



AGENDA

Council Meeting

9:00 AM - Thursday, January 12, 2023
Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

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1. County Council Meeting Minutes
[Council Meeting - 15 Dec 2022 - Minutes](#)

D. SUBDIVISION APPLICATIONS

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

10 - 30

1. Bylaw 22-019 - Re-designate a portion of Plan 0210172 Block 2 Lot 1 in the SE 6 10-20-W4 from Rural Agriculture to Grouped Country Residential- Public Hearing
[Bylaw 22-019 - Plan 0210172 Block 2 Lot 1 in the SE 6-10-20-W4 from Rural Agriculture to Grouped Country Residential - Public Hearing](#)

F. DELEGATIONS

G. DEPARTMENT REPORTS

G.1. COMMUNITY SERVICES

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- G.1.1. Bylaw 22-021 - Road Closure, Sale and Consolidation- First Reading
[Bylaw 22-021 - Road Closure, Sale and Consolidation - First Reading](#)

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- G.1.2. Fire Service Response Fees Waiver Request Analysis
[Fire Services Response Fees Waiver Request - Pdf](#)

G.2. CORPORATE SERVICES

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- G.2.1. Bylaw 23-001 - Schedule of Fees
[Bylaw 23-001 Schedule of Fees](#)

G.3. MUNICIPAL SERVICES

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- G.3.1. **Paved Road Conversion Analysis**
[Raved Road Conversion Analysis](#)

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- G.3.2. **Bylaw 23-004 - 2023 Utility Rate Bylaw**
[Bylaw 23-004 - 2023 Utility Rate Bylaw](#)

G.4. ADMINISTRATION

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- G.4.1. **Sponsorship Request - Rotary Club of Lethbridge East \$10,000 Agricultural Scholarship Program**
[Sponsorship Request - Rotary Club of Lethbridge East \\$10,000 Agricultural Scholarship Program](#)

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- G.4.2. **Request for Letter of Support - Horsefly Emergency Spillway Project**
[Request for Letter of Support - Horsefly Emergency Spillway Project](#)

G.5. INFRASTRUCTURE

H. CORRESPONDENCE

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1. **Rocky View County - Solar Farm Governance**
[Rocky View County - Solar Farm Governance](#)

I. NEW BUSINESS

J. COUNTY COUNCIL AND COMMITTEE UPDATES

K. CLOSED SESSION

L. ADJOURN



MINUTES

Council Meeting

9:00 AM - Thursday, December 15, 2022
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, December 15, 2022, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Morris Zeinstra
- Councillor Klaas VanderVeen
- Councillor Eric Van Essen
- Chief Administrative Officer, Ann Mitchell
- Director of Community Services, Larry Randle
- Director of Public Operations, Jeremy Wickson
- Infrastructure Manager, Devon Thiele
- Manager of Finance & Administration, Jennifer Place
- Executive Assistant, Candice Robison
- Supervisor of Planning & Development, Hilary Janzen
- Senior Planner, Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:02 a.m.

B. ADOPTION OF AGENDA

The following items were added to the agenda:

- J.1. - Labour Relations (*FOIP Section 24 - Advice from Officials*)
- J.2 - Personnel Matter (*FOIP Section 19 - Confidential Evaluations*)

340-2022	Deputy Reeve Kuerbis	MOVED that the December 15, 2022 Lethbridge County Council Meeting Agenda be adopted as amended.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

341-2022	Councillor VanderVeen	MOVED that the December 1, 2022 Lethbridge County Council Meeting Minutes be adopted as presented.	CARRIED
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J. CLOSED SESSION

J.1. - Labour Relations (FOIP Section 24 - Advice from Officials)

342-2022	Councillor Sayers	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the <i>Municipal Government Act</i> , the time being 9:04 a.m. for the discussion on the following:	
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J.1. - Labour Relations (FOIP Section 24 - Advice from Officials)

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

343-2022 Councillor MOVED that the Lethbridge County Council Meeting move out of the
Zeinstra closed session at 9:08 a.m.

CARRIED

D. **DELEGATIONS**

D.1. **9:15 a.m. - Ben Young - Economic Development Lethbridge**

Ben Young, Director of Investment Attraction for Economic Development Lethbridge was present to provide Council information on the Canada's Premier Food Corridor Ignition Project.

344-2022 Councillor MOVED to draft a letter of support for the Canada's Premier Food
Zeinstra Corridor Ignition Project.

CARRIED

E. **SUBDIVISION APPLICATIONS**

E.1. **Subdivision Application #2022-0-168 – Scholten**
- NE1/4 12-11-22-W4M

345-2022 Councillor MOVED that the Agricultural & Country Residential subdivision of
VanderVeen NE1/4 12-11-22-W4M (Certificate of Title No. 061 081 313, 071 535
943), to reconfigure the property boundaries (property line
adjustment) of two adjacent parcels, by subdividing 0.78-acres (0.31
ha) of land from an agricultural title and consolidate it to an adjacent
6.20-acre (2.51 ha) country residential title, thereby enlarging it to
6.97-acres (2.82 ha) 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.
 3. That the titles and 0.78-acre portion of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels, be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority. The applicant is required to submit a final survey plan as prepared by an Alberta Land Surveyor that corresponds to the subdivision approval
 4. That the applicant provides an up-to-date Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements, including the septic field, on the proposed parcel as approved.

CARRIED

E.2. Subdivision Application #2022-0-171 – Prairie Gem Farms Ltd.
- SW1/4 35-9-19-W4M

346-2022 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of SW1/4 35-9-19-W4M (Certificate of Title No. 221 135 278 +1), to subdivide a 4.24 acre (1.72 ha) first parcel out farmstead subdivision from a ¼-section title of 155.15 acres (62.79 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that corresponds to the subdivision approval.
4. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

F. DEPARTMENT REPORTS

F.1. CORPORATE SERVICES

F.1.1. Quarterly Financial Report - August to October 2022

Jennifer Place, Manager of Finance and Administration presented the August to October 2022 Quarterly Financial Report.

F.1.2. 2023 - 2025 Operating & 2023 -2027 Capital Budget

347-2022 Councillor VanderVeen MOVED that the 2023 Operating Budget expenses in the amount of \$30,204,555 as outlined in Attachment 1 be approved, and that the 2024 and 2025 Operating Budget expenses in the amounts of \$30,538,430 and \$30,804,015 respectively be approved in principle.

CARRIED

348-2022 Councillor Sayers MOVED that the 2023 Capital Budget expenses in the amount of \$14,170,000 as outlined in Attachment 1 be approved, and that the 2024, 2025, 2026 and 2027 Capital Budget expenses in the amounts of \$14,715,000, \$8,231,000, \$9,688,000 and \$8,985,000 respectively be approved in principle.

CARRIED

F.1.3. Foothills Little Bow Association Meeting Resolution

349-2022 Deputy Reeve Kuerbis WHEREAS the Province of Alberta sets the rules and regulations for all municipalities within the Province including property assessments guidelines;

AND WHEREAS the Province of Alberta has frozen farmland assessment values since 1995;

AND WHEREAS municipalities are unable to assess farmland within their municipalities based on inflation and/or current market values in an effort to levy tax dollars that could be used to support infrastructure and assist in offsetting annual tax levy increases;

AND WHEREAS municipalities should have the autonomy and option to adjust farmland assessments;

NOW THEREFORE BE IT RESOLVED that the Rural Municipalities of Alberta (RMA) urge the Province of Alberta to unfreeze farmland assessments and allow municipalities to utilize their discretion to increase farmland assessments as they see fit.

CARRIED

Reeve Campbell recessed the meeting at 10:27 a.m.

Reeve Campbell reconvened the meeting at 10:43 a.m.

F.2. COMMUNITY SERVICES

F.2.1. Animal Control Bylaw Amendment

350-2022 Councillor VanderVeen MOVED that Animal Control Bylaw 22-020 be read a first time and that residents be consulted on the proposed changes.

CARRIED

F.2.2. Regionalized Emergency Management Program ACP Grant Application

351-2022 Deputy Reeve Kuerbis MOVED that Lethbridge County Council supports the Town of Picture Butte's application under the Alberta Community Partnership grant program for the creation and operation of a regionalized emergency management program involving the municipalities of Coaldale, Coalhurst, Lethbridge County, Nobleford, Picture Butte and Barons.

CARRIED

F.3. ADMINISTRATION

F.3.1. Invitation - Coaldale Chamber of Commerce Award & Appreciation Banquet - January 28, 2023

352-2022 Deputy Reeve Kuerbis MOVED that any member of Council be authorized to attend the Coaldale Chamber of Commerce 41st Annual Awards and Appreciation Banquet on January 28, 2023.

CARRIED

F.3.2. SAEWA Request for Letter of Support - ACP Grant Application

353-2022 Councillor VanderVeen MOVED that Lethbridge County provide a letter of support to SAEWA for their Alberta Community Partnership (ACP) application for grant funding to complete the Memorandum of Understanding to move forward with a preferred vendor in partnership to develop the 300,000 tonne energy-from-waste facility at the Newell County Landfill site.

CARRIED

F.4. INFRASTRUCTURE

F.4.1. Alberta Community Partnership Grant Support - Coalhurst Regional Water / Wastewater Master Plan

354-2022 Councillor Sayers MOVED that County Council supports the Town of Coalhurst (managing partner) submission of a 2022/23 Alberta Community Partnership grant application in support of the Coalhurst Regional Water / Wastewater Master Plan.

CARRIED

F.5. MUNICIPAL SERVICES

G. COUNTY COUNCIL AND COMMITTEE UPDATES

G.1. Lethbridge County Council Attendance Update - November 2022

Council reviewed the highlights from the Lethbridge County Council Attendance Update for November 2022.

Division 1

Councillor Lorne Hickey

November 2	FCSS Meeting
November 3	Lethbridge County Council Meeting
November 7-10	RMA Fall Convention
November 11	City of Lethbridge Remembrance Day Ceremony
November 15-17	FCSS Conference
November 29	Budget Deliberations

Division 2

Reeve Tory Campbell

November 3	Lethbridge County Council Meeting
November 4	CAO/Reeve Meeting
November 4	Mayors & Reeves
November 4	Farming Smarter 10 Year Celebration
November 7-10	RMA Fall Convention
November 11	Town of Coaldale Remembrance Day Ceremony
November 16	EDL Board Meeting
November 17	Lethbridge County Council Meeting
November 17	Water Security Meeting
November 21	Exhibition Park, Ownership Engagement Committee Meeting
November 22	Virtual Meeting, Minister of Justice, Minister of Public Safety & Emergency Services
November 23	Exhibition Park Presentation
November 24	Lethbridge County/Town of Coaldale Draft IDP Open House
November 25	M.A.D.D. Project Red Ribbon Kickoff, Coaldale Fire Hall
November 25	Team Lethbridge Practice Session
November 26	Coaldale & District Emergency Services 2022 Awards Ceremony
November 27	Mayor's 2nd Annual Community Hockey Challenge
November 29	Budget Deliberations
November 30	Team Lethbridge Media Kickoff/Launch

Division 3

Councillor Mark Sayers

November 3	Lethbridge County Council Meeting
November 7-10	RMA Convention
November 11	Exhibition Park Remembrance Day Ceremony
November 17	Lethbridge County Council Meeting
November 24	Lethbridge County/Town of Coaldale IDP Open House
November 25	Coaldale Parade of Lights Parade
November 26	Coaldale & District Emergency Services 2022 Awards Ceremony

Division 4

Deputy Reeve John Kuerbis

November 3	Lethbridge County Council Meeting
November 17	Lethbridge County Council Meeting
November 24	Lethbridge County/Town of Coalhurst IDP Meeting
November 24	Lethbridge County/Town of Coaldale Draft IDP Open House
November 25	Highway 3 Announcement in Medicine Hat
November 26	Community Futures Board & Growth Meetings
November 29	Budget Deliberations
November 30	Truth and Reconciliation Training in Standoff

Division 5
Councillor Eric Van Essen
November 3 Lethbridge County Council Meeting
November 7-10 RMA Fall Convention
November 14 Meeting with CAO
November 17 Lethbridge County Council Meeting
November 18 Highway 3 Twinning Development Association
November 24 Lethbridge County/Town of Coaldale Draft IDP Open House
November 25 Highway 3 Announcement in Medicine Hat
November 29 Budget Deliberations

Division 6
Councillor Klaas VanderVeen
November 3 Lethbridge County Council Meeting
November 7-10 RMA Fall Convention
November 11 Picture Butte Cenotaph Remembrance Day Ceremony
November 17 Lethbridge County Council Meeting
November 18 SAEWA Board Meeting – Wheatland County
November 24 Lethbridge County/Town of Coalhurst IDP Meeting
November 24 Lethbridge County/Town of Coaldale Draft IDP Open House
November 29 Budget Deliberations

Division 7
Councillor Morris Zeinstra
November 3 Lethbridge County Council Meeting
November 7-10 RMA Fall Convention
November 14 Meeting with CAO
November 17 Lethbridge County Council Meeting
November 24 Lethbridge County/Town of Coalhurst IDP Meeting
November 24 Lethbridge County/Town of Coaldale Draft IDP Open House
November 29 Budget Deliberations

- H. **PUBLIC HEARINGS**
- I. **NEW BUSINESS**
- J. **CLOSED SESSION**

J.2. Personnel Matter (FOIP Section 19 - Confidential Evaluations)

355-2022 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
Van Essen Session, pursuant to Section 197 of the *Municipal Government Act*,
the time being 11:37 a.m. for the discussion on the following:

J.1. Personnel Matter (FOIP Section 19 - Confidential Evaluations)

Present during the Closed Session:
Lethbridge County Council
CAO
CARRIED

356-2022 Councillor MOVED that the Lethbridge County Council Meeting move out of the
Sayers closed session at 12:04 p.m.
CARRIED

K. **ADJOURN**

357-2022	Councillor Zeinstra	MOVED that the Lethbridge County Council Meeting adjourn at 12:05 p.m.	CARRIED
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_____ Reeve
_____ CAO

AGENDA ITEM REPORT



Title: Bylaw 22-019 - Re-designate a portion of Plan 0210172 Block 2 Lot 1 in the SE 6 10-20-W4 from Rural Agriculture to Grouped Country Residential- Public Hearing

Meeting: Council Meeting - 12 Jan 2023

Department: Community Services

Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 14 Dec 2022
Approved - 15 Dec 2022

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 0210172 Block 2 Lot 1 in the SE 6 10-20-W4 from Rural Agriculture to Grouped Country Residential.

RECOMMENDATION:

That Bylaw 22-019 be read a second time.
That Bylaw 22-019 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed rezoning adheres to the policies of the Municipal Development Plan (Bylaw 22-001) and the Grouped Country Residential Land Use Strategy.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use designation.
- Bylaw 22-019 received first reading on December 1, 2022.

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of Plan 0210172 Block 2 Lot 1 in the SE 6 10-20-W4 from Rural Agriculture to Grouped Country Residential. The intent of this application is to allow for the future subdivision and development of the parcel for Country Residential use. The applicant has provided a conceptual design scheme to support the proposed re-designation.

The application has been circulated to all County Departments and external agencies for review. Comments were submitted by Fortis, Telus, Alberta Transportation and SMRID, no concerns were expressed regarding the proposed bylaw by any agency.

The Planning and Development Department completed a review of the proposed re-designation and determined that the proposed re-designation complies with policies within the Municipal Development Plan Section 8.0 (Residential Policies) and the Grouped Country Residential Land Use Strategy.

- The lands are considered poor/non-agricultural (being a title of less than 20 acres in size).
- The proposed subdivision would not fragment high-quality agricultural land.
- There are no constraints or conflicts with adjacent land uses.
- The future subdivision is small-scale and will not require any additional infrastructure to support the development.

The proposed bylaw was advertised in the December 20 and 27 editions of the Sunny South News and also sent to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of the Bylaw

Pros - none identified

Cons - refusal would be contrary to the policies of the Municipal Development Plan and the Grouped Country Residential Land Use Strategy

FINANCIAL IMPACT:

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

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

[Bylaw 22-019 - signed first reading](#)

[Bylaw 22-019 Application](#)

[Bylaw 22-019 Map](#)

[AT Comments](#)

[Fortis Comments](#)

[Telus Comments](#)

[SMRID Comments](#)

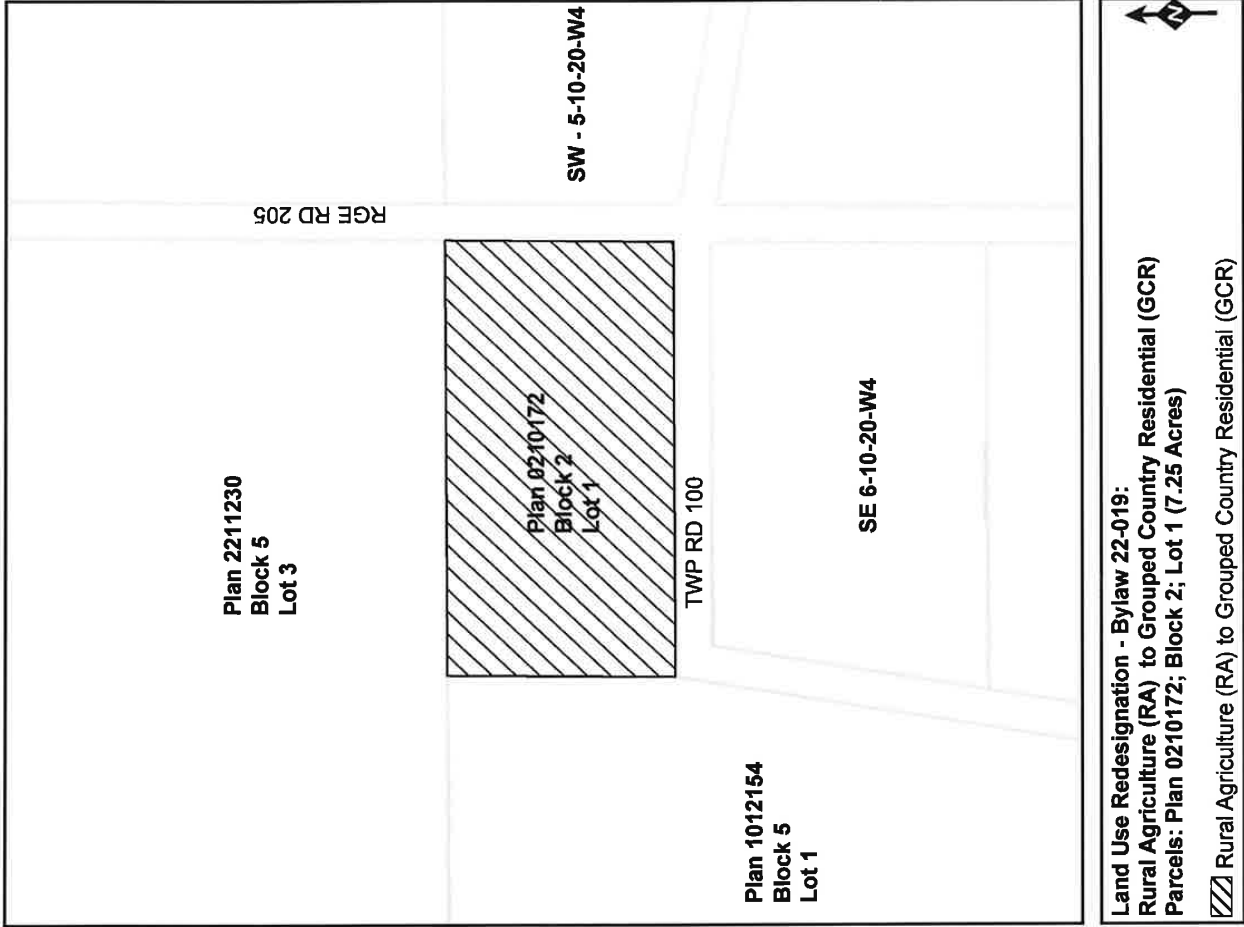
[ORRSC - comments](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 22-019

Bylaw 22-019 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 22-019 is to re-designate Plan 0210172 Block 2 Lot 1 from Rural Agriculture (RA) to Grouped Country Residential (GCR) as shown below;




AND WHEREAS the re-designation of the lands will allow for future residential subdivision and development of the parcel;

AND WHEREAS the applicant has submitted a Conceptual Design Scheme in support of the re-designation:


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

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

GIVEN first reading this 1st day of December 2022.



Reeve



Chief Administrative Officer

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

Reeve

Chief Administrative Officer

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

Reeve

Chief Administrative Officer

1 st Reading	December 1, 2022
2 nd Reading	
Public Hearing	
3 rd Reading	



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

RECEIVED

NOV 01 2022

Lethbridge County

Form C

OFFICE USE		
Date of Application: <u>November 1, 2022</u>	Assigned Bylaw	No. <u>22-019</u>
Date Deemed Complete: <u>November</u>	Application & Processing Fee:	\$ <u>1500.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

IMPORTANT NOTE: Although the Supervisor of Planning and Development 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: HENDRIKUS + ANNA
Mailing Address: KOOT
PO BOX 335
LETHBRIDGE
Postal Code: T1S 3Y7
Phone: 403-328-3040
Phone (alternate): _____
Fax: _____
Is the applicant the owner of the property? ☒ Yes ☐ No
IF "NO" please complete box below

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

PROPERTY INFORMATION

Municipal Address: 205008 TOWNSHIP RD. 100
Legal Description: Lot(s) 1 Block 2 Plan 021 0112
OR Quarter SE Section 6 Township 10 Range 20

AMENDMENT INFORMATION

What is the proposed amendment?

