically produces up to 100 kW of electricity using the natural flow of water. These installations can provide power to an isolated home or small community, or are sometimes connected to electric power networks.

Over Speed Control means a device which prevents excessive rotor speed.

Rotor's Arc means the largest circumferential path travelled by a blade.

Small Wind Energy Conversion System (SWECS) means a micro-generation wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 10 kW and which will be used primarily to reduce onsite consumption of utility power:

Type A Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that is either roof mounted or has a tower which does not exceed 12.19 metres (40 ft.) in height.

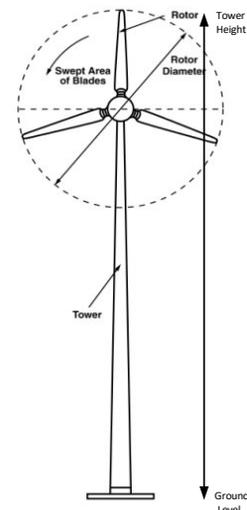
Type B Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that has a tower which is greater than 12.19 metres (40 ft.) in height but does not exceed 24.38 metres (80 ft.) in height.

Solar Collector means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

Solar Collector (Individual) means a smaller-scale solar device, array, or panel that transforms direct solar energy into electrical or thermal energy and is primarily utilized on-site, on an individual parcel, lot, or building, for the sole or primary consumption of the landowner, resident or occupant.

Solar Collection Facility, Commercial means a grouping of devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses no located on-site or for distribution and/or sale offsite. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

Total Height means the height from grade to the highest vertical



extension of a SWECS. In the case of a SWECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Tower means the structure which supports the rotor above grade (average ground level).

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that is greater than 10kW, the purpose of which is to produce wind energy for the commercial market. These are typically referred to as commercial or industrial wind farms.

2. SOLAR COLLECTORS

SOLAR COLLECTOR INDIVIDUAL

(1) A solar collector (individual) attached to a wall or roof of a building may be permitted in any land use district as an accessory structure without the requirement for a development permit (see Part 2, Development Not requiring A Development Permit, subject to the following:

- (a) A solar collector (individual) mounted on a roof:
 - (i) may project a maximum of 1.22 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
 - (ii) must not extend beyond the outermost edge of the roof.



- (b) A solar collector (individual) mounted to a wall:
 - (i) must be located such that it does not create undue glare on neighbouring property or public roadways;
 - (ii) must be located a minimum of 2.44 metres (8 ft.) above grade;
 - (iii) may project a maximum of 1.52 metres (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
 - (iv) may project a maximum of 0.61 metres (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.



(2) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

- (a) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:

- (i) must be located such that it does not create undue glare on neighbouring property or public roadways; and
- (ii) must not exceed 4.5 m (15 ft.) in height above existing grade when oriented at maximum tilt, in the GCR and HR land use districts; and
- (iii) must not exceed 6.1 m (20 ft.) in height above existing grade when oriented at maximum tilt, in all other land use districts where the use is allowed.



- (b) In addition to the above two standards (2)(a)(i) and (ii), a free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building in any hamlet residential land use district must not be located in the front, secondary front, or side yard.
- (3) Individual free-standing (e.g., ground, pole mount) solar collectors on a parcel that primarily produce power for an individual property, shall apply for a development permit and are deemed to be a discretionary use.
- (4) The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert, and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be redesignated to Direct Control and shall be required to obtain a development permit and comply with the following subsection 5.

SOLAR COLLECTOR FACILITY, COMMERCIAL

- (5) Developments for Solar Collector Facility, Commercial shall make an application to amend the Land Use Bylaw to add the Solar Energy Commercial (SEC) overlay district to the subject lands. All regulations set forth in the SEC in Part 3 apply to the Development.



PART 9

DEFINITIONS

PART 9

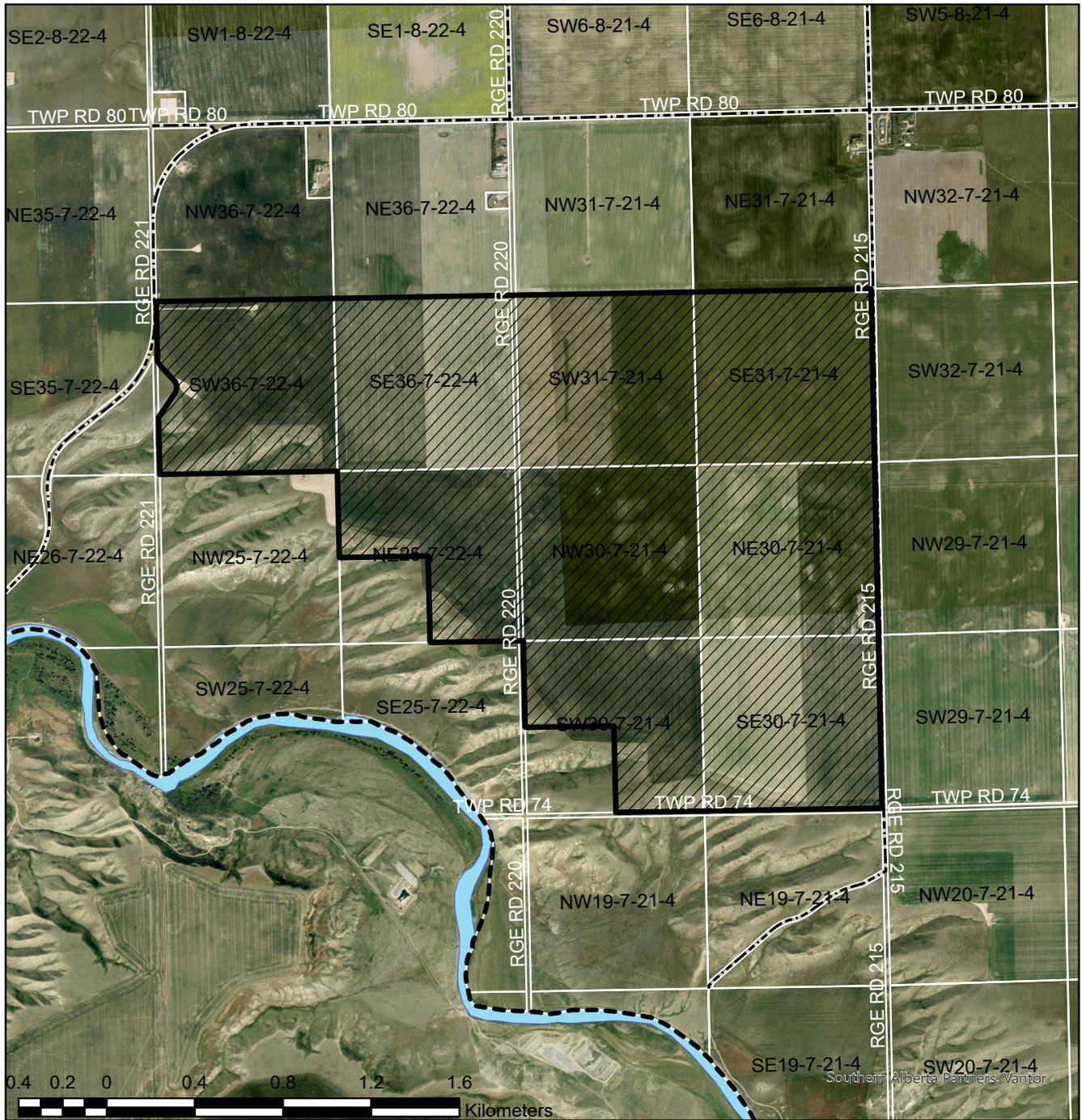
DEFINITIONS

B

Battery Energy Storage System (BESS), Commercial means one or more devices, structures, or systems, including batteries, battery modules, containers, enclosures, inverters, cooling or ventilation systems, fire suppression systems, transformers, substations, and associated utility infrastructure, that store electrical energy for later use, redistribution, or sale, whether or not co-located with an electricity generation facility.

S

Solar Collection Facility, Commercial means a grouping of devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses located on-site or for distribution and/or sale offsite. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.



Bylaw 26-006: Schedule B: To Add Solar Energy Commercial (SEC) Overlay District to the Subject Lands

Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; SE-30-7-21-4;

Approximately 1358.66 Acres, Located in Lethbridge County, AB

 26-006 Solar Energy Commercial (SEC) Overlay District



[Note: Proposed amendments/additions are highlighted or strikethrough for policies or criteria to be removed.]



TABLE OF CONTENTS

PART 1 ADMINISTRATIVE

ENACTMENT

1. Title	PART 1 1
2. Date of Commencement	PART 1 1
3. Repeal of Former Land Use Bylaw	PART 1 2
4. Definitions	PART 1 2
5. Metric Measurements and Standards	PART 1 2
6. Rules of Interpretation	PART 1 2
7. Parts, Maps and Appendices	PART 1 2
8. Compliance With and Contravention of the Land Use Bylaw	PART 1 3

APPROVING AUTHORITIES

9. Subdivision Authority	PART 1 3
10. Development Authority	PART 1 3
11. Subdivision and Development Appeal Board (SDAB)	PART 1 4

SUBDIVISION AND DEVELOPMENT IN GENERAL

12. Land Use Districts	PART 1 4
13. Development Not Requiring A Development Permit	PART 1 5
14. Development in Municipality Generally	PART 1 5
15. Non-Conforming Buildings and Uses	PART 1 5
16. Development on Non-Conforming Sized Lots	PART 1 5
17. Non-Conforming Use Variances	PART 1 5
18. Number of Dwellings on a Lot	PART 1 6
19. Municipal Approval for Encroachments	PART 1 6
20. Suitability of Sites	PART 1 6
21. Contaminated Lands and Brownfield Development	PART 1 7
22. Minimum Distance Separation Calculations	PART 1 8
23. Architectural Controls	PART 1 8

DEVELOPMENT PERMIT APPLICATIONS – RULES AND PROCEDURES

24. Development Permit Applications	PART 1 8
25. Additional Information Requirements	PART 1 10
26. Incomplete Development Permit Applications	PART 1 10
27. Failure to Make a Decision – Deemed Refusal	PART 1 11
28. Processing Permitted Use Applications	PART 1 11
29. Processing Discretionary Use Applications	PART 1 12



30. Applications Requesting Waivers of Bylaw Provisions	PART 1 12
31. Similar Uses.....	PART 1 13
32. Change of Use	PART 1 13
33. Notification of Persons Likely to be Affected	PART 1 14
34. Prohibited Uses	PART 1 14
35. Temporary Uses	PART 1 15
36. Direct Control Districts	PART 1 15
37. Development Permit Notification	PART 1 15
ADDITIONAL CONDITIONS	
38. Development Agreements	PART 1 17
39. Conditions to Provide Security	PART 1 17
40. Off-Site Levies and Development Fees	PART 1 17
41. Occupancy Permit Obligations	PART 1 17
DEVELOPMENT PERMIT VALIDITY AND TRANSFERABILITY	
42. Reapplication	PART 1 18
43. Development Commencement/Permit Validity	PART 1 18
44. Permit Transferability	PART 1 19
45. Suspension of a Development Permit	PART 1 19
46. Withdrawing a Development Permit or Approval	PART 1 20
47. Amendment of a Development Permit Application	PART 1 20
APPEALS	
48. Development Appeals	PART 1 21
49. Subdivision Decision Appeals	PART 1 21
ENFORCEMENT	
50. Notice of Violation	PART 1 21
51. Stop Order	PART 1 22
52. Enforcement of Stop Orders	PART 1 22
53. Penalties and Right of Entry.....	PART 1 22
AMENDMENTS	
54. Amendments to the Land Use Bylaw	PART 1 23
55. Land Use Redesignation Application Requirements	PART 1 23
56. Reapplication	PART 1 24
57. Rescinding Land Use Redesignations Amending Bylaws	PART 1 25
58. Notification to Adjacent Municipalities	PART 1 25
59. Subdivision Applications	PART 1 25
60. Incomplete Subdivision Applications	PART 1 26