☐ Text Amendment

☒ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Residential Rural Agriculture

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

Grouped Residential Country

SITE DESCRIPTION:

Describe the lot/parcel dimensions 123.09 m x 239.68 m and lot area/parcel acreage 7.26 acres
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')
786.35' x 403'

☒ Site or Plot Plan Attached

☐ Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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

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

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

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

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

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

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

HENDRIKUS + ANNA KOOT
APPLICANT

x H Koot Anna Koot
REGISTERED OWNER
(if not the same as applicant)

DATE: Nov. 1, 2022

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

TERMS

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

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

N

Plan 0110172

SE 6-10-20-WAY

786.35'

401.84'

BARE LAND

403.84'

← 220' →

785.40'

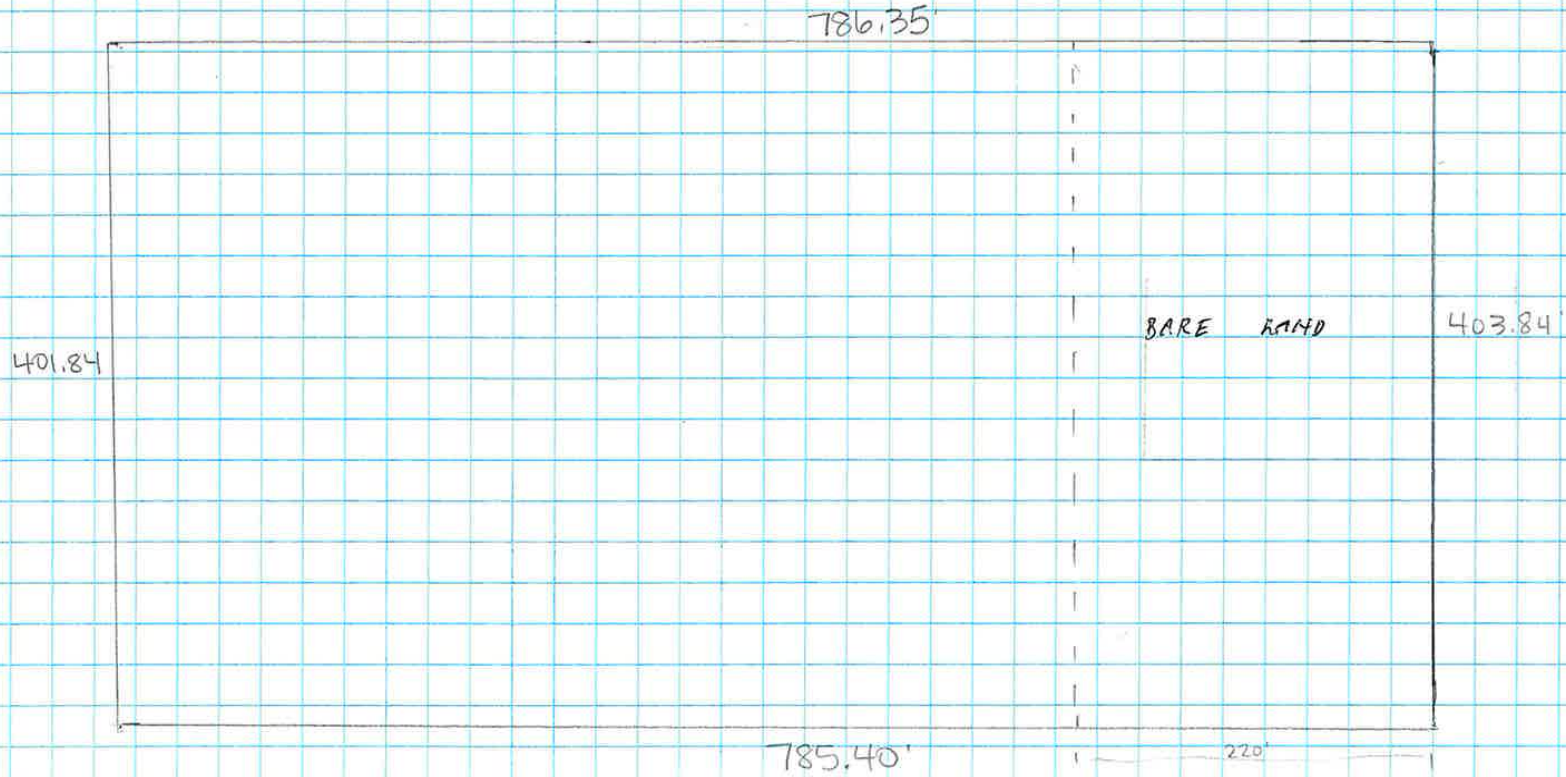
1" = 100'

$$220 \times 403.84 \\ = 88,845 \text{ ft}^2$$

$$2 \text{ AC} \times 43.5 = 87.120 \text{ AC}$$



Plan 0210172
SE 1/4 6-10-20W4



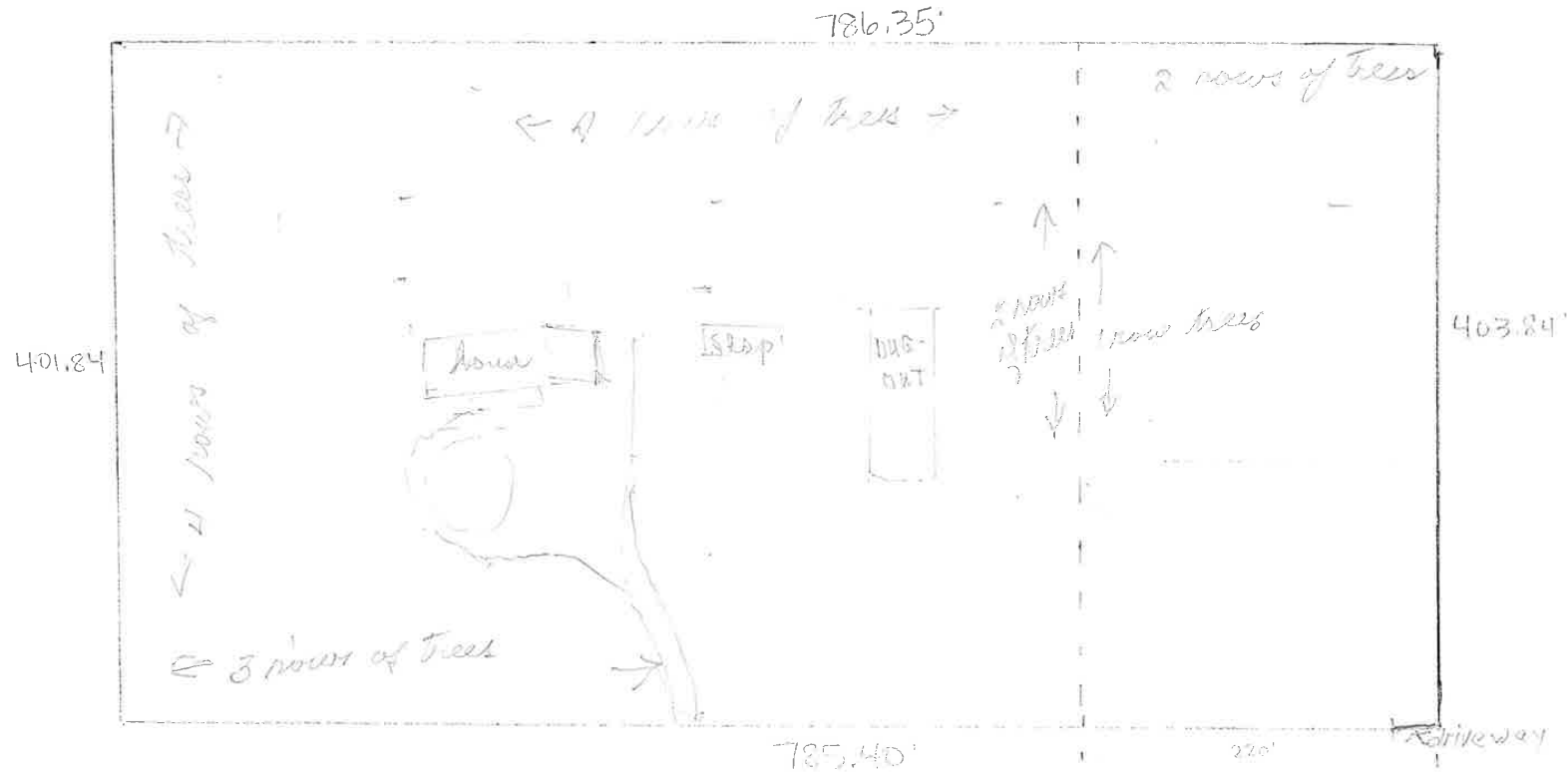
$220' \times 403.84'$
 $= 88,845 \text{ ft}^2$
 $2 \text{ acres} = 87,120 \text{ ft}^2$

SE 6-10-20 W4

- Existing acreage - west portion
 - house + yard, shop + dugout
 - east ~ 2 acres bare land
- Proposed future - subdivide east portion off for residential development
- Proposed use from 1 residential acreage to 2 separate acreages
 - remains residential
- Proposed new acreage
 - existing gas line crosses south end of total parcel
 - existing driveway access
 - no drainage issues
- Power, gas + water already available on east portion proposed for new acreage
- Is on school bus route + Coaldale fire dept services area
- Reason for subdivision after rezoning to downsize acreage
 - Existing acreage more manageable
 - + second acreage available to develop
 - Currently have to plant crop to control weeds / soil erosion.



Plan 0210172
SE 1/4 6-10-20W4



220' x 403.84'
= 88,845 ft²
2 acres = 87,120 ft²

LETHBRIDGE COUNTY
#100, 905 - 4 AVENUE SOUTH
LETHBRIDGE, ALBERTA
T1J 4E4
TELEPHONE: (403) 328-5525
FAX: (403) 328-5602
O F F I C I A L R E C E I P T

KOOT, HANK & ANNA

GST Reg. #: R106989023
Receipt #: 0337903
Date: 2022/11/01

Account #	Description	Opening Bal	Payment	Amount Due
1.3.599.10.5.00	LAND USE BYLAW AMENDMENT		1,500.00	
			** Payment Total:	1,500.00
159	Cheque			1,500.00



Land Use Redesignation - Bylaw 22-019:
Rural Agriculture (RA) to Grouped Country Residential (GCR)
Parcels: Plan 0210172; Block 2; Lot 1 (7.25 Acres)

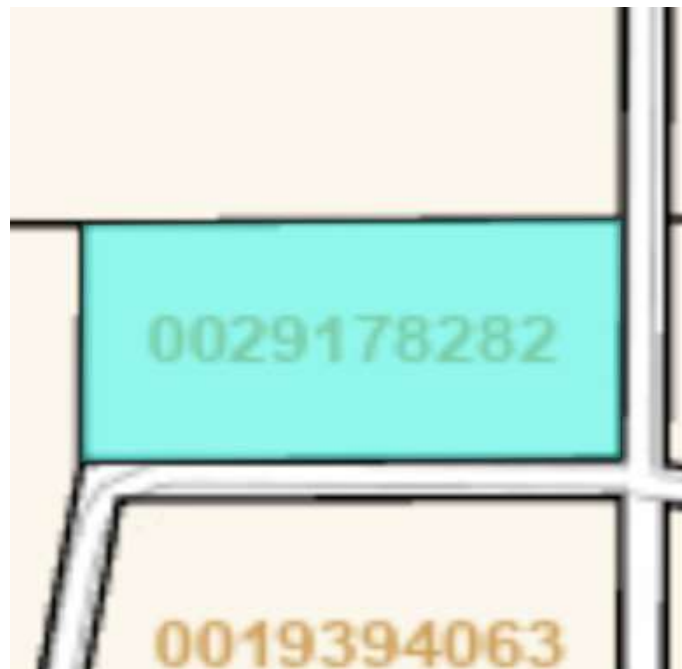
 Rural Agriculture (RA) to Grouped Country Residential (GCR)



Alberta Transportation Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	Bylaw 22-019	Highway(s):	
Legal Land Location:	QS-SE SEC-06 TWP-010 RGE-20 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2022-11-10 09:55:15	AT Reference #:	RPATH0006561
Description of Development:	Lethbridge County Land Use Amendment Circulation Bylaw 22-019 to <i>redesignate all of Plan 0210172, Block 2, Lot 1 in the SE 6-10-20-W4M from Rural Agriculture to Grouped Country Residential to allow the subdivision of the parcel into two parcels</i>		



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

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

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

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

Alberta Transportation 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, Alberta Transportation 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, Alberta Transportation grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

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



Oldman River Regional Services Commission – steveharty@orrsc.com

Hilary Janzen

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: November 14, 2022 1:36 PM
To: Hilary Janzen
Subject: DUE NOVEMBER 29 Lethbridge County Bylaw 22-019 - External Circulation NE 6-10-20-W4M
Attachments: External Circulation - Bylaw 22-019.docx; Bylaw 22-019 Application.pdf; 22_019_RA_GCR_Ortho.pdf

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



Thank you,

Tracy Davidson | Land Coordinator

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



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

From: Hilary Janzen <hjanzen@lethcounty.ca>

Sent: Monday, November 7, 2022 2:09 PM

To: Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; LNID (lnid@telus.net) <lnid@telus.net>; Land Service <landserv@fortisalberta.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <southdistrictengineering1@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>

Subject: [CAUTION] DUE NOVEMBER 29 Lethbridge County Bylaw 22-019 - External Circulation

CAUTION:

- This email originated from outside of FortisAlberta. Do not click links or open attachments unless you recognize the sender and know the content is safe.
- If you believe this is a suspicious email, please use the 'Phish Alert Report' button in your Outlook toolbar or report this email directly to IT Security.

Please review the attached bylaw amendment application. Comments are due by November 29, 2022.

Thank you,

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

403.328.5525 office
403.328.5602 fax
www.lethcounty.ca



Hilary Janzen

From: circulations <circulations@telus.com>
Sent: November 11, 2022 12:23 PM
To: Hilary Janzen
Subject: RE: Lethbridge County Bylaw 22-019 - External Circulation

Good afternoon,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

Tanya Roberts
Real Estate Specialist | TELUS Rights of Way
Customer Network Implementation
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

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

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: November 7, 2022 02:09 PM
To: Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; circulations <circulations@telus.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <southdistrictengineering1@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>
Subject: Lethbridge County Bylaw 22-019 - External Circulation

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Please review the attached bylaw amendment application. Comments are due by November 29, 2022.

Thank you,

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

403.328.5525 office

403.328.5602 fax
www.lethcounty.ca





December 7, 2022

Lethbridge County - Lethbridge
905 4 Ave S
Lethbridge, AB
T1J 4E4

Dear Sir/Madam:

**RE: Lethbridge County Land Use Bylaw Amendment
Bylaw 22-019**

Further to your November 29th, 2022, application, this is to advise that we have no objection to the redesignation from Rural Agriculture to Grouped Country Residential. However, if both lots want to use non potable water provided by the district, they will be required to set up a water co-op.

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


Yours truly,

Linda Park
Land Administrator

lp

pc. Hendrickus & Anna Koot
PO Box 335
Lethbridge, AB
T1J 3Y7
gabe_jo@telusplanet.net

 525 40th St. South
Lethbridge, AB T1J 4M1

 Tel: 403.328.4401
Fax: 403.328.4460

 smrid@smrid.com

 smrid.com

Supporting Sustainable Communities, Environment and Agriculture with Water.

Memo



To: Hilary Janzen - Supervisor of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2022-12-21

Re: Bylaw No. 22-019 – Redesignation from Rural Agriculture (RA) to Grouped Country Residential (GCR) - Koot

Plan 0210172, Block 3, Lot 1 (Ptn, of SE 6-10-20-W4)

PROPOSAL:

To redesignate land from RA to GCR to enable subdivision of a 2-acre lot from the 7.25-acre title.

COMMENTS:

In respect of MDP policy and in considering the suitability of the proposal, the following may be considered:

- The redesignation (rezoning) of the parcel to GCR should be examined in relation to the County's Municipal Development Plan (MDP) and consideration of Part 8 which outlines that GCR may be considered at the discretion of Council on fragmented lands, parcels 20-acres or less in size; and areas where there would be no conflict or compromise of the minimum distance separation (MDS) to confined feeding operations, amongst other matters.
- The title is 7.25-acres in size and consists of less than 20 acres of farmable land as defined in the bylaw. It is part of an existing acreage yard and not deemed high quality agricultural land and may be considered for additional residential use in accordance with County policy.
- The applicant is wanting to create one extra residential yard title which is fairly low impact, and the lot sizes meet and exceed the bylaw minimum at 2.0 and 5.25 acres. The new 2.0-acre lot would be to the east of the built-up yard and is a vacant, undeveloped land area.
- The servicing requirements are minimal to create one extra lot and there will be no infrastructure that the municipality has to take over. The applicant indicates that gas and electrical utilities (FORTIS) are available to the site, along with water. Most site-specific servicing items can be dealt with at the subdivision application stage. No drainage plan has been provided as just one new lot may be created, and this parcel/area is not known to have historical drainage issues. If the County has any concerns, a drainage and grading plan may be requested at the subdivision or development stage for the vacant lot.
- A land use review indicates that there are no identified historical resources in the area, provincially identified wetlands, abandoned gas wells, or high-pressure gas lines that would affect residential development. There is no MDS to any confined feeding operations compromised.
- There are multiple other existing acreages to the south and west of the subject parcel, some which are also designated as GCR, so this small one lot proposal is not seen as being incompatible with existing land use patterns already established in the immediate vicinity. Council approved a two-lot proposal for GCR use less than 500m to the southwest of this in October 2022 (Bylaw No. 22-014).

Overall, there are not foreseen to be any issues from a planning perspective or technical point as it is a small subdivision creating one extra lot. Council may apply its discretion to determine if it is deemed to be suitable.

Oldman River Regional Services Commission

Ph: 329-1344 Email: steveharty@orrsc.com

AGENDA ITEM REPORT



Title: Bylaw 22-021 - Road Closure, Sale and Consolidation- First Reading
Meeting: Council Meeting - 12 Jan 2023
Department: Community Services
Report Author: Hilary Janzen

APPROVAL(S):

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

Approved - 14 Dec 2022
Approved - 14 Dec 2022

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to close a portion of Road Plan 9511762 (Township Road 9-0B) and to be consolidated with the adjacent lot to the north.

RECOMMENDATION:

That Bylaw 22-021 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

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

PREVIOUS COUNCIL DIRECTION / POLICY:

- Policy 109A - Road Allowance Closure and Sale approved by County Council on March 6, 2014 with revisions approved on November 5, 2020.

BACKGROUND INFORMATION:

An application has been received for the closure, sale and consolidation of a portion of the Road Plan 9511762. The road in question is undeveloped and upon review, County Administration has determined that the road is not required as part of the County's road network as the parcels to the north and east of the road are under the same ownership and the applicant intends to consolidate the parcels and the road area into one title.

Alberta Transportation has been circulated the proposed road closure and has no objections with the County proceeding with the closure, sale and consolidation.

It is anticipated that the Public Hearing for the road closure will be held during a council meeting in the spring of 2023.

ALTERNATIVES / PROS / CONS:

County Council may deny first reading of the bylaw if there are concerns with the proposed road closure. This would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a Public Hearing which is set up upon first reading of the bylaw. The Public Hearing process allows County Council the opportunity to hear out all positions on the Bylaw and make an informed decision. If first reading is not given the applicant would have the right to appeal that decision to the Court of Appeal of Alberta.

FINANCIAL IMPACT:

The applicant is requesting that the land costs be waived as the road in question was originally required by Alberta Transportation when Highway 3 was upgraded and the road was constructed by Green Prairie International and is also maintained by Green Prairie.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

ATTACHMENTS:

[Bylaw 22-021 Road Closure Application - Green Prairie](#)

[Bylaw 22-021 - Green Prairie International Inc - Road Closure Sale & Consolidation](#)



LETHBRIDGE COUNTY
APPLICATION FOR ROAD CLOSURE

OFFICE USE		
Date of Application: <u>October 11, 2022</u>	Assigned Bylaw	No. <u>22-021</u>
Date Deemed Complete: <u>November 22, 2022</u>	Application & Processing Fee:	\$ <u>1500.00</u>
	Assessed Value:	\$

APPLICANT INFORMATION

Name of Applicant: Green Prairie International Inc
Mailing Address: 210072 Twp Rd 908 Phone: 403-315-4030
Lethbridge County
Postal Code: T1J 5P1 Email: craig.rumer@greenprairie.com

Name of Owner: Lethbridge County
(if not the applicant)
Mailing Address: _____ Phone: _____
Postal Code: _____ Email: _____

ROAD CLOSURE INFORMATION

The applicant shall provide the following information:


- A map showing proposed road closure area and the applicant's property,
- Copy of the certificate of title(s) to which the road closure would be consolidated to,
- Legal Description of the proposed Road Closure (acceptable at the Land Titles Office)
- If there are other adjacent landowners provide written confirmation that they have been consulted with on the proposed road closure,
- Provide the reasons for the road closure request, and
- Application fee payment (See Schedule of Fees).



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.

The applicant is responsible for all road closure costs including the road closure application fee, all costs associated with the Transfer of Land (surveying costs, transfer documents, registration, etc.), land purchase costs (based on the assessed value).

 Vice President



APPLICANT

DATE

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

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

Green Prairie International Inc (GPI)
Attachment to Road Closure Application dated October 4, 2022

Other attachments to the Application

- 1) Extract from Google Maps showing adjacent properties
- 2) More detailed drawing of GPI plant site
- 3) Copy of Certificate of Title #951 168 846 for 4:21:9:1 – GPI main plant site
- 4) Copy of Certificate of Title #221 175 962 for 4:21:9:1:15 – being the property owned by GPI and bordering the east side of the main plant site

Legal Description of proposed Road Closure

The strip of land is titled to Lethbridge County and referenced as Service Road Plan 951 1762 (the Road Strip). GPI could not identify a specific title in Land Title connected to this plan.