PART 2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT PART 2 | 1

PART 3 LAND USE DISTRICTS AND REGULATIONS

1. Land Use Districts PART 3 | 1
2. Land Use Districts Maps PART 3 | 1

LAND USE DISTRICTS REGULATIONS

RURAL AGRICULTURE – RA PART 3 (RA) | 1
URBAN FRINGE – UF PART 3 (UF) | 1
GROUPED COUNTRY RESIDENTIAL – GCR PART 3 (GCR) | 1
RURAL GENERAL INDUSTRIAL – RGI PART 3 (RGI) | 1
BUSINESS LIGHT INDUSTRIAL – BLI PART 3 (BLI) | 1
RURAL COMMERCIAL – RC PART 3 (RC) | 1
RURAL RECREATIONAL – RR PART 3 (RR) | 1
HAMLET RESIDENTIAL – HR PART 3 (HR) | 1
HAMLET COMMERCIAL – HC PART 3 (HC) | 1
HAMLET INDUSTRIAL – HI PART 3 (HI) | 1
HAMLET PUBLIC / INSTITUTIONAL – HP/I PART 3 (HP/I) | 1
HAMLET DIRECT CONTROL – HDC PART 3 (HDC) | 1
HAMLET TRANSITIONAL / AGRICULTURAL – HT/A PART 3 (HT/A) | 1
DIRECT CONTROL – DC PART 3 (DC) | 1

DIRECT CONTROL DISTRICTS AND ADOPTING BYLAWS

LAND USE OVERLAY DISTRICTS REGULATIONS

SOLAR ENERGY COMMERCIAL – SEC PART 3 (SEC) | 1

PART 4 GENERAL LAND USE PROVISIONS

A. STANDARDS OF DEVELOPMENT

1. Quality of Development PART 4 | 1
2. Building Design, Character and Appearance PART 4 | 1
3. Exterior Building Finishes PART 4 | 1
4. Pre-Planned Development PART 4 | 2
5. Number of Dwellings On A Lot PART 4 | 2
6. Sub-Standard Lots PART 4 | 3
7. Corner Lot Restrictions in Hamlets PART 4 | 4
8. Multiple Front Yard Provision PART 4 | 4
9. Exposed Foundations PART 4 | 5
10. Refuse Collection and Storage PART 4 | 5
11. Fences in Residential Areas PART 4 | 5

12. Fences, Trees and Shelter Belts in Rural Areas	PART 4 6
13. Decks and Amenity Spaces	PART 4 7
14. Building Setbacks	PART 4 8
15. Minimum Setbacks for Uses Involving Livestock or Animals	PART 4 9
16. Minimum Setbacks from Roadways	PART 4 9
17. Dugouts	PART 4 9
18. Access	PART 4 10
19. Access To and Development Near Provincial Highways	PART 4 11
20. Driveways	PART 4 11
21. Demolition	PART 4 11
22. Excavations	PART 4 12
23. Utility Easements	PART 4 13
24. Pipeline and Other Utility Corridor Setbacks	PART 4 13
25. Landscaping and Screening	PART 4 13
26. Drainage, Site Grading and Retaining Walls	PART 4 16
27. Low Impact Development (LID)	PART 4 17
28. Services, Transportation and Utilities Facilities	PART 4 18
29. Objects Prohibited or Restricted in Yards	PART 4 18
30. Off-Street Parking Requirements for Non-Agricultural Uses	PART 4 18
31. Permitted Projections into Setbacks	PART 4 24
32. Lighting	PART 4 25
33. Heritage Conservation / Historical Sites and Variance Provisions	PART 4 25
B. SERVICING AND SITE SUITABILITY	
34. Rural Servicing Standards and Soil Suitability	PART 4 27
35. <i>Water Act</i> Requirements	PART 4 29
36. Storm Water Management	PART 4 30
37. Development of Lands Subject to Subsidence or Flooding	PART 4 30
38. Development Siting for Coulee / Steep Slope Areas	PART 4 32
39. Hazard Lands	PART 4 33
40. River Valleys and Shorelands	PART 4 34
41. Setbacks from Sour Gas Facilities	PART 4 35
42. Setbacks from Abandoned Wells	PART 4 35
43. Environmentally Significant Areas (ESAs) / Sensitive Lands	PART 4 36
44. Minimum Setback Requirements from Railways	PART 4 37
45. Canamex Freeway Development and Siting Requirements	PART 4 38
46. Wetlands	PART 4 40

PART 5 USE SPECIFIC LAND USE PROVISIONS

A. STANDARDS OF DEVELOPMENT

1. Abattoirs	PART 5 1
--------------------	------------

2. Accessory Buildings, Structures and Uses	PART 5 1
3. Airport Area Restrictions	PART 5 2
4. Alternative Energy	PART 5 6
5. Anhydrous Ammonia Storage Facility	PART 5 6
6. Automotive Repair / Detail / Paint Shops	PART 5 6
7. Auto Wreckage / Salvage or Wrecking Yards	PART 5 7
8. Batch Plants / Concrete or Asphalt	PART 5 7
9. Bed and Breakfast Operations	PART 5 8
10. Campground Uses	PART 5 9
11. Cannabis Nursery, Cannabis Cultivation and Cannabis Processing	PART 5 9
12. Cannabis Retail Stores	PART 5 10
13. Car and Truck Washes	PART 5 11
14. Commercial Recreation Uses	PART 5 12
15. Cryptocurrency (Bitcoin) Mining	PART 5 12
16. Day Care / Child Care Facilities	PART 5 13
17. Day Home	PART 5 14
18. Fabric Buildings / Covered Storage Structures	PART 5 15
19. Group Care or Group Home Facility	PART 5 15
20. Hay Plant / Storage Buildings or Structures	PART 5 17
21. Hazardous Industries	PART 5 17
22. Home Occupations	PART 5 18
23. Kennels – Kenneling, Breeding and Training Facilities	PART 5 21
24. Manufactured / Ready-To-Move / Moved-In Home Standards	PART 5 23
25. Mixed-Use Developments (Buildings or Parcels of Land)	PART 5 26
26. Motocross Tracks / Motor Sports Facilities	PART 5 28
27. Moved-In Buildings (Non-Residential)	PART 5 28
28. Paintball Recreational Uses	PART 5 29
29. Personal Workshop and Storage (Non-Commercial)	PART 5 30
30. Resource Extraction (Gravel and Sand Pits or Stone Quarries)	PART 5 30
31. Recreational Vehicle (RV) Storage	PART 5 32
32. Sandblasting, Welding and Fabrication Facilities	PART 5 33
33. Satellite Dishes and Telecommunication Antennas	PART 5 33
34. Secondary Suites	PART 5 34
35. Service Stations and Gas Bars	PART 5 36
36. Shipping Containers (or C-Containers, Sea-Containers)	PART 5 37
37. Shooting Range Standards and Location Criteria	PART 5 39
38. Signs	PART 5 41
39. Surveillance / Security Suites	PART 5 42

40. Telecommunication Antenna Siting Protocols	PART 5 42
41. Tourist Homes/Short Term Rentals	PART 5 42
42. Warehousing and Storage	PART 5 43
43. Work Camps	PART 5 44

PART 6 SIGN REGULATIONS

1. Definitions	PART 6 1
2. General Rules and Criteria	PART 6 4
3. Signs Not Requiring A Permit	PART 6 7
4. Specific Sign Type Standards	PART 6 9
5. Prohibited Signs	PART 6 15

PART 7 ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. Definitions	PART 7 1
2. Solar Collectors	PART 7 3
3. Small Wind Energy Conversion Systems (SWECS)	PART 7 6
4. Wind Energy Conversion Systems (WECS) – Commercial / Industrial ..	PART 7 10
5. Other Alternative or Renewable Energy Commercial / Industrial Development Projects	PART 7 15

PART 8 SUBDIVISION CRITERIA

1. General Criteria.....	PART 8 1
2. Applying Minimum Distance Separation Calculations to Subdivisions ...	PART 8 3
3. Extensive Agricultural Uses.....	PART 8 4
4. Confined Feeding Operations.....	PART 8 5
5. Country Residential Uses	PART 8 5
6. Single Lot Vacant (Bareland) Country Residential	PART 8 7
7. Grouped Country Residential Uses.....	PART 8 7
8. Industrial / Commercial Uses	PART 8 8
9. Hamlet Residential and Other Hamlet Uses	PART 8 9
10. Non-residential Uses	PART 8 9
11. Public and Institutional Uses	PART 8 9
12. Cut-off (Fragmented) Parcel	PART 8 10
13. Property Realignment and Subdivision of Existing Small Titles.....	PART 8 11
14. Subdivision in Proximity to the Canamex Freeway	PART 8 12

PART 9 DEFINITIONS

PART 10 LAND USE DISTRICTS MAPS



**APPENDIX A Telecommunication, Radiocommunication and Broadcast Antenna Systems
and Supporting Structures (Antenna Systems) Siting Protocol**

Telecommunication Siting Protocol Application & Checklist

APPENDIX B Forms and Applications

FORM A: Development Permit Application

FORM A1: Home Occupation Application

FORM A2: Commercial/Industrial Application

FORM A3: Sign Application

FORM A4: Demolition Permit Application

FORM B: Development Permit

FORM C: Application for a Land Use Bylaw Amendment

APPENDIX C Schedule of Fees



PART 3

LAND USE DISTRICTS AND REGULATIONS

PART 3

LAND USE DISTRICTS AND REGULATIONS

1. LAND USE DISTRICTS

The municipality is divided into those land use districts shown on the Land Use Districts Maps listed in Section 2 of this Part and shall be known by the following identifying names and symbols:

RURAL AGRICULTURE	– RA
URBAN FRINGE	– UF
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL GENERAL INDUSTRIAL	– RGI
BUSINESS LIGHT INDUSTRIAL	– BLI
RURAL COMMERCIAL	– RC
RURAL RECREATIONAL	– RR
HAMLET RESIDENTIAL	– HR
HAMLET COMMERCIAL	– HC
HAMLET INDUSTRIAL	– HI
HAMLET PUBLIC / INSTITUTIONAL	– HP/I
HAMLET DIRECT CONTROL	– HDC
HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
DIRECT CONTROL	– DC
SOLAR ENERGY COMMERCIAL (OVERLAY)	– SEC

2. LAND USE DISTRICTS MAPS (see Part 10)

(1) Lethbridge County (and detailed diagrams)

(2) Designated Hamlets of:

Chin	Kipp
Diamond City	Monarch
Fairview	Shaughnessy
Iron Springs	Turin

SOLAR ENERGY COMMERCIAL - SEC

1. PURPOSE

The Solar Energy Commercial (SEC) District, established as an overlay district, is designed specifically to regulate the development of Solar Collection Facility, Commercial. Within the SEC District, the land use regulations and requirements of the underlying zoning district continue to apply, ensuring that the established land use is maintained alongside the development of Solar Collection Facility, Commercial.