The Road Strip is referred to as Twp Rd 90b.

The north side of Road Strip borders the south side of the GPI plant site.

The south side Road Strip borders the CP line.

The east side of the Road Strip borders the GPI property.

The west side of the Road Strip borders Range Road 211

Adjacent Landowners

The only adjacent landowners are Green Prairie International Inc and CP Rail.

Reasons for the Road Closure Request

GPI and Lethbridge County has proposed the following series of actions now that GPI owns the property that borders the east side of the main plant site:

- 1) Close the road subject to this Road Closure Application
- 2) Transfer title to the Road Strip to GPI
- 3) GPI consolidates into one parcel the
 - a) Main plant site
 - b) Property to the immediate east of the main plant site
 - c) Road Strip
- 4) Alberta Highways closes the road access from Highway 3 into the east property
- 5) CP Rail eliminates the road into the east property from Highway 3 that crosses the rail line

The Road Strip is required by Alberta Transportation to provide access to the east property. If the east property is consolidated into a title with the main plant and the Road Strip then the designated road access into the east property will not be required.

Request to Waive a Transfer Fee

GPI requests Lethbridge County waive a fee for the transfer of title of the road strip to GPI. We offer the following comments.

- 1) GPI originally purchased the main plant parcel of land which included our current property title and the road strip.
- 2) The road strip was given to the County for a road access to the property to the east.
- 3) GPI built the road that is currently on County property.
- 4) GPI has maintained the road over the course of the County's ownership, without cost to the County or property tax offset.

These points suggest that while the County may own the road strip the County did not pay for its purchase, improvements or maintenance. Therefore it is appropriate to return the property to GPI in the same manner if the road access is no longer required.

Consolidating the Road Strip into one title offers GPI benefits including:

- 1) Flexibility in planning future expansions because of improved set back limits
- 2) Improved security of the property without a "public road" along the south edge. GPI has invested significantly in security cameras and alarms and good practices. GPI will breathe easier without the risk of easy public access from a public road.

GPI is committed to its operation in Lethbridge County. In order to:

1. rebuild and continue development, GPI invested and built a Storm Water Management System
2. ensure growth potential of the site, which would have been severely impaired had the storm water holding pond been located on the main plant site, GPI invested and purchased the property to the east.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 173 926 4;21;9;1;;15 221 175 962

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9
SECTION 1
THAT PORTION OF LEGAL SUBDIVISION 15 IN THE NORTH EAST QUARTER
WHICH LIES TO THE NORTH WEST OF THE RAILWAY RIGHT OF WAY ON PLAN RY21
CONTAINING 2.738 HECTARES (6.76 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 221 046 571

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
221 175 962	23/08/2022	TRANSFER OF LAND	\$800,000	\$800,000

OWNERS

GREEN PRAIRIE INTERNATIONAL INC.
OF 210072 TWP RD 90B
LETHBRIDGE
ALBERTA T1J 5P1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1044D		RESTRICTIVE COVENANT
951 084 277	12/04/1995	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

PAGE 2

NUMBER

DATE (D/M/Y)

PARTICULARS

221 175 962

ALBERTA T2S2Y1

PORTION AS DESCRIBED

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001287332)

(DATA UPDATED BY: CHANGE OF NAME 051028880)

071 031 596 20/01/2007 UTILITY RIGHT OF WAY
GRANTEE - COUNTY OF LETHBRIDGE RURAL WATER
ASSOCIATION LIMITED.

TOTAL INSTRUMENTS: 003

PENDING REGISTRATION QUEUE

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

LAND ID

D005L8W 06/06/2022 TORRY LEWIS ABELLS LLP
403-329-7685
CUSTOMER FILE NUMBER:
25938153 CNE/VAL

001

MORTGAGE

0022 173 926

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF AUGUST,
2022 AT 02:00 P.M.

ORDER NUMBER: 45267167

CUSTOMER FILE NUMBER: 25938152CNE*



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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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).

(CONTINUED)



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL
0026 464 081 4;21;9;1;NW

TITLE NUMBER
951 168 846

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9
SECTION 1
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES NORTH OF ROAD PLAN 9511762
AND SOUTH EAST OF CANAL RIGHT OF WAY ON
PLAN 7510220
CONTAINING 14.2 HECTARES (35.02 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 941 326 565

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
951 168 846	27/07/1995	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

GREEN PRAIRIE INTERNATIONAL INC.
OF RR-8-30-11
LETHBRIDGE
ALBERTA T1J 4P4

(DATA UPDATED BY: CHANGE OF NAME 011207792)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8391GA		RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

951 168 846

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1485KX	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT
951 084 276	12/04/1995	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001287332) (DATA UPDATED BY: CHANGE OF NAME 051028880)
061 198 122	19/05/2006	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. SUITE #1200, 10250-101 ST EDMONTON ALBERTA T5J3P4 ORIGINAL PRINCIPAL AMOUNT: \$5,000,000
061 342 354	22/08/2006	UTILITY RIGHT OF WAY GRANTEE - COUNTY OF LETHBRIDGE RURAL WATER ASSOCIATION LIMITED.
131 110 000	13/05/2013	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - GE CANADA LEASING SERVICES COMPANY. 3300, 525 - 8 AVE SW CALGARY ALBERTA T2P1G1 DEBTOR - GREEN PRAIRIE INTERNATIONAL INC. RR 8, SITE 30, COMP 11 LETHBRIDGE ALBERTA T1J4P4 AMOUNT: \$1,987,895 EXPIRES: 2023/05/07
131 139 692	13/06/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320 - 17TH AVENUE S.W. CALGARY ATTENTION: LAND DEPARTMENT ALBERTA T2S2V1 AGENT - JAY BRAR
131 143 680	18/06/2013	AMENDMENT AFFECTS INSTRUMENT: 131110000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

PAGE 3

NUMBER

DATE (D/M/Y)

PARTICULARS

951 168 846

131 165 073 12/07/2013 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

131 280 696 31/10/2013 MORTGAGE
MORTGAGEE - AGRICULTURE FINANCIAL SERVICES
CORPORATION.
4910-52 ST
CAMROSE
ALBERTA T4V2V4
ORIGINAL PRINCIPAL AMOUNT: \$5,000,000

131 280 697 31/10/2013 NOTICE OF SECURITY INTEREST
RE : FIXTURES
IN FAVOUR OF - ALBERTA AGRICULTURE FINANCIAL
SERVICES CORPORATION.
4910-52ND STREET, BOX 5000, STN MAIN
CAMROSE
ALBERTA T4V2V4
DEBTOR - GREEN PRAIRIE INTERNATIONAL INC.
RR 8-3-11
LETHBRIDGE
ALBERTA T1J4P4
AMOUNT: \$5,000,000
EXPIRES: INFINITY

141 328 853 04/12/2014 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AS TO PORTION OR PLAN:PORTION

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF JULY,
2017 AT 04:11 P.M.

ORDER NUMBER: 33387382

CUSTOMER FILE NUMBER: 25938139 LJA

END OF CERTIFICATE



(CONTINUED)

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.

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Green Prairie - Application for Road Closure
- All three properties

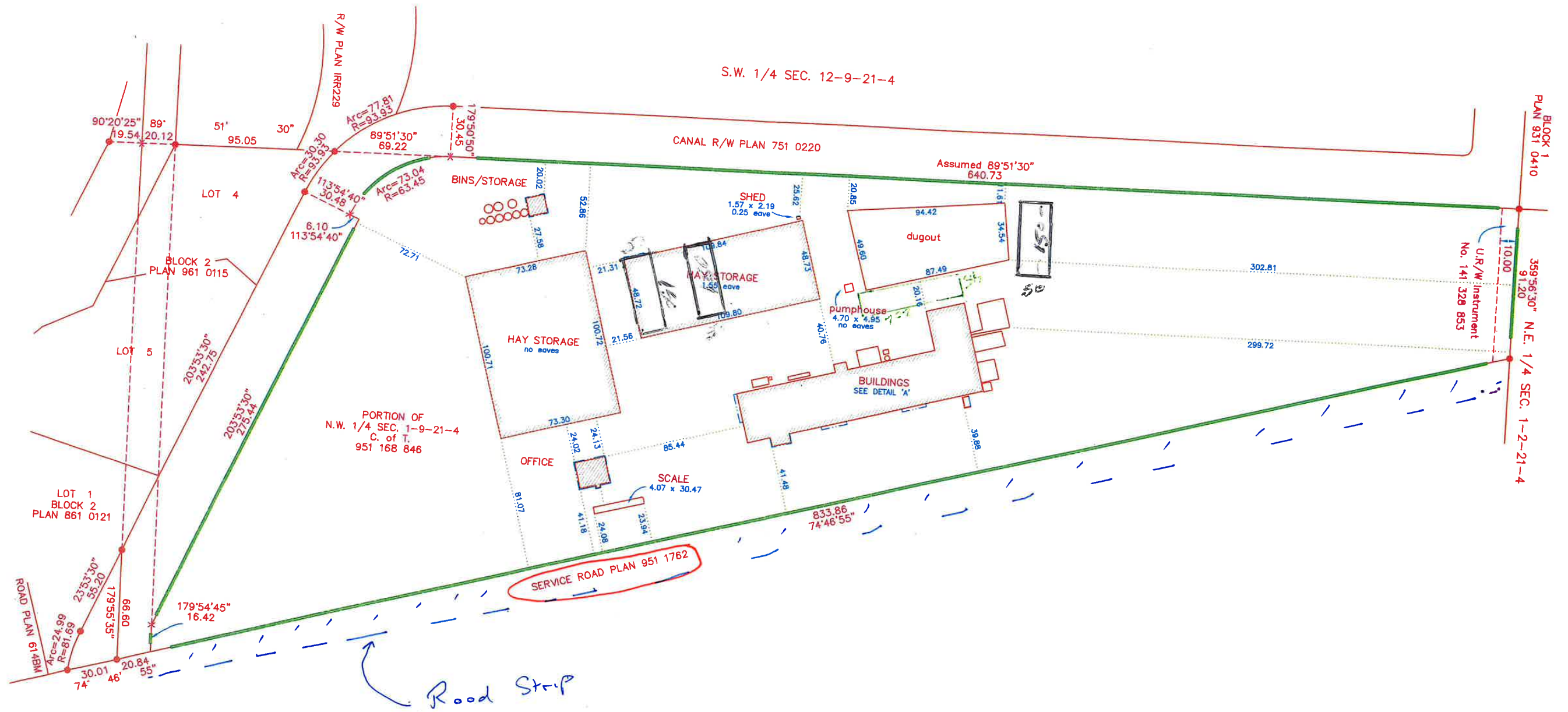
Main Plant Site
Title # - 951 168 846

East Property
Title # 221 175 962



Road Strip

Green Prairie Apphookford Road Closure
 - Main Plant Site



Hilary Janzen

From: bruceb@mgcl.ca
Sent: November 17, 2022 3:37 PM
To: Hilary Janzen
Cc: 'Craig Rumer'; james@mgcl.ca
Subject: Proposed Road Closure Description for use in Lethbridge County Documents
Attachments: 20221117172037565.pdf

Hello Hilary,

Please use the following description in your documents related to this proposed road closure:

Lethbridge County proposes to close - "Area A, Plan 231_____ containing
2.502 hectares (6.18 acres) more or less, excepting thereout all mines and minerals and the right to work the same".

This description has been prepared in accordance with the design as outlined on the sketch attached to this email.

We will submit the legal Road Closure Plan once we receive notification that the closing by-law has been accepted by all involved. Please confirm otherwise.

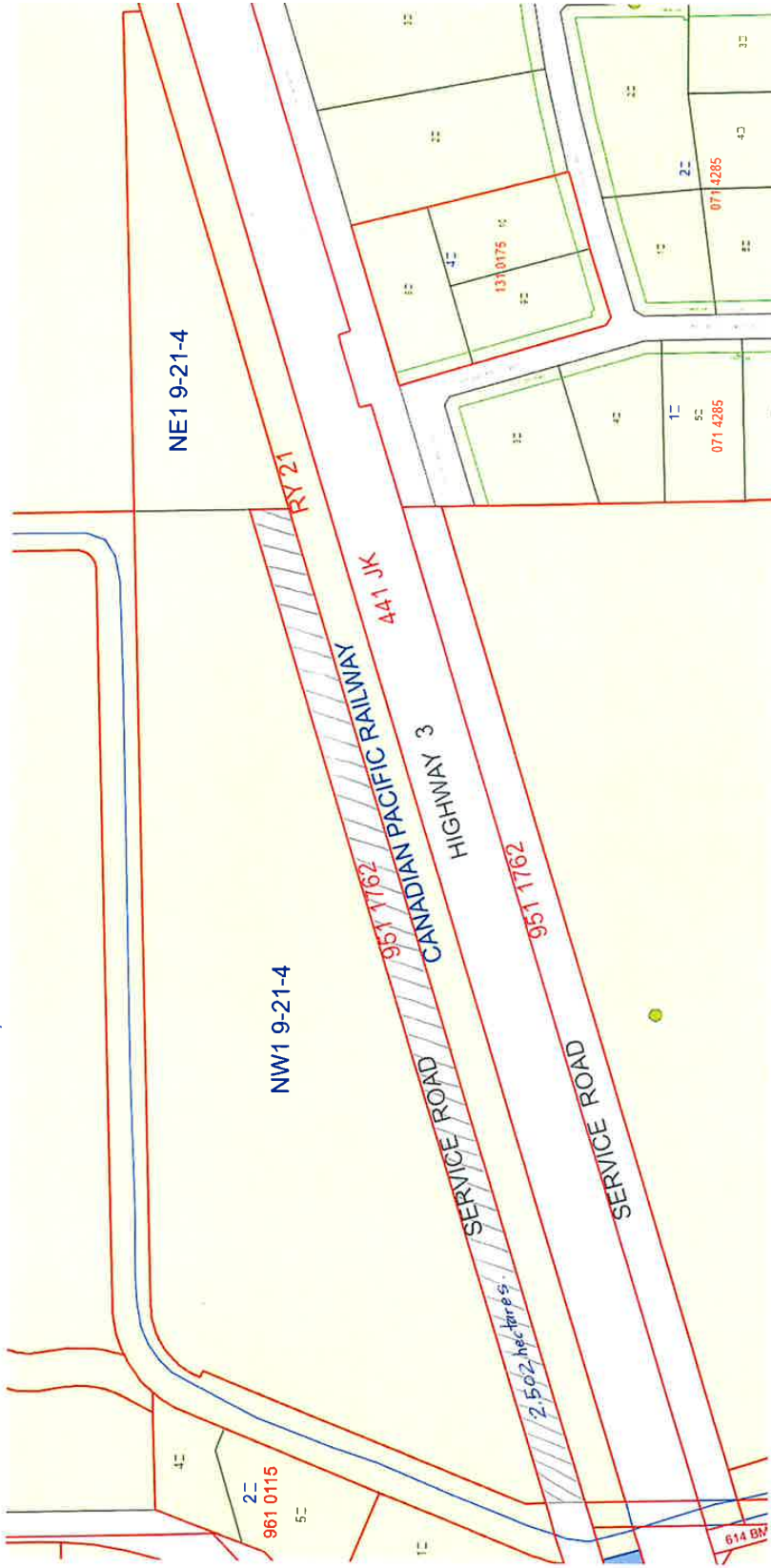
We understand that this description now completes the road closure application for your purposes as it was originally submitted by Green Prairie International earlier this month.

Please contact me with any questions.

Martin Geomatic Consultants Ltd.
Bruce Barnett, ALS, CLS, P.Eng.
Phone: 403-329-0050

Proposed Road Closure

A



LETHBRIDGE COUNTY
#100, 905 - 4 AVENUE SOUTH
LETHBRIDGE, ALBERTA
T1J 4E4
TELEPHONE: (403) 328-5525
FAX: (403) 328-5602
O F F I C I A L R E C E I P T

GREEN PRAIRIE INTERNATIONAL INC.

GST Reg. #: R106989023
Receipt #: 0337099
Date: 2022/10/11

Account #	Description	Opening Bal	Payment	Amount Due
1.3.424.30.0.00	ROAD CLOSURE		1,575.00	

		** Payment Total:	1,575.00	

10792	Cheque		1,575.00
-------	--------	--	----------

Refunded \$75.00 in overpayment.

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW 22-021

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

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

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

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

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

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

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

AREA A, PLAN 231 _____
CONTAINING 2.502 HECTARES (6.18 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

Reeve

Chief Administrative Officer

Approved this _____ day of _____, 20____.

Minister of Transportation

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

Reeve

Chief Administrative Officer

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

Reeve

Chief Administrative Officer

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

AGENDA ITEM REPORT



Title: Fire Service Response Fees Waiver Request analysis
Meeting: Council Meeting - 12 Jan 2023
Department: Community Services
Report Author: Byron Fraser

APPROVAL(S):

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

Approved - 08 Dec 2022
Approved - 01 Jan 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

At the December 1st Council meeting, council requested a financial analysis of the response and fees for the June, 2021 Green Prairie Fire.

RECOMMENDATION:

That the June, 2021 Green Prairie Fire invoice be reduced to an amount that recoups all costs paid out but does not include potential forgone revenue. \$305,367.56

REASON(S) FOR RECOMMENDATION(S):

As the response was not handled entirely appropriately causing large invoices from the county's contracted department, the county could forgo the revenue that would otherwise be applied to offset the annual contract agreement fees.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council Considers each request for a reduction in fire response fees based on the unique circumstances of an incident. Schedule of Fees Bylaw No. 20-022 states that the cause and/or origin of an incident will determine whether the individual or the registered property owner will be invoiced fees for emergency response.

BACKGROUND INFORMATION:

As per multiple conversations with the city and Green Prairie, the response by the contracted department was not appropriate. Administration did get the city to lower their invoice from the original amount before sending an invoice to Green Prairie. Analysis of the incident indicates that the response cost would have been lower if the incident would have been handled more appropriately. The Manager of Fire Services concluded that incident invoice should have only been \$138,935.60.

Even based on the response that did take place, the city invoice should have only been \$267,710.20 at the most.

ALTERNATIVES / PROS / CONS:

Option 1: Deny the request to reduce the \$330,555.06 fire response invoice.

Pros:

- The County will collect the full amount of the invoice from the property owner.

Cons:

- The appellant will have to pay \$80,555.06 above his insurance coverage.

Option 2: Reduce invoice to \$305,367.56

Pros:

- May partial satisfy request
- County does not lose any already paid costs

Cons:

- The appellant will have to pay \$55,367.56 above insurance coverage
- County forgoes revenue to offset agreement costs

Option 3: Reduce Invoice to \$250,000 amount reported by owner as amount covered by insurance.

Pros:

- Will satisfy request

Cons:

- County will have to forgo \$80,555.06 in revenue to recover costs

FINANCIAL IMPACT:

The county would recover all paid-out cost but would forgo the collection of revenue that is used to offset the fire services operational budget.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[2022-04-25 - Letter to Green Prairie with Invoice](#)



#100, 905 - 4th Avenue South, Lethbridge, Alberta T1J 4E4

April 25, 2022

Cara Sander
Green Prairie International
210072 Township RD 90B
Lethbridge AB T1J 5P1

RE: Green Prairie Fire Invoice

Dear Ms. Sander;

Further to Lethbridge County's January 11, 2022 email communication to you (attached), we are now in a position to provide an invoice to Green Prairie International for the fire services response and investigation for the incident which began at Green Prairie on June 30, 2021. Again, please accept our apologies for the delay in sending this invoice.

Due to the scale and duration of the incident as well as the number of emergency response departments, personnel and equipment involved, determining the costs associated with the response was complex. We wanted to be certain we had all of the required information necessary to accurately reflect the response costs.

If you have questions or require more information, please reach out to us. Thank you in advance for your attention to this matter.

Regards,

Ann Mitchell, Chief Administrative Officer

Cc: Larry Randle, Director of Community Services
Byron Fraser, Regional Fire Services Coordinator
Jennifer Place, Manager of Finance and Administration

Candice Robison

From: Larry Randle
Sent: January 11, 2022 8:08 AM
To: cara.sander@greenprairie.com
Cc: Amelia Plata; Ann Mitchell; Byron Fraser
Subject: INFO: Green Prairie Fire - June 30, 2022

Good morning Cara;

I understand that you have had some contact with Amelia here at Lethbridge County regarding the big fire last year at Green Prairie. The purpose of my email is to just let you know that the issues and costs associated with the fire department response are complex and are still being worked out. As soon as we possibly can, Lethbridge County will be sending an invoice to Green Prairie for the response costs.

I wanted to ensure this was still on your radar and to confirm that we have not forgotten about it, it's just taking longer than anticipated to work all the details out. I hope this information is helpful. Please feel free to reach out to us if you have any questions.