If the regulation is not listed below, the underlying district regulation shall apply.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

(2) Discretionary Uses

Battery Energy Storage System (BESS), Commercial
Solar Collection Facility, Commercial

(3) Prohibited Uses

◆ Any use which is not listed as either a Permitted or Discretionary Use in this overlay district or the underlying district, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.

3. MINIMUM SETBACK REQUIREMENTS

(1) Side and Rear Yard

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway.

(2) Special Setback Requirements

Setbacks shall apply only to the perimeter of the Solar Energy Facility. Internal setbacks between arrays or equipment located on adjacent parcels forming part of the same project are not required.

4. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

(a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the Highways Development Protection Regulation;

- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the Highways Development Protection Regulation;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

5. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority.

6. SOLAR COLLECT FACILITY DEVELOPMENT REQUIREMENTS

- (1) Development permit applications for a Solar Collection Facility, Commercial shall be accompanied by the following information:
- (a) The approval by the Alberta Utilities Commission for the Solar Collection Facility, Commercial.
 - i. A detailed site plan including:
 - the entire parcel,
 - all roads used for construction, access and egress, and reclamation of the site,
 - all existing structures,
 - any proposed buildings and the proposed array(s),
 - all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land (including residential dwellings within 2km); and
 - Detailed information showing any proposed temporary storage and/or laydown yard locations on the property during the construction phase(s).
 - ii. Detailed information about the system type, number of structures, height of structures, and the energy process, storage (grid tied or battery storage), and rated output.
 - iii. Descriptions, drawings, with dimensions, showing the footings system, the mounting system, racking and/or tethering that is to occur, the type and size of solar panels, the minimum clearance of solar collectors from grade within the proposed installation.

- iv. Preliminary grading/drainage plan, including site construction/grading plan with details on proposed management practices for any soil stripping and erosion control.
 - v. A copy of the public consultation completed, or participant involvement program submitted as part of the application to AUC and/or a copy of the public information that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters.
 - vi. Identification of any sensitive, environmental, or topographical features.
 - vii. A decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needs to address the discontinuation and end-of-life of the project;
 - viii. A vegetation, weed and pest management plan that addresses how invasive plant, weeds, and pest will be controlled during the construction period and the projected lifespan of the development, to be reviewed by Lethbridge County Agricultural Services;
 - ix. A landscaping and screening plan showing how the installation will be visually screened from neighboring parcels and adjacent roadways is to be submitted to the satisfaction of the County and in accordance with any screening standards or guidelines applicable on the subject lands. This plan will include sufficient construction details, plant lists and minimum sizes, and cost estimates.
 - x. A Fire Safety Plan submitted with the application for review and approval by the Safety Codes Officer prior to project commencement.
 - xi. A Fire Mitigation Strategy submitted for review and approval by the County's Emergency Services department. Any changes to the fire mitigation plan, the solar installation layout, spacing between solar collectors, the screening plan or any other aspect of the project as requested by the County's Emergency Services department must be undertaken and resubmitted to the satisfaction of the County's Emergency Services department prior to the submission of the development permit for consideration.
 - xii. An Emergency Response Plan prepared by a qualified professional and approved by the County's Emergency Management Department prior to the submission of the development permit.
 - xiii. A Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and emergency response plans for the benefit of landowners and businesses within the vicinity of the solar installation is to be submitted to the satisfaction of the County's Emergency Management Department prior to the submission of the development permit for consideration.
- (2) Development Permits issued for Solar Collection Facility, Commercial are required to be completed within 48 months of the date of issuance of the Development Permit.
- (3) The Approving Authority may impose conditions as authorized in other sections of the Land Use Bylaw or any reasonable condition to ensure suitability, compatibility and to mitigate potential impacts, consistent with and giving consideration to the terms and conditions of the AUC approval.

- (a) A Development Agreement for the following:
 - i. interior and/or exterior road construction, or upgrades;
 - ii. for undertaking the actions as noted in the approved Soil Management and Erosion Control Plan and the approved Vegetation, Weed and Pest Management Plan are met; or
 - iii. for undertaking the actions as noted in the approved Decommissioning and Reclamation Plan.
- (b) Copies of executed Crossing Agreements for all collector lines that are proposed within the Municipal rights of way.
- (c) A stormwater management plan, (including grading and drainage);
- (d) Prior to commencing construction, a Construction Traffic Management Plan has been submitted and approved by the County, and any required Road Use Agreement or Road Use Maintenance Agreement has been executed.
- (e) The operator and/or landowner shall be responsible for preventing soil loss, erosion, and deterioration from taking place in accordance with the approved management plan and the Alberta Soil Conservation Act.;
- (f) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the approved management plan and the Alberta Weed Control Act.
- (g) All recommendations and actions noted in the approved Fire Safety Plan, Fire Mitigation Plans, Emergency Response Plans and Neighbour Response Plans will be required to be undertaken to the satisfaction of the County.
- (h) Require the provision of financial security, in a form and amount acceptable to the municipality, to ensure that municipal conditions imposed on the Development Permit are complied with during construction and development activities.

Where the development is subject to provincial reclamation security requirements under applicable provincial legislation, including the *Alberta Environmental Protection and Enhancement Act*, the Development Authority shall not require municipal financial security for the same reclamation or remediation obligations, unless the Development Authority determines that:

 - i. If the development, or any portion of the development, is not subject to provincial reclamation security; or
 - ii. the municipal conditions relate to matters not addressed by the provincial security, including but not limited to road damage, drainage impacts, erosion control, or protection of municipal infrastructure.



PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. DEFINITIONS

In addition to the definitions in Part 9 of this bylaw, the following definitions apply to this Part:

Alternative/Renewable Energy, Commercial / Industrial means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is sold and distributed off-site (commercially) to the marketplace.

Alternative/Renewable Energy, Individual means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized on-site for the sole consumption of the landowner, resident or occupant.

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and typically converts what used to be waste, into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Biodiesel means a clean burning alternative fuel, produced from domestic, renewable resources, such as soy oil and other feedstocks. Biodiesel is made through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil.

Bioenergy means the energy stored in organic matter to generate electricity. This organic matter can include agricultural residues, animal manure, waste wood, wood chips and bark. Bioenergy can be generated in a variety of ways such as Thermal treatment, Anaerobic digestion, Biofuel or Landfill gas.

Biofuel means a fuel derived from biological raw materials or biomass (recently living organisms or their metabolic by-products, such as manure from cows). It is a renewable energy source and typically, it is considered a fuel with an 80% minimum content by volume of materials derived from living organisms harvested within ten years preceding its manufacture.

Blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Geothermal Energy means thermal energy that is generated and stored in the Earth.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on an axis horizontal to the earth's surface.

Meteorological (MET) Tower is a free-standing tower or a removed mast, which carries measuring instruments with meteorological instruments such as thermometers and wind anemometer. Typically, for wind farms these mount anemometers at a range of heights up to the hub height of the proposed wind turbines (up to heights of 80 meters) and they log the wind speed data at frequent intervals (e.g. every ten minutes) for at least one year and often for two or more.

Micro-hydro means a type of hydroelectric power that typically produces up to 100 kW of electricity using the natural flow of water. These installations can provide power to an isolated home or small community, or are sometimes connected to electric power networks.

Over Speed Control means a device which prevents excessive rotor speed.

Rotor's Arc means the largest circumferential path travelled by a blade.

Small Wind Energy Conversion System (SWECS) means a micro-generation wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 10 kW and which will be used primarily to reduce onsite consumption of utility power:

Type A Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that is either roof mounted or has a tower which does not exceed 12.19 metres (40 ft.) in height.

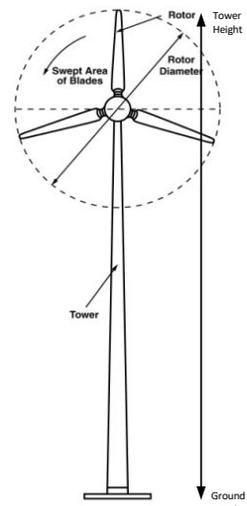
Type B Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that has a tower which is greater than 12.19 metres (40 ft.) in height but does not exceed 24.38 metres (80 ft.) in height.

Solar Collector means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

Solar Collector (Individual) means a smaller-scale solar device, array, or panel that transforms direct solar energy into electrical or thermal energy and is primarily utilized on-site, on an individual parcel, lot, or building, for the sole or primary consumption of the landowner, resident or occupant.

Solar Collection Facility, Commercial (utility-scale) means a grouping of multiple devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses no located on-site or for distribution and/or sale offsite and typically will tie-in and feed or sell power to the provincial electrical grid transmission or distribution system. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

Total Height means the height from grade to the highest vertical



extension of a SWECS. In the case of a SWECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Tower means the structure which supports the rotor above grade (average ground level).

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that is greater than 10kW, the purpose of which is to produce wind energy for the commercial market. These are typically referred to as commercial or industrial wind farms.

2. SOLAR COLLECTORS

SOLAR COLLECTOR INDIVIDUAL

(1) A solar collector (individual) attached to a wall or roof of a building may be permitted in any land use district as an accessory structure without the requirement for a development permit (see Part 2, Development Not requiring A Development Permit, subject to the following:

- (a) A solar collector (individual) mounted on a roof:
 - (i) may project a maximum of 1.22 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
 - (ii) must not extend beyond the outermost edge of the roof.



- (b) A solar collector (individual) mounted to a wall:
 - (i) must be located such that it does not create undue glare on neighbouring property or public roadways;
 - (ii) must be located a minimum of 2.44 metres (8 ft.) above grade;
 - (iii) may project a maximum of 1.52 metres (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
 - (iv) may project a maximum of 0.61 metres (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.



(2) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

- (a) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:

- (i) must be located such that it does not create undue glare on neighbouring property or public roadways; and
- (ii) must not exceed 4.5 m (15 ft.) in height above existing grade when oriented at maximum tilt, in the GCR and HR land use districts; and
- (iii) must not exceed 6.1 m (20 ft.) in height above existing grade when oriented at maximum tilt, in all other land use districts where the use is allowed.



- (b) In addition to the above two standards (2)(a)(i) and (ii), a free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building in any hamlet residential land use district must not be located in the front, secondary front, or side yard.
- (3) Individual free-standing (e.g., ground, pole mount) solar collectors on a parcel that primarily produce power for an individual property, shall apply for a development permit and are deemed to be a discretionary use.
- (4) The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert, and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be redesignated to Direct Control and shall be required to obtain a development permit and comply with the following subsection 5.

SOLAR COLLECTOR FACILITY ~~YES~~, COMMERCIAL

- (5) Developments for Sollar Collector Facility, Commercial shall make an application to amend the Land Use Bylaw to add the Solar Energy Commercial (SEC) overlay district to the subject lands. All regulations set forth in the SEC in Part 3 apply to the Development.
- ~~(6) Development permit applications for solar collector facility commercial (utility scale) installations shall be accompanied by the following additional information:~~
 - ~~(a) a site suitability analysis including but not limited to: topography; soil characteristics; environmental features and issues; accessibility to a road; compatibility with surrounding land uses; potential impacts to agricultural land and irrigation operations; potential visual impacts, storm water management; and consistency with the policies of the Municipal Development Plan and Land Use Bylaw. If applicable; depending on the type of proposal, availability of water supply, sewage disposal system and solid waste disposal may also need to be provided;~~
 - ~~(b) information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;~~
 - ~~(c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output, and details on the estimated reflection produced from the solar panels;~~
 - ~~(d) preliminary grading/drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control;~~
 - ~~(e) access to and any potential impacts to public roads;~~

- ~~(f) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;~~
 - ~~(g) decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needed to address the discontinuation and end of life of the project;~~
 - ~~(h) feasible plans and details on methods of weed control management;~~
 - ~~(i) information regarding setbacks to structures or uses on the site from neighbouring residential dwellings on adjacent parcels of land and the identification (with setbacks) of any clustered or grouped county residential developments located within 2.0 km (1.2 miles);~~
 - ~~(j) any information regarding general public safety and security measures; and~~
 - ~~(k) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;~~
- ~~(7) Applications for solar collector facilities commercial (utility scale) installations are permitted to be completed within 48 months of the date of issuance of the development permit.~~

CONDITIONS OF APPROVAL

- ~~(8) As a condition of a development permit approval for a Solar Collection Facility/Commercial (utility scale) development for land designated to Direct Control, Council may impose or instruct the Development Authority to apply, in addition to any other conditions either stipulated or as authorized in other sections of the Land Use Bylaw, the following specific conditions:~~
- ~~(a) require a condition to enter into a Development Agreement and either a Road Use Agreement or Road Use Maintenance Agreement with the Lethbridge County to address road maintenance and repairs that may arise from the development;~~
 - ~~(b) place restrictions on the location, height and type of fencing used for the site;~~
 - ~~(c) require the application of approved weed control measures as the landowner/developer shall be responsible for controlling invasive plant threats and weeds in accordance with the *Alberta Weed Control Act*. A vegetation and weed management plan must be provided to the satisfaction of the municipality, to be reviewed by the Agricultural Services Board and Agricultural Fieldman;~~
 - ~~(d) stipulate grading, stockpiling, and soil erosion control measures. The landowner/developer shall be responsible to prevent soil loss or deterioration from taking place in accordance with the *Alberta Soil Conservation Act*. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water;~~
 - ~~(e) the minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion;~~
 - ~~(f) the landowner/developer shall be responsible to ensure surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors; and~~
 - ~~(g) require the provision of financial security in an amount and type acceptable to the municipality to ensure municipal imposed conditions on the development permit are met.~~



~~[This is not the same as financial security for future reclamation of the project which is a separate security and to be provided to the province as required.]~~

~~(9) Any required financial security deposit shall be provided in a form and amount to be determined appropriate by the Development Authority based on specific site conditions during the construction period to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.~~

[No Amendments to Sections 3 to 5]



PART 9

DEFINITIONS

PART 9

DEFINITIONS

In this land use bylaw, words in the singular include the plural, and words using the masculine gender include the feminine gender.

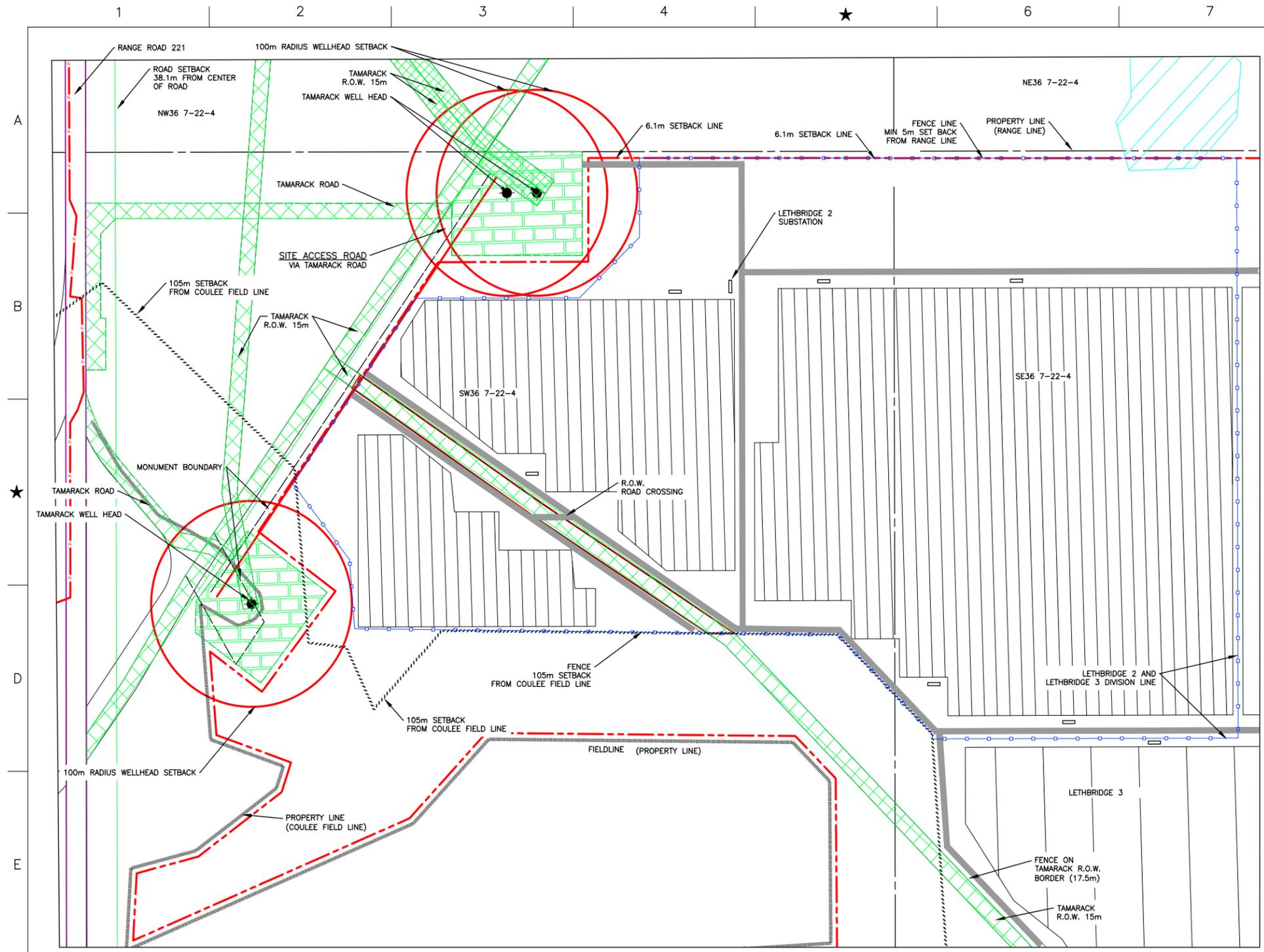
B

Battery Energy Storage System (BESS), Commercial means one or more devices, structures, or systems, including batteries, battery modules, containers, enclosures, inverters, cooling or ventilation systems, fire suppression systems, transformers, substations, and associated utility infrastructure, that store electrical energy for later use, redistribution, or sale, whether or not co-located with an electricity generation facility.

S

Solar Collection Facility, Commercial (utility-scale) means a grouping of multiple devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses located on-site or for distribution and/or sale offsite and typically will tie-in and feed or sell power to the provincial electrical grid transmission or distribution system. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

[All other Definitions remain unamended]



GENERAL NOTES

COORDINATES: LSD SW/SE-36-007-22 W4M
LETHBRIDGE COUNTY, ALBERTA

NOMINAL DC-POWER: 20.4 MW DC
NOMINAL AC-POWER: 17.0 MW AC
MODULE: TRINA 660W
INVERTER: SUNGROW SG350HX

CONSTRUCTION

TABLE: SINGLE AXIS TRACKING SYSTEM
AXIS/TILT: EAST/WEST/-60° TO 60°
DIST. BETWEEN MODULES ON A TABLE: 15mm
DIST. BETWEEN TABLES IN A ROW: 6m CENTER
DIST. BETWEEN ROW IN A FIELD: 0.5m / 2.5m

ELECTRICAL CONCEPT

MAXIMUM SYSTEM VOLTAGE DC: 800V
TOTAL NUMBER OF MODULES: 30900
STRING LENGTH: 28 MODULES
STRING PER INVERTER: 8-9
DC/AC RATIO TOTAL: 1.2

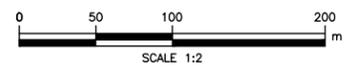
TOTAL AREA DEVELOPMENT

TOTAL AREA: 0.421 km²
USED AREA: 0.307 km²
FENCE LENGTH: 2.79 km
ROAD LENGTH: 2.49 km

LEGEND

- MODULE TABLE
- ROAD
- NEW FENCE
- PROPERTY LINE
- SUBSTATION AREA
- OVERHEAD POSTS/LINE
- BURIED ELECTRICAL TRENCH
- PANIC GATE
- TRANSFORMER
- EPHEMERAL WATERBODY
- TEMP GRAMINOIC MARSH
- PIPELINE R.o.W.
- WELL SITE AREA

N
SITE NORTH



DRAWING #	REFERENCE DRAWING TITLE	REV.	DATE	REVISION DESCRIPTION	PRJ#	DWN	CHKD	QC	ENG	ENGINEER STAMP / PERMIT
		A	2023.10.19	ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		B	2023.12.19	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		C	2024.02.26	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	
		D	2024.02.27	RE-ISSUED FOR REVIEW	227201	BLM	NGZ		NGZ	