Thanks very much,

Larry

Larry Randle, BA., MMC, RP
Director of Community Services
P: 403.317.6057 E: lrandle@lethcounty.ca
www.lethcounty.ca



Stay up to date on projects & initiatives and give feedback on what matters most to you
Visit whatshappening.lethcounty.ca





Lethbridge County

#100, 905 - 4 Avenue South,
Lethbridge, AB T1J 4E4
Phone: (403) 328-5525

Page#:

1

I N V O I C E

GREEN PRAIRIE INTERNATIONAL INC.
210072 TWP RD 90B
LETHBRIDGE COUNTY AB T1J 5P1
CANADA

GST Reg. #: R106989023
Customer #: 1776
Invoice Total: 330,555.06
Invoice Date: 2022/04/20
Invoice #: 120304

Tax Codes: E=Exempt; T=Taxable; I=Included

Date	Invoice Description	Quantity	Unit Price	Tax Code	GST	Amount
2022/04/20	EMERG. SERVICES-CITY-F21047653	8.000	650.00	E	.00	5,200.00
2022/04/20	EMERG. SVCS-COALDALE-F21047653	22.750	650.00	E	.00	14,787.50
2022/04/20	EMERG. SVCS-CITY-F21048473	8.000	650.00	E	.00	5,200.00
2022/04/20	FIRE SUPPRESS-CITY INV. 66581	1.000	293,106.31	E	.00	293,106.31
2022/04/20	INVESTIGATION-CITY-INV. 66580	1.000	12,261.25	E	.00	12,261.25
	Structure fire incident responded on June 30, 2021 to Green Prairie File #s: F21047653 and F21048473					

.00 330,555.06



Please make cheque payable to:
Lethbridge County

Invoice Date	Customer #	Invoice #	Amount Due
2022/04/20	1776	120304	\$ 330,555.06

GREEN PRAIRIE INTERNATIONAL INC.
210072 TWP RD 90B
LETHBRIDGE COUNTY AB T1J 5P1
CANADA

Amount Paid
\$

34653 900

96

Make remittance payable in Canadian funds

Enquiries

Lethbridge County Administration Office
#100, 905 - 4 Avenue South
Lethbridge, AB. T1J 4E4
Phone: 403-328-5525, Fax: 403-328-5602
www.lethcounty.ca
receivables@lethcounty.ca

Methods of Payment

- Payable at most Financial Institutions
- Mail - enclose the remittance stub with payment
- In Person
- Drop Off Box - located at the south entrance of the County Office
- Pre - Authorized Debit from your Financial Institution
- Via Telephone or Online Banking
- Credit Card via Lethbridge County website, Online Services Link

Terms and Conditions

Please allow sufficient time for your payment to reach our office. Overdue accounts are subject to a penalty of 1.5% per month on outstanding amounts. Accounts that are greater than 90 days will be sent to Collections or transferred to the Tax Roll. If a Key Tag Water account is deactivated as a result of non-payment, a reconnect fee of 50.00 along with the outstanding balance is to be paid prior to reactivating your account. There is an administrative charge of 25.00 for each cheque that is returned by your Financial Institution.

AGENDA ITEM REPORT



Title: Bylaw 23-001 Schedule of Fees
Meeting: Council Meeting - 12 Jan 2023
Department: Corporate Services
Report Author: Jennifer Place, Jeremy Vander Meulen

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 14 Dec 2022

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Each year the Schedule of Fees Bylaw is reviewed and rates are adjusted as required. All recommended changes have been identified on the attached proposed Bylaw #23-001, which will replace Bylaw #21-020.

RECOMMENDATION:

MOVED that Bylaw 23-001 - Schedule of Fees, to be effective as of January 1, 2023 be read a first time.

MOVED that Bylaw 23-001 - Schedule of Fees, to be effective as of January 1, 2023 be read a second time.

MOVED that Council consider reading Bylaw 21-020 - Schedule of Fees a third time.

MOVED that Bylaw 23-001 - Schedule of Fees, to be effective as of January 1, 2023 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The Schedule of Fees bylaw was reviewed by each department to determine if rate increases were required based on current costs and if they align with neighboring municipality's fees.

PREVIOUS COUNCIL DIRECTION / POLICY:

Bylaw 21-020 - Schedule of Fees was last passed on December 16, 2021.

BACKGROUND INFORMATION:

Upon a review of the current Schedule of Fees Bylaw, it was determined that most of the fees were up to date and in line with costs and our neighboring municipalities, specifically regarding the

planning, administration and fire fees. The only fee change identified are with regards to dust control which is proposed to increase from \$5 to \$6 per lineal meter up to 200m and from \$10 to \$12 per lineal meter over 200 meters, as proposed within the budget. There is also some wording changes and deletions that have been made within the bylaw.

ALTERNATIVES / PROS / CONS:

To not accept the amend changes

PRO - Fees remain as is for the upcoming year

CON - There may be some impact to the dust control revenues as proposed within the budget.

FINANCIAL IMPACT:

evenue increase estimates have been included within the proposed 2023 operating budget based upon the proposed schedule of fees bylaw.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Schedule of Fees Bylaw - 23-001](#)

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BY-LAW ~~23-001~~

BEING A BY-LAW INTRODUCED FOR THE PURPOSE
OF ESTABLISHING A SCHEDULE OF FEES

WHEREAS Lethbridge County deems it expedient to set and review, as necessary, from time to time various fees of the County, and

WHEREAS in accordance with the Municipal Government Act, Chapter M-26 RSA 2000 and amendments thereto, the County for a municipality may set fees for goods and services provided;

NOW THEREFORE the Council of Lethbridge County, in the Province of Alberta, duly assembled enacts and adopts the Schedule of Fees, attached to and forming Schedule "A" of this By-Law and;

THAT this By-Law shall come into force and effect January 1, 202~~3~~ and;

THIS By-Law shall hereby rescind previous By-Law ~~21-020~~.

GIVEN first reading this ____ day of _____, 202__.

Reeve

Chief Administrative Officer

GIVEN second reading this ____ day of _____, 202__.

Reeve

Chief Administrative Officer

GIVEN third reading this ____ day of _____, 202__.

Reeve

Chief Administrative Officer



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SCHEDULE "A"

Notation: GST charges where applicable.

A. PLANNING AND DEVELOPMENT

1. Schedule of Fees for Specified Services

<u>Land Use Bylaw Amendments:</u>		
a)	Conventional LUB Amendments	\$1,500.00
b)	Direct Control LUB Amendments	\$2,000.00
	New Area Structure Plan or Area Re-development Plan	\$2,500.00
	Amendment to Area Structure Plan or Area Re-development Plan	\$1,500.00
	Municipal Development Plan or Intermunicipal Development Plan Amendments	\$2,500.00
2.	<u>Agricultural Buildings</u>	
a)	Requiring a permit – permitted use	\$200.00
b)	Requiring a permit – discretionary use	\$300.00
3.	<u>Development for Residential Use</u>	
a.	Home Occupations	\$150.00
b.	Single Detached Dwelling	\$200.00
c.	Duplex/Semi-detached Dwelling	\$300.00
d.	Multi-unit apartments & townhouses	\$300.00
	plus 50.00 per unit	
e.	Addition to dwellings	\$200.00
f.	Accessory buildings/structures for residential use	\$150.00
g.	Decks	\$100.00
h.	Discretionary Uses**	\$300.00
4.	<u>Development for Commercial & Industrial Uses</u>	
a.	Change of use or additional use:	
	- Permitted	\$200.00
	- Discretionary	\$300.00
b.	New buildings with an area:**	
i)	less than 500 square metres	\$300.00
ii)	500 to 2,000 square metres	\$500.00
iii)	2,001 to 5,000 square metres	\$750.00
iv)	over 5,000 square metres	\$1,500.00
	**Applications requiring notification (i.e. discretionary), add additional: \$100.00	
5.	<u>Public Institutional Uses</u>	
	Fees will be determined in accordance with the appropriate use.	
6.	<u>Signs as required:</u>	
a)	Permit – permitted use	\$150.00
b)	Permit – discretionary use	\$300.00
7.	<u>Resource Extraction Permits</u>	
a)	Less than 12 acres	\$500.00
b)	12 acres or more	\$1,000.00
8.	Wind Energy Conversion Systems – Commercial	\$100.00 per tower
9.	<u>Solar Collectors – Commercial</u>	
a)	Less than 12 acres	\$500.00
b)	12 acres or more	\$1,000.00
10.	Demolition – where permit required	\$50.00

Deleted: in
Deleted: districts

11. Unauthorized Development

When an application is made after development has commenced or occurred, the above fees shall be doubled.
12. Waivers

Applications requesting waivers to a standard of the Land Use By-Law shall include additional fee of: \$200.00
13. Application Fee for Closure, Sale or Lease of Road Allowance through By-Law process \$1,500.00
14. Application Fee for Closure, Sale or Lease of Road Allowance through Council Resolution process \$1,000.00
15. Sale of Road Allowance (Price to be determined at time of request)

- Request to Council to sell previously closed road allowance if new By-Law is not required \$500.00
- Processing fee (preparation of transfer documents) \$1,500.00
16. Application for Road Allowance License of Occupation \$150.00
17. Road Allowance License of Occupation (5 year period)
- Pasture - \$15.00 /acre/year
- Cultivated - \$30.00/acre/year
18. Transfer of Road Allowance License of Occupation (From one lessee to another) \$150.00
19. Leasing of Farm Land – Application Fee \$100.00

- Minimal annual lease per acre - \$15.00 or value submitted or accepted through the tender process.
20. Development Agreement Application Deposit (as required) \$1,000.00
a) Deposit will go towards the Development Agreement Fees including:
i) Development Agreement Fees
ii) Inspection Fees
iii) Plans Examination Fees
21. Development Agreement Fee**
a) \$50.00 per \$10,000 of the estimated cost of the local improvements to a maximum of \$1,000.00.

**Fee is required up front at the time of signing the Development Agreement.
22. Development Agreement Site Inspection Fees (as required):
a) \$700.00 for two inspections**
b) Each additional inspection will be \$350.00 (invoiced to the developer)

**Fee is required up front at the time of signing the Development Agreement.
23. Development Agreement Plans Examination** (as required)
Fees are based on the engineers estimated cost of the local improvements.
a) First \$500,000 - \$1.00 / \$1,000
b) Over \$500,000 - \$0.50 / \$1,000
c) Maximum fee of \$1,000

**If an external review by an engineer is required by the County, the developer will pay the actual costs + 10%.

24. Development Agreement Security Deposit:
 - The developer must provide to the County, 100% of an engineer’s stamped and certified estimated cost for the supply and installation local improvements included in the agreement (this does not include installation of shallow utilities) due upon signing of the development agreement.
 - The security deposit must be in the form of a letter of credit or cash.
 - At the discretion of the County, up to 90% of the security deposit can be released upon issuance of the Construction Completion Certificate for a particular local improvement.
 - Remaining security is returned upon issuance of the Final Acceptance Certificate as long as there are no deficiencies.
25. Other Planning & Development Department Services

a) Compliance Letters	\$100.00
b) Compliance Letter - same day service (if available)	\$150.00
c) Zoning Confirmation Letter	\$50.00
d) Caveat Discharge (per release)	\$60.00
26. Subdivision & Development Appeal Fee\$500.00
27. Copy of Land Use By-Law\$100.00
28. Engineering Standards & Guidelines Manual (plus GST)\$100.00
29. Copy of Joint Intermunicipal Plan(s)\$50.00
30. Copy of Municipal Development Plan\$50.00
31. 43rd Street Future Intersection Improvements
 - Intersection Upgrade Est. (2019) \$930,600 divided over 163.45 acres
 - Annual Inflation Percentage added at 2.00%

Year	Per Acre Value	Annual Inflation
2019	\$5,693.48	0
2020	\$5,807.35	113.87
2021	\$5,923.50	116.15
2022	\$6,041.97	118.47
2023	\$6,162.81	120.84
2024	\$6,286.06	123.26
2025	\$6,411.78	125.72
2026	\$6,540.02	128.24
2027	\$6,670.82	130.80
2028	\$6,804.24	133.42
2029	\$6,940.32	136.08
2030	\$7,079.13	138.81
2031	\$7,220.71	141.58
2032	\$7,365.12	144.41
2033	\$7,512.43	147.30
2034	\$7,662.67	150.25
2035	\$7,815.93	153.25
2036	\$7,972.25	156.32
2037	\$8,131.69	159.44
2038	\$8,294.33	162.63

B. ADMINISTRATION – FINANCE

1. County map/booklets are subject to Canada Post rates
2. Tax Roll Certificate (per parcel)\$45.00
3. Assessment Review Board Complaints

- Residential & Farmland	\$50.00
- Non-Residential	\$350.00
- Business Tax	\$50.00

4.

Tax & Assessment Information

a.

\$75.00/hour of Staff time

b.

Computer generated forms (i.e. hard copies) – plus programming fees if required

\$1.00 per page

c.

Tax Notification Fee

\$50.00

d.

Reprinting Property Assessment & Tax Notices

\$5.00

5.

Photocopies

a.

Photocopies of minutes (per page)

\$1.00

b.

Non-County use (per copy)

\$1.00

c.

Government agencies (per copy)

\$0.25

d.

Reduction/Enlargement (per copy)

\$0.25

e.

Printed copy of Annual Report (color)

\$50.00

f.

Printed copy of Annual Report (black & white)

\$25.00

6.

NSF Cheque Charge

\$35.00

7.

Boardroom/Council Chambers Rentals

- One half day

\$120.00

- One full day

\$200.00

(Charges include coffee, pop, juice & water)

8.

General Accounts Receivable

All accounts are due 30 days from invoice date. Any invoices due after 30 days will be charged 2% interest per month. Past due reminders will be sent out after 30 days. Accounts outstanding for more than 90 days will be subject to the legal processes available through legislation. The account holder will be responsible for all fees associated with the collection of the account.

9.

Schedule of Fees – Search Request and Other Services

Not Otherwise Covered

a.

All requests for information other than as specified above shall be accompanied by a search request letter as well as a non-refundable search processing fee of \$50.00 per hour. Minimum \$50.00 charge per request.

b.

In the event the information requested requires an archival search, there will be an additional non-refundable processing fee of \$50.00.

c.

Formal FOIP request \$25.00 plus applicable charges as per FOIP Act/Regulations.
- C. FIRE SERVICES
1.

Fees for a Fire Services Department(s) Responding to any Emergency Calls

a.

Fees for calls responded to on numbered highways start at time of initial call for response and cease when the Fire Service department(s) has returned to service.

b.

Fees for calls responded to on railways start at time of initial call for response and cease when the Fire Service department(s) has returned to service.

c.

Fees for calls responded to on any county property start at time of initial call for response and cease when the Fire Service department(s) has returned to service.

d.

Fees for calls to industrial properties start from time of initial call for response and cease when the Fire Service department(s) has returned to service
- Page 62 of 114

- e. Fees for calls to commercial properties start from time of initial call for response and cease when the Fire Service department(s) has returned to service
- f. Fees for calls to residential/farm properties start upon arrival on scene and cease when the Fire Service department(s) has returned to service.

2. Cause and/or origin of the incident will determine whether the individual or the registered property will be invoiced fees for the fire service response. Fees may be divided equally if warranted.

- Fees apply for the following responses:
- a. Vehicle fires or accidents
 - b. Traffic control on roads
 - c. Grass or wildland fires
 - d. Structure fires
 - e. Cancelled calls
 - f. Standby for dangerous good incidents and controlled burns
 - g. Any other response by fire services is subject to a fee at the discretion of the county.

3. Fee Schedule per hour:

Engine Unit	\$ as per Alberta Transportation Rates
Quint (elevated master stream)	\$ as per Alberta Transportation Rates
Tender (water hauler)	\$ as per Alberta Transportation Rates
Rescue Vehicle	\$ as per Alberta Transportation Rates
Wildland/ Bush Truck	\$ as per Alberta Transportation Rates
Command/ Utility	\$ as per Alberta Transportation Rates

Special response as per Individual Fire Department Rates
(eg. Rope rescue, HAZMAT, water rescue, Livestock rescue/containment, etc.)
Apparatus Standby (up to 4 firefighters inc.) \$as per Alberta Transportation Rates
Firefighter Standby \$50
Commercial water delivery to incident as per invoice cost
County Recourses (water delivery/heavy equipment/etc. \$115 (Alberta construction rates)

Fire equipment listed above shall be billed at a minimum of one hour per piece of apparatus and in 15 minute increments after the first hour

4. Other Fees:

Fire Permits	\$0
Fire Works Permits	
Low Level - per event	\$0
High Hazard (including pyrotechnics) – per event (requires fire safety inspection)	\$66 per half hour
Fire safety inspections	
Initial inspection	\$0
Follow up inspection	\$0
Re-inspection with fire code violations	\$66 per half hour
Time incurred for travel and administration will be charged at same rate	
Fire investigations per investigator	\$66 per half hour

All fires where property is damaged or destroyed must be investigated as per the Fire Quality Management Plan

Time incurred for travel and administration will be charged at the same rate

5. Fees for Requested Fire Inspection and Investigation Services including but not limited to:

- a. Provision of fire inspection and investigation services by a Lethbridge County accredited Fire Safety Codes Officer will be \$66.00 per ½ hour.
- b. Time incurred for travel and administration will be charged at the same rate.

Deleted: Burn

6. Fees for Fire Service Department(s) Responding to a False Alarm: (per calendar year)
- a. First response related to a malfunctioning, accidentally triggered or maliciously activated fire safety installation or other safety device where no emergency exists– no charge.
 - b. Second response related to a malfunctioning, accidentally triggered or maliciously activated fire safety installation or other safety device where no emergency exists - \$360
 - c. Third and subsequent responses related to a malfunctioning, accidentally triggered or maliciously activated fire safety installation or other safety device where no emergency exists - Alberta transportation rates per responding unit. Billing starts from the time first unit is enroute.
7. Fees for smoke investigations or fire report responses:
- a. Fees for smoke or fire response where a fire is permitted and meets burn permit conditions – No charge
 - b. Fees for smoke or fire response where a fire is permitted but does not meet burn permit conditions - Alberta transportation rates per responding unit, per hour. Fire may be extinguished and fines may also be applicable.
 - c. Fees for smoke or fire response for non-permitted fire - Alberta transportation rates per responding unit, per hour. Fire will be extinguished, and fines will be applicable.
8. Fees for Fire Responses to a Call for Municipal Mutual Aid:
- a. Fees for fire responses to calls for municipal mutual aid will be invoiced as per the current "Agreement on Area Resource Sharing".
9. Extraordinary Events:
- The County retains the right to review all emergency/fire events and where extraordinary circumstances exist, may adjust invoicing amounts other than the dollar amounts listed herein.
- This may include: outside resources brought in on request of Fire Services to mitigate fire spread, large department response, purposefully burning during fire ban/restriction, etc.*
- Extraordinary event determination at discretion of the County.*

D. PUBLIC WORKS

1. Sign Requests – At cost plus installation costs.
2. Permits - Valid up one (1) year of issuance. A non-refundable Administration Fee of \$100.00 will be withheld for each cancelled approach, crossing, and right-of-access/waiver requests.
3. Approaches – New approach approvals
- Permitting and inspections – includes widening of existing \$400
4. Water or Sewer Line Crossings on Road Allowance
- Permitting and inspections \$400

Deleted: A refundable charge of \$100.00 will be reimbursed to the applicant once inspection is conducted and approved.

Deleted: A refundable charge of \$100.00 will be reimbursed to the applicant once inspection is conducted and approved.

5.	<u>Pipeline Crossings of Road Allowance</u> - Permitting and inspections	\$400	<div>Deleted: A refundable charge of \$100.00 will be reimbursed to the applicant once inspection is conducted and approved.</div>
6.	<u>Buried Electrical and Utility Line Installation & Rural Crossing Regulations</u> - Permitting and inspections	\$400	<div>Deleted: A refundable charge of \$100.00 will be reimbursed to the applicant once inspection is conducted and approved.</div>
7.	<u>Seismic Operations Permit</u> - Permitting and inspections	\$400	<div>Deleted: A refundable charge of \$100.00 will be reimbursed to the applicant once inspection is conducted and approved.</div>
8.	<u>Right of Access/Waiver Requests (no GST)</u> a. Existing Approaches b. Road Allowances c. Proximity Requests d. Utilicorp Facilities & Poles	\$75 \$75 \$75 \$75	
9.	<u>Equipment Rentals, Materials & Outside Invoicing – Custom Work</u> a) Intermunicipal Government Agencies, Water Co-ops and Lethbridge Regional Waste Management Services Commission – Equipment, materials and wages at cost plus 10%. b) For all other custom work completed, materials and wages at cost plus 10% and equipment will be charged according to the Alberta Roadbuilders & Heavy Construction Association current rates.		
10.	<u>Overweight & Overdimension Vehicle Permit Fees</u> Alberta Transportation's Transportation Vehicle Routing and Information System - Multi-Jurisdiction (TRAVIS-MJ) – Fixed Municipal Fee - \$20.00/per permit.		
11.	<u>Road Haul Use Agreement (Non-refundable fee)</u> - Pre and Post Inspection and Administration	\$400.00	
12.	<u>Dust Control (Non-refundable fee)</u> Dust Control product per lineal meter (minimum length of 100 meters up to a maximum of 200 meters) Overage of 200 meters	\$6/meter \$12/meter	<div>Formatted: English (Canada)</div> <div>Deleted: 5</div> <div>Deleted: 10</div>
E. <u>AGRICULTURAL SERVICE BOARD</u>			
1.	All equipment at Alberta Roadbuilders & Heavy Construction Association current rates.		
2.	Grass seed at cost plus 10%		
3.	Chemicals at cost plus 10%		
4.	Fertilizers at cost plus 10%		
5.	Backpack sprayers at cost plus 10%		
6.	Skunk traps at cost plus 10%		
7.	Brillion drills - \$150.00 minimum or \$5.00 per acre		
8.	Straw Shredder & Straw Incorporator - \$100.00 per day and \$200.00 damage deposit.		
F. <u>GEOPHYSICAL REQUESTS</u>			
1.	Pre & Post Inspection Fee (per inspection)	\$200.00	

G. GIS SCHEDULED FEES

Item	Client Price
Custom Work/Map Making (per hour, minimum 1 hour.)	\$65.00
8.5" x 11" & 11" x 17" - Hard copy maps	\$5.00
Wall Maps	\$25.00
Map Booklets	\$30.00

H. MISCELLANEOUS

The County reserves the right to implement charges required to cover the costs of services or materials supplied that are not specifically noted herein.