CLIENT

low carbon

NU E

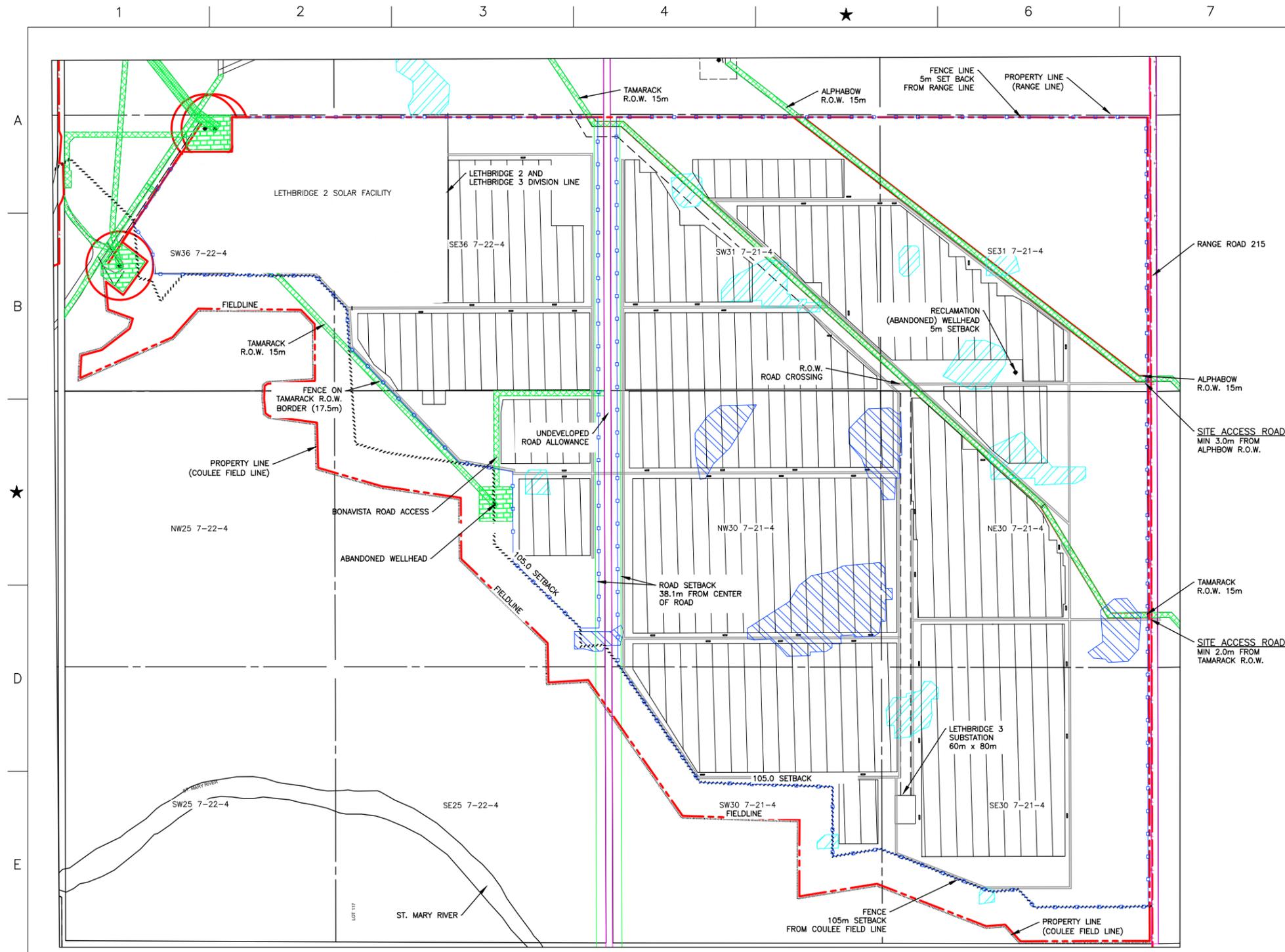
BLUESTAR ENGINEERING LTD.

NU-E LETHBRIDGE 2
LSD: SW/SE-36-007-22 W4M
SOLAR FACILITY
APPLICATION PLOT PLAN

SCALE 1:2 SIZE D PROJ. No. 227201
DWG.No. 227201-DG-ELC-1000-02 REV D

PERMIT AND PROFESSIONAL STAMP AFFIXED APPLIES TO LATEST REVISION AS INDICATED IN TITLEBLOCK AND BY CLOUDED AREAS IF SHOWN.

\\bluestar.local\data\Drafting\2022 Projects\227200 - Nu-E\227201 - Lethbridge 2\Drawings\7000 ELC\227201-DG-ELC-1000-02_RD_(APPLICATION PLOT PLAN).dwg (B.Morrissey) February 27, 2024 - 1:54pm



GENERAL NOTES	
COORDINATES:	LSL SW/SE-36-007-22 W4M LETHBRIDGE COUNTY, ALBERTA
NOMINAL DC-POWER:	168.0 MW DC
NOMINAL AC-POWER:	140.0 MW AC
MODULE:	TRINA - 660W
INVERTER:	SUNGROW SG350HX

CONSTRUCTION	
TABLE:	SINGLE AXIS TRACKING SYSTEM
AXIS/TILT:	EAST/WEST/-60° TO 60°
DIST. BETWEEN MODULES ON A TABLE:	15mm
DIST. BETWEEN TABLES IN A ROW:	6m CENTER
DIST. BETWEEN ROW IN A FIELD:	0.5m / 2.5m

ELECTRICAL CONCEPT	
MAXIMUM SYSTEM VOLTAGE DC:	800V
TOTAL NUMBER OF MODULES:	284256
STRING LENGTH:	28 MODULES
STRING PER INVERTER:	9
DC/AC RATIO TOTAL:	1.2

TOTAL AREA DEVELOPMENT	
TOTAL AREA:	4.011 km ²
USED AREA:	2.962 km ²
FENCE LENGTH:	10.76 km
ROAD LENGTH:	17.01 km

LEGEND

- MODULE TABLE
- ROAD
- NEW FENCE
- PROPERTY LINE
- SUBSTATION AREA
- OVERHEAD POSTS/LINE
- BURIED ELECTRICAL TRENCH
- PANIC GATE
- TRANSFORMER
- EPHEMERAL WATERBODY
- TEMP GRAMINOIC MARSH
- PIPELINE R.o.w.
- WELL SITE AREA

SCALE
0 50 100 200 300 400 500 METERS
SCALE 1:6

DRAWING #	REFERENCE DRAWING TITLE	REV.	DATE	REVISION DESCRIPTION	PRJ#	DWN	CHKD	QC	ENG	ENGINEER STAMP / PERMIT
		A	2023.10.19	ISSUED FOR REVIEW	227202	BLM	NGZ		NGZ	
		B	2023.12.19	RE-ISSUED FOR REVIEW	227202	BLM	NGZ		NGZ	

CLIENT

BLUESTAR ENGINEERING LTD.

NU-E LETHBRIDGE 3
LSL: SW/SE-36-007-22 W4M
SOLAR FACILITY
APPLICATION PLOT PLAN

SCALE	1:6	SIZE	D	PROJ. No.	227202
DWG.No.	227202-DG-ELC-1000-02	REV	B		

PERMIT AND PROFESSIONAL STAMP AFFIXED APPLIES TO LATEST REVISION AS INDICATED IN TITLEBLOCK AND BY CLOUDED AREAS IF SHOWN.

\\bluestar.local\data\Drafting\2022 Projects\227202 - Nu-E\227202 - Lethbridge 3\Drawings\7000 ELC\227202-DG-ELC-1000-02_R B (APPLICATION PLOT PLAN).dwg (8Morrissy) December 19, 2023 - 10:12am



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

↓ IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atppcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: G.H. ALEXANDER FARMS LTD. **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NE Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter NW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atppcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter NW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

↓ IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD. **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SE Section 25 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.
Mailing Address: _____

Phone: _____
Phone (alternate): _____
Fax: _____
Postal Code: _____
Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: G.H. ALEXANDER FARMS LTD. **Phone:** _____
Mailing Address: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____
Postal Code: _____

PROPERTY INFORMATION

Municipal Address: _____
Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SE Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD. **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter SE Section 31 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atppcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: PETER HANEY & ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:

Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 30 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: TWOGEE DEVELOPMENTS LTD.	Phone: _____
Mailing Address: _____ _____	Applicant's interest in the property:
Postal Code: _____	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 31 Township 7 Range 21



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Direct Control Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 20/26	Assigned Bylaw	No. 26-006
Date Deemed Complete: Jan 30/26	Application & Processing Fee:	\$ 13,500 Total (1,500 per title)
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

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

APPLICANT INFORMATION

Name of Applicant: Lethbridge Three Solar Corp.

Mailing Address: _____ **Phone:** _____
 _____ **Phone (alternate):** _____
 _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: ROGER W REICH **Phone:** _____

Mailing Address: _____

Postal Code: _____

Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SW Section 36 Township 7 Range 22



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture - RA
 Proposed Land Use Designation (zoning) (if applicable): Add - Solar Energy Commercial

SITE DESCRIPTION:

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

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

[Redacted Signature]

APPLICANT

REGISTERED OWNER (if not the same as applicant)

January 19, 2026

DATE

IMPORTANT: The personal information requested on this form is being collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA). The information will be used for the purpose for which it was collected. For further information about the collection and use of this information please contact Lethbridge County by email at atippcoordinator@lethcounty.ca or call 403-328-5525.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

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

AGENDA ITEM REPORT



Title: Capital Project Update
Meeting: Council Meeting - 05 Mar 2026
Department: Development & Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 27 Feb 2026

STRATEGIC ALIGNMENT:

 Governance	 Relationships	 Region	 Prosperity
--	---	--	---

EXECUTIVE SUMMARY:

This report provides an update as of the first quarter of 2026 on the ongoing capital projects within the County and regionally, outlining their progress, challenges, and any significant changes. A summary of each project is included in the attached document. The purpose of this update is to ensure council remains informed on the status of these projects.

When the 2025 and 2026 budgets were approved, it provided flexibility to administration to manage projects expenditures based on a program level and not individual project level. However, previous capital projects do not provide administration this flexibility. As such, administration requires Council approval for the following budget adjustment:

- Bridge File 79230 Repair:
 - Approved budget \$200,000
 - Requesting an increase of \$135,000
 - Total Project Budget \$335,000

This project was budgeted based on engineering estimates, however tender pricing has exceed the current budget. Surplus funds are available through savings on Bridge File 70758 of \$250,000 which can be reallocated towards Bridge File 79230.

RECOMMENDATION:

That County Council approve a budget increase of \$135,000, for a total of \$335,000, funded from the Bridges and Paved Roads Reserve for the Bridge File 79230 repair Project.

No resolution is required for the Capital Project Update.

REASON(S) FOR RECOMMENDATION(S):

As Bridge File 79230 project was approved through the 2024 Capital Budget, administration is unable to reallocate budget from other projects.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Approved 2024 Capital Budget

BACKGROUND INFORMATION:

The County's capital projects are designed to address key infrastructure needs, improve service delivery, and meet the community's long-term growth objectives. These projects, ranging from water and wastewater upgrades to road and bridge improvements, are critical for sustaining the County's operational efficiency and supporting its development goals.