APPENDIX A

Rates of reimbursement for Fire Department units

Responding within a provincial highway right-of-way

Type of Unit	Comment	Hourly Rate
Ladder and pumper trucks	<ul style="list-style-type: none">Includes equipment costs, labour, and all materials.These are specialized pieces of equipment specificallydesigned and built to fight fires.	\$630
Light & Medium rescue vehicles	<ul style="list-style-type: none">Used to transport manpower & equipment not covered under the rate for ladder and pumper trucks.Rescue vehicles must meet the equipment requirements listed in Section 4, particularly Table4.2.2, of NFPA 1901.Light rescue vehicles are permanently rigged and equippped to do basic rescue tasks using hand & basic extrication tools (i.e. pry bars, air chisels, bolt cutters, stabilization equipment & cribbing, hand and power saws, lighting and portable hydraulic rescue tools) and medical aid equipment.Medium rescue vehicles carry more equipment to handle regularly occurring rescue tasks plus specialized rescue equipment for at least one rescuespecialty.	\$630
Command vehicles		\$185

- These rates are to be adjusted annually on April 1st using the inflation formula established in the Highway Maintenance contracts.

AGENDA ITEM REPORT



Title: Paved Road Conversion Analysis
Meeting: Council Meeting - 12 Jan 2023
Department: Infrastructure
Report Author: Devon Thiele

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 16 Dec 2022

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

In order to better understand the financial implications of reverting some paved roads to gravel or cement stabilized, a 20 year lifecycle analysis was completed. This analysis compares the overall 20 year cost of three different types of road surfacing. These include:

- Pavement Rebuild
- Cement Stabilized conversion
- Gravel conversion

The costs in the analysis includes the initial construction/conversion and 20 years of maintenance.

RECOMMENDATION:

Council receive this report for information.

REASON(S) FOR RECOMMENDATION(S):

As all of the identified roads in the attached report require rehabilitation, they will be brought to Council through the budget process in future years.

PREVIOUS COUNCIL DIRECTION / POLICY:

Councillor VanderVeen MOVED that Council approves the conversion of Range Road 22-5, from Township Road 9-4 to the CP Rail yard entrance, from an asphalt surface to a gravel surface and to direct administration to contact CP Rail and to include this matter in the upcoming budget discussions.

BACKGROUND INFORMATION:

The County has several paved roads that are beyond their lifecycle and are in need of replacement. Some of these roads were provincial highways that were handed over to the County when alternate

alignments were established. Of the four roads identified in the attached report, two of them used to be provincial highways (Westview / Old Hwy 23, Twp Rd 10-4).

ALTERNATIVES / PROS / CONS:

None

FINANCIAL IMPACT:

None at this time

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[ACP 20yr Analysis](#)



20-year Lifecycle Analysis
Comparing Maintenance & Capital Costs for
converting a Paved Roadway to Gravel
or a Cement Stabilized Roadway



Introduction

Lethbridge County has several paved roads that are reaching the end of their useful life and soon require full rehabilitation. Two of the four locations identified in this report were previously provincial highways that got turned over to the County after Alberta Transportation constructed alternative routes. This includes Old Highway 23/Westview Road and Township Road 10-4 (Takeda Farms Rd). The other two roads identified were Range Road 20-0 (Sundial Rd) and Range Road 22-5 (CPR Rd).

This report analyzes the overall 20-year costs for three different road surfacing options: Pavement rebuild, Cement Stabilization conversion and Gravel conversion. The costs in the analysis include the initial construction/conversion and 20 years of maintenance and capital improvements. To better understand the cost benefits, a detailed comparison looked at the cost breakdown for converting the roadways back to a gravel standard or a cement stabilized structure versus rebuilding the roadway back to asphalt pavement.

RANGE RD 22-5 (CPR RD)



County Roads

SURFACE

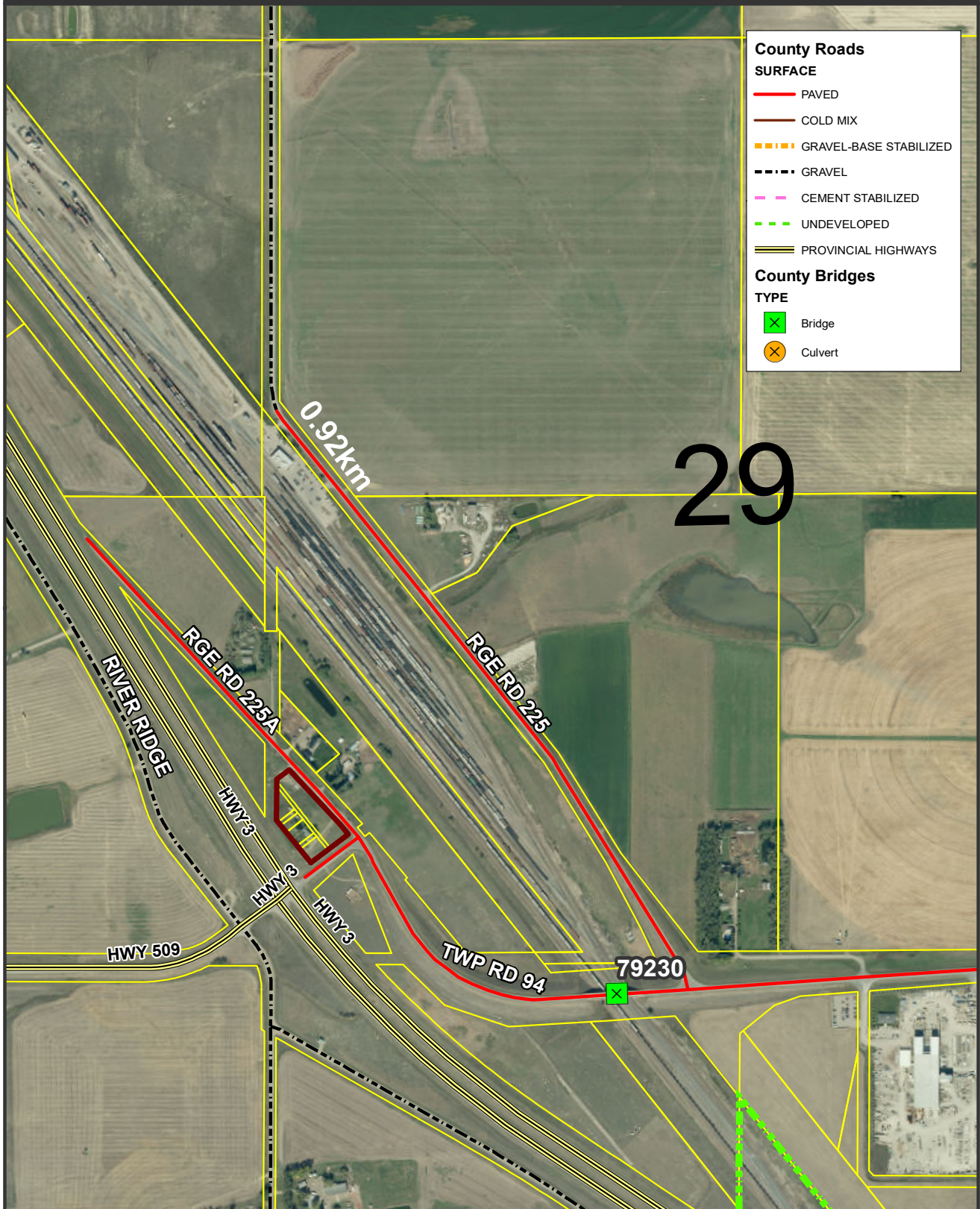
- PAVED
- COLD MIX
- GRAVEL-BASE STABILIZED
- GRAVEL
- CEMENT STABILIZED
- UNDEVELOPED
- PROVINCIAL HIGHWAYS

County Bridges

TYPE

- Bridge
- Culvert

29



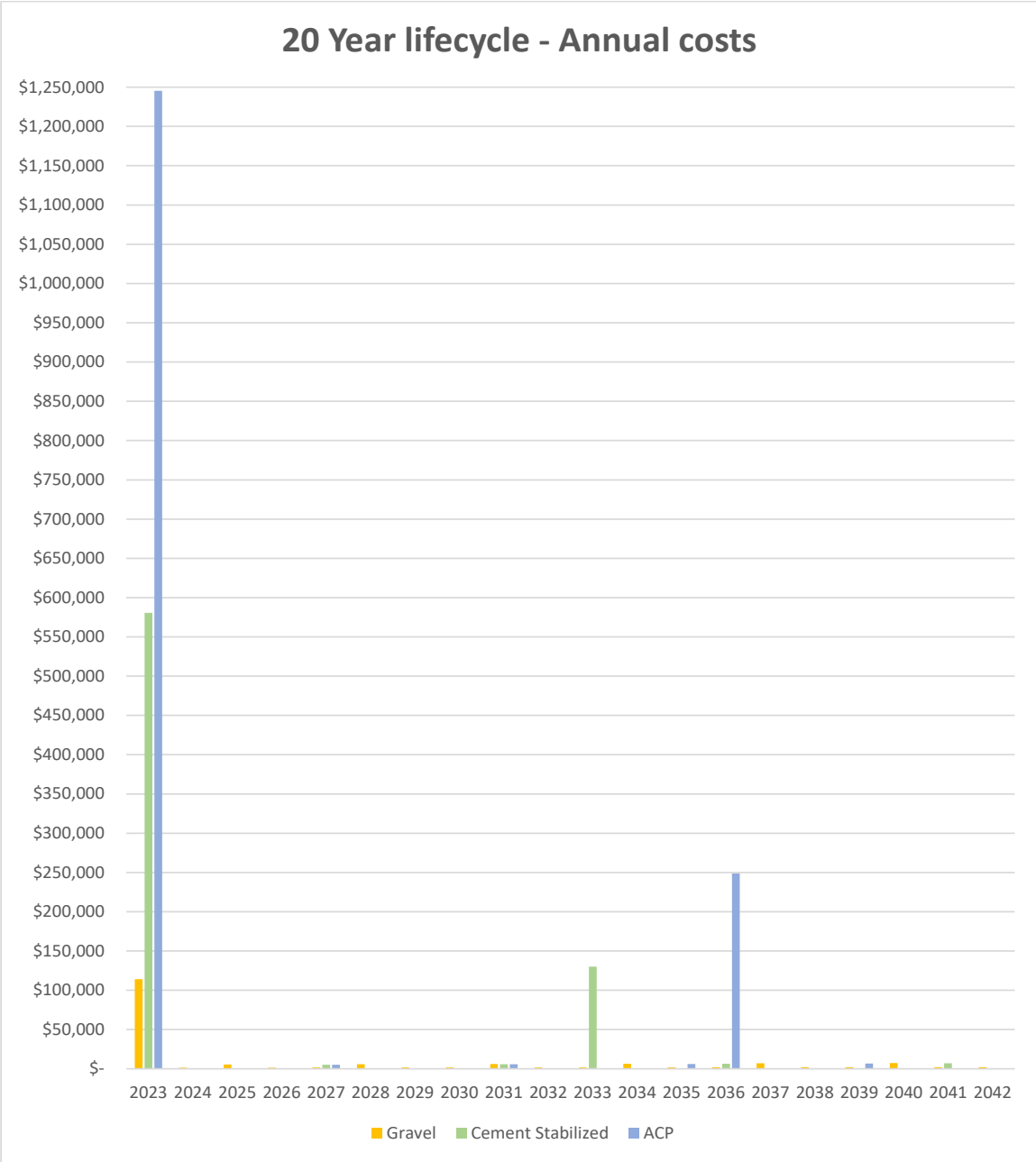
➤ Range Rd 22-5 (CPR Road)

Range Rd 22-5 is 1.2 km in total length and sees an average daily traffic of 283 vehicles. A major user of this roadway is Canadian Pacific Railway as its home to their main Lethbridge office and the Kip railyard. The analysis showed that annually it would cost 659% more to maintain this as an asphalt roadway compared to that of gravel. See appendix A for core results.

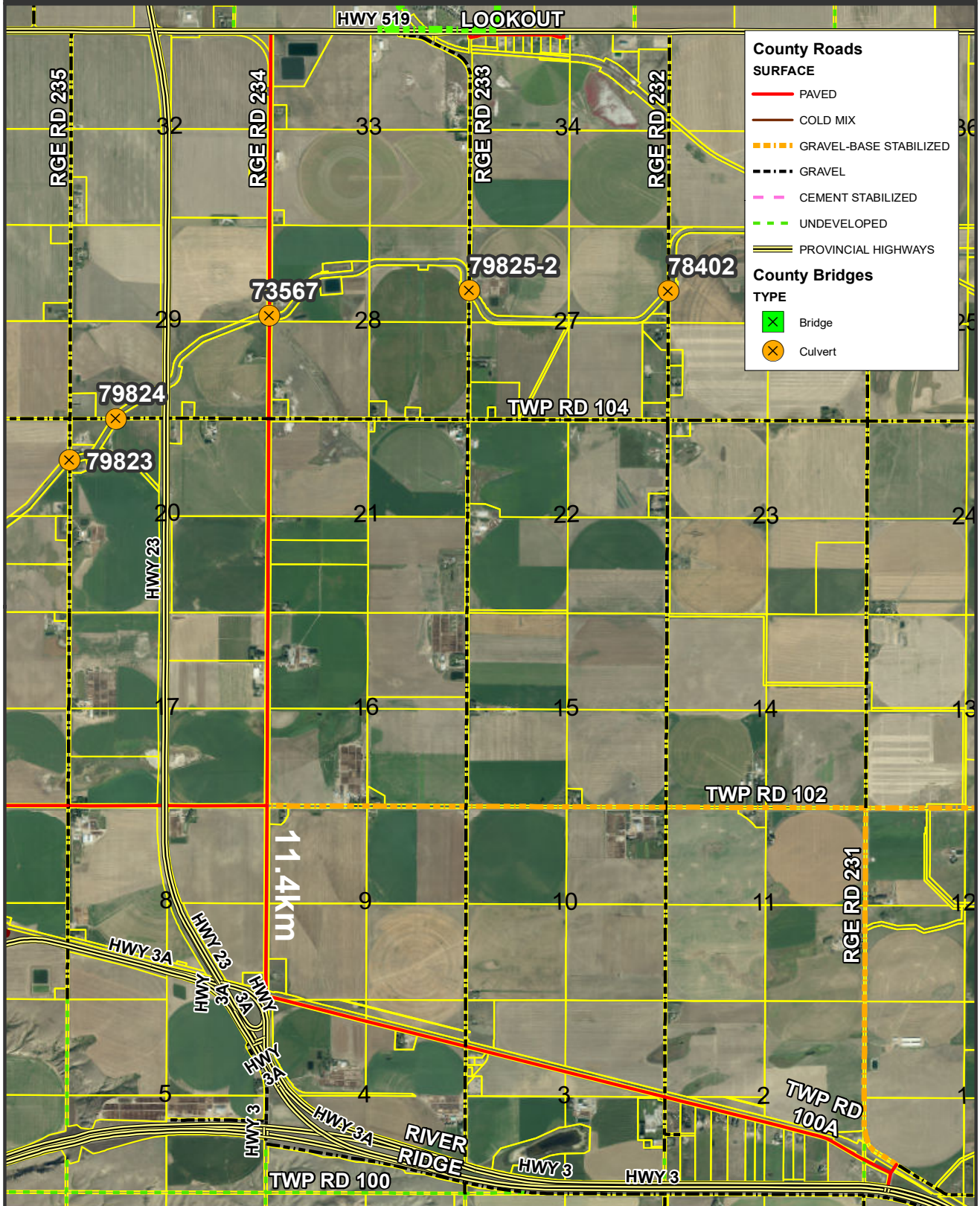
ACP to Gravel Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 112,574
Average annual costs	\$ 8,817
Total cost over 20 years	\$ 176,349
Average annual savings vs ACP	\$ 49,291
Total savings over 20 years vs ACP	\$ 985,823

ACP to Cement Stabilized Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 580,500
Average annual costs	\$ 23,855
Total cost over 20 years	\$ 477,094
Average annual savings vs ACP	\$ 34,254
Total savings over 20 years vs ACP	\$ 685,077

ACP 20 year Lifecycle	
Maintenance costs 2018-2022	\$ 22,113
Initial replacement cost	\$ 1,245,251
Average annual costs	\$ 58,109
Total cost over 20 years	\$ 1,162,171



RANGE RD 23-4 & TWP RD 10-0A



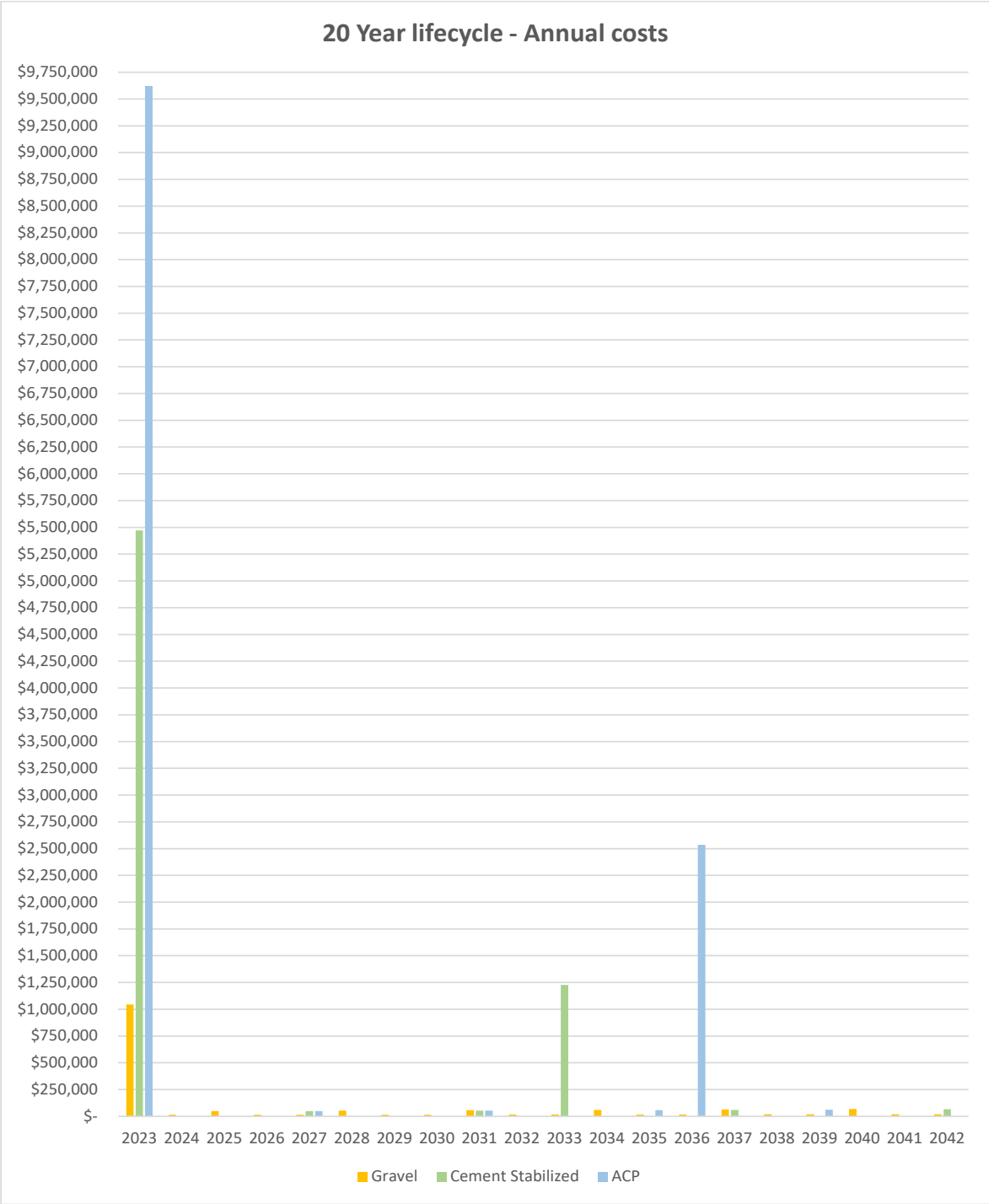
➤ **Range Rd 23-4 & Township Rd 10-0A (Old Highway 23 & Westview Rd)**

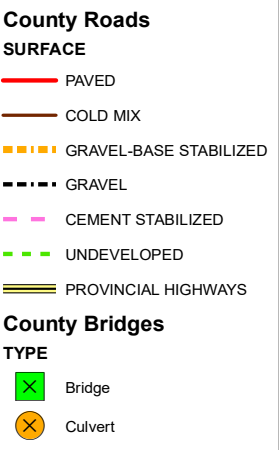
Range Rd 23-4 and Township Rd 10-0A is 11.4 km in total length and sees an average daily traffic of 404 vehicles. Adjacent to this roadway there is a mix of livestock operations including Beef (75, 2500), Hog (1000) and Dairy (140, 160, 200). These operations are all within 1-2 miles of haul route Twp Rd 10-2 and/or provincial Highway 23. The analysis showed that annually it would cost 595% more to maintain this as an asphalt roadway compared to that of gravel. See appendix A for core results.

ACP to Gravel Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 1,032,074
Average annual costs	\$ 80,892
Total cost over 20 years	\$ 1,617,835
Average annual savings vs ACP	\$ 400,583
Total savings over 20 years vs ACP	\$ 8,011,654

ACP to Cement Stabilized Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 5,472,100
Average annual costs	\$ 224,642
Total cost over 20 years	\$ 4,492,849
Average annual savings vs ACP	\$ 256,832
Total savings over 20 years vs ACP	\$ 5,136,640

ACP 20 year Lifecycle	
Maintenance costs 2018-2022	\$ 194,836
Initial replacement cost	\$ 6,873,097
Average annual costs	\$ 481,474
Total cost over 20 years	\$ 9,629,489





➤ Range Rd 20-0 (Sundial Rd)

Range Rd 20-0 is 10.8 km in total length and sees an average daily traffic of 403 vehicles. This roadway is adjacent to Goldridge Colony which has a mix of livestock operations including Chickens (1000), Hogs (600) and Dairy (130). Goldridge Colony has immediate access to Range Rd 19-5 which is a haul route that runs directly south to provincial Highway 25. The analysis showed that annually it would cost 679% more to maintain this as an asphalt roadway compared to that of gravel. See appendix A for core results.

ACP to Gravel Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 862,897
Average annual costs	\$ 69,017
Total cost over 20 years	\$ 1,380,340
Average annual savings vs ACP	\$ 399,609
Total savings over 20 years vs ACP	\$ 7,992,181

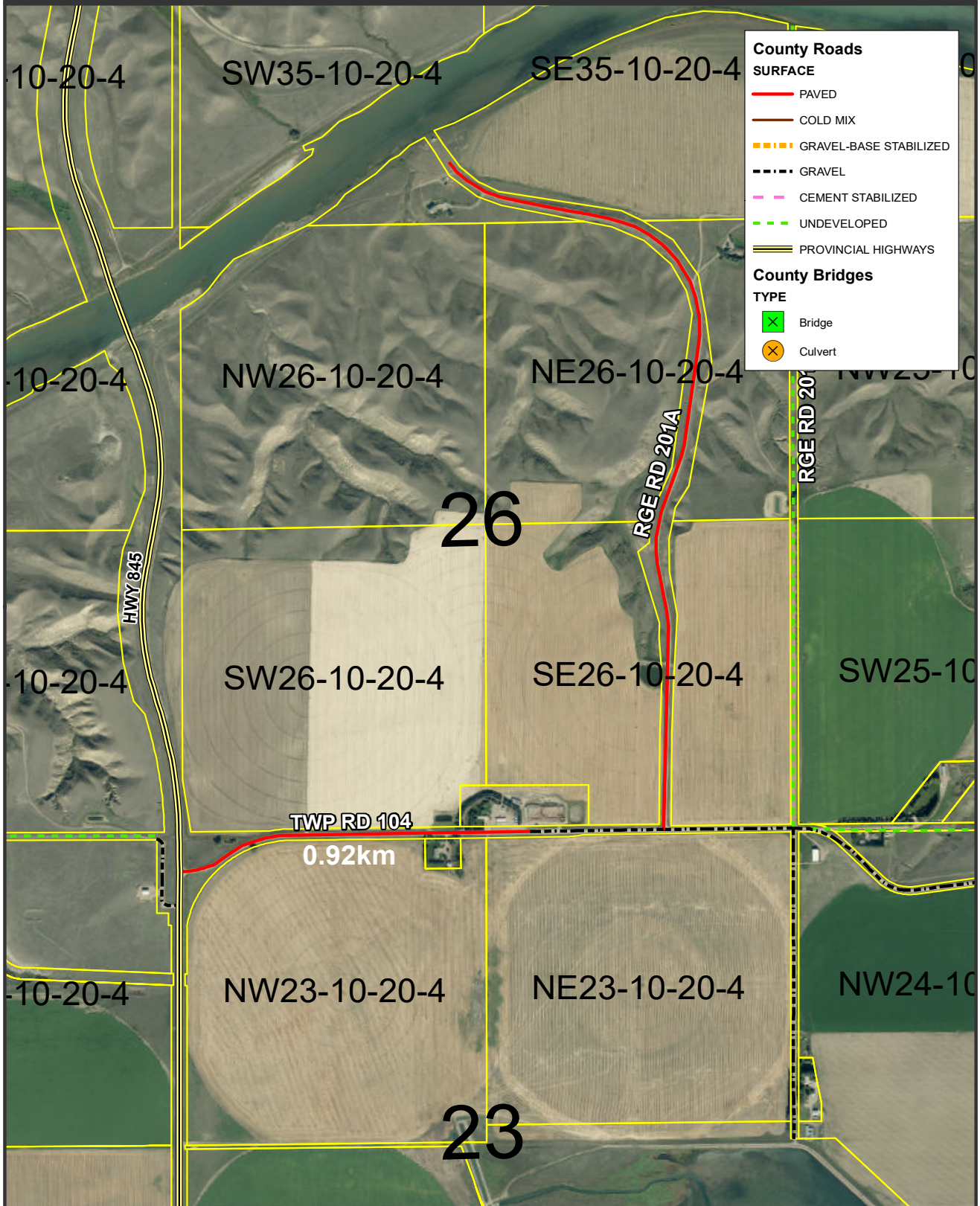
ACP to Cement Stabilized Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 4,569,899
Average annual costs	\$ 185,602
Total cost over 20 years	\$ 3,712,036
Average annual savings vs ACP	\$ 283,024
Total savings over 20 years vs ACP	\$ 5,660,484

ACP 20 year Lifecycle	
Maintenance costs 2018-2022	\$ 27,885
Initial replacement cost	\$ 6,740,401
Average annual costs	\$ 468,626
Total cost over 20 years	\$ 9,372,521

20 Year lifecycle - Annual costs



TWP RD 10-4 (TAKEDA FARMS RD)



➤ **Township Rd 10-4 (Takeda Farms Rd)**

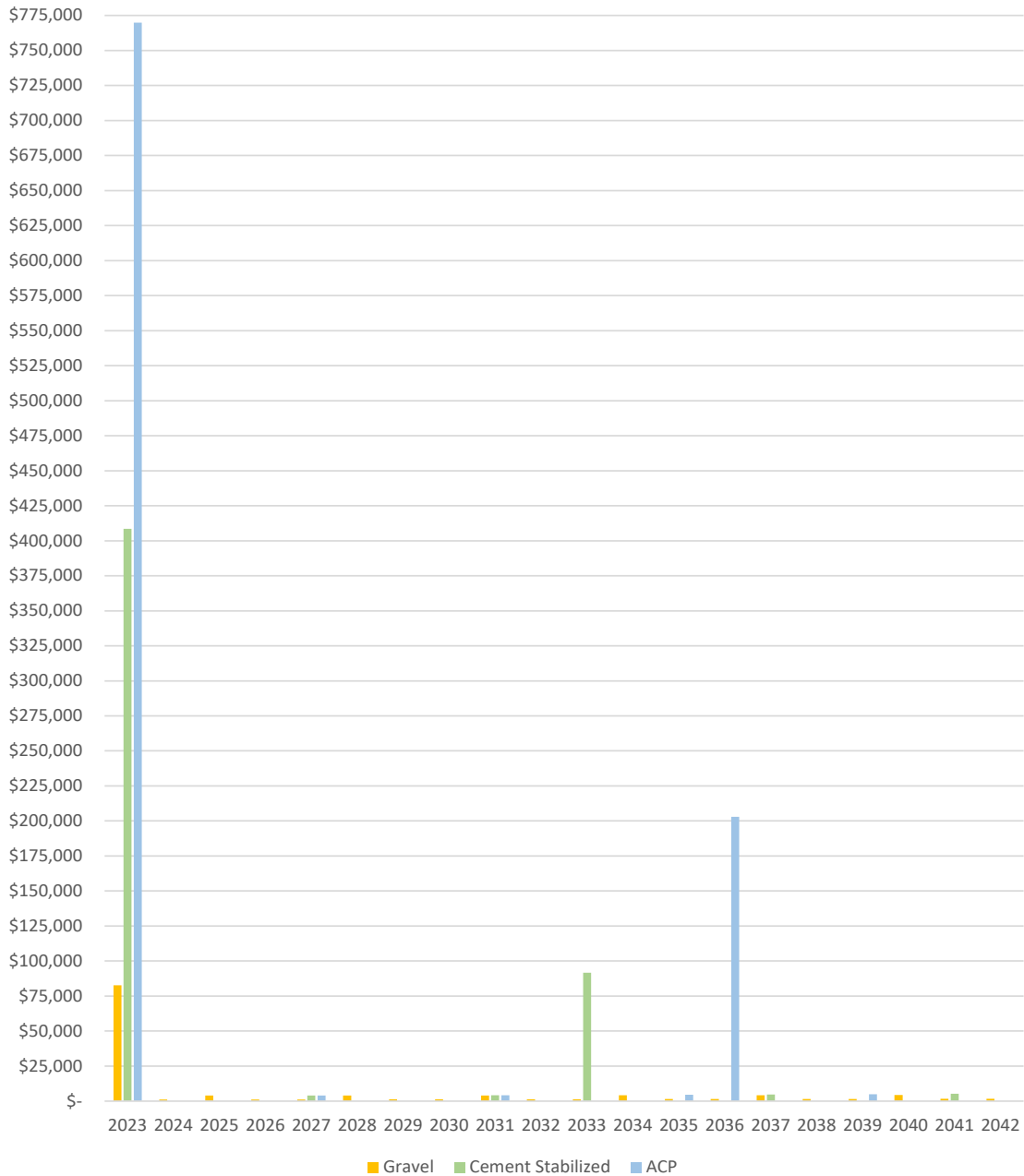
Township Rd 10-4 is 0.9 km in total length and currently there's no average daily traffic data available. Adjacent to this roadway there is one small cattle operation with 150 head. This operation is within a half mile of provincial Highway 845. The analysis showed that annually it would cost 613% more to maintain this as an asphalt roadway compared to that of gravel. See appendix A for core results.

ACP to Gravel Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 81,618
Average annual costs	\$ 6,285
Total cost over 20 years	\$ 125,696
Average annual savings vs ACP	\$ 32,247
Total savings over 20 years vs ACP	\$ 644,949

ACP to Cement Stabilized Conversion - 20 year lifecycle	
Initial Conversion Costs	\$ 408,607
Average annual costs	\$ 16,838
Total cost over 20 years	\$ 336,752
Average annual savings vs ACP	\$ 21,695
Total savings over 20 years vs ACP	\$ 433,893

ACP 20 year Lifecycle	
Maintenance costs 2018-2022	\$ -
Initial replacement cost	\$ 549,940
Average annual costs	\$ 38,532
Total cost over 20 years	\$ 770,645

20 Year lifecycle - Annual costs



APPENDIX A



August 29, 2022

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

Attention: Cole Bodnaruk, C.E.T., Infrastructure Technologist

Dear Sir:

Subject: Range Road 20-0 (Sundial Rd.) & Range Road 22-5 (CPR Rd.)

WSP has completed coring for Lethbridge County on 2022-08-24 for Range Road 20-0 (Sundial Rd.) between Hwy. 25 & Twp. Rd. 13-0 & Range Road 22-5 (CPR Rd.) between Township Road 9-4 to NW 1.240 Km.

Upon analysis of the eight (8) coring locations, it was found:

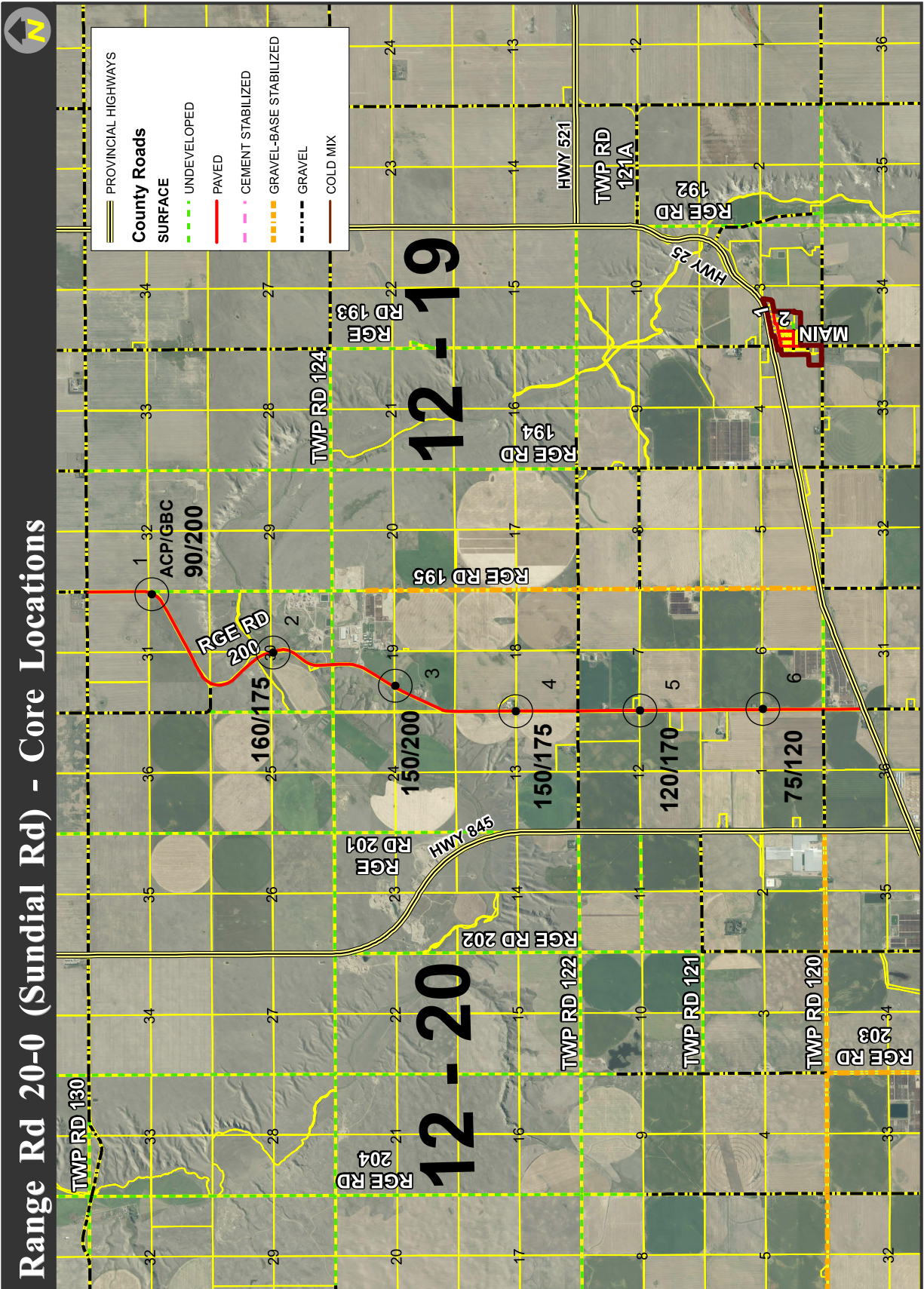
Core Location	ACP Thickness (mm)	Granular Thickness (mm)	Total Structure (mm)	Comments
1	90	200	290	**SEE MAP FOR LOCATIONS**
2	160	175	335	
3	150	200	350	
4	150	175	325	
5	120	170	290	
6	75	185	260	
7	60	120	180	
8	75	120	195	

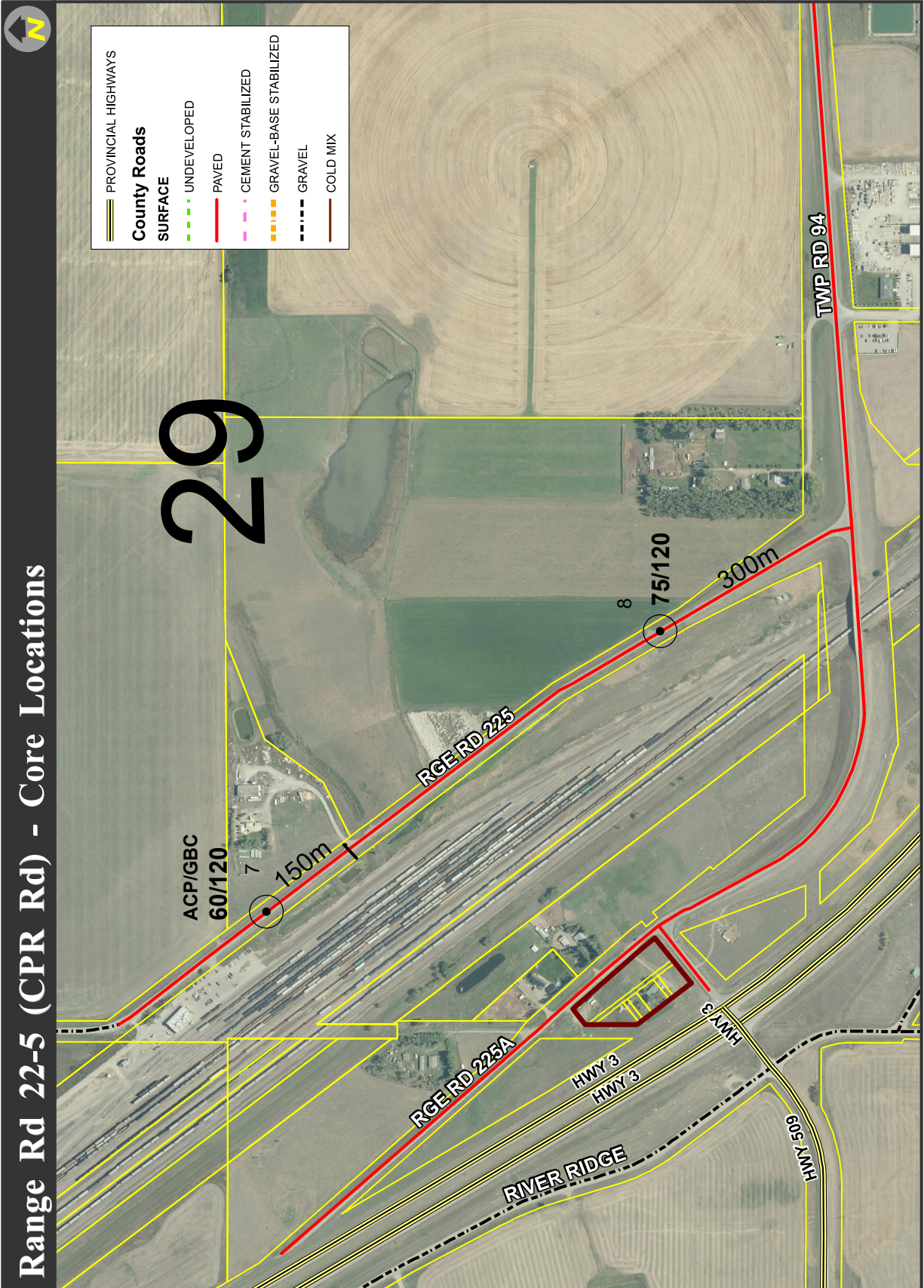
If you have any questions or concerns about this information, please feel free to contact us at any time.

Sincerely,

Randal McCarthy, P.L. (Eng.)
Project Engineer

RM/rm





Drilled Pavement Components and Thicknesses

Roadway	Borehole Location		Component Thicknesses		
	km	Lane	ACP	GBC	Total
Twp. Rd 10-2 (West Monarch Rd)	0.5	EBL	200	170	370
	1.0	WBL	200	190	390
	1.5	EBL	200	620	820
	2.0	WBL	160	210	370
	2.5	EBL	180	190	370
	3.0	WBL	140	230	370
Westview/ Rge. Rd 23-4 (Westview Rd & Old Hwy. 23)	0.5	NBL	110	150	260
	1.0	SBL	120	130	250
	1.5	NBL	70	150	220
	2.0	SBL	70	160	230
	2.5	NBL	80	160	240
	3.0	SBL	80	130	210
	3.5	NBL	100	250	350
	4	SBL	70	160	230
	4.5	NBL	80	160	240
	5	SBL	90	190	280
	5.5	NBL	170	260	430
	6.0	SBL	60	280	340
	6.5	NBL	170	200	370
	7.0	SBL	120	210	330
	7.5	NBL	130	170	300
	8.0	SBL	180	400	580
	8.5	NBL	80	280	360
	9.0	SBL	130	660	790
	9.5	NBL	110	230	340
	10.0	SBL	130	270	400
	10.5	NBL	140	250	390
	11.0	SBL	120	300	420
	11.5	NBL	130	200	330
	12.0	SBL	140	230	370
	12.5	NBL	140	230	370
	13.0	SBL	120	140	260
Twp. Rd. 9-3A (Coalhurst Access)	0.2	EBL	110	40	150
	0.4	WBL	140	40	180
	0.8	EBL	130	50	180
Rge. Rd 22-2 / Twp. Rd 10-0/ Rge. Rd 22-3 (Park Lake Rd)	0.5	NBL	80	210	290
	1.0	SBL	70	210	280
	1.5	NBL	110	160	270
	2.0	SBL	100	220	320
	2.5	NBL	90	230	320
	3.0	SBL	100	220	320
	3.5	NBL	100	190	290
	4.0	SBL	120	180	300
	4.5	NBL	110	190	300
	5.0	SBL	100	180	280
	5.5	NBL	120	180	300
	6.0	SBL	110	220	330

Drilled Pavement Components and Thicknesses

Roadway	Borehole Location		Component Thicknesses		
	km	Lane	ACP	GBC	Total
Twp. Rd 8-2A/ Twp. Rd 8-4 (Brown Rd)	0.5	EBL	140	280	420
	1.0	WBL	120	150	270
	1.5	EBL	100	240	340
	2.0	WBL	100	200	300
	2.5	EBL	120	200	320
	3.0	WBL	110	200	310
	3.5	EBL	120	200	320
	4.0	WBL	100	200	300
	4.5	EBL	120	220	340
	5.0	WBL	120	360	480
	5.5	EBL	150	280	430
	6.0	WBL	150	340	490
	6.5	EBL	140	280	420
Twp. Rd 8-0	0.1	EBL	70	210	280
	0.25	WBL	70	250	320
	0.4	EBL	70	220	290
Rge. Rd 19-2	0.5	NBL	90	230	320
	1.0	SBL	80	210	290
	1.5	NBL	80	240	320
	2.0	SBL	80	220	300
	2.5	NBL	80	210	290
	3.0	SBL	120	260	380
	3.5	NBL	80	220	300
	4.0	SBL	80	210	290
	4.5	NBL	80	230	310
	5.0	SBL	80	240	320
	5.5	NBL	90	250	340
	6.0	SBL	80	220	300
Twp. Rd 9-5 (Lafarge Pit Rd)	0.2	EBL	60	230	290
	0.4	WBL	70	220	290
Rge. Rd 21-4 (Picture Butte Shop Rd)	0.15	NBL	80	170	250
	0.25	SBL	110	250	360
Twp. Rd 10-4 (Takeda Farms Rd)	0.15	WBL	110	250	360
	0.35	EBL	100	250	350
	0.45	WBL	110	230	340
Rge. Rd 20-1A (Old Hwy. 845)	0.25	NBL	170	140	310
	0.75	SBL	160	120	280
	1.25	NBL	160	140	300
Twp. Rd 9-4A (McCains Access)	0.25	EBL	150	120	270
	0.5	WBL	100	140	240
	0.75	EBL	120	170	290

AGENDA ITEM REPORT



Title: 2023 Utility Rate Bylaw
Meeting: Council Meeting - 12 Jan 2023
Department: Municipal Services
Report Author: Jeremy Wickson

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 04 Jan 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Through the annual budget process, the utility rates are reviewed and adjusted to reflect any anticipated increases for the upcoming year and to ensure cost recovery of operations is maintained. Any increases that have been determined by Administration are included within the Budget and are presented to Council during budget deliberations for implementation in the upcoming year.

When considering the utility rate changes, the County follows any increases considered by the City of Lethbridge as that is where the County purchases its water from. The City of Lethbridge set a target for a two (2) percent (%) utility rate increase for 2023. The increases that have been applied within the bylaw for County water rates are related to operational cost increases.

The Utility Rate Bylaw has been amended as attached for Council review and approval to align with the budget.

RECOMMENDATION:

Amend Utility Rates as recommended and give 1st, 2nd and 3rd readings for approval.

MOVED that Bylaw 23-004 - 2023 Utility Rates be read a first time.

MOVED that Bylaw 23-004 - 2023 Utility Rates be read a second time.

MOVED that Council consider third reading of Bylaw 23-004 - 2023 Utility Rates.

MOVED that Bylaw 23-004 - 2023 Utility Rates be read a third time.

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County's utility rates should reflect the increases to ensure cost recovery for operations and that transfers to reserves for future capital can be maintained.

Cost increases from the City directly affect the cost transferred onto the users through utility fees.

PREVIOUS COUNCIL DIRECTION / POLICY:

2022 Utility Bylaw previously passed.

The annual operating budget was approved on December 15, 2022, and included increases to utility rates.

BACKGROUND INFORMATION:

In 2022, the Utility Rate Bylaw Schedule "A" was passed which encompasses the majority of water, wastewater and solid waste services. Schedule "B" is specific to the RAVE subdivision as a stormwater improvement levy. The utility rates are reviewed annually as part of the budget process. Upon presentation and approval of the annual budget, the Utility Rates are updated to ensure the County is meeting its budget revenue projections within the Utility Department.

Notes to proposed changes:

- Administration is proposing a 2.0% increase in the water and wastewater rates for 2023, this amount was in coordination with the annual operating budget approved on December 15, 2022.
- Garbage rates are proposed at 5% for residential waste pick-up to reflect the contracted services increase.
- The Water Charge for Commercial Users has a capital replacement surcharge that had not been increased for several years and was indexed accordingly to reflect current costs.
- Iron Springs Water Association is without a service agreement and a monthly flat fee of \$1,000 has been added as an addition to Schedule "A". This is based on an estimate of the number of user connections in Iron Springs (26 residences from the 2016 census) and the hamlet residential flat fee (\$44.24 for 2023). This monthly flat fee will be further refined in subsequent years.

These increases reflect the annual increases for operations and the City's rate for water that was increased for 2023. The proposed rate changes will allow the County to offset the Utility Department's costs while still maintaining cost recovery for operations including annual reserve transfers for future utility infrastructure upgrades.

ALTERNATIVES / PROS / CONS:

The percentage increase could be changed as per Council direction

Leave Schedule "A" rates for 2023 the same as the 2022 rates.

PRO - No change to rates for utility users in 2023

CON - will reduce the cost of recovery revenues

FINANCIAL IMPACT:

The increases are intended to cover the operating costs of the organization.

Leaving the rates the same as in 2022 could negatively affect the Utility Department 2023 Operating budget revenues. The utility department is self-funded, and any additional revenues earned through

the rates are added to the Utility Reserve to ensure that a healthy reserve is sustained and funding is available for future capital requirements.

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

ATTACHMENTS:

[Bylaw 21-021 - 2022 Utility Rate Bylaw](#)

[Bylaw 23-004 - 2023 Utility Rates - FINAL DRAFT](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW 21-021

**BEING A BYLAW INTRODUCED FOR THE PURPOSE
OF ESTABLISHING A UTILITY RATE BYLAW**

WHEREAS Lethbridge County deems it expedient to set and review, on an annual basis utility rate fees of the County, and

WHEREAS in accordance with the Municipal Government Act, Chapter M-26 RSA 2000 and amendments thereto, the County for a municipality may set fees for goods and services provided;

NOW THEREFORE the Council of Lethbridge County, in the Province of Alberta, duly assembled enacts and adopts the Utility Rates, attached to and forming Schedule "A" and Schedule "B" of this Bylaw and;

THAT this Bylaw shall come into force and effect January 1, 2022 and;

THIS Bylaw shall hereby rescind previous Bylaw 21-001.

GIVEN first reading this 16th day of December 2021.



Reeve


Chief Administrative Officer

GIVEN second reading this 16th day of December, 2021.



Reeve


Chief Administrative Officer

GIVEN third reading this 16th day of December, 2021.



Reeve


Chief Administrative Officer

SCHEDULE "A"

UTILITIES

The charges below apply to both water and wastewater.

1. Billing Process

All utility bills will be sent to the property owners. Owners shall ensure meters are read and readings reported to the County Utilities Clerk. Meters which have not had readings reported for a period of 3 months will be read by Lethbridge County and a service charge of \$50.00 will be added to the subsequent billing.

2. Utility System Accounts

Overdue accounts are subject to a penalty of 1.5% per month on outstanding amounts. Accounts which are greater than 60 days overdue will have services disconnected. Accounts which are greater than 90 days overdue will have the outstanding balances transferred to the Tax Roll.

3. Connection Fees

- a. Re-connection – If service is disconnected because of an overdue account, the owner must pay the re-connection fee and the outstanding balances before service is restored. Re-connection will be during regular working hours only and within 24 hours of notification of payment.
- b. With the exception of new utility customers in the RAVE Industrial Park, all new utility customers will be charged a \$100.00 connection fee.
- c. Temporary Water Shut Off - once water service is turned back on a reconnection fee will apply. Re-connection will be during regular working hours only and within 24 hours of notification of payment.
- d. All new utility customers in the RAVE Industrial Park will be charged the following connection fees as applicable: Water - \$43,400 per hectare of site area (includes half of the area of the adjacent local or collector road) plus the cost of all meter connection fees as per Section 3. b. Sewer - \$39,300 per hectare of site area (includes half of the area of the adjacent local or collector road).

4. Fees

- a. Reconnect for non-payment or temporary water shut off - \$100.00
- b. Disconnecting old water service connection at water main for abandonment – \$3,500 – plus labour, material and equipment charge plus G.S.T.
- d. Disconnecting old wastewater service for abandonment - \$1,500 plus labor, material and equipment charge plus G.S.T.
- e. Manual Meter Readings - \$50.00

5. Meter Repair Charge

- a. \$65.00 for meters 25mm (1 inch) or smaller and materials at cost.
- b. \$75.00 for meters over 25mm (1 inch) and materials at cost.

6. **Meter Test Charge**

- a. Up to 40mm - \$50.00
- b. 50 – 80mm - \$100.00
- c. Over 80 mm - \$150.00

7. **Water Charge (Monthly Billing)**

- a. Residential Service - \$43.37 per month base charge plus \$1.62 per cubic meter.
- b. County of Lethbridge Rural Water Association Distribution System - \$0.87 per cubic meter
- c. North County System - \$0.91 per cubic meter
- d. Rave Industrial Park - \$159.27 per month for base water charge - \$1.62 per m³ consumption charge.
- e. Broxburn Industrial Park

Potable/Treated Water: \$8.07/m³ + \$14.47m³ /monthly flat fee
Raw Water: \$2.11/m³ + \$77.93/monthly flat fee
Wastewater: \$132.36/monthly flat fee
- f. Commercial Users – Meter size greater than 200 mm (8 inches) - \$0.78 per cubic meter plus \$0.23 per cubic meter surcharge for capital replacement, operation and maintenance.
- g. Other Commercial Users - \$43.37 per month base charge plus \$1.62 per cubic meter.

8. **Truck Fill Sales**

- a. \$4.63m³
- b. Water key tags - \$25.00 per tag

9. <u>Sewer Service Charge</u>	<u>Residential</u>	<u>Commercial</u>
a. Hamlets (Diamond City, Monarch, Shaughnessy, Turin)	\$27.04	\$52.45
b. Subdivision of Fairview	\$83.40	\$94.45
c. Rave Industrial Park		\$1.62m ³ of water consumption plus - \$93.91 per month base charge
<u>Capital Recovery Surcharge - Sewer</u>	<u>Residential</u>	<u>Commercial</u>
d. Hamlet of Monarch – Debenture	\$ 37.17	\$ 37.17
<u>Diamond City Water & Sewer</u>	<u>Residential</u>	<u>Commercial</u>
e. Pursuant to Bylaw 1284 Annual Levy	\$1,011.85	\$1,011.85

Stub-In Charges**Residential****Commercial**

f. Monarch – Existing stub-in	\$2,500.00	\$2,500.00
From January 2005 pay back	\$37.17/month	\$37.17/month

10. Hauled Wastewater – Residential Only

\$25.38 per axle (excluding the front steering axle)

11. Garbage Collection

- a. Street Side Pick-up - \$23.19/month/residence
- b. Rollaway Curbside Bin – replacement charge: \$110.00

12. Storm Water Drainage

Rave Subdivision - \$0.034 /sq.m. of property area

SCHEDULE “B”**RAVE Industrial Subdivision – Storm Water Improvement Levy**

Property	Storm Water Improvement Levy	Monthly Payment	Total Annual Payment	Start Date	End Date
Lot 3, Block 3, Plan 011773	\$11,989.75	\$69.29	\$831.45	March 1/2015	March 1/2035
Lot 4, Block 3, Plan 011773	\$10,356.68	\$59.85	\$718.20	March 1/2015	March 1/2035
Lot 1, Block 3, Plan 9312509	\$9,140.64	\$52.82	\$633.87	March 1/2015	March 1/2035
Lot 5, Block 2, Plan 9312509	\$4,971.52	\$28.73	\$344.76	March 1/2015	March 1/2035
Lot 4, Block 1, Plan 1113171	\$94,028.37	\$543.38	\$6,520.54	March 1/2015	March 1/2035
Lot 4, Block 1, Plan 1113171	\$80,663.23	\$466.14	\$5,593.71	March 1/2015	March 1/2035
Lot 2, Block 3, Plan 9312509	\$13,203.53	\$76.30	\$915.62	March 1/2015	March 1/2035
Lot 4, Block 2, Plan 9312509	\$16,549.90	\$95.64	\$1,147.68	March 1/2015	March 1/2035
Lot 6, Block 2, Plan 9312509	\$4,961.35	\$28.67	\$344.05	March 1/2015	March 1/2035
Lot 3, Block 2, Plan 9312509	\$18,248.51	\$105.46	\$1,265.47	March 1/2015	March 1/2035
Lot 3, Block 1, Plan 9312509	\$11,795.36	\$68.16	\$817.97	March 1/2015	March 1/2035
Lot 4, Block 1, Plan 9312509	\$13,516.58	\$78.11	\$937.33	March 1/2015	March 1/2035
Lot 1, Plan 8211420	\$13,448.77	\$77.72	\$932.63	March 1/2015	March 1/2035
Lot 7, Block 2, Plan 011773	\$9,668.42	\$55.87	\$670.47	March 1/2015	March 1/2035
Lot 9, Block 2, Plan 0614634	\$35,068.51	\$202.66	\$2,431.88	March 1/2015	March 1/2035
Lot 2, Block 1, Plan 8910227	\$31,384.23	\$181.37	\$2,176.39	March 1/2015	March 1/2035

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW 23-004

**BEING A BYLAW INTRODUCED FOR THE PURPOSE
OF ESTABLISHING A UTILITY RATE BYLAW**

WHEREAS Lethbridge County deems it expedient to set and review, on an annual basis utility rate fees of the County, and

WHEREAS in accordance with the Municipal Government Act, Chapter M-26 RSA 2000 and amendments thereto, the County for a municipality may set fees for goods and services provided;

NOW THEREFORE the Council of Lethbridge County, in the Province of Alberta, duly assembled enacts and adopts the Utility Rates, attached to and forming Schedule “A” and Schedule “B” of this Bylaw and;

THAT this Bylaw shall come into force and effect January 1, 2023 and;

THIS Bylaw shall hereby rescind previous Bylaw 21-021.

GIVEN first reading this 12th day of January 2023.

Reeve

Chief Administrative Officer

GIVEN second reading this 12th day of January 2023.

Reeve

Chief Administrative Officer

GIVEN third reading this 12th day of January 2023.

Reeve

Chief Administrative Officer

SCHEDULE "A"

UTILITIES

The charges below apply to both water and wastewater.

1. Billing Process

All utility bills will be sent to the property owners. Meters are read monthly by utility operations staff.

2. Utility System Accounts

Overdue accounts are subject to a penalty of 1.5% per month on outstanding amounts. Accounts which are greater than 60 days overdue will have services disconnected. Accounts which are greater than 90 days overdue will have the outstanding balances transferred to the Tax Roll.

3. Connection Fees

- a. Re-connection – If service is disconnected because of an overdue account, the owner must pay the re-connection fee of \$200 and the outstanding balance before service is restored. Re-connection will be during regular working hours only and within 24 hours of notification of payment.
- b. New utility customers will be charged a \$200 connection fee.
- c. Temporary Water Shut Off - once water service is turned back on a reconnection fee will apply of \$200. Re-connection will be during regular working hours only and within 24 hours of notification of payment.
- d. All new utility customers in the RAVE Industrial Park will be charged the following connection fees as applicable from the current years City of Lethbridge bylaw for water and wastewater service connections.

4. Disconnect Fees

- a. Reconnect for non-payment or temporary water shut off \$200
- b. Disconnecting old water service connection at water main for abandonment all costs associated for labour, material and equipment charges.
- c. Disconnecting old wastewater service for abandonment - all costs associated for labor, material and equipment charge plus G.S.T.

5. Meter Installation and Inspection

- a. Market cost for meter plus \$200 post inspection fee. Installation by third party service provider.

6. **Meter Test Charge**

- a. Up to 50mm - \$200
- b. 50 – 75mm - \$400
- c. Over 75 mm - \$800
- d. Manual Meter Readings - \$100

7. **Water Charge (Monthly Billing)**

- a. Residential Service - \$44.24 monthly flat fee plus \$1.65 per cubic meter (m³) of water usage.
- b. County of Lethbridge Rural Water Association Distribution System - \$0.89/m³
- c. Lethbridge North County Potable Water Coop Distribution System - \$0.93/m³
- d. RAVE Industrial Park - \$162.45 monthly flat fee plus \$1.65/m³ consumption charge.
- e. Broxburn Industrial Park
 - i. Potable/Treated Water: \$8.64/m³ plus \$14.76 monthly flat fee
 - ii. Raw Water: \$2.15/m³ plus \$79.49 monthly flat fee
 - iii. Wastewater: \$135.01 monthly flat fee
- f. Commercial Users – Meter size greater than 200 mm (8 inches) - \$0.80/m³ plus \$0.26/m³ capital replacement surcharge.
- g. Other Commercial Users - \$1.65/m³ plus \$44.24 monthly flat fee
- h. **Iron Springs Water Association \$1000 monthly flat fee**

8. **Truck Fill Sales**

- a. \$4.72/m³
- b. Water key tags - \$50 per tag

9. **Sewer Service Charge**

	<u>Residential</u>	<u>Commercial</u>
a. Hamlets (Diamond City, Monarch, Shaughnessy, Turin)	\$27.58	\$53.50
b. Subdivision of Fairview	\$85.07	\$96.34
c. RAVE Industrial Park		\$1.65/m³ of water consumption plus \$95.79 monthly flat fee

Capital Recovery Surcharge - Sewer

	<u>Residential</u>	<u>Commercial</u>
d. Hamlet of Monarch – Debenture	\$ 37.17	\$ 37.17

Diamond City Water & Sewer

	<u>Residential</u>	<u>Commercial</u>
e. Pursuant to Bylaw 1284 Annual Levy	\$1,011.85	\$1,011.85

<u>Stub-In Charges</u>	<u>Residential</u>	<u>Commercial</u>
f. Monarch – Existing stub-in From January 2005 pay back	\$2,500.00 \$37.17/month	\$2,500.00 \$37.17/month
10. <u>Hauled Wastewater – Residential Only</u>		
\$25.38 per axle (excluding the front steering axle)		
11. <u>Garbage Collection</u>		
a. Street Side Pick-up - \$24.35 per month per residence b. Rollaway Curbside Bin – replacement charge: \$200		
12. <u>Storm Water Drainage</u>		
Rave Subdivision - \$0.034/m ² of property area		

SCHEDULE “B”

RAVE Industrial Subdivision – Storm Water Improvement Levy

Property	Storm Water Improvement Levy	Monthly Payment	Total Annual Payment	Start Date	End Date
Lot 3, Block 3, Plan 011773	\$11,989.75	\$69.29	\$831.45	March 1/2015	March 1/2035
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Lot 1, Block 3, Plan 9312509	\$9,140.64	\$52.82	\$633.87	March 1/2015	March 1/2035
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Lot 4, Block 1, Plan 1113171	\$80,663.23	\$466.14	\$5,593.71	March 1/2015	March 1/2035
Lot 2, Block 3, Plan 9312509	\$13,203.53	\$76.30	\$915.62	March 1/2015	March 1/2035
Lot 4, Block 2, Plan 9312509	\$16,549.90	\$95.64	\$1,147.68	March 1/2015	March 1/2035
Lot 6, Block 2, Plan 9312509	\$4,961.35	\$28.67	\$344.05	March 1/2015	March 1/2035
<i>Lot 3, Block 2, Plan 9312509</i>	\$18,248.51	\$105.46	\$1,265.47	March 1/2015	March 1/2035
<i>Lot 3, Block 1, Plan 9312509</i>	\$11,795.36	\$68.16	\$817.97	March 1/2015	March 1/2035
<i>Lot 4, Block 1, Plan 9312509</i>	\$13,516.58	\$78.11	\$937.33	March 1/2015	March 1/2035
<i>Lot 1, Plan 8211420</i>	\$13,448.77	\$77.72	\$932.63	March 1/2015	March 1/2035
Lot 7, Block 2, Plan 011773	\$9,668.42	\$55.87	\$670.47	March 1/2015	March 1/2035
Lot 9, Block 2, Plan 0614634	\$35,068.51	\$202.66	\$2,431.88	March 1/2015	March 1/2035
Lot 2, Block 1, Plan 8910227	\$31,384.23	\$181.37	\$2,176.39	March 1/2015	March 1/2035

AGENDA ITEM REPORT



Title: Sponsorship Request - Rotary Club of Lethbridge East \$10,000 Agricultural Scholarship Program
Meeting: Council Meeting - 12 Jan 2023
Department: Administration
Report Author: Mattie Watson

APPROVAL(S):

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

Approved - 30 Nov 2022
Approved - 30 Nov 2022

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

A request has been made from the Rotary Club of Lethbridge East to sponsor their \$10,000 Agricultural Scholarship Program in 2023.

RECOMMENDATION:

That Council determine whether Lethbridge County will provide a sponsorship for the Rotary Club of Lethbridge East's \$10,000 Agricultural Scholarship Program in 2023.

REASON(S) FOR RECOMMENDATION(S):

Council may decide to use the Council Discretionary Reserve to provide a sponsorship for the event which supports agriculture.

PREVIOUS COUNCIL DIRECTION / POLICY:

Members of Council have attended the scholarship gala in the past but the County has not provided sponsorship.

BACKGROUND INFORMATION:

An e-mail was received from the organizing committee of the 5th Annual Rotary Ag Scholarship Program requesting support from Lethbridge County in the form of a sponsorship.

The scholarship is open to students in Southern Alberta who have completed at least two years of an agriculturally-related post-secondary program. The organizing committee hopes to award at least two scholarships in 2023, dependent on sponsorships received. Recipients will be recognized at a gala on March 2, 2023.

Sponsorship levels range from \$1,000 to \$10,000. Each level includes recognition at the gala and the Rotary's website, as well as tickets to the event (see attached document for detailed list of sponsorship levels).

ALTERNATIVES / PROS / CONS:

Option #1: Council authorizes sponsorship of the event

Pro: Supporting agriculturally-focused post-secondary students in Southern Alberta, recognition of support at event

Con: Financial impact

Option #2: Council does not authorize sponsorship of the event

Pro: No financial impact

Con: Does not support Southern Alberta post-secondary students in agriculture programs

FINANCIAL IMPACT:

Sponsorship Levels:

- Bronze: \$1,000
- Silver: \$2,500
- Gold: \$5,000
- Platinum: \$7,500
- Diamond: \$10,000

LEVEL OF PUBLIC PARTICIPATION:

☒ **Inform** ☐ **Consult** ☐ **Involve** ☐ **Collaborate** ☐ **Empower**

ATTACHMENTS:

[Sponsorship Request - Rotary Club of Lethbridge East Agricultural Scholarship](#)

[Rotary Club of Lethbridge East Agricultural Scholarship Sponsorship Opportunities for 2023](#)

From: Dr. Glenn H. Coulter <gcoulter@telus.net>

Sent: Friday, November 11, 2022 10:42 AM

To: Gary Secrist <gsecrist@lethcounty.ca>

Subject: Rotary Club of Lethbridge East's \$10,000 Agricultural Scholarship Program

Good morning Gary,

The Organizing Committee for the Rotary Club of Lethbridge East's \$10,000 Agricultural Scholarship Program would like to bring you up to date on our planning for the annual 2023 Scholarship Gala Event. We would also like to confirm our ongoing commitment to assist in the development of future agricultural leaders within southern Alberta.

First, the Committee would like to thank, the County of Lethbridge for attending last year's awards dinner. Your participation was appreciated very much.

Second, the Rotary Club of Lethbridge East will be the sole organizer of the Agricultural Scholarship Program in 2023 and beyond.

Last, but not least, we have changed our venue. The 2023 Scholarship Gala Event will be held at the Coast Lethbridge Hotel & Conference Centre. This facility will provide an opportunity to expand the number of attendees wishing to participate in this important celebration and allow them to engage with the speaker and other attendees more effectively. In addition, we are pleased to announce that attendees will be treated to the renowned cuisine of LA Chefs Catering & Events. This year's Gala will feature a prime rib buffet.

The next \$10,000 Agricultural Scholarship Gala Event is scheduled for Thursday, March 2nd, 2023. Our guest speaker for the evening will be Lethbridge-born, inspirational speaker Chris Koch. Please see the Rotary Ag Scholarship web site ([Dinner - Rotary Ag Scholarship](#)) for details on Chris. Again in 2023, at least two, and hopefully more, scholarships will be awarded. Over the past four years, the program has awarded eight \$10,000 scholarships to highly qualified agricultural students, innovators, and leaders of tomorrow.

We hope that the County will support the \$10,000 Agricultural Scholarship Program in 2023 through its annual budgeting process. For your information, I have attached a listing of Agricultural Sponsorship opportunities for 2023. We would appreciate the County of Lethbridge considering support of this event.

With our best wishes,

Glenn

The Organizing Committee
5th Annual Rotary Ag Scholarship Program
Rotary Club of Lethbridge East



**March, 2023
Coast Hotel Lethbridge
Sponsorship Opportunities**

DIAMOND SPONSOR - \$10,000

Includes 3 tables of 8 with VIP preferred seating
Promotion on Rotary AG Scholarship website
Invite to Media Launch – October 17, 2022 – The Coast Hotel
Event Literature
Logo signage at the Event

PLATINUM SPONSOR - \$7,500

Includes 2 tables of 8 with VIP preferred seating
Promotion on Rotary AG Scholarship website
Invite to Media Launch – October 17, 2022 – The Coast Hotel
Event Literature
Logo signage at the Event

GOLD SPONSOR - \$5,000

Includes 1 table of 8 with VIP preferred seating
Promotion on Rotary AG Scholarship website
Invite to Media Launch – October 17, 2022 – The Coast Hotel
Event Literature
Logo signage at the Event

SILVER SPONSOR - \$2,500

4 Dinner Tickets with VIP preferred seating
Promotion on Rotary AG Scholarship website
Invite to Media Launch – October 17, 2022 – The Coast Hotel
Event Literature
Logo signage at the Event

BRONZE SPONSOR - \$1,000

2 Dinner Tickets with VIP preferred seating
Promotion on Rotary AG Scholarship website
Invite to Media Launch – October 17, 2022 – The Coast Hotel
Event Literature
Logo signage at the Event

info@rotaryagscholarship.ca

AGENDA ITEM REPORT



Title: Request for Letter of Support - Horsefly Emergency Spillway Project
Meeting: Council Meeting - 12 Jan 2023
Department: Administration
Report Author: Ann Mitchell

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer,

Approved - 01 Jan 2023

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

The Municipal District of Taber on behalf of the Southern Regional Drainage Committee has requested a letter of support for additional funds to offset inflationary increases to Phase 2 and 3 of the Horsefly Regional Emergency Spillway Project.

RECOMMENDATION:

That Lethbridge County provide a letter of support to the Municipal District of Taber for additional funds to offset inflationary increases to Phase 2 and 3 of the Horsefly Regional Emergency Spillway Project.

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County is a member of the Southern Regional Stormwater Drainage Committee.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council supported Phase 1 of the Horsefly Regional Emergency Spillway Project.

BACKGROUND INFORMATION:

Since 2011, the Southern Regional Drainage Committee has advocated for a solution that would best alleviate flooding and damage caused by high intensity rainfall and snowmelt events. An extensive study was conducted and a plan (The Southern Regional Stormwater Management Plan (SWMP)) was implemented that included utilizing and increasing the capacity of existing irrigation infrastructure through the construction of seven flood mitigation projects. The original estimated cost of these flood mitigation projects totaled \$151,000,000. The preliminary engineering report for the Horsefly Regional Emergency Spillway Project outlined the proposed implementation plan for the SWMP and includes cost estimates for 2019 pricing.

As managing partner for the project, the MD of Taber has gone through the provincial regulatory processes for the Horsefly Regional Emergency Spillway Project, by receiving the Alberta Environment Water Act Approval. Phase 1 of the project has been tendered and awarded, with construction commencing on December 2, 2022. However, recent inflationary pressures have increased the cost of Phase 1 by approximately ~\$5,000,000 above the engineer's estimate that was used to apply for project grant funding. This amount is in addition to the existing Phase 1 shortfall of \$5,919,000 that is to be shared by the municipal stakeholders of the Southern Regional Drainage Committee (SRDC). Since its inception, four (4) SRDC members have taken a step back, leaving an additional ~\$1,300,000 to be divided between the remaining SRDC stakeholders.

In discussions with the engineering consultant (MPE Engineering) for this project, it is believed that there will be additional inflationary increase to Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project ranging from 25% to 30% higher than originally estimated cost for these two Phases. At this time, the actual amount of the inflationary increases are unknown. With the current estimated cost of \$24,919,950 for Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project, we are projecting that an additional inflationary increase of ~\$7,500,000 will be required to complete Phases 2 and 3.

At this time the Municipal District of Taber on behalf of the Southern Regional Drainage Committee have requested further funding from the Province of Alberta in the sum of \$12,500,000 to offset inflationary increases and to complete Phase 1, 2 and 3 of the Horsefly Regional Emergency Spillway Project.

ALTERNATIVES / PROS / CONS:

By itself, sending a general letter of support poses little risk/exposure for Lethbridge County.

Pros:

It keeps Lethbridge County at the forefront of providing support to an committee it is a member of.

Cons:

We are not being a supportive member/partner if we refuse letter of support.

FINANCIAL IMPACT:

There are no direct financial implications to sending a letter of support.

LEVEL OF PUBLIC PARTICIPATION:

☐ Inform ☐ Consult ☐ Involve ☒ Collaborate ☐ Empower

ATTACHMENTS:

[Horsefly Spillway Project Letter of Support Request](#)
[MD of Taber - Letter to Premier for Horsefly Spillway Project](#)



December 21, 2022

Via E-mail: tcampbell@lethcounty.ca

Lethbridge County
#100, 905-4th Ave South
Lethbridge, Alberta
T1J 4E4

Re: Letter of Support Request – Horsefly Emergency Spillway Project Shortfall

Dear Reeve Campbell,

Since 2011, the Southern Regional Drainage Committee has advocated for a solution that would best alleviate flooding and damage caused by high intensity rainfall and snowmelt events. An extensive study was conducted and a plan (The Southern Regional Stormwater Management Plan (SWMP)) was implemented that included utilizing and increasing the capacity of existing irrigation infrastructure through the construction of seven flood mitigation projects. The original estimated cost of these flood mitigation projects totaled \$151,000,000. The preliminary engineering report for the Horsefly Regional Emergency Spillway Project outlined the proposed implementation plan for the SWMP and includes cost estimates for 2019 pricing.

As managing partner for the project, the MD of Taber has gone through the provincial regulatory processes for the Horsefly Regional Emergency Spillway Project, by receiving the Alberta Environment Water Act Approval. Phase 1 of the project has been tendered and awarded, with construction commencing on December 2, 2022. However, recent inflationary pressures have increased the cost of Phase 1 by approximately ~\$5,000,000 above the engineer's estimate that was used to apply for project grant funding. This amount is in addition to the existing Phase 1 shortfall of \$5,919,000 that is to be shared by the municipal stakeholders of the Southern Regional Drainage Committee (SRDC). Since its inception, four (4) SRDC members have taken a step back, leaving an additional ~\$1,300,000 to be divided between the remaining SRDC stakeholders.

In discussions with the engineering consultant (MPE Engineering) for this project, it is believed that there will be additional inflationary increase to Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project ranging from 25% to 30% higher than originally estimated cost for these two Phases. At this time, the actual amount of the inflationary increases are unknown. With the current estimated cost of \$24,919,950 for Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project, we are projecting that an additional inflationary increase of ~\$7,500,000 will be required to complete Phases 2 and 3.

At this time the Municipal District of Taber on behalf of the Southern Regional Drainage Committee have requested further funding from the Province of Alberta in the sum of \$12,500,000 to offset additional inflationary increases and to complete Phase 1, 2 and 3 of the Horsefly Regional Emergency Spillway Project.



On behalf of the Southern Regional Drainage Committee, the Municipal District of Taber is requesting your letter of support for additional funds to offset the \$5,000,000 inflationary increase to Phase 1, and to offset the expected \$7,500,000 inflationary increase to Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project. We would ask that you forward all letters of support to the MD of Taber by January 15th 2023 and we will then collectively forward all support letters to the Government of Alberta.

As a member of the Southern Regional Stormwater Drainage Committee your letter of support is greatly appreciated. If you have any concerns or questions, please feel free to call CAO – Arlos Crofts at 403-223-3541 or email him at acrofts@mdtaber.ab.ca.

Sincerely,

A handwritten signature in blue ink, reading "Merrill L. Harris", is positioned below the word "Sincerely,".

Merrill Harris
Reeve
Municipal District of Taber



December 20, 2022

Via E-mail: premier@gov.ab.ca

Honourable Premier Danielle Smith
Premier of Alberta and Minister of Intergovernmental Relations
307 Legislature Building
10800 – 97th Avenue
Edmonton, AB
T5K 2B6

RE: Horsefly Regional Emergency Spillway Project

Dear Honourable Premier Smith,

We seek your assistance in resolving a significant funding shortfall that has expanded beyond the resources available to the Municipal District of Taber and our current municipal partners to complete the Horsefly Regional Emergency Spillway Project.

During the recent Rural Municipalities of Alberta (RMA) fall conference, MD of Taber elected officials had an opportunity to speak to many Government of Alberta Ministries regarding the widening shortfall in funding for the Horsefly Regional Emergency Spillway Project. All of the Honourable Ministers spoken with were positive about the possibility of additional funding to reduce this recent shortfall for the Horsefly Regional Emergency Spillway Project.

To give a brief overview of the Horsefly Regional Emergency Spillway Project, in August 2011, a number of stakeholders impacted by stormwater runoff came together to form the Regional Drainage Committee (RDC). Within this region includes local Municipal Districts and Counties (Taber, Cardston, Warner, Lethbridge, 40 Mile, and Cypress), Towns and Villages (Taber, Bow Island, Coaldale, Magrath, and Barnwell), Cities (Lethbridge and Medicine Hat), and Irrigation Districts (Magrath Irrigation District, Raymond Irrigation District, St. Mary River Irrigation District, and Taber Irrigation District).

In 2014 the RDC completed the Southern Regional Stormwater Management Plan (SWMP). The purpose of the SWMP was to determine how best to alleviate flooding and damages caused by high intensity rainfall and snowmelt events utilizing existing irrigation infrastructure in the region.

The St. Mary River Irrigation District's main canal feeds two (2) irrigation districts in the study area. These include the St. Mary River Irrigation District (SMRID), who recently amalgamated with the former Taber Irrigation District (TID), and the Raymond Irrigation District. The study area of the SWMP encompassed the entire drainage basin of the SMRID main canal and areas downstream of the canal towards the Oldman and South Saskatchewan Rivers, totalling just over 2,000,000 acres. Contributions from the irrigation districts includes the acquiring and paying all land acquisition costs for all three phases of the Horsefly Regional Emergency Spillway Project, a cost that is not fundable under any of the grants received.

The final recommendation of the SWMP to mitigate flooding in the region was to utilize and increase the capacity of existing irrigation infrastructure through the construction of seven flood mitigation projects.

The estimated cost of these flood mitigation projects totalled \$151,000,000. The preliminary engineering report for the Horsefly Regional Emergency Spillway Project outlines the proposed implementation plan for the SWMP and includes cost estimates for 2019 pricing.



The MD of Taber has gone through all the provincial regulatory processes for the Horsefly Regional Emergency Spillway Project, by receiving the Alberta Environment Water Act approval. Phase 1 of the project has been tendered and awarded, with construction commencing on December 2, 2022. However, recent inflationary pressures have increased the cost of Phase 1 by approximately ~\$5,000,000 above the engineer's estimate, that was used to apply for project grant funding. This amount is in addition to the existing Phase 1 shortfall of \$5,919,000 shared by the municipal stakeholders of the RDC. Since its inception, four (4) RDC members have taken a step back, leaving an additional ~\$1,300,000 to be divided between the remaining RDC stakeholders.

The Municipal District of Taber believes that there will be additional inflationary increases to Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project ranging from 25% to 30% higher than originally estimated. At this time, the actual amount of the inflationary increases are unknown. With the current estimated cost of \$24,919,950 for Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project, we are projecting an additional inflationary increase of ~\$7,500,000 once tendering of all three (3) Phases are complete.

At this time the Municipal District of Taber and the Regional Drainage Committee requests further funding from the Province of Alberta in the sum of \$12,500,000 to offset additional inflationary increases and to complete Phase 1, 2 and 3 of the Horsefly Regional Emergency Spillway Project. The Municipal District of Taber has forwarded this correspondence to the below RDC stakeholders asking for their letters of support in requesting additional funds to offset the \$5,000,000 inflationary increase to Phase 1, and to offset the expected \$7,500,000 inflationary increase to Phases 2 and 3 of the Horsefly Regional Emergency Spillway Project:

Municipal District of Taber
County of Forty Mile
Lethbridge County
Cypress County
Town of Coaldale
Town of Taber
Town of Bow Island
Village of Barnwell
Cardston County
County of Warner
City of Medicine Hat
City of Lethbridge

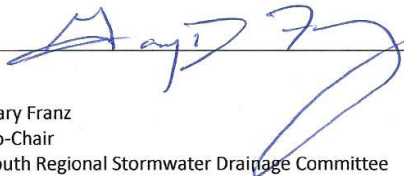
The issue of stormwater management is critical to southern Alberta. We sincerely hope additional funding will be available to complete such an important project. A copy of the Southern Regional Stormwater Management Project Implementation Plan, prepared by MPE Engineering Ltd, is attached. Through the Municipal District of Taber, the Regional Drainage Committee remains committed to managing this project to benefit southern Alberta residents.


We would be delighted to have you join us and formally request an audience with the Honourable Premier. We humbly invite you to the Municipal District of Taber for a personal tour of the study area and to discuss further the importance of this stormwater management plan for our region. Likewise, we would be more than willing to meet with you directly at the Legislature in Edmonton at your convenience.

We thank you for your commitment, and we look forward to hearing from you in our exciting work on behalf of the residents of southern Alberta.

Sincerely,




Gary Franz
Co-Chair
South Regional Stormwater Drainage Committee


Merrill Harris
Co-Chair
South Regional Stormwater Drainage Committee

Cc: Honourable Deputy Premier Nathan Neudorf – Deputy Premier and Minister of Infrastructure
Cc: Honourable Minister Travis Toews – President of Treasury Board and Minister of Finance
Cc: Honourable Minister Rebecca Schulz – Minister of Municipal Affairs
Cc: Honourable Minister Devin Dreesen – Minister of Transportation and Economic Corridors
Cc: Honourable Minister Sonya Savage – Minister of Environment and Protected Areas
Cc: Honourable Minister Nate Horner – Minister of Agriculture and Irrigation
Cc: Honourable Minister Mike Ellis – Minister of Public Safety and Emergency Service
Cc: Grant Hunter, MLA
Cc: Drew Barnes, MLA
Cc: Joseph Schow, MLA

December 15, 2022

Reeve Tory Campbell
Lethbridge County
#100, 905 4 Ave South
Lethbridge, Alberta
T1J 4E4

Re: Joint Advocacy for Improved Solar Farm Governance

Dear Reeve Campbell,

On behalf of Rocky View County's Council, I am writing to share that the County is interested in a joint advocacy campaign to improve provincial governance of renewable energy projects and invite you to join the campaign. We have attached a motion that was passed unanimously by Rocky View County's Council on December 6, 2022, and some background information to this letter.

As you know, Alberta's municipalities have been given broad authority over land use decisions and consider ourselves stewards of the land. It is our responsibility to ensure orderly and beneficial development of lands, and to maintain the quality of the physical environment where our residents live, work, and play.

However, siting decisions for renewable energy projects can be appealed to the Alberta Utilities Commission (AUC), and the AUC is not required to consider municipal land use bylaws, municipal statutory plans, or even consult with municipalities when making these decisions. We believe that insufficient consideration is given to municipalities in this process and wish to advocate to the Province for a more inclusive decision-making process.

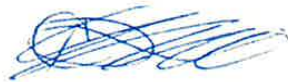
To that end, we wish to build a coalition of willing municipalities to hire a third-party consultant to advocate to the Government of Alberta to develop an overarching policy framework for land use decisions on renewable energy projects that is more inclusive of municipal policies and interests. We also want to request that municipalities be sheltered from potential financial liabilities associated with future reclamation of renewable energy sites. To this end, we have allocated up to \$10,000 towards the hiring of this consultant, and hope that you will consider a similar allocation if you are interested in joining our advocacy coalition.

To be clear, the intent of the request is not to oppose the development of renewable energy projects. The County believes that renewable energy will be an important element of reaching Alberta's emissions reductions targets. However, we believe that municipalities should have more influence over the process for determining where these projects are located. We are the level of government that is closest to residents and have the best understanding of local

concerns. This is acknowledged for most land use decisions and should be extended to decisions over renewable energy projects.

If you are interested in joining this important advocacy campaign, please have your Administration contact Ben Manshanden at bmanshanden@rockyview.ca or 403-520-3962 by February 3, 2023, to arrange details. I hope you will join this campaign and look forward to your response.

Sincerely,
Rocky View County



Crystal Kissel
Mayor

Cc: Rocky View County Council
Dorian Wandzura, Chief Administrative Officer
Honourable Peter Guthrie, MLA for Airdrie-Cochrane
Honourable Nathan Cooper, MLA for Olds-Didsbury-Three Hills
Angela Pitt, MLA for Airdrie-East
Miranda Rosin, MLA for Banff-Kananaskis
Leela Aheer, MLA for Chestermere-Strathmore

Attachment: Emergent Motion: Renewable Energy Approval Process for Provincial Advocacy

Renewable Energy Approval Process for Provincial Advocacy

- WHEREAS** renewable energy generation will be an integral part of addressing climate change and meeting Alberta's emissions reductions targets;
- AND WHEREAS** renewable energy will continue to be an integral part of the Province's electrical energy network;
- AND WHEREAS** the Government of Alberta's stated target for renewable energy production is 30%, and the generation mix was 12.3% renewable energy in 2021;
- AND WHEREAS** renewable energy generation can and does consume a significant amount of land area, including highly productive agricultural lands;
- AND WHEREAS** Part 17 of the *Municipal Government Act* gives municipalities broad responsibility for land use planning to ensure orderly, economical and beneficial development of lands, and to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta;
- AND WHEREAS** under Section 619 of the *Municipal Government Act*, the Alberta Utilities Commission approval of renewable energy projects prevails over municipal authority;
- AND WHEREAS** the Alberta Utilities Commission is not required to consider municipal land use bylaws or statutory land use plans during the approval process for renewable energy projects on private lands, and is not required to consult with or give intervenor status to impacted municipalities;
- AND WHEREAS** there is no provincial land use planning framework providing guidance for renewable energy generation installations, and municipalities have limited ability to directly influence a siting decision at the Alberta Utilities Commission;
- AND WHEREAS** many Alberta municipalities were negatively financially impacted by the abandonment of oil and gas facilities within their jurisdictions, and currently municipalities have no ability to enforce remediation securities for renewable energy projects;

THEREFORE BE IT RESOLVED THAT Administration be directed to take the necessary steps to create an advocacy coalition with like-minded municipalities to jointly hire a consultant to request that the Government of Alberta:

- develop an overarching policy regarding alternative energy generation facilities so that municipalities are granted influence on locational decisions for renewable energy projects as part of the Alberta Utilities Commission process, and
- create a process to protect municipalities from the financial liability of future reclamation of these energy sites;

FURTHER THEREFORE BE IT RESOLVED THAT Administration be directed to allocate up to \$10,000 from the Tax Stabilization Reserve towards a collective effort with other like-minded municipalities to advocate for this policy, and report back on progress by the end of Q2 2023.