ALTERNATIVES / PROS / CONS:

None Identified

FINANCIAL IMPACT:

A total increase of \$135,000 funded from the Bridges and Paved Roads Reserve.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Capital Projects Update Q1.26](#)

Lethbridge County Capital Projects

Status	Project Name	Schedule	Budget	Scope	Impact to Public	Progress	Comments
ONGOING	Bridge File 77523 Replacement					<div style="width: 0%;"><div>0%</div></div>	In Consultant Procurement Phase
ONGOING	Range Road 21-1 (McNally Rd) Rehabilitation					<div style="width: 25%;"><div>25%</div></div>	In Design / Tender Preparation Phase
ONGOING	Range Road 23-4 (Old Highway 23) Rehabilitation					<div style="width: 25%;"><div>25%</div></div>	In Design / Tender Preparation Phase
ONGOING	River Ridge Road Rehabilitation					<div style="width: 25%;"><div>25%</div></div>	In Design / Tender Preparation Phase
ONGOING	Range Road 21-5 (PB Golf Course Rd) Rehabilitation					<div style="width: 25%;"><div>25%</div></div>	In Design / Tender Preparation Phase
ONGOING	Township Road 10-4 Rehabilitation					<div style="width: 25%;"><div>25%</div></div>	In Design / Tender Preparation Phase
ONGOING	Broxburn Wastewater Treatment					<div style="width: 25%;"><div>25%</div></div>	Operations has re-established functionality of existing mound system until land can be procured to construct new wastewater treatment system.
ONGOING	Bridge File 79230 Repair					<div style="width: 40%;"><div>40%</div></div>	Tender results came in above budget. Council approval required to proceed.
ONGOING	Grouped Country Residential Micro-Surfacing					<div style="width: 80%;"><div>80%</div></div>	Mountain Meadows and St. Marie Estates is complete. Park Lake estates tender is awarded and will commence in the spring/summer of 2026.
COMPLETE	Range Road 22-5 (CPKC Rd) Cement Stabilization					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Mountain Meadows Slope Remediation					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Sanitary Sewer Lining					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Administration Building LED Replacement					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Bridge File 70758 Replacement					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Shaughnessy Lagoon & Road Upgrades					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.
COMPLETE	Bridge File 79595 Replacement					<div style="width: 100%;"><div>100%</div></div>	Completed, in warranty phase.



Regional Capital Projects

Status	Project Name	Comments
ONGOING	Horsefly Spillway	Phase 1 is complete (Taber Lake to Oldman River). Phase 2A is under construction (Highway 3 to Taber Lake). Phase 2B is in design (Highway 3 to Canal). Phase 3 is completed (Canal work & spillway).
ONGOING	Malloy - South Coaldale SWMF	Construction nearing completion.
ONGOING	Accessibility to Water Through Enhanced Irrigation Networks Study	Study in progress.
COMPLETE	Malloy Phase 2B - Raw Water Reservoir	Completed, in warranty phase.
COMPLETE	Regional Water and Wastewater Concept Study	Studies completed.



AGENDA ITEM REPORT



Title: South-Western Alberta Blackfoot Signage Project
Meeting: Council Meeting - 05 Mar 2026
Department: Growth & Engagement
Report Author: Trevor Lewington

APPROVAL(S):

Candice Robison, Legislative Coordinator & Executive Assistant Approved - 27 Feb 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Community Futures Lethbridge Region's South-Western Alberta Blackfoot Signage Project provides municipalities the opportunity to receive an official Blackfoot name. Administration is recommending participation in the naming component of this initiative as originally brought forward by Councillor Lorne Hickey.

Receiving a Blackfoot name represents a meaningful, relationship-based action that:

- Acknowledges the County's location within traditional Blackfoot territory.
- Demonstrates respect for Blackfoot language as a living and revitalizing language.
- Strengthens neighbourly and government-to-government relationships with Kainai and other Blackfoot Nations.
- Signals that reconciliation is being advanced through tangible, visible measures.

Participation at this stage does not commit the County to immediate capital expenditures related to signage. Any future implementation of physical signage would be subject to Council's future capital planning and budget deliberations.

RECOMMENDATION:

County Council approve Lethbridge County's participation in Community Futures Lethbridge Region's South-Western Alberta Blackfoot Signage Project for the purpose of receiving an official Blackfoot name; and further Administration engage appropriate Blackfoot language holders through this process to explore a culturally accurate and appropriate translation of the County's "Deep Roots, Bright Future" campaign for future Council consideration; and further any signage or capital implementation be considered through future budget deliberations.

REASON(S) FOR RECOMMENDATION(S):

The recommendation is consistent with Council's Reconciliation pledge and past direction. There is no financial cost until such time as future signage and broader implementation is determined. The

Blackfoot name and other relevant messaging can be incorporated in the the County's print, digital and other assets as routine updates are completed.

PREVIOUS COUNCIL DIRECTION / POLICY:

Lethbridge County shares a direct border with the Kainai (Blood Tribe) Nation and is situated within the traditional territory of the Blackfoot Confederacy. For thousands of years, this region has been part of Niitsitapi (Blackfoot) homelands. Recognizing this enduring presence aligns with the County's reconciliation pledge:

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

BACKGROUND INFORMATION:

Lethbridge County shares a direct border with the Kainai (Blood Tribe) Nation and exists within the traditional territory of the Blackfoot Confederacy, including the Kainai, Piikani, and Siksika Nations. For thousands of years prior to municipal boundaries, this region was and remains part of Niitsitapi (Blackfoot) homelands. The County's commitment to reconciliation recognizes this enduring relationship to the land.

Reconciliation at the municipal level is most impactful when it moves beyond statements and into visible, relationship-based actions. The restoration and recognition of Indigenous language is central to this work. Language carries worldview, history, and connection to place. For the Blackfoot people, place names are not merely labels; they reflect stories, geography, ecology, and identity.

Lethbridge County's shared boundary with the Kainai / Blood Tribe Reserve makes reconciliation not only a symbolic gesture but a practical and relational priority. Residents, businesses, families, and services interact across this boundary daily. Recognizing a Blackfoot name reflects the geographic reality that our communities are neighbours who share economic interests, infrastructure connections, and stewardship of the same land and watershed.

By embracing a Blackfoot name, the County affirms: A commitment to respectful neighbourly relations, Recognition of the enduring presence and sovereignty of the Kainai Nation and a shared responsibility to foster mutual understanding and opportunity.

Administration is also exploring a Blackfoot translation of the County's "Deep Roots, Bright Future" campaign. This exploration aligns naturally with reconciliation objectives.

The phrase "Deep Roots" acknowledges agricultural heritage, multi-generational families, and long-standing community ties. From a reconciliation perspective, it also invites recognition of much deeper Indigenous roots to this land.

"Bright Future" speaks to shared prosperity, youth, growth, and innovation — a future that includes strengthened relationships with neighbouring First Nations and collaborative regional development.

Seeking a Blackfoot translation is not merely a branding exercise. It is an opportunity to: Ensure cultural and linguistic accuracy through engagement with Blackfoot language holders, reflect shared history while looking toward collaborative futures, and embed reconciliation into the County's long-term identity and messaging.

ALTERNATIVES / PROS / CONS:

The Alternative would be to do nothing and maintain the status quo.

FINANCIAL IMPACT:

None in the near term. Future implementation through signage can be explored as part of capital budget deliberations. The Blackfoot name and other relevant messaging can be incorporated in the the County's print, digital and other assets as routine updates are completed.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower



HALO Air Ambulance Society
Medicine Hat, Alberta

February 18, 2026

Subject: Invitation to HALO Air Ambulance 2026 Annual General Meeting

On behalf of the Board of Directors and leadership team at HALO Air Ambulance, I am pleased to invite you to attend our 2026 Annual General Meeting.

This year marks a significant milestone in our nearly 20-year history. For the first time, our AGM will be hosted in our own hangar and program administrative facility – the operational home of HALO’s Helicopter Emergency Medical Service and public safety program.

Event Details

Thursday, March 26, 2026
5:45 PM - Doors Open & Tours
6:30 PM – AGM
HALO Hangar
28 Les Little Way SW
Medicine Hat, Alberta

The meeting will be held directly on the hangar floor, with HALO-1 and HALO-2 positioned on display. These aircraft represent not only our operational capability, but the collective commitment of Southern Alberta to rapid, life-saving response.

The evening will include:

- A formal Annual General Meeting and presentation of audited financial statements
- A comprehensive operational reporting highlighting our milestone 2025 year
- Updates on fleet sustainability, service delivery, and system integration
- Light refreshments and structured networking
- Guided hangar tours and aircraft walk-through opportunities

Over the past year, HALO has continued to serve as a multi-disciplined public safety asset – delivering Helicopter Emergency Medical Services (HEMS), supporting fire suppression and



reconnaissance, enabling search and rescue deployment, and assisting law enforcement partners across Southern Alberta. Our work is made possible through collaboration with municipal and provincial partners, healthcare stakeholders, first responders, donors, and community leaders.

Your leadership, partnership, and advocacy are integral to ensuring the sustainability of this essential service. We would be honored by your presence as we reflect on the progress achieved in 2025 and outline the strategic priorities that will define the years ahead.

Kindly RSVP to info@haloairambulance.com by March 19, 2026.

We look forward to welcoming you into our operational home and sharing firsthand the impact of a community-supported, mission-driven air ambulance program.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul Carolan", written in a cursive style.

Paul Carolan
Chief Executive Officer
HALO Air Ambulance



ANNUAL GENERAL MEETING

THURSDAY
MARCH
26TH 2026

HALO HANGAR
28 Les Little Way SW
Medicine Hat, AB T1A 5G4

Doors Open &
Tours 5:45 PM
AGM 6:30 PM

Formal Annual General Meeting and presentation of
audited financial statements

Guided hangar tours and aircraft walk-through opportunities

Updates on fleet sustainability, service delivery, and
system integration

Comprehensive operational report highlighting our
milestone 2025 year

Light refreshments and structured networking

Please RSVP to info@haloairambulance.com by March 19, 2026

ALLY IMPACT REPORT



Lethbridge County

**You make critical care,
anywhere, possible**

40 Years: Then and Now



In 1985, STARS operated out of Calgary with one leased helicopter, serving approximately 1.4 million people in Alberta.



Today, STARS' fleet of 10 Airbus H145 helicopters rotate between six bases across Alberta, Saskatchewan and Manitoba serving approximately 7 million people across Western Canada.

Forty years ago, STARS began as a visionary solution to a critical challenge. People living in rural and remote areas faced long delays in accessing emergency health care when they needed it most. STARS has grown into a trusted lifeline, bringing timely, expert life-saving care, all because of allies like you.

Donors have been the backbone of our organization from the very beginning. Your contribution has not only

saved lives but also instilled hope. Your generosity has given families and loved ones a second chance to make memories and grow together.

With you by our side, we have thrived with passion, perseverance and the belief that the next patient is never too far. **THANK YOU!**



It's the power of collaboration and community."

Dr. Greg Powell, STARS FOUNDER

1947-2025



In 2025, Lethbridge County generously donated \$20,240 to support STARS flight operations from the Calgary base that serves the southern region of Alberta - **Thank you!** We are sincerely grateful for your commitment to our fight for life.

In the past year alone, STARS flew 3,694 missions throughout Western Canada, with 1,540 in Alberta alone. Each of these missions has been impacted by the support fueled by Lethbridge County.

STARS is a lifeline for patients in rural, remote, and indigenous communities across Western Canada, with support from our allies, It's never too far by air or ground.

Because of your decision to be a STARS ally, we can surpass obstacles and extend beyond boundaries to reach patients like Theo - making an immediate response possible for people every day.

STARS was built by the community, for the community, and thanks to allies like you, our doctors, nurses, and paramedics can get to patients no matter where they are.

We are wherever we need to be, using any transportation and tools necessary to reach our patients and deliver the care that can save their lives.

Our partnership with Lethbridge County is of great pride to STARS, and we are proud to serve your residents. We are excited to show you the direct impact your gift makes in our communities.

You make critical care anywhere, possible.

Thank you.





Lethbridge County

THE PEOPLE

LETHBRIDGE COUNTY 5-yr. MISSION REPORT	2021	2022	2023	2024	2025	TOTAL
NEAR BARONS (SCENE CALL)						
NEAR COALDALE (SCENE CALL)	1		1			2
NEAR COALHURST (SCENE CALL)			1	1	1	3
LETHBRIDGE HOSPITAL (CRITICAL INTER-FACILITY TRANSFERS)	67	74	66	83	69	359
NEAR LETHBRIDGE (SCENE CALLS)	3	2		3	3	11
NEAR NOBLEFORD (SCENE CALLS)		1				1
NEAR PICTURE BUTTE (SCENE CALLS)					2	2
TOTAL	71	77	68	87	75	378

• Scene calls coded to nearest community - Actual mission location used to identify each occurrence within County of Cardston boundaries



In 2025 (statistics are up to and including December 31, 2025), because of your support, STARS was able to carry out 75 critical inter-facility and scene missions within Lethbridge County and the hospital located within your area. Thank you for helping to support the residents of Lethbridge County in the communities where they live, work and play.

More than transport

STARS is much more than a means of transportation. The main service we provide has always been, and continues to be, critical care whether by air, ground, or satellite link. From transport physicians on call 24/7, to nurses and paramedics who are ready to be dispatched, to the first responders and rural health care providers, who our ELC work with daily, it's always about the patient.

STARS was built by the community, for the community, and thanks to allies like you, we can continue to reach the communities within Western Canada and the patients within who need our help for generations to come.

THANK YOU



ESSENTIAL SERVICES FOR ALL, RURAL

UNITED IN PARTNERSHIP

Building a robust health & safety network.

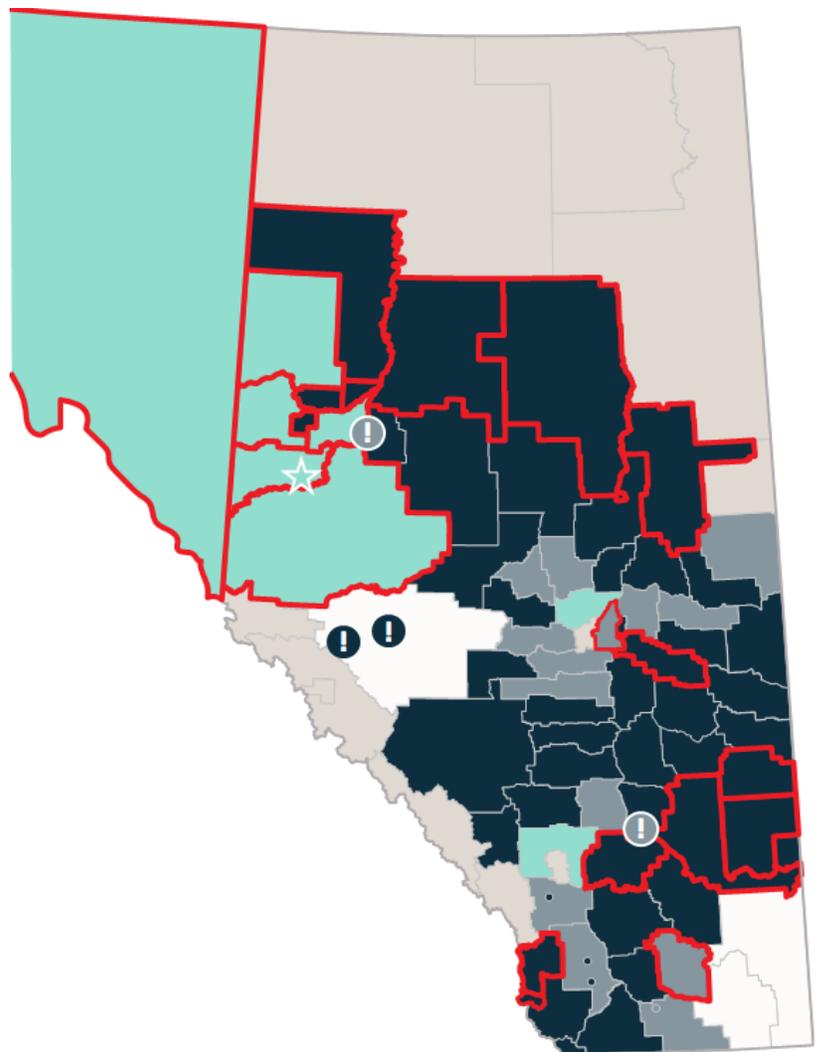
- 95% AB Municipalities in partnership
- Includes Peace River Regional District, B.C.
- 75% Regional Leaders

REGIONAL LEADERS

Building partnerships within. Based on minimum \$2 per capita

(9) PROVINCIAL LEADERS

- Fixed rate of support
- Standing motion
- Included in protective services budget



40 Years of Hope



Theo Konidas (centre) with his parents and siblings.

“ I think about it all the time, that he’s had a second chance.”
Lee Konidas, THEO’S DAD

Your support funds equipment that can help patients like Theo:

FIBREOPTIC BRONCHOSCOPE for intubation of difficult airways \$5,000 each + \$450/use.

IV WARMERS
\$3,000 each + \$50/use.

LUCAS AUTOMATED CPR MACHINE
\$21,395 each

WINTER PATIENT STRETCHER PACK
\$2,300 each

CREW WINTER JACKETS
\$1,000 each

Theo's Story

On a sunny, yet cold New Year's Day, teenager Theo Konidas was enjoying snowmobiling with his siblings. A patch of ice resulted in a crash that nearly took his life. With his face turning blue, Theo's parents fought desperately to keep him alive by performing CPR until local emergency crews arrived. In a race against time, and Theo's chance of survival at less than 10 per cent, STARS responded.

The air medical crew intubated him and worked tirelessly to retain his blood pressure and airway during his 18-minute flight to the hospital. Amazingly, Theo made a full recovery. His parents shared their gratitude describing STARS as essential, life-saving and life-changing.

"I think about it all the time," said Theo's dad, Lee Konidas. "That he's had a second chance."

Your support gave Theo this second chance at life.

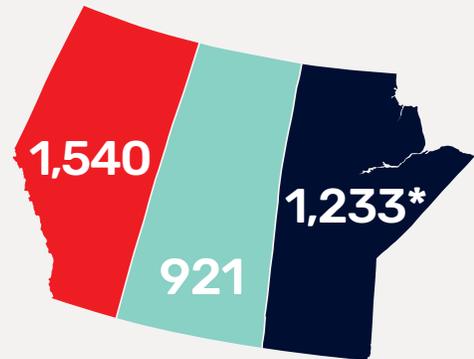


Scan the code to see Theo's full story.

YOUR IMPACT THIS YEAR

MISSIONS:

TOTAL: **3,694** YEARLY



AVERAGE DAILY: **10**   



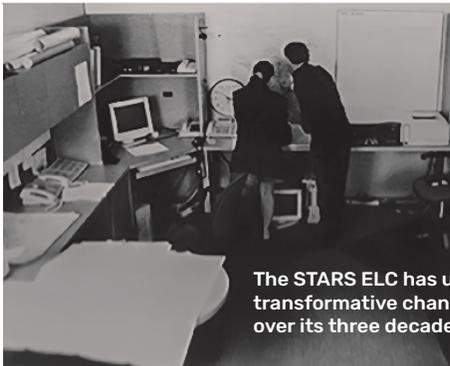
*Includes fixed-wing and helicopter missions

INCIDENT TYPES:

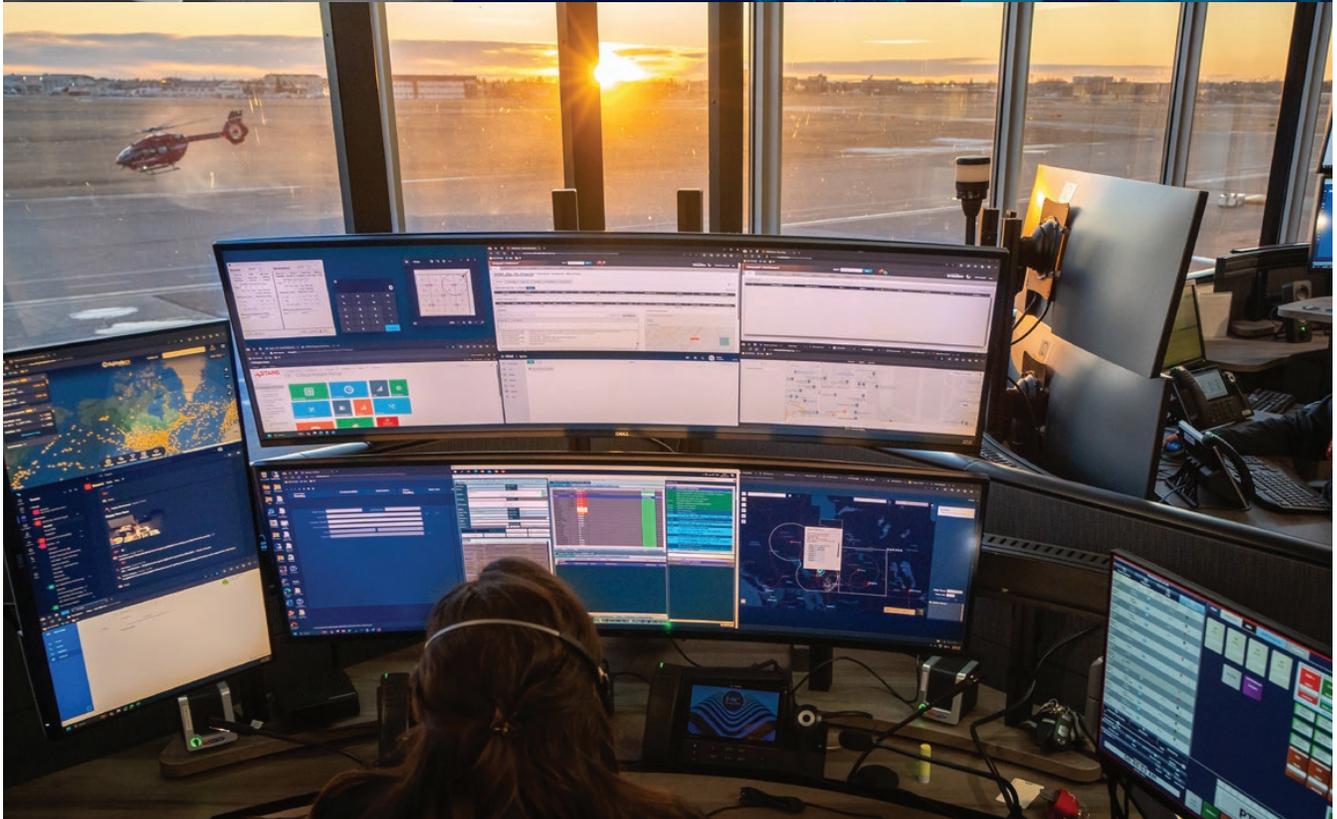
-  **CARDIAC: 21.09%**
-  **ENVIRONMENTAL: 0.22%**
-  **NEUROLOGICAL: 11.19%**
-  **OBSTETRICAL: 1.71%**
-  **PULMONARY: 12.09%**
-  **VEHICLE INCIDENT: 18.62%**
-  **OTHER MEDICAL: 17.23%**
-  **OTHER TRAUMA: 17.04%**



40 Years of Innovation



The STARS ELC has undergone transformative changes and upgrades over its three decades of operation.



EMERGENCY
REQUESTS HANDLED:

38,420

AVERAGE REQUESTS
HANDLED PER DAY:

105

THE CAD SYSTEM REPLACEMENT PROJECT:

APPROXIMATELY

\$1 MILLION INVESTMENT

Beyond the Helicopter

Support from our allies has made it possible for STARS to stand at the forefront of critical care by allowing us to invest in new technologies, equipment and advanced specialized training for our crew.

The STARS Emergency Link Centre (ELC) opened in 1996 and has been part of some of the largest innovative transformations the organization has seen to date. Today, the ELC dispatches STARS helicopters for all missions in Alberta and Saskatchewan.*

Technology advancements have helped us better partner with health authorities, mitigate human error, implement virtual care options in certain provinces, and win global awards.

With your help, the ELC has gone from paper mapping and handwriting records to using custom-built geographic information system (GIS) maps to more precisely pinpoint mission locations and computer-aided dispatch (CAD) software that securely and accurately tracks mission information. Importantly, these advancements help accurately pinpoint the location of our patients.

*STARS helicopters in Manitoba are dispatched by Manitoba's Medical Transportation Coordination Centre, per our provincial agreement.



“They found us in the middle of nowhere and now somebody’s going to be able to help us and hopefully save our child.”
Korin Konidas, THEO’S MOM

IMPROVING PATIENT OUTCOMES

STARS takes part in pre-hospital care research because of the support we receive from our generous community:

STARS VIRTUAL CARE & TRANSPORT DECISIONS
A multi-province study that investigates how STARS Virtual Care influences patient care and transport.

MASSIVE HEMORRHAGE PROTOCOL IN AIR MEDICAL TRANSPORT This study evaluates patient outcomes before and after implementing a pre-hospital massive hemorrhage protocol to improve emergency blood transfusion strategies.

URBAN VS. RURAL TRANSPORTS – A 36-YEAR REVIEW A newly published study reviewed over three decades of STARS data. It revealed that over 10 per cent of transported patients resided in urban areas. This research reinforces the impact of STARS in both urban and rural communities.



40 Years of Community

500+

STARS TEAM MEMBERS

6,000

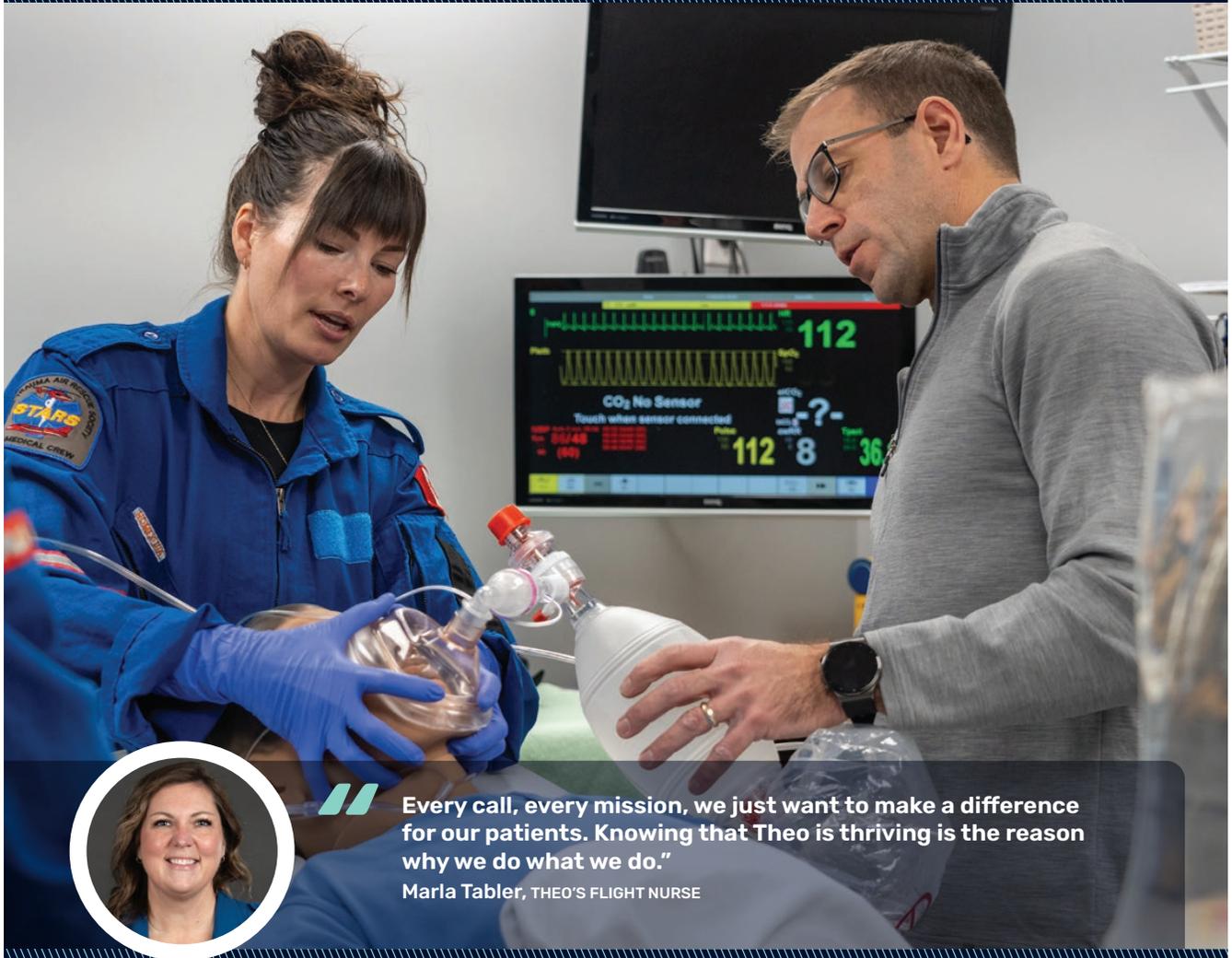
COLLECTIVE CREW TRAINING
HOURS IN THE YEAR

529

ACTIVE
VOLUNTEERS

760

COMMUNITIES CARED
FOR LAST YEAR



“Every call, every mission, we just want to make a difference for our patients. Knowing that Theo is thriving is the reason why we do what we do.”

Marla Tabler, THEO'S FLIGHT NURSE

Air medical crew members, like Theo's **FLIGHT NURSE MARLA TABLER**, complete many hours of training every year through The Susan Ramsay Advanced Skills Institute to keep up and enhance their skills. Training simulation topics like airway management, ventilation techniques and pediatric care prepare our crews for when real emergencies happen.

Your Support Makes a Difference

STARS has relied on community support since day one. As we've grown, so has our funding model. Today, STARS operates 24/7, 365 days per year thanks to dedicated individual donations, community fundraising, corporate support and government funding.

We're built by the community, for the community. Your impact goes beyond donations – it's the support from first responders, hospitals, medical staff, Very Important Patients and volunteers who fuel STARS' missions. Thank you for making 40 years of hope and life-saving care possible.

HOW WE'RE FUNDED



\$12.2M
APPROXIMATE ANNUAL
COST PER BASE*

36,571
ANNUAL DONORS

FUNDING SOURCES



*based on STARS most recent audited financials

BEST-IN-CLASS TEAM

In the beginning, STARS relied on a volunteer crew to get to the next patient. Today, you have allowed us to invest in a world-class team of flight nurses, paramedics, pilots and transport physicians.



The Next 40 Years



A message from Dr. John Froh, President and CEO, STARS

For 40 amazing years, STARS has provided critical care and hope to people in need. Every day, we strive to be more innovative, efficient and forward-thinking to provide the best possible care for our patients – all of which is only possible with the support of allies like you.

Your generosity has enabled us to fly more than **63,000 missions** over the last four decades, saving countless

lives and giving families and friends more time with the ones they love. You have allowed us to invest in the best team members, equipment and training. You help us save lives.

As we look to the next 40 years and beyond, medicine and prehospital response will inevitably evolve. Thanks to allies like you, we will continue to innovate, grow and, most importantly, provide critical care, anywhere.





Kelly Waldron (centre) with her husband, Tyler, and their daughters.



If STARS wasn't here, I definitely wouldn't be here. I wouldn't have done anything at all with my life. My parents wouldn't have watched their daughter grow up. They wouldn't have been grandparents."

Kelly Waldron, STARS' FIRST VERY IMPORTANT PATIENT





LETHBRIDGE COUNTY

REGIONAL LEADER



BENEFITS

- STARS provides physical response and virtual consultation
- Together, we enhance rural healthcare
- Your residents have access to STARS 24/7 across Western Canada
- 40 Years serving Albertans
- No cost to the patient.

THANK YOU



A LIFE IS SAVED EVERY DAY. YOUR PARTNERSHIP MAKES IT POSSIBLE.



STARS[®] 40



Stay In Touch

1-888-797-8277 / foundation@stars.ca / stars.ca

JACKIE SEELY
DONOR RELATIONS & DEVELOPMENT OFFICER
403-793-1262
jseely@stars.ca



February 23, 2026

File: 100-G03

Reeve Tory Campbell
*sent by email: mailbox@lethcounty.ca

Re: Invitation to Attend the Play On! Street Hockey Tournament

Dear Reeve Campbell,

On behalf of the Town of Taber, we are pleased to extend an invitation for you and your Council to participate in the upcoming **Play On! Street Hockey Tournament**, taking place March 27 and 28, 2026, in support of the **Community Centre and Arena Rebuild Project**.

Play On! is recognized across Canada as the world's largest street hockey festival and holds the Guinness World Record for its scale and community impact. This year's event in Taber is expected to welcome approximately **500 players**, along with families, supporters, and visitors, creating a vibrant atmosphere for our community.

We would be honored to have you join us as invited officials. Opportunities to participate include attending the event to engage with spectators and cheer on teams. Your support and attendance would be deeply appreciated. Your presence helps highlight the importance of community recreation, youth engagement, and regional collaboration.

In addition to the tournament itself, the event will feature a special performance by **The Road Hammers**, presented by Spider Entertainment at 7:00pm on March 28th, 2026, with tickets available through the event organizer.

If you have any questions at all or would like further details, please contact Amy Allred, Economic Development Manager by telephone at 403-223-5514 or by email at amy.allred@taber.ca and she would be happy to help.

Thank you for your time and consideration. We look forward to the opportunity to welcome you.

Sincerely,

Mayor Andrew Prokop
Cc: Council of the Town of Taber

PLAY  ON!

Street
HOCKEY
Tournament

MARCH 27
3:15 - 8 PM

&

MARCH 28
7:30 AM - 5 PM

COMMUNITY CENTRE & CONFEDERATION PARK, TABER

ALL ARE WELCOME!

TEAM REGISTRATION: PLAYON.CA

EVENT DETAILS:
WWW.TABER.CA/HOCKEY

Our generous
sponsors:

