AGENDA
Council Meeting
9:30 AM - Thursday, August 5, 2021
Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

4 - 9 1. **County Council Meeting Minutes**
Council Meeting - 08 Jul 2021 - Minutes

10 2. **Special County Council Meeting Minutes**
Special Council Meeting - 02 Jul 2021 - Minutes

D. DELEGATIONS

9:30 a.m. - Bursary Winners - Lexie Hornford and Peter Harris

E. SUBDIVISION APPLICATIONS

11 - 18 1. **Subdivision Application #2021-0-134 – Brouwer - Lot 2, Block 18, Plan 1610157 within SW¼ 6-10-21-W4M (Hamlet of Diamond City)**
Subdivision Application #2021-0-134 – Brouwer - Lot 2, Block 18, Plan 1610157 within SW¼ 6-10-21-W4M (Hamlet of Diamond City)

F. PUBLIC HEARINGS - 10:00 AM

19 - 100 1. **Bylaw 21-010 Ramias Subdivision Area Structure Plan and Bylaw 21-011 Land Use Bylaw Amendment Rural Urban Fringe to Grouped Country Residential - Public Hearing**
Bylaw 21-010 Ramias Subdivision Area Structure Plan and Bylaw 21-011 Land Use Bylaw Amendment

101 - 108 2. **Bylaw 21-013 - Text Amendments to the Lethbridge County Land Use Bylaw - Public Hearing**
Bylaw 21-013 - Text Amendments to the Land Use Bylaw

G. DEPARTMENT REPORTS

G.1. COMMUNITY SERVICES

109 - 119 G.1.1. **Bylaw 21-015 - Re-designation of portions of Lot 1, Block 1, Plan 0411743 and Lot 2 Block 1 Plan 1511150 from Rural Agriculture to Business Light Industrial - First Reading**
Bylaw 21-015 Land Use Bylaw Amendment - Rural Agriculture to Business Light Industrial

120 - 133 G.1.2. **Bylaw 21-016 - Re-designate a parcel within the NW 1-9-21-W4 from Lethbridge Urban Fringe to Rural General Industrial - First Reading**
Bylaw 21-016 - Re-designate a parcel within the NW 1-9-21-W4 from LUF to RGI

134 - 135 G.1.3. **Planning and Development Department - 2nd Quarter Report 2021**
Planning and Development Department 2nd Quarter Report 2021

136 - 137 G.1.4. **Picture Butte Jamboree Days Parade - August 21, 2021 - Picture Butte**
Picture Butte Jamboree Days Parade - August 21, 2021 - Picture Butte

138 - 140 G.1.5. **Town of Coalhurst Parade - August 28, 2021 - Coalhurst**
Town of Coalhurst Parade - August 28, 2021 - Coalhurst

G.2. ADMINISTRATION

141 - 146 G.2.1. **Celebration of Indigenous Culture - September 11, 2021 - Readymade Community Centre**
Celebration of Indigenous Culture - September 11, 2021 - Readymade Community Centre

G.3. CORPORATE SERVICES

147 - 149 G.3.1. **Coaldale-Lethbridge Community Growing Project Request**
Coaldale-Lethbridge Community Growing Project Request

150 - 154 G.3.2. **2021 Business Tax Adjustments**
2021 Business Tax Adjustments

G.4. MUNICIPAL SERVICES

155 - 157 G.4.1. **Mountain Meadows Slough Remediation**
Mountain Meadows Slough Remediation

H. NEW BUSINESS

I. COUNTY COUNCIL AND COMMITTEE UPDATES

158 - 161 1. **Lethbridge County Council Attendance Update - June 2021**
Lethbridge County Council Attendance Update - June 2021

J. CLOSED SESSION

K. ADJOURN

MINUTES
Council Meeting

9:30 AM - Thursday, July 8, 2021
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, July 8, 2021, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Lorne Hickey
Deputy Reeve Klaas VanderVeen
Councillor Morris Zeinstra
Councillor Tory Campbell
Councillor Robert Horvath
Councillor Ken Benson
Councillor Steve Campbell
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
Senior Planner, Steve Harty

A. CALL TO ORDER

Reeve Lorne Hickey called the meeting to order at 9:30 a.m.

B. ADOPTION OF AGENDA

214-2021	Councillor Benson	MOVED that Lethbridge County Council approve the July 8, 2021 Council Meeting Agenda as presented.

CARRIED

C. ADOPTION OF MINUTES

C.1. *County Council Meeting Minutes*

215-2021	Councillor Horvath	MOVED that the June 17, 2021 Regular County Council Meeting Minutes be accepted as presented.

CARRIED

D. DELEGATIONS

D.1. *9:30 a.m. - Road Access Agreement - Agriculture Business onto Restricted Road*

Mike Schooten

216-2021	Deputy Reeve VanderVeen	MOVED that council send a letter of concern and request support for landowner for access to the banned roadway section RR 22-3 for 200 meters within town limits, with an exemption status of 90% as per previous discussions and would include mutual consent with Coalhurst as per the MOU for the same exemption for the remainder of RR 22-3 and TWPR 9-2 to Highway 25 and further that this issue be discussed at the next Intermunicipal Committee meeting.

CARRIED

E. SUBDIVISION APPLICATIONS

E.1. *Subdivision Application #2021-0-096 – Oudshoorn - SW1/4 26-10-23-W4M*

217-2021 Deputy Reeve VanderVeen

MOVED that the Country Residential subdivision of SW1/4 26-10-23-W4M (Certificate of Title No. 971 335 320), to resplit a 10.00 acre (4.047 ha) parcel into two titles, being 6.81 and 3.19 acres (2.76 & 1.29 ha) each respectively in size, for country residential use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 10.00 acres at the market value of $18,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant has a professional soils analysis done at their expense on the 3.19 acre area by an accredited agency or engineer to ensure that the soil characteristics are capable of supporting an additional septic field. Analyses of the test must be performed and approved by an approved agency under Alberta Labour, with a copy of the report submitted and deemed acceptable to the Subdivision Authority.
4. That the applicant provide a Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements on the proposed parcel as approved.

CARRIED

E.2. *Subdivision Application #2021-0-093 – JF Murray Farms - NE1/4 17-11-21-W4M*

218-2021 Deputy Reeve VanderVeen

MOVED that the Country Residential subdivision of NE1/4 17-11-21-W4M (Certificate of Title No. 191 128 953), to subdivide a 6.55 acre (2.65 ha) first parcel out residential yard subdivision from a ¼-section title of 157.91 acres (63.91 ha) for country residential use. The parcel is located approximately 2-miles northwest of the Town of Picture Butte, 2-miles west of Highway 25; 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 easement(s) as required by ATCO Gas shall be established prior to finalization of the application.

CARRIED

E.3. ***Subdivision Application #2021-0-105 – Reich - NW¼- 36-07-22-W4M***

219-2021 Councillor S.Campbell

MOVED that the Country Residential subdivision of NW1/4 36-7-22-W4M (Certificate of Title No. 921 275 565), to subdivide a 9.27 acre (3.75 ha) first parcel out farmstead subdivision from a ¼-section title of 157.31 acres (63.66 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 easement(s) as required by ATCO Gas shall be established prior to finalization of the application.
4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.
5. That the applicant shall be responsible for meeting any conditions regarding Historical Resource clearance as required by Alberta Culture, Multiculturalism and Status of Women.

CARRIED

E.4. ***Subdivision Application #2021-0-107 – Kasado Developments - Lot 3, Block 26, Plan 0610821 within SE 23-8-21-W4 (Stewart Siding)***

220-2021 Councillor Benson

MOVED that the Industrial subdivision of Lot 3, Block 26, Plan 0610821 within SE1/4 23-8-21-W4M (Certificate of Title No. 211 089 308 +2), to split a 5.18 acre (2.1 ha) parcel into two equal sized titles, each at 2.59 acres (1.05 ha) respectively in size, for rural industrial 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. Any lot grading plans, if required, may be addressed in the Development Agreement at the County's discretion or be provided at the development permit stage.
3. That the applicant submits a Final Plan of Survey as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided.
4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

CARRIED

F. PUBLIC HEARINGS

G. DEPARTMENT REPORTS

G.1. MUNICIPAL SERVICES

G.1.1. ***Rescind Policies Amalgamated into Public Works LOS Policy***

221-2021 Deputy Reeve VanderVeen

MOVED that Council rescind the following policies:
Policy 312 - Crop Damage
Policy 313 - Fencing
Policy 315 - Purchase of Right of Way
Policy 316 - Right of Entry
Policy 317 - Road Construction Program
Policy 609 - Roadtop Vegetation Control
Policy 610 - Seeding County Right-of-Way & Borrow Areas
Policy 611 - Backsloping Vegetation Management

CARRIED

G.1.2. ***2021 Level of Service Policy - Public Works***

222-2021 Councillor T.Campbell

MOVED that Council adopt the new Level of Service Policy for Public Works maintenance, based on the budget approved for 2021 operations.

CARRIED

Reeve Hickey recessed the meeting at 11:46 a.m.

The meeting reconvened at 1:01 p.m. with all members of Council present as previously stated.

G.1.3. ***Fairview Stormwater Pond - Request for Budget Increase***

223-2021 Councillor S.Campbell

MOVED that County Council approve an additional $36,500 from the Drainage Reserve for the Fairview Stormwater Drainage project with a total project value of $206,500.

CARRIED

G.2. COMMUNITY SERVICES

G.2.1. ***Community Services Policy Review - Fire Protection Policy #202 and Fire Inspections Policy #203***

224-2021 Councillor T.Campbell

MOVED that Fire Protection Policy #202 be rescinded.

CARRIED

225-2021 Councillor Benson

MOVED that Fire Inspections Policy #203 be rescinded.

CARRIED

G.3. CORPORATE SERVICES

G.4. ADMINISTRATION

G.4.1. ***2021 Bursary Award***

226-2021 Councillor T.Campbell

MOVED that County Council award the 2021 Bursary to two applicants in the amount of $1,000 each as follows:

1) Lexie Hornford
2) Peter Harris

to be presented to the applicants at the Council meeting on August 5th, 2021.

CARRIED

G.4.2. *Alberta Urban Municipalities Association President 2021 Summer Tour - July 20, 2021 - Coalhurst*

227-2021 Councillor S.Campbell MOVED that Reeve Hickey and Councillor Benson attend the Alberta Urban Municipalities Association President 2021 Summer Tour on July 20, 2021 at the David A. Veres Social Arena in Miners Memorial Park in Coalhurst.

CARRIED

G.4.3. *Policy Review - Policy 146 - Risk Control Policy*

228-2021 Deputy Reeve VanderVeen MOVED that Council approve the revisions to Policy 146 - Risk Control Policy as presented.

CARRIED

H. NEW BUSINESS

I. COUNTY COUNCIL AND COMMITTEE UPDATES

J. CLOSED SESSION

J.1. - Fire Provision Services Agreements (*FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)*

J.2. - North County Potable Water Coop (*FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)*

J.3. - Legal Update (*FOIP Section 27 - Privileged Information)*

J.4. - Insurance Update (*FOIP Section 27 - Privileged Information)*

229-2021 Deputy Reeve VanderVeen MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the *Municipal Government Act*, the time being 1:25p.m. for discussion on the following:

J.1. - Fire Provision Services Agreement (FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)

J.2. - North County Potable Water Coop (FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)

J.3. - Legal Update (FOIP Section 27 - Privileged Information)

J.4. - Insurance Update (FOIP Section 27 - Privileged Information)

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

230-2021 Deputy Reeve VanderVeen MOVED that Lethbridge County Council Meeting move out the closed session at 2:16 p.m.

CARRIED

J.1. ***Fire Provision Services Agreements (FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)***

231-2021	Deputy Reeve VanderVeen	MOVED that the County extend the current Fire Incident Response Plan Contract to December 31, 2021 for the purpose of implementing the response plan and assisting with the development of further fire related requirements as determined through the response plan review and that funding for the contract extension and required technical equipment be drawn from the Emergency Services Contingency Reserve, not to exceed $60,000.

CARRIED

K. ADJOURN

232-2021	Councillor Zeinstra	MOVED that the Lethbridge County Council Meeting adjourn at 2:18 p.m.

CARRIED

Reeve

CAO

MINUTES
Special Council Meeting

9:30 AM - Friday, July 2, 2021
Council Chambers

The Special Council Meeting of Lethbridge County was called to order on Friday, July 2, 2021, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Lorne Hickey
Councillor Morris Zeinstra
Councillor Tory Campbell
Councillor Robert Horvath
Councillor Ken Benson
Councillor Steve Campbell
Deputy Reeve Klaas VanderVeen
Chief Administrative Officer, Ann Mitchell
Information Technology Manager, Doug Burke

A. CALL TO ORDER

Reeve Lorne Hickey called the meeting to order at 9:30 a.m.

B. ADMINISTRATION

B.1. *Bylaw 20-024 Temporary Mandatory Face Coverings Bylaw*

1-2021	Deputy Reeve VanderVeen	MOVED that Bylaw No. 20-024 - Temporary Mandatory Face Coverings Bylaw be repealed. CARRIED

C. ADJOURN

2-2021	Councillor Benson	MOVED that Lethbridge County Special Council Meeting adjourn at 9:37 a.m. CARRIED

Reeve

CAO

AGENDA ITEM REPORT

Title:	Subdivision Application #2021-0-134 – Brouwer - Lot 2, Block 18, Plan 1610157 within SW¼ 6-10-21-W4M (Hamlet of Diamond City)
Meeting:	Council Meeting - 05 Aug 2021
Department:	ORRSC
Report Author:	Steve Harty

APPROVAL(S):

Hilary Janzen, Supervisor of Planning & Development	Approved - 21 Jul 2021
Larry Randle, Director of Community Services,	Approved - 21 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 23 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☐	☐	☐	☐

EXECUTIVE SUMMARY:

The application is to subdivide a 66' x 196' (0.3 acre/ 0.13 ha) title into two equal lots, each being 66' x 98' (0.15 acre/ 0.06 ha) in size, for hamlet residential use. With a slight lot dimension waiver, the proposal otherwise meets the hamlet subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2021-0-134 be approved subject to the lot dimension waiver granted and the conditions as outlined in the draft resolution.

PREVIOUS COUNCIL DIRECTION / POLICY:

- This subdivision is possible with the provision of municipal water and sewage in the hamlet.
- In 2006 the applicant provided a deposit and obtained a stub-in for future water/sewer service. There is an existing caveat registered on title regarding a development agreement for the future service connection and the payment of installation fees required.
- The Subdivision Authority would have to grant a 2' parcel size waiver to approve this application as the one dimension is at 98' whereas the bylaw standard is 100'. The other dimensions are exceeded (lot area is 6,468 sq. ft. and the bylaw requires 5,000 sq. ft.).
- This application supports the County's initiatives and strategies to enable and encourage residential growth in the hamlets.

BACKGROUND INFORMATION:

The lot is located within the Hamlet of Diamond City on 3 St., approximately 200 metres south of Bulyea Ave. The proposal is to create a new residential lot on the north side of an existing yard.

The existing title is a somewhat unconventional hamlet residential lot size as it was created from remnants of the original hamlet plan and consists of former road and lane that have been closed. The north area presently contains a moveable gazebo and some shrubs/trees while the south portion has an existing dwelling located in the very south west corner. When municipal services where installed in the hamlet in 2006 the landowner prepaid towards the cost of installation of water and sewer stub-ins in anticipation of subdividing the north portion of the lot in the future. A different proposal to create smaller sized lot was refused in 2016. This new application is different from the previous application in regards to the lot dimensions, as this latest proposal is to create two equal sized lots that adhere much closer to the bylaw dimensional standards.

To approve the application would require a lot dimensional waiver of 2 feet. The lots exceed the minimum width and overall area for a hamlet residential lot (i.e. they are 66' x 98' wide with an area of 6,468 sq. ft., whereas 50' x 100' with 5,000 sq. ft. area overall is required), but they do not meet the required depth due to the historical layout. The applicant is asking for a variance consideration due to the historical situation and the fact that the County permitted and installed the servicing stub-ins in 2006 to enable the title to be subdivided.

Other than the one slight deficient lot size dimension, the proposals otherwise meets the requirements of the land use bylaw Hamlet Residential land use district and municipal servicing is available.

The application was circulated to the required external agencies with no concerns expressed regarding the application and no utility easements are requested (at time of agenda report).

ALTERNATIVES / PROS / CONS:

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

- the County's bylaw standards and parcel size criteria would be adhered to

Cons

- this would negate the County's hamlet growth initiatives in promoting and encouraging new residential growth opportunities, especially where servicing is available

FINANCIAL IMPACT:

None direct to County, but it is noted the future tax situation will change with an increase in additional residential taxes paid to the municipality.

REASON(S) FOR RECOMMENDATION(S):

With the granting of a waiver based on the merits of the proposal, the subdivision otherwise meets the Hamlet Residential - HR land use district standards, the provincial Subdivision and Development Regulations, and the municipal subdivision policies as stated in the Land Use Bylaw.

ATTACHMENTS:

5A 2021-0-134 Lethbridge County APPROVAL
2021-0-134 Diagrams

RESOLUTION

2021-0-134

Lethbridge County **Hamlet Residential** subdivision of Lot 2, Block 18, Plan 1610157 within SW1/4 6-10-21-W4M

THAT the Hamlet Residential subdivision of Lot 2, Block 18, Plan 1610157 within SW1/4 6-10-21-W4M (Certificate of Title No. 161 011 993), to subdivide a 66' x 196' (0.3 acre/ 0.13 ha) title into two equal lots, each being 66' x 98' (0.15 acre/ 0.06 ha) in size, for hamlet 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. The existing caveat registered on title regarding an agreement for the future sewer/water service connection and any additional installation fees required should be accordingly addressed.
3. The applicant is responsible for all development costs, and any applicable municipal hamlet infrastructure installation fees, associated with servicing the subdivision proposal shall be paid to Lethbridge County prio to finalization.
4. That a final subdivision plan must be prepared by an Alberta Land Surveyor in such a manner acceptable to the Subdivision Authority and for Land Titles registration.
5. That any easement(s) as required by the utility agencies or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. Due to the historical nature of the parent title and the parcel configuration, the Subdivision Authority is satisfied that the proposal is suitable for the residential purpose and has granted a 2' waiver of the lot depth in order to approve the subdivision proposal.
4. The applicant has provided a deposit and signed a Development Agreement to obtain hamlet water and sewer services and the Subdivision Authority sees merit in granting the approval as no objections or concerns have been received regarding the proposal.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(c) of the Municipal Government Act, Reserve is not required.

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

(c) (c) The Subdivision Authority has granted a parcel size waiver in accordance with section 654(2) of the MGA, as the proposed lots meet the minimum width and overall area for a hamlet residential lot (i.e. 50 x 100' with 5,000 sq. ft. overall required), but do not meet the required depth due to the historical layout.

(d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

(e) ATCO Gas has no need for a Utility Right of Way on the subject property at this time, and therefore has no objection to the proposed subdivision.

(f) Lethbridge Northern Irrigation District (LNID) – Alan Harrold, General Manager:

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

1. A water agreement suitable to meet the needs of the proposed subdivision(s) may be required if the proposed subdivision(s) requires the use of irrigation water. In addition, since the delivery will be from the Lateral DI Pipeline a landowner construction contribution of $3,150.00 (includes GST) would be required at the time of signing a water agreement for this parcel. In addition, a water agreement suitable to meet the needs of the proposed subdivision(s) would also be required for the use of irrigation water. The 2021 rate is 472.50 (includes GST).
2. Any easements required by the subdivided parcels for access to water from the District's works must be in place for the supply of domestic water.
3. Any alteration to District works required as a result of this subdivision is subject to District approval and payment by the applicant of all applicable costs.

Please note that LNID rates are subject to change annually.

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

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

"Reference your file to create a parcel for hamlet residential use at the above noted location.

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

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

To that end, the parcel to be created will be well removed from Highway 25 with indirect access to the highway being gained solely by way of the local street system. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the hamlet residential parcel as proposed would have any appreciable impact on the highway.

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

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

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local road system, in this instance a permit from Alberta Transportation will not be required and development of the hamlet residential parcel could proceed under the direction, control and management of the county. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard.

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

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

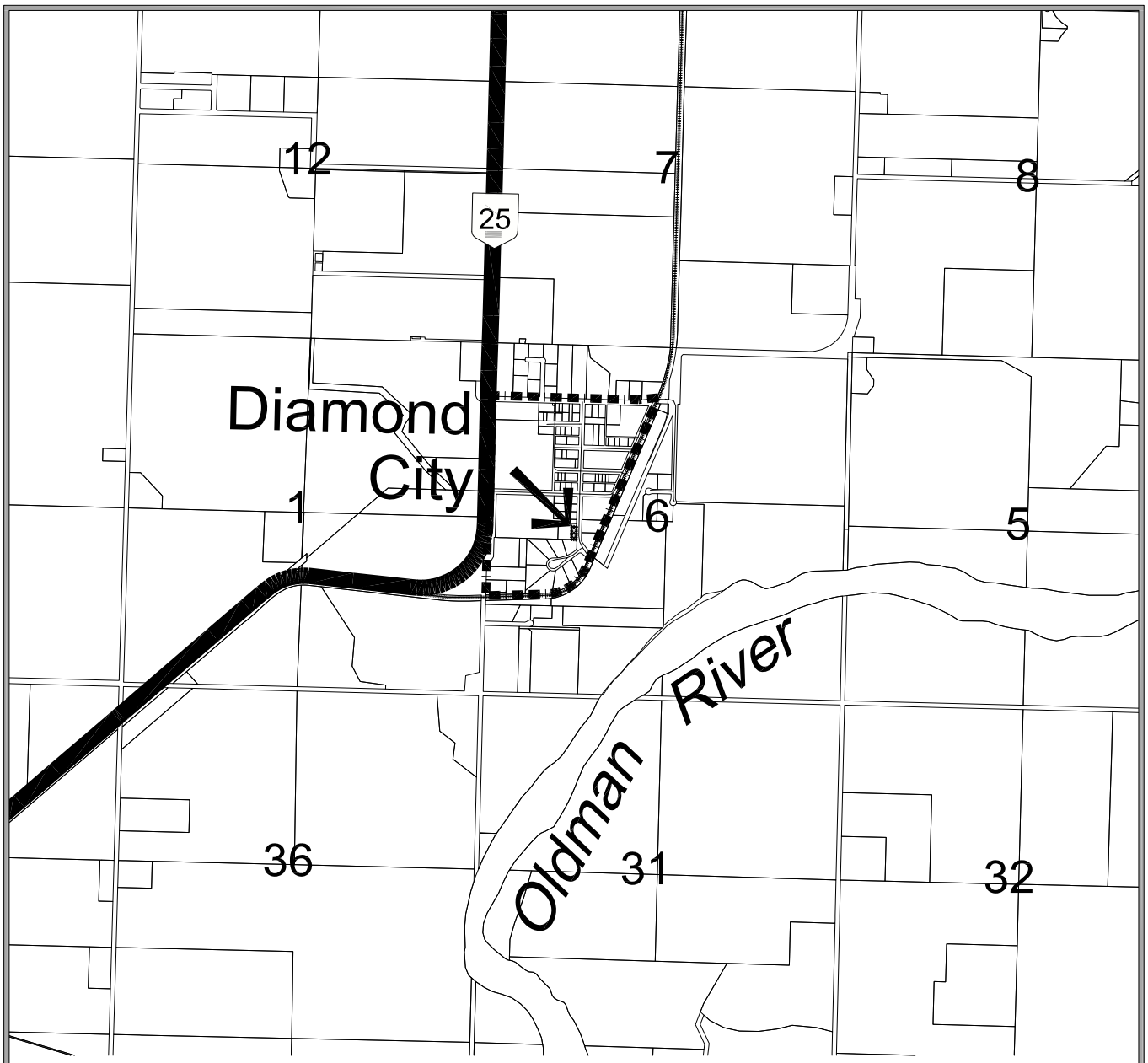
Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far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

(h) Canada Post has no comment.

(i) Telus Communications Inc has no objection.

_____ _____
MOVER REEVE

_____
DATE



SUBDIVISION LOCATION SKETCH
LOT 2; BLOCK 18; PLAN 1610157
WITHIN SW 1/4 SEC 6, TWP 10, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JUNE 29, 2021
FILE: 2021-0-134

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 30, 2021 N:\Subdivision 2020\2021-0-134.dwg

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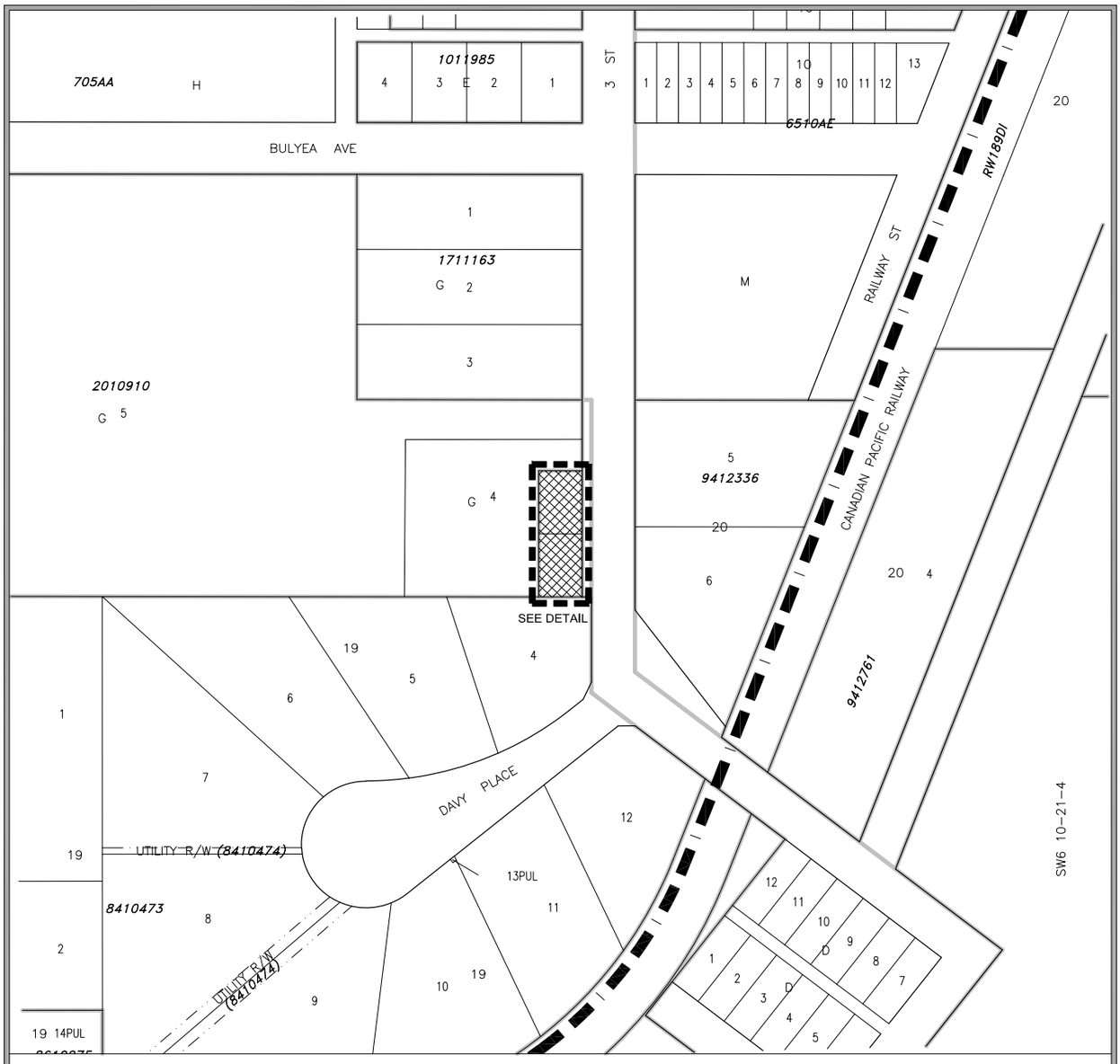
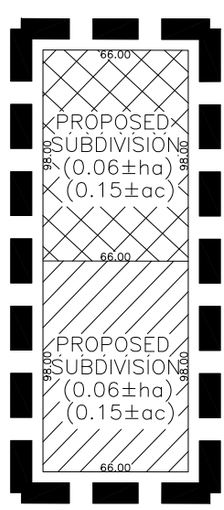


SUBDIVISION SKETCH
LOT 2; BLOCK 18; PLAN 1610157
WITHIN SW 1/4 SEC 6, TWP 10, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JUNE 29, 2021
FILE: 2021-0-134

PROPOSED



DETAIL SCALE: 3X

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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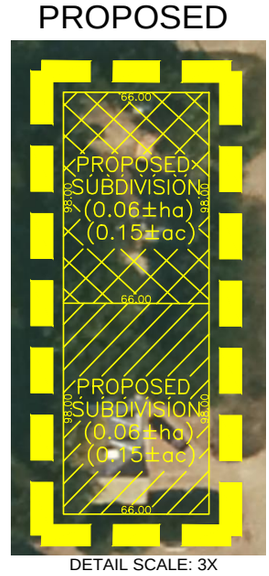
June 30, 2021 N:\Subdivision\2021\2021-0-134.dwg

N

SUBDIVISION SKETCH
LOT 2; BLOCK 18; PLAN 1610157
WITHIN SW 1/4 SEC 6, TWP 10, RGE 21, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: JUNE 29, 2021
FILE: 2021-0-134

PROPOSED



DETAIL SCALE: 3X

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

June 30, 2021 N:\Subdivision\2021\2021-0-134.dwg

AERIAL PHOTO DATE: 2018

AGENDA ITEM REPORT

Title:	Bylaw 21-010 Ramias Subdivision Area Structure Plan and Bylaw 21-011 Land Use Bylaw Amendment Rural Urban Fringe to Grouped Country Residential - Public Hearing
Meeting:	Council Meeting - 05 Aug 2021
Department:	Community Services
Report Author:	Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 20 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 21 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☒	☐	☐	☒

EXECUTIVE SUMMARY:

An application has been made to re-designate Lots 2 and 3, Block 1, Plan 0912279 in the NE 21-9-22-W4 from Rural Urban Fringe to Grouped Country Residential. This would allow for the subdivision of Lot 2 into 3 parcels.

RECOMMENDATION:

That Bylaw 21-010 receive second reading, as amended.
That Bylaw 21-010 receive third reading.

That Bylaw 21-011 receive second reading.
That Bylaw 21-011 receive third reading.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Lethbridge County and Town of Coalhurst Intermunicipal Development Plan allows for the subdivision of parcels in the area north of Coalhurst if the applicant submits an Area Structure Plan and re-designates the property to the Grouped County Residential Land Use District.
- The Lethbridge County Municipal Development Plan requires that where there will be more than 4 adjacent titles that the applicant submit an Area Structure Plan for County Council consideration and that the parcels be re-designated to the Grouped Country Residential Land Use District.
- The Grouped Country Residential Land Use Strategy encourages subdivision in areas close to urban areas and where the lands are fragmented and considered poor quality agricultural lands.

- First Reading of Bylaw 21-010 and Bylaw 21-011 was given on June 3, 2021.

BACKGROUND INFORMATION:

An application has been made to re-designate Lots 2 and 3, Block 1, Plan 0912279 in the NE 21-9-22-W4 from Rural Urban Fringe to Grouped Country Residential. This would allow for the subdivision of Lot 2 into 3 parcels. The proposed Area Structure Plan and re-designation comply with the requirements of the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan, the Lethbridge County Municipal Development Plan, and the Grouped Country Residential Land Use Strategy.

The application has been circulated to all County Departments, the Town of Coalhurst, and external agencies for review. No concerns were expressed with the regards to the proposed Area Structure Plan or Rezoning application.

A review of the applications was completed by the Planning and Development Department.
The proposed re-designation complies with policies within the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan, the Municipal Development Plan Section 6.3 (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 applicant submitted a storm-water management plan as required and has been approved by the County's Infrastructure Manager.

At the time of 1st Reading of Bylaw 21-010 (Ramias Subdivision Area Structure Plan) it was noted that there was a reference to a Public Utility Lot (PUL) on Lot 3 (Southerly parcel) in Section 6.1 - Site Drainage. It is recommended that this section be amended as per the attached Area Structure Plan so that the reference to the PUL lot is removed and that the drainage area be protected by a Drainage Easement.

The two Bylaws were advertised in the July 13 and 20 editions of the Sunny South News and notices were sent to the adjacent landowners. One letter was received voicing concerns with the proposed Area Structure Plan and the proposed changes to the natural drainage in the area.

ALTERNATIVES / PROS / CONS:

1. County Council may refuse Bylaws 21-010 and 21-011
Pros: This may alleviate the concerns of the adjacent landowner regarding changes to the natural drain
Cons: The Area Structure Plan and rezoning adhere to the policies of the Intermunicipal Development Plan and Grouped Country Residential Land Use Strategy

2. County Council may postpone 2nd Reading of Bylaws 21-010 and 21-011 and request that the plan be revised to ensure the natural drain is not changed
Pros: This would address the concerns of the adjacent landowner regarding changes to the natural drain
Cons: This would delay the approval of the applications submitted

FINANCIAL IMPACT:

If the bylaws were approved, future development would be taxed at the County's residential tax rate. There are no additional costs to the County (i.e. maintenance of infrastructure) that would arise if the bylaws are approved.

REASON(S) FOR RECOMMENDATION(S):

The proposed bylaws meet the policies of the Intermunicipal Development Plan, the Municipal Development Plan, and the Grouped Country Residential Land Use Strategy.

ATTACHMENTS:

Bylaw 21-010 - Ramias Subdivision Area Structure Plan - As Amended
Bylaw 21-010 Signed First Reading

Bylaw 21-011 - Application
Bylaw 21-011 - Signed First Reading

Dave Clifton - Concerns with Applications
AT Comments
ATCO Gas
Telus
Coalhurst Comments
ORRSC comments

AREA STRUCTURE PLAN
RAMIAS SUBDIVISION
A RESIDENTIAL SUBDIVISION
IN
NE ¼ 21-9-22-W4
LETHBRIDGE COUNTY, AB

Submitted by:

HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS

1220 – 31 Street North
Lethbridge, Alberta T1H 5J8
T: 403-328-2686 F: 403-328-2728
Email: office@hasegawa.ca

AREA STRUCTURE PLAN
RAMIAS SUBDIVISION
NE ¼ 21-9-22-W4

Submitted to
Lethbridge County

PREPARED FOR:
Ron Ramias
PO Box 605
Coalhurst, AB T0L 0V0
jramias@gmail.com

PREPARED BY:
Hasegawa Engineering
1220 – 31 Street North
Lethbridge, AB T1H 5J8

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1. VISION

The Ramias residential subdivision Area Structure Plan has been developed through rigorous planning and careful consideration of the needs of the future property owners while considering the potential impact to neighboring existing landowners. The focus in developing this plan was to put forward a development proposal which would minimize the impact on area infrastructure, ensure a good fit with adjacent land uses and ultimately provide Lethbridge County with a cost-effective model for future acreage development.

The proposed Ramias subdivision is a Country Residential Development proposed to be sited to the northeast of Coalhurst, located at NE ¼ of Section 21, Township 9, Range 22, West of the 4th Meridian. The goal of this 5-lot development (3 existing and 2 new is to create an environment where residents can enjoy the peace and quiet of country residential living, but can have easy and convenient access to the municipalities of Coalhurst and Lethbridge. Key to achieving this goal is sizing the lots to a 2-acre minimum to allow for the low density feeling of the area. This lower density also minimizes the environmental impact and gives a feel of integrating into the natural environment.

In addition, the planning of the development was purposely kept at low density to match the existing surrounding properties. Maintaining similar density allows for expansion of development in the area without changing the feel that country residential exudes.

Coalhurst and the surrounding community have deep agricultural roots and there is a strong cultural trend to embrace rural and farm living. However, there is still a desire to access amenities located in Coalhurst and other surrounding communities. As such there is a large demand for the feel of country living while still being able to access the urban areas.

As with any development there are numerous challenges and opportunities. The opportunity is to provide a unique living experience to the residents of the County that is rare in southern Alberta. Key challenges to this development are identified and ultimately addressed in the remainder of this document.

Overall, the development concept acknowledges and seeks to positively integrate with the existing natural and built conditions in the area while successfully offering a diverse range of housing opportunities to satisfy a broad demand for country residency. The proposal and plan have been designed to:

- Offer a new high-quality rural residential area to Lethbridge County residents
- Be compatible and complimentary with existing adjacent country residential acreages which similarly enjoy the enviable location.

2. INTRODUCTION

This Area Structure Plan has been prepared by Hasegawa Engineering Ltd. on behalf of Ron Ramias to describe the development concept and municipal servicing strategy to be provided for the proposed country residential development. The site lies at NE-21-9-22-W4 at the intersection of Range Road 223 and Township Road 9-4 and is bordered on the south side by the existing CPR rail line (refer to Figure 1). The Area Structure Plan describes the ultimate development of the subject lands, which are contained within an existing parcel (refer to Figure 3).

As the development is intended to have five lots, an Area Structure Plan is required under Section 6.2 of the Municipal Development Plan of Lethbridge County.

This Area Structure Plan is submitted as support for the application to adopt the Plan as a by-law of Lethbridge County and the subsequent change to the Land Use By-Law. The Area Structure Plan will provide a basis for evaluation of future applications for subdivision of parcels and building development.

3. PLANS, DRAWINGS, AND CONCEPT

3.1 PLANS AND DRAWINGS

To illustrate the location of the property, site drainage, and the proposed subdivision layout, seven figures have been prepared. The figures are provided in *Appendix A* and are as follows:

- Figure 1 – Area Map
- Figure 2 – Existing Lots and Topography
- Figure 3 – Conceptual Lot Layout
- Figure 4 – Servicing Plan
- Figure 5 – Stormwater Management Plan
- Figure 6 – Lot Access Details
- Figure 7 – Sections & Details

These plans are conceptual in nature and are to be used for planning purposes only. Upon ASP acceptance, detailed design plans will be prepared and submitted with any subdivision application.

3.2 EXISTING CONDITIONS

The proposal is designed with the existing conditions of the land in mind. The impact on adjacent landowners and residents was carefully considered in the preparation of the plan.

The lands within the boundaries of the proposed Area Structure Plan are currently used as cultivated land (irrigated and non-irrigated) or lie in a natural state. Adjacent land owners include:

- To the north – agricultural lands under irrigation
- To the east, west, and south – country residential lot acreages.
- To the north and east – developed roads with the road allowances

The boundary of the proposed Area Structure Plan is the boundary of the single parcel containing the lands to be developed.

3.3 DEVELOPMENT OBJECTIVES

Preferred Development Concept

The preferred development concept appears in Figure 3. Note that the lot layouts are tentative and may vary slightly due to design considerations. The ultimate development will create approximately 5.47 ha (13.52 acres) of net developable area. The remainder of the land is dedicated to roads, utility lots for stormwater retention ponds, and open areas.

Lot sizes will be a minimum of 0.81 ha (2.0 acres) in size. Some lots will be slightly larger. The result is a proposed 5-lot development (existing plus Lots 4 and 5) in Phase 1 with one lot being designated for pastureland/stormwater drainage retention.

All of the lots will be accessed from Township Road 9-4 (refer to Figure 6).

Land Use Classification

The existing land use classification of the land for the proposed development is RUF (Rural Urban Fringe). The proposed land use classification of the subdivision is Grouped Country Residential as per the Lethbridge County Land Use Bylaw.

Lethbridge County Municipal Development Plan

The Lethbridge County Municipal Development Plan contains directives for residential development. The location of the proposed development meets these directives for the following reasons:

- The site is located adjacent to an existing area of Country Residential Development
- The site does not contain any sensitive environmental, cultural or historical features.

3.4 POPULATION ESTIMATES

With 4 residential use lots, and assuming a dwelling on each lot, the estimated population for the development at full build out is 10 additional residents based on an assumed population of 2.5 people per household.

3.5 PROPOSED LAND USE AREAS

The distribution of land use within the proposed ASP is shown in *Table 1* below.

Table 1. Land Use Statistics

	Hectares (Acres)	Percent of Gross Area
Net Developable Area	**5.47 (13.52)**	**60%**
Country Residential Lots (4)	5.47 (13.52)	60%
Utility Lots – Stormwater Retention	3.58 (8.84)	40%
Gross Developable Area	**9.05 (22.36)**	**100%**

4. SERVICING

In order to determine the viability of this development, preliminary evaluations have been performed with respect to servicing. Key service items include sewer, water, natural gas, telephone, television, and electric. Additional information on services is included in this section.

4.1 SANITARY SEWER SYSTEM

Sanitary sewage from each lot will be handled by individual private sewage treatment systems which meet or exceed the Alberta Private Sewage System Standard of Practice (2015). All systems will be approved as meeting these required standards prior to installation.

County development requirements indicate that prior to building on a lot, a soil test is required to determine the suitability of soil for supporting a septic field system. For the purpose of this ASP, two test pits were advanced and soil samples taken to be analyzed to provide a representative indication of soil suitability for septic field. Prior to the development of each parcel, additional soil testing will be required. The soil characteristics, as detailed in this section, verify the suitability of the soil for this type of a disposal system and supply the base design criterion for the required septic fields.

Soil samples were taken from two test holes on the property (refer to Figure 3 for test pit locations). Both samples were taken to Roseke Engineering to be tested for grain size analysis and suitability for septic fields (refer to *Appendix C*). The two test pits were dug to a total depth between 96" and 120" and logged for soil type. No water was observed in either of the test pits. Observed soils consisted mostly of sandy, silty clay till and were massive or blocky in nature (refer to attached soil logs).

The soils were classified using the soil texture classification triangle (Figure 8.1.1.10, Alberta Private Sewage System Standard of Practice 2015) and then that was used to determine Hydraulic Linear loading rates for the area. The results of this analysis are shown in Table 1 below.

Table 2. Soil Classification and Estimated Loading Rates Results

	Soil Classification	Hydraulic Linear Loading Rate (L/d/m)
Test Pit #1 (3-4 feet deep)	Silty clay loam (SICL)	37-50
Test Pit #2 (4 feet deep)	Clay (CL)	37-50

The results of this analysis indicate both locations are able to accept infiltration at a rate facilitating installation and use of septic fields.

Septic fields and septic tanks are to be designed, installed, and operated as per Alberta Private Sewage Systems Standard of Practice latest edition. Figure 4 in *Appendix A* shows approximate septic field sizes and locations on each lot based on estimated population of each lot.

4.2 WATER SYSTEMS

4.2.1 Potable Water

Potable water will be the responsibility of each residential lot owner. Each owner will be required to install a cistern and have water trucked to that cistern. Individual wells may also be installed in the future upon gaining water rights and AENV approval.

4.3 GAS

Natural gas distribution infrastructure in the area surrounding the site is operated by ATCO Gas. Each landowner will pay for the installation of natural gas distribution infrastructure to their lot. ATCO Gas will distribute natural gas within the development and lot purchasers will be able to select a retailer for natural gas supply. An existing ATCO high pressure natural gas line runs through the east side of the development which is a potential tie in point for servicing of the residential use lots within the subdivision. Refer to Figure 4 in *Appendix A* for high pressure gas line location and potential servicing to each residence.

4.4 ELECTRICAL POWER

The existing electrical service for the area is overhead power lines. Fortis Alberta Inc. will provide services to the proposed subdivision and services to each property line off the existing infrastructure (refer to Figure 4).

Electrical services are to be provided by the lot owner, not by the developer.

4.5 TELEPHONE

Telus will provide services to the lots, but each individual owner must apply for the service when building.

4.6 SOLID WASTE DISPOSAL

Lot purchasers will be responsible for making arrangements for solid waste disposal. The City of Lethbridge Regional Solid waste facility is located approximately 21km driving distance from the development. Alternatively, lot purchasers may contract with a private solid waste hauler.

4.7 MAIL DELIVERY

At the time of subdivision an application will be made to Canada Post for mail service to the development. The design of the subdivision will include an appropriate location per Canada Post guidelines. A community mailbox area at the entrance to the development will likely be required.

5. ROADS AND TRANSPORTATION

5.1 EXTERNAL ROADS

The main access to the development will be from Township Road 9-4 which runs east/west along the north side of the development. Township Road 9-4 is paved in asphalt and maintained by Lethbridge County. Most of the traffic flow to and from the subdivision is anticipated to head east/west from the subdivision along Twp Rd 9-4 to access Highway 3 travelling either north or southbound.

Approaches from Twp Rd 9-4 will be gravel construction to County standards. Lots 4 and 5 already have approaches connected to the paved County roads which will be utilized for the driveways for these lots. Prior to subdivision the developer will work with the County to determine what improvement, if any will be required for road approaches and the access road.

6. SITE DRAINAGE AND GRADING

The objective of the stormwater management design is to ensure that there is no impact on the surrounding properties and landowners from changing the drainage pattern within the development.

This analysis was based on creating a total of eight (8) lots. However, the analysis provides conservative results for a 5-lot development. All drainage onsite will conform to Lethbridge County and Alberta Environment and Parks requirements. The intent of stormwater management for the development is to control runoff with the use of stormwater management retention areas such that runoff is contained and released only when permission is granted. A Site Drainage Analysis was completed for the site (*Appendix D*) and is summarized below.

6.1 SITE DRAINAGE

Stormwater runoff from the subject lands presently flows from the north side of the development down to the south where there is a natural depression just north of the CPR railway. A combination of swales, berms, and culverts will be used to convey overland storm water from the northern 3 lots, down toward the retention area to the south. Figure 5 shows the topography of the site and proposed grading and infrastructure. The stormwater retention will still occur on the low area on the south side of the property and will continue to capture runoff from existing and proposed country residential lots. We have shown the drainage way as a stormwater easement.

6.2 DRAINAGE MODELING

To determine the required active storage volume of the pond, a hydrologic model of the site was prepared using the PC SWMM hydrologic modeling software package. The hydrologic model of the site post-development was then analyzed using a 1:100 year 24-hour design storm event.
The stormwater management area was sized to retain runoff volume generated. The hydrologic model will be reviewed during the detailed design stage to confirm the required capacity of the overland drainage system and culverts.

7. OPEN SPACES AND RESERVOIR ACCESS

The pastureland/drainage retention area will be left in a natural state as much as possible. The care and maintenance for these areas will be the responsibility of the Lethbridge County. It is not intended for these areas to be manicured parks but to remain or be restored to natural areas.

8. MUNICIPAL RESERVE

Due to the small nature of the development and the large lots, we have not included Municipal Reserve. However, there is a large area of the development that is within the flood plain that will remain natural land. The owner will provide a cash equivalent for the land requirement based on current market value of undeveloped land.

9. ARCHITECTURAL CONTROLS

Due to the small nature of this development, the developer has elected to not implement any development-specific architectural controls.

APPENDIX A

FIGURES

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SCALE: 1:50,000

NOTES

#	DATE	DRAWING STATUS	DRN	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DC	DPB	MO	MH
0	20/12/18	FOR REVIEW	DC	DC	MH	MH	MH

HABEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

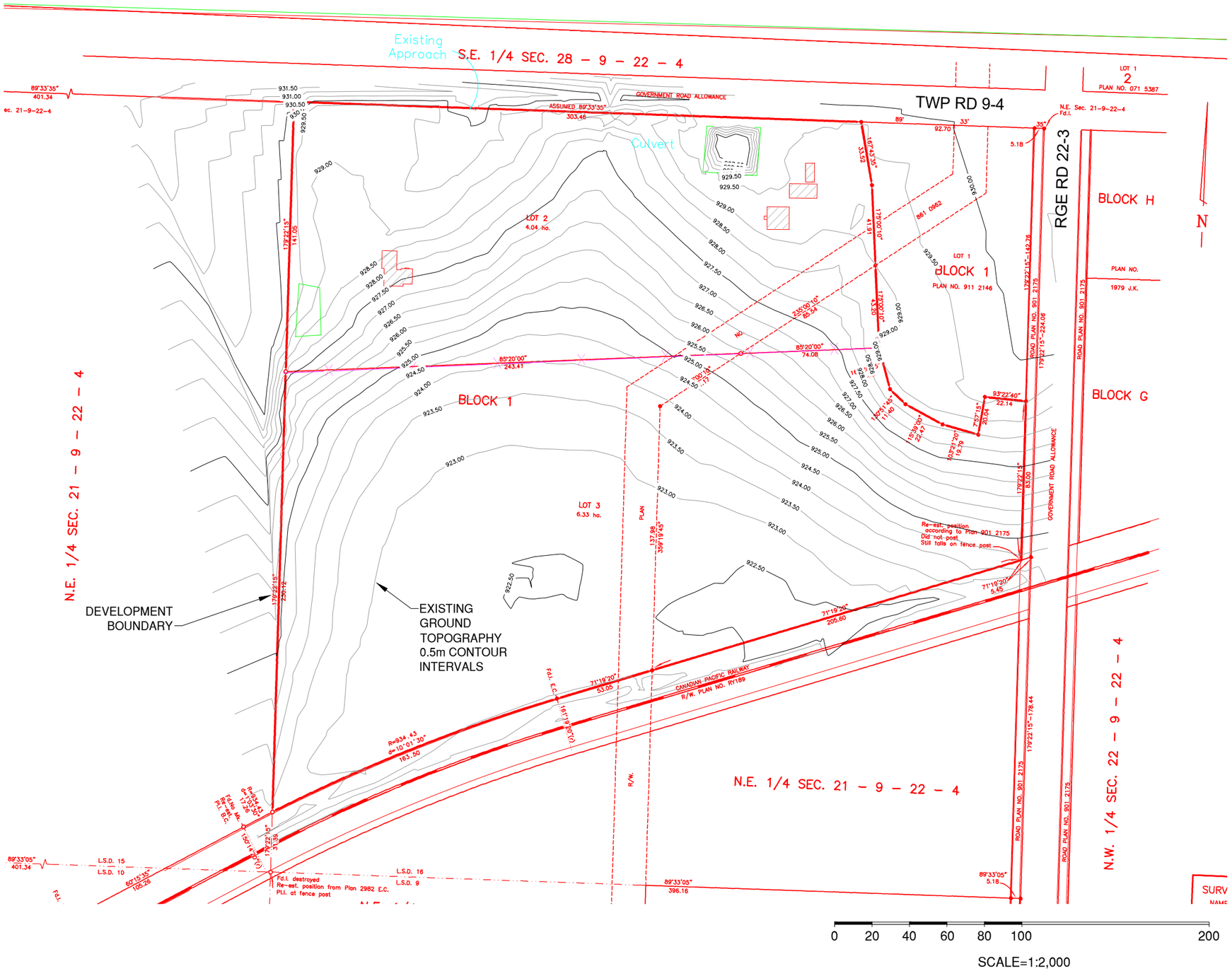
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
AREA MAP

PROJECT NUMBER
17-068

SHEET NUMBER
FIG. 1



NOTES

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Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
EXISTING LOTS AND TOPOGRAPHY

PROJECT NUMBER 17-068

SHEET NUMBER FIG. 2

LEGEND

CURRENT PROPOSED LOTS

FUTURE LOTS

54.78 EXISTING LOT DIMENSIONS

54.78 PROPOSED LOT DIMENSIONS

0 20 40 60 80 100 200

SCALE=1:2,000

NOTES

#	DATE (YY/MM/DD)	DRAWING STATUS	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	20/12/18	FOR REVIEW	DC	MO	MH	

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330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

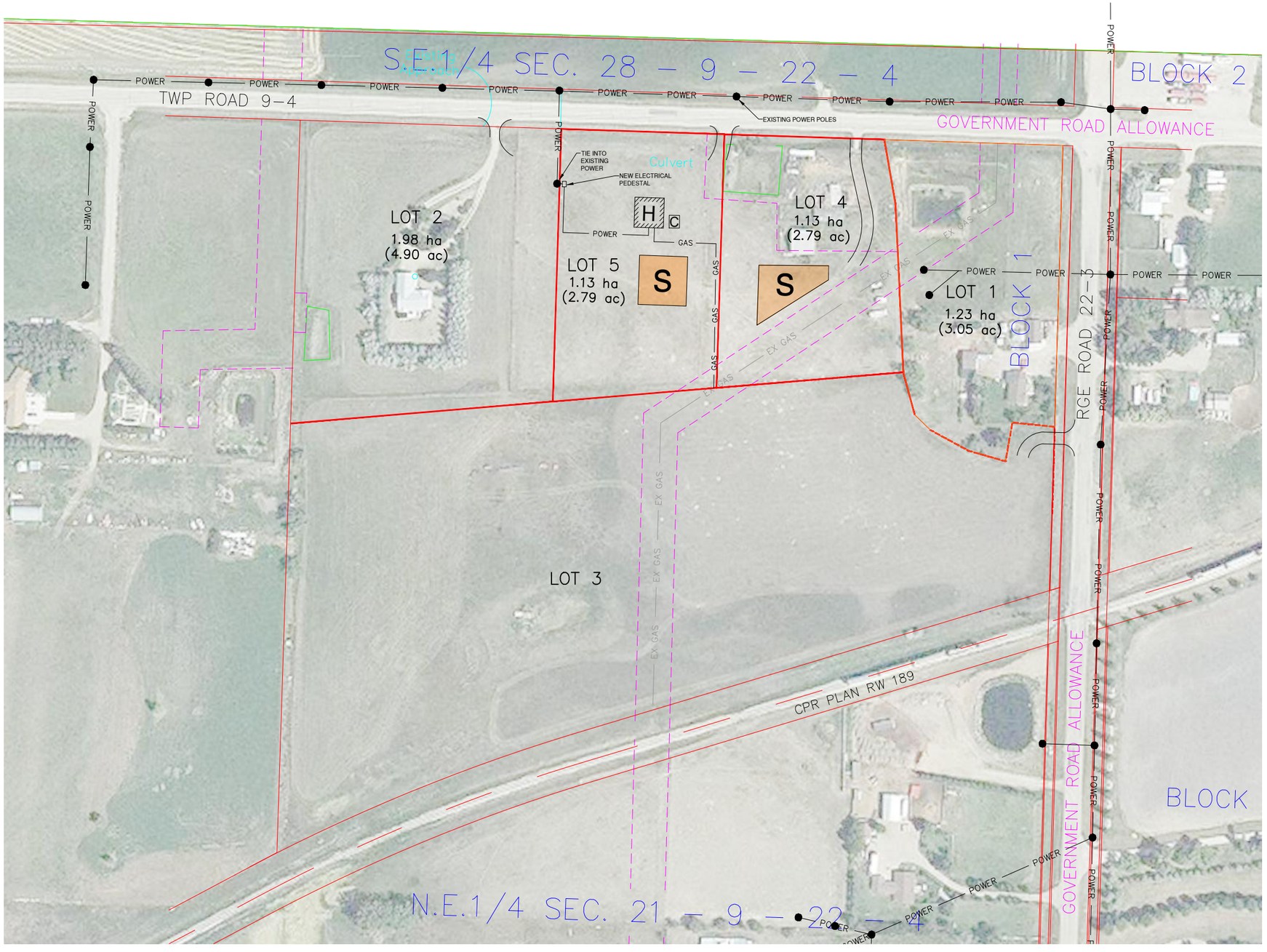
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
CONCEPTUAL LOT LAYOUT

PROJECT NUMBER 17-068

SHEET NUMBER FIG. 3



LEGEND

POWER — EXISTING FORTIS ELECTRICAL	EX GAS — EXISTING ATCO HIGH PRESSURE GAS LINE
POWER — PROPOSED ELECTRICAL SERVICES	GAS — PROPOSED ATCO GAS SERVICES

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SCALE=1:2,000

NOTES

#	DATE	DRAWING STATUS	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	20/12/18	FOR REVIEW	DC	MO	MH	

HABEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

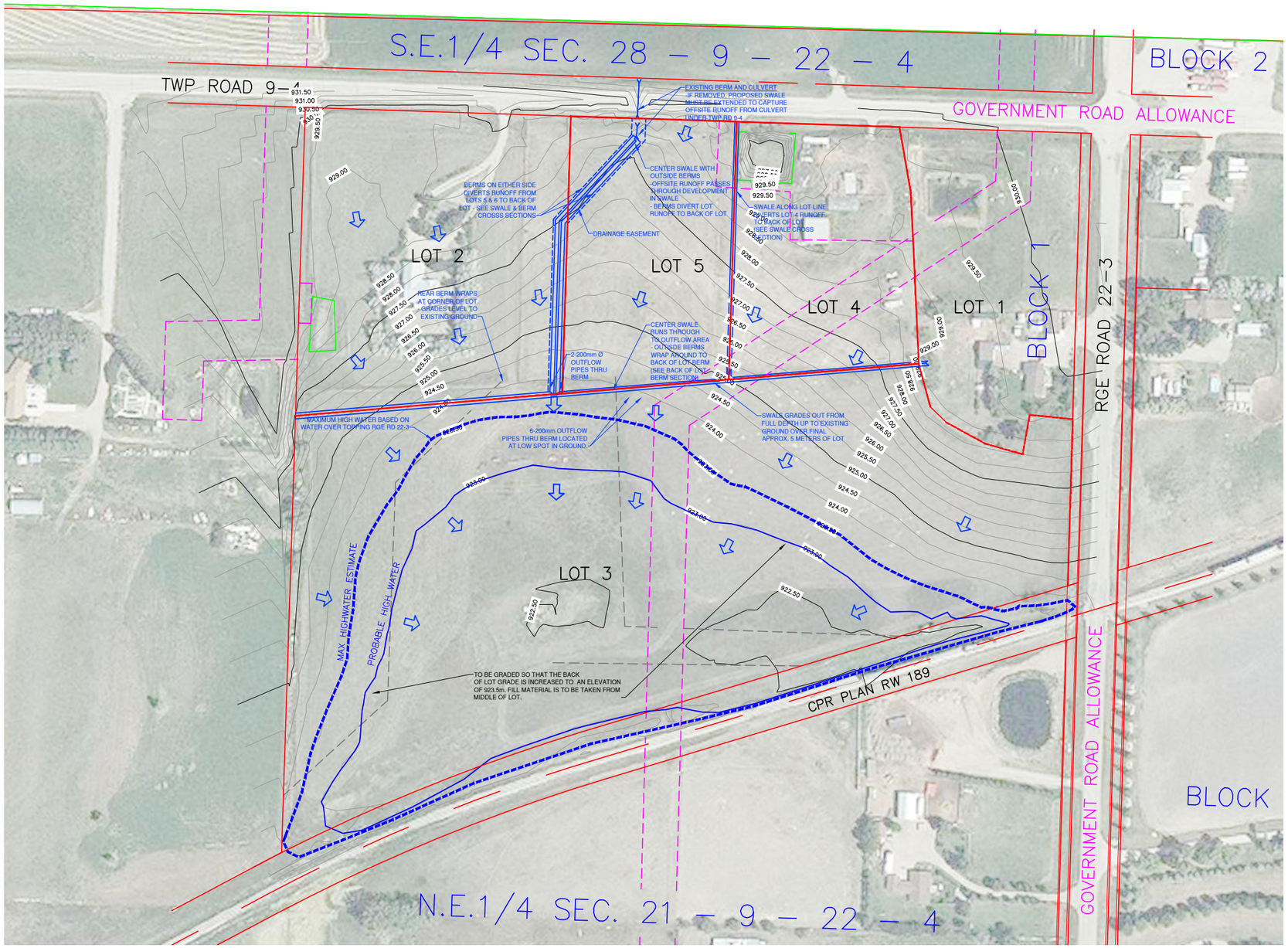
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
SERVICING PLAN

PROJECT NUMBER 17-068

SHEET NUMBER FIG. 4



NOTES:

- LOTS 7 & 8 TO BE GRADED SO THAT THE BACK OF LOT GRADE IS INCREASED TO AN ELEVATION OF 923.5m. MATERIAL FOR FILL IS TO BE TAKEN FROM LOT 9.

LEGEND

- CURRENT PROPOSED LOTS
- FUTURE LOTS
- PROPOSED OVERLAND DRAINAGE DIRECTION
- FINISH GRADE TOPOGRAPHY CONTOUR LINE (0.5m INTERVALS)

0 20 40 60 80 100 200

SCALE=1:2,000

NOTES

#	DATE	DRAWING STATUS	DSN	DRW	CHK	APP
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1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	20/12/18	FOR REVIEW	DC	MO	MH	

HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@hasegawa.ca

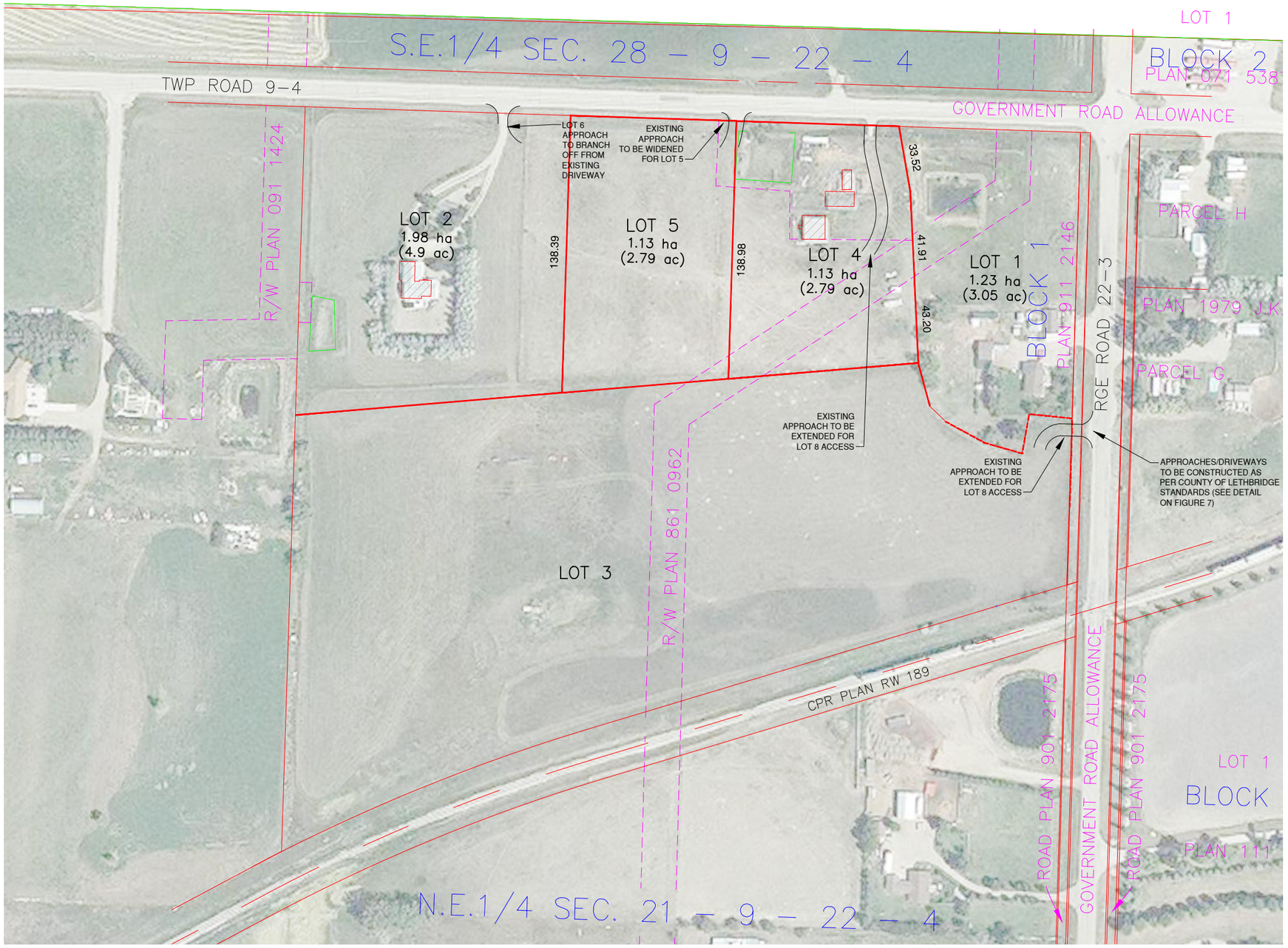
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NUMBER 17-068

SHEET NUMBER FIG. 5



LEGEND

CURRENT PROPOSED LOTS

FUTURE LOTS

54.78 EXISTING LOT DIMENSIONS

54.78 PROPOSED LOT DIMENSIONS

0 20 40 60 80 100 200

SCALE=1:2,000

NOTES

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Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
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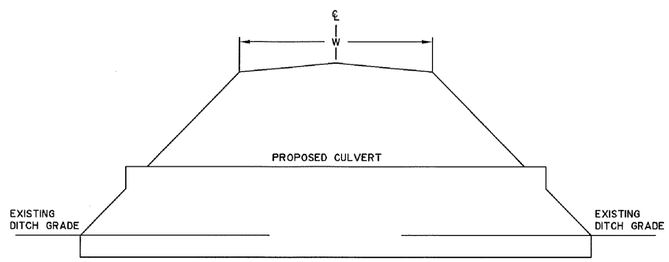
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

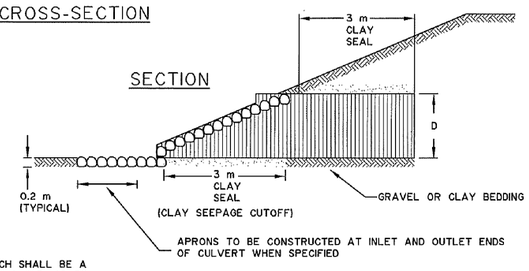
DRAWING TITLE
LOT ACCESS DETAILS

PROJECT NUMBER 17-068

SHEET NUMBER FIG. 6



APPROACH CROSS-SECTION



SECTION

NOTES:

1. THE SIDE SLOPES OF THE APPROACH SHALL BE A MINIMUM OF 6:1 ON APPROACHES TO ALL M.D. ROADS.

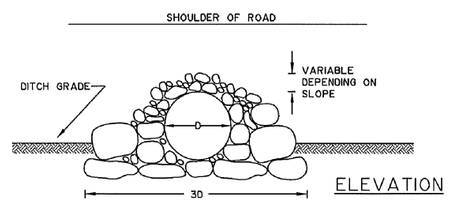
2. THE MINIMUM ALLOWABLE CULVERT DIAMETER IS 600 mm, UNLESS SPECIFIC WRITTEN APPROVAL FROM THE DIRECTOR OF OPERATIONAL SERVICES, OR DESIGNATE.

3. THE CULVERT SHALL BE ALIGNED WITH THE BACK OF THE DITCH BOTTOM. THE CULVERT IS TO BE COUNTERSUNK 15% OF THE PIPE DIAMETER BELOW THE DITCH BOTTOM.

4. THE CULVERT SHALL BE OF SUCH LENTH AS TO PROVIDE A NEAT, FINISHED APPEARANCE, WITHOUT EXCESS EXPOSED PIPE.

5. STRAIGHT END CULVERTS ARE NOT ACCEPTABLE. ALL CULVERTS SHALL HAVE A 3:1 SLOPE END UNLESS SPECIFIC WRITTEN APPROVAL IS OBTAINED FROM THE DIRECTOR OF OPERATIONAL SERVICES, OR DESIGNATE.

6. ROCK RIP-RAP SHALL BE HAND LAID AT BOTH ENDS OF THE CULVERT IN ACCORDANCE WITH THE ACCOMPANYING DRAWING.



ELEVATION

7. THE MUNICIPAL DISTRICT USES THE EXPECTED TRAFFIC TYPE AND VOLUME TO DETERMINE THE MINIMUM WIDTH OF THE DRIVING SURFACE OF THE APPROACH.

8. 300 mm DEPTH OF COVER OVER C.S.P. IS PREFERRED.

9. APPROACH SURFACE TO BE AS DESIGNATED BY THE M.D.

10. RIP-RAP SHALL BE PLACED WITH THEIR BEDS AT RIGHT ANGLES TO THE SLOPE, THE LARGER STONES BEING USED IN THE BOTTOM COURSES AND THE SMALLER STONES AT TOP.

11. RIP-RAP SHALL BE LAID IN CLOSE CONTACT SO AS TO BREAK JOINTS AND IN SUCH A MANNER THAT THE WEIGHT OF THE STONE IS CARRIED BY THE EARTH AND NOT BY THE ADJACENT STONES.

ACCESS INSTALLATION DETAIL
SCALE: NTS

NOTES

#	DATE (YYYY/MM/DD)	DRAWING STATUS	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	20/12/18	FOR REVIEW	DC	MO	MH	

HABEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED GROUPED COUNTRY RESIDENTIAL SUBDIVISION

DRAWING TITLE
SECTIONS & DETAILS

PROJECT NUMBER
17-068

SHEET NUMBER
FIG. 7

APPENDIX B

LAND TITLES

CERTIFIED COPY OF

Certificate of Title

S

LINC 0033 880 097 | SHORT LEGAL 0912279;1;2

TITLE NUMBER: 091 110 964
SUBDIVISION PLAN
DATE: 28/04/2009

AT THE TIME OF THIS CERTIFICATION

RONALD ERNEST RAMIAS (DRYWALLER)

AND
AARTJE JOHANNE RAMIAS
BOTH OF:
COALHURST
ALBERTA
AS JOINT TENANTS

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 0912279
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES,LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-WRITTEN OR ENDORSED HEREON,OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1259DU .		AGREEMENT NORTH AMERICAN COLLIERIES LTD. "RE: MINING RIGHTS"
2834EH .	26/11/1930	CAVEAT CAVEATOR - PRAIRIE COAL LANDS LTD..
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
851 081 819	22/05/1985	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "DISCHARGED EXCEPT FOR PLAN 8610962 BY #861187937 13/11/86"
881 009 454	20/01/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
911 245 275	29/10/1991	EASEMENT (OVER THE NE 1/4-21-9-22-4 FOR THE BENEFIT OF LOT 1 BLOCK 1 PLAN 9112146)

(CONTINUED)

CERTIFIED COPY OF

Certificate of Title

SHORT LEGAL 0912279;1;3
NAME RONALD ERNEST RAMIAS ET AL
NUMBER 091 110 964 +1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
061 136 753	06/04/2006	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT. 334-13TH STREET NORTH, LETHBRIDGE ALBERTA T1H2R8 AGENT - PATRICK G SPANOS
081 182 879	21/05/2008	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 180 WELLINGTON STREET WEST TORONTO ONTARIO M5J1J1 ORIGINAL PRINCIPAL AMOUNT: $360,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF APRIL ,2009

REGISTRAR OF LAND TITLES

SUPPLEMENTARY INFORMATION

MUNICIPALITY: COUNTY OF LETHBRIDGE
REFERENCE NUMBER:
921 111 143
AREA:
6.33 HECTARES (15.64 ACRES) MORE OR LESS
ATS REFERENCE:
4;22;9;21;NE
TOTAL INSTRUMENTS: 008

CERTIFIED COPY OF

Certificate of Title

S

LINC 0033 880 105 | SHORT LEGAL 0912279;1;3

TITLE NUMBER: 091 110 964 +1
SUBDIVISION PLAN
DATE: 28/04/2009

AT THE TIME OF THIS CERTIFICATION

RONALD ERNEST RAMIAS (DRYWALLER)

AND
AARTJE JOHANNE RAMIAS
BOTH OF:
COALHURST
ALBERTA
AS JOINT TENANTS

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 0912279
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES,LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-WRITTEN OR ENDORSED HEREON,OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

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1259DU .		AGREEMENT NORTH AMERICAN COLLIERIES LTD. "RE: MINING RIGHTS"
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(CONTINUED)

CERTIFIED COPY OF

Certificate of Title

SHORT LEGAL 0912279;1;2
NAME RONALD ERNEST RAMIAS ET AL
NUMBER 091 110 964

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF APRIL ,2009

REGISTRAR OF LAND TITLES

SUPPLEMENTARY INFORMATION

MUNICIPALITY: COUNTY OF LETHBRIDGE
REFERENCE NUMBER:
921 111 143
AREA:
4.04 HECTARES (9.98 ACRES) MORE OR LESS
ATS REFERENCE:
4;22;9;21;NE
TOTAL INSTRUMENTS: 008

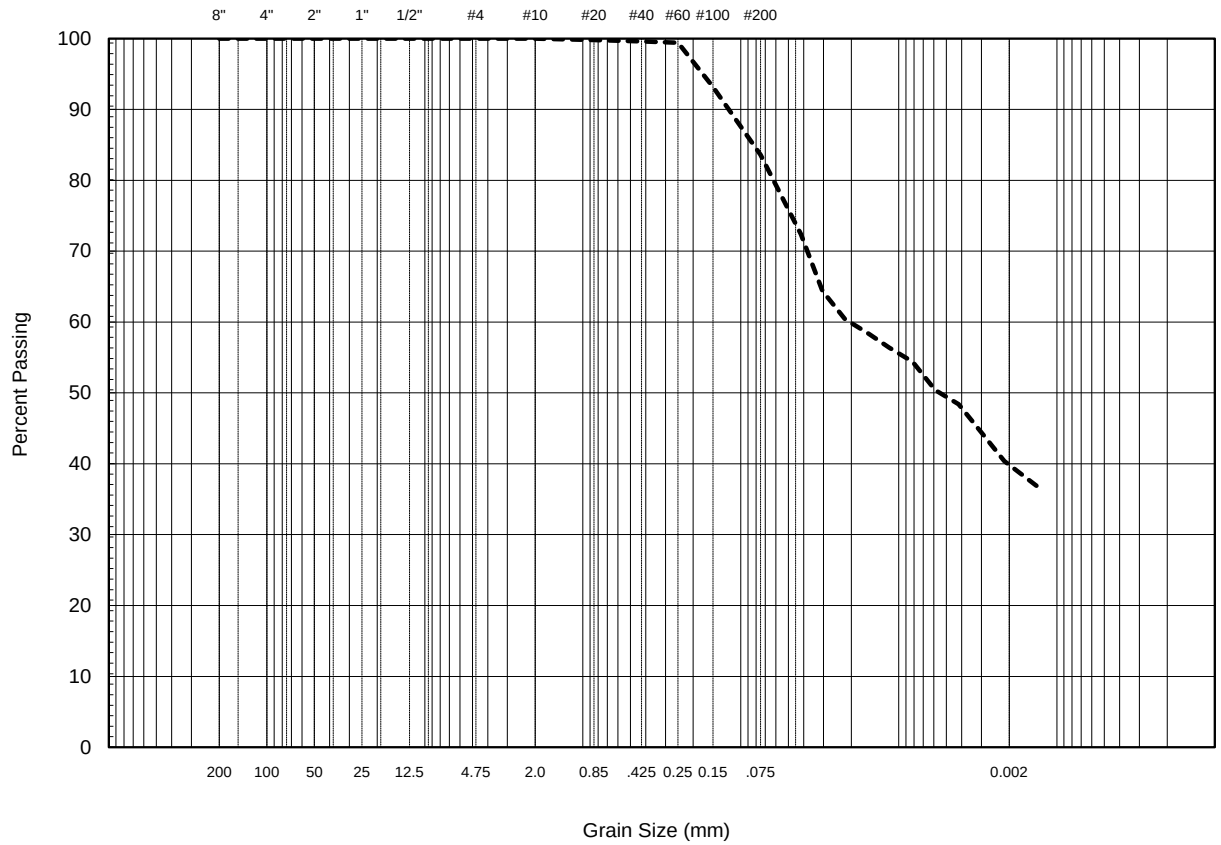
APPENDIX C

SOIL ANALYSIS RESULTS

ROSEKE ENGINEERING

HYDROMETER TEST

COBBLES	GRAVEL		SAND			SILT	CLAY
	Coarse	Fine	C	M	F		



Client: **Hasegawa Engineering**
330, 3120 32nd Street South
Lethbridge, AB T1K 7B4

Attention: **Dave Chalmers, C.E.T.**

Comments: Client Sample

Summary

D10 =	#N/A	mm	**Gravel**	0	**%**
D30 =	#N/A	mm	**Sand**	16	**%**
D60 =	0.0207	mm	**Silt**	44	**%**
Cu =	#N/A		**Clay**	40	**%**
Cc =	#N/A				

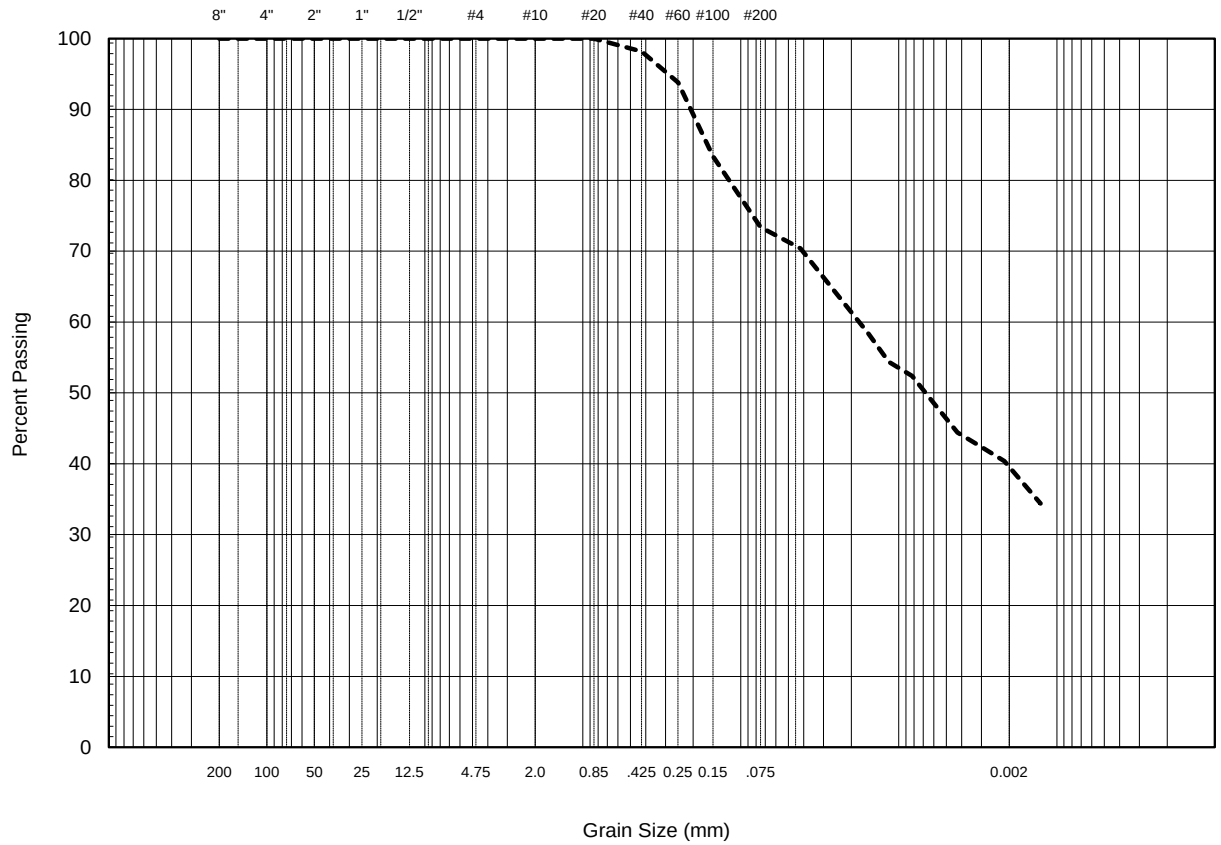
Project No: REL182016 **Client Project ID:** Project 17-068 (Ramius)
Sample ID: Test Pit #1
Depth (m): 3 - 4 Ft. **Date:** September 9, 2018 **REL Tech:** KH

Hydrometer No. 1 (17-068, Ramius)

ROSEKE ENGINEERING

HYDROMETER TEST

COBBLES	GRAVEL		SAND			SILT	CLAY
	Coarse	Fine	C	M	F		



Client: **Hasegawa Engineering**
330, 3120 32nd Street South
Lethbridge, AB T1K 7B4

Attention: **Dave Chalmers, C.E.T.**

Comments: Client Sample

Summary

D10 =	#N/A	mm	**Gravel**	0	**%**
D30 =	#N/A	mm	**Sand**	27	**%**
D60 =	0.0181	mm	**Silt**	34	**%**
Cu =	#N/A		**Clay**	39	**%**
Cc =	#N/A				

Project No: REL182016
Sample ID: Test Pit #2
Depth (m): 4 Ft.

Client Project ID: Project 17-068 (Ramius)

Date: September 9, 2018

REL Tech: KH

Hydrometer No. 2 (17-068, Ramius)

SOIL DRILLING REPORT

Project Name:	Ramias	Project #:	17-068
Hole Description:	Test Pit 1	Bore Hole #:	
Drilling Procedure:	Excavated Pit	Hole Size:	96" deep
SPT Procedure:	NA	SPT Size: OD=	ID=
Sampling Procedure	NA	Sampler Size OD=	ID=
Logged By:	D. Chalmers	Date:	Aug 29, 2018

Depth (FT)	WT	USGS	Soil Sample Description	Moisture Content, w	Plasticity Index, PI	Dry Unit Weight, γ (pcf)	Friction Angle, ϕ	Penetro-meter (psf)	SPT Count, N	Compressive Strength, Cu(psf)
0-12"			Top Soil							
12-18"			B Horizon – dry, rootlets							
18-55"			Tan Sandy silty clay, Dry, Firm, Med. sub-angular blocky. Rootlets.							
55-62"			Drk brn, Silty sandy clay, Dry, Firm to very firm, Fine sub-angular blocky - Not continuous to endwalls of pit							
62-96"			Tan, Sandy silty clay, Moist, Firm to very firm, Med sub-angular blocky No sign of water table							

SOIL DRILLING REPORT

Project Name:	Ramias			Project #:	17-068
Hole Description:	Test Pit 2			Bore Hole #:	
Drilling Procedure:	Excavated Pit			Hole Size:	96" deep
SPT Procedure:	NA	SPT Size:	OD=		ID=
Sampling Procedure	NA	Sampler Size	OD=		ID=
Logged By:	D. Chalmers			Date:	Aug 29, 2018

Depth (FT)	WT	USGS	Soil Sample Description	Moisture Content, w	Plasticity Index, PI	Dry Unit Weight, γ (pcf)	Friction Angle, ϕ	Penetro-meter (psf)	SPT Count, N	Compressive Strength, Cu(psf)
0-12"			Top Soil							
12-20"			B Horizon – dry, rootlets							
20-32"			Tan Clay w/ sand/gravel, some cobbles, Dry, Hard, Med columnar Rootlets to 40"							
32-66"			Tan clay w/ sand, Dry, Hard, Massive							
66-72"			Tan clay w/ silty sand, Dry, Hard, Massive							
72-108"			Tan, Sandy clay, Moist, Friable, Massive							
108-120"			Tan, Silty Sandy Clay, Moist, Friable, Massive No sign of water table							

APPENDIX D

SITE DRAINAGE ANALYSIS

SITE DRAINAGE ANALYSIS

Ron Ramias Proposed Subdivision
Located in NE 21-9-22-W4 in Lethbridge County

PREPARED FOR:
Ron Ramias
Box 605
Coalhurst, AB
T0L 0V0

PREPARED BY:
Hasegawa Engineering
A Division of 993997 Alberta Ltd.
330, 3120 – 32nd Street South
Lethbridge, Alberta T1K 7B4

TABLE OF CONTENTS

1.0 Introduction 2
2.0 Site Conditions 2
3.0 Runoff Design Criteria 3
3.1 Predevelopment 3
3.2 Post Development 3
4.0 Surface Runoff Results 4
5.0 Conclusion 4

APPENDICES

APPENDIX A-FIGURES
APPENDIX B-SWMM SUMMARIES

Note added April 27, 2021
This report was completed for a land use higher density and included the use of the land adjacent to the flood area. Since that time, the owner has modified their development to reduce density and remove development adjacent to the flood plain. The drainage bypass canal is unchanged. The developed lots within the development are unaffected by this change. As such, the analysis in this report still protects the landowners and environment from impact and is still valid.

1.0 Introduction

On behalf of Ron Ramias, Hasegawa Engineering (HE) has completed this hydrological analysis of the subject site. The hydrological analysis includes the following major aspects:

1. On site layout, topography and conditions
2. Offsite topography
3. Precipitation and runoff analysis
4. Retention storage size calculations

The site is within NE 21-9-22-W4 north of Coalhurst, AB between the railroad tracks and TWP Road 9-4 just west of RGE Road 22-3 as shown in Sheet 1.1 (Appendix A). The site currently has three lots – the proposed subdivision leaves Lot 1 unchanged, subdivides Lot 2 east of the existing house into three more residential lots (Lots 4, 5 and 6) fronting the County road, splits off a portion of Lot 3 to be combined with the existing house and leaves the residual portion of Lot 3 unchanged. The net effect in terms of land use at the present time is to create three new 2 to 3.2 acre residential lots. Land use for the remainder of Lot 3 is unknown at this time.

2.0 Site Conditions

Currently, the site consists mostly of pastureland sloping to the south, with a low spot in the south central portion. There is a home and farm buildings in Lot 1. The land to be subdivided into residential lots also has several hay sheds/out buildings. The surrounding land offsite generally slopes toward the property. There are culverts draining from the north under TWP Road 9-4 – this offsite flow then travels south along a natural swale between proposed residential Lots 5 and 6. There is also a culvert draining from the south under the railroad. The extent of offsite runoff makes modeling water levels in the low area difficult; however, the probable high water level at elevation 923.0 is shown on Sheet 1.1 based on surrounding topography, and the maximum possible high water level shown on the same drawing is elevation 923.60 based on the water overtopping RGE Rd 22-3 near the railroad crossing. This elevation is short of the proposed Lots 4, 5 and 6 but may impact future plans for the residual section of Lot 3.

3.0 Runoff Design Criteria

3.1 Predevelopment

As the only change in land use is to the proposed residential lots, predevelopment modeling was done on only the area of those lots to determine the effect of residential development. Existing farm outbuildings on proposed Lot 4 were modeled as 100% impervious surface; the remaining two proposed lots were modeled as native pasture using general drainage patterns, average slopes and assuming 100% pervious soil to obtain predevelopment flows. In addition, some modeling of the culvert under TWP Road 9-4 was done. As offsite flow is uncertain, the maximum culvert flow was used to size a swale capable of passing offsite flow through the development separate from Lot 5 and 6 runoff. Modeling used SWMM, a storm runoff software program developed by the United States Environmental Protection Agency and widely accepted for runoff analysis. The storm event used in the model is a 100 year/24 hour Modified Chicago method synthetic storm using rainfall intensity data obtained from the Atmospheric Environment Service of Environment Canada for the City of Lethbridge and accepted by the City of Lethbridge for modeling runoff. This rainfall data modeled in a Modified Chicago storm produces a peak intensity of 255mm/hour and 109mm of total rainfall (see Figure 2 in Appendix A). Infiltration was modeled using Green-Ampt methodology and typical City of Lethbridge values were assigned (suction head 253 mm, conductivity 3.5 mm/hr, initial deficit 0.15) along with 10mm depression storage assumed for pervious surfaces and 0.5mm depression storage for the impervious surfaces in Lot 4.

3.2 Post Development

The post development drainage model consists of the same predevelopment catchments updated to reflect residential development. Each lot was modeled as if developed with 625 m^2 of residential area (including sidewalk, garage, parking and deck), a 150 m^2 outbuilding and 550 m^2 total graveled driveways. Catchments use the same slopes and general flow paths as the predevelopment model but include a swale or berm to intercept flow across lot lines. Between Lots 4 and 5 this is a “V” swale 0.25m deep with 4h:1v side slopes. The lot line between Lots 5 and 6 is modeled differently – this lot line runs in a natural drainage swale. In order to pass the offsite runoff through the development, a 0.25m deep swale 1m wide at the bottom is modeled with a 0.25m high berm on either side running down this lot line as shown in Sheet 1.2. The swale ends at the back of the lot but the berms wrap around and continue across the back of all lots as described below. The offsite runoff passes in the swale while the side berms intercept lot runoff on either side and route it to temporary storage at the bottom of the respective lot. Offsite runoff comes from a culvert under TWP Road 9-4 and immediately passes through a second culvert in an existing berm before running down the natural swale – the model shows the swale beginning at the outlet of this second culvert. If the berm and culvert are removed during development, the swale would need to be extended to the outlet of the culvert under TWP Road 9-4. Swale and berm cross sections are detailed on Sheet 1.3. All residential area footprints were modeled as 100% impervious surface and all graveled area was modeled as 70% impervious. Depression storage for pervious surface remained at 10mm, depression storage for impervious surfaces was raised to 1 mm reflecting the new graveled surfaces. The post development drainage model is shown in Figure 1 (Appendix A).

The berms along the back proposed lot lines act as temporary storage to attenuate lot runoff. As runoff from all sources into the natural low spot cannot be accurately modeled, the goal is to attenuate peak flow rates from the proposed residential lots to predevelopment levels and

eliminate any net effect on existing drainage patterns. All berms are an inverted "V" 0.25m high (with 4h:1v side slopes). There are 8 drainage pipes in the berm walls – 2 pipes at the back of Lot 6 and 6 pipes at the back of Lots 5 and 6 spaced out across the lower ground. These drains are 200mm pipe placed at the bottom of the berm and running through the berm wall – outflow is restricted by these pipes to below predevelopment levels but erosion protection will be required at the outflow points. Pipe ends are mitered to prevent damage during yard maintenance. Note that water backing up at the berm makes the back 10-15 m portion of Lots 5 and 6 a temporary storage zone for runoff. Also, the inter-lot swale between Lots 4 and 5 can be graded out to zero depth over this storage zone to allow the swale to drain completely.

4.0 Surface Runoff Results

The predevelopment model using the design 100-year storm calculates peak predevelopment flows of 1.121 m^3/sec – this has been used as an allowable release for post development modeling.

Post development modeling results are graphed in Figures 2 and 3 of Appendix A and summarized in Table 1 below. Peak system-wide post development runoff from the lots toward the back berm increases to 1.28 m^3/sec as shown in Figure 2 - this is attenuated through the berm with peak outflow reduced to significantly below predevelopment levels and calculated as 0.96 m^3/sec as shown in Figure 3. The berm fills to a depth of 0.21m and drain down is essentially over 1.5-2 hours (Figure 3). However, storm water release is a point flow, and erosion protection for the outflow will be necessary and should be extended to the point that the outflow is reduced to sheet flow or reaches established channels.

Table 1 – Predevelopment vs. Post Development System-wide Runoff Summaries & Retention Capacity

Catchment	Predevelopment Retention Inflow Vol/ Rate	Post-development Retention Inflow Vol/Rate	Post-development Outflow	Back Lot Berm Maximum Depth
Combined Areas	1270 m^3 1.12 m^3/sec	1475 m^3 1.28 m^3/sec	1473 m^3 0.96 m^3/sec	0.21 m

System-wide flows account for timing of individual flows and are not necessarily the sum of individual flows.

Detailed results of runoff models for SWMM analysis are attached in Appendix B.

5.0 Conclusion

Computer modeling was used to estimate a predevelopment runoff and establish an allowable release of 1.12 m^3/sec. Post development modeling was then used to determine that lot level swales and berms can be used to flow offsite runoff through the proposed development separate from the lot runoff, and attenuate post development peak lot runoff to below predevelopment levels using back lot berms. Outflow is into established natural drainage swales but it should be noted that although some attenuation is provided in all storm events, there will be release from any significant rainfall and the outflow path will need erosion protection. Offsite flow from existing culverts needs to be directed into the proposed swale between Lots 5 and 6 to prevent flooding the lot retention area at the back berm.

APPENDICES

APPENDIX A-FIGURES
(Figures 1.1-1.3 Revised April 27, 2021)

NOTES

#	DATE	DRAWING STATUS	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	18/05/03	FOR REVIEW	DC	DC	MH	

HABEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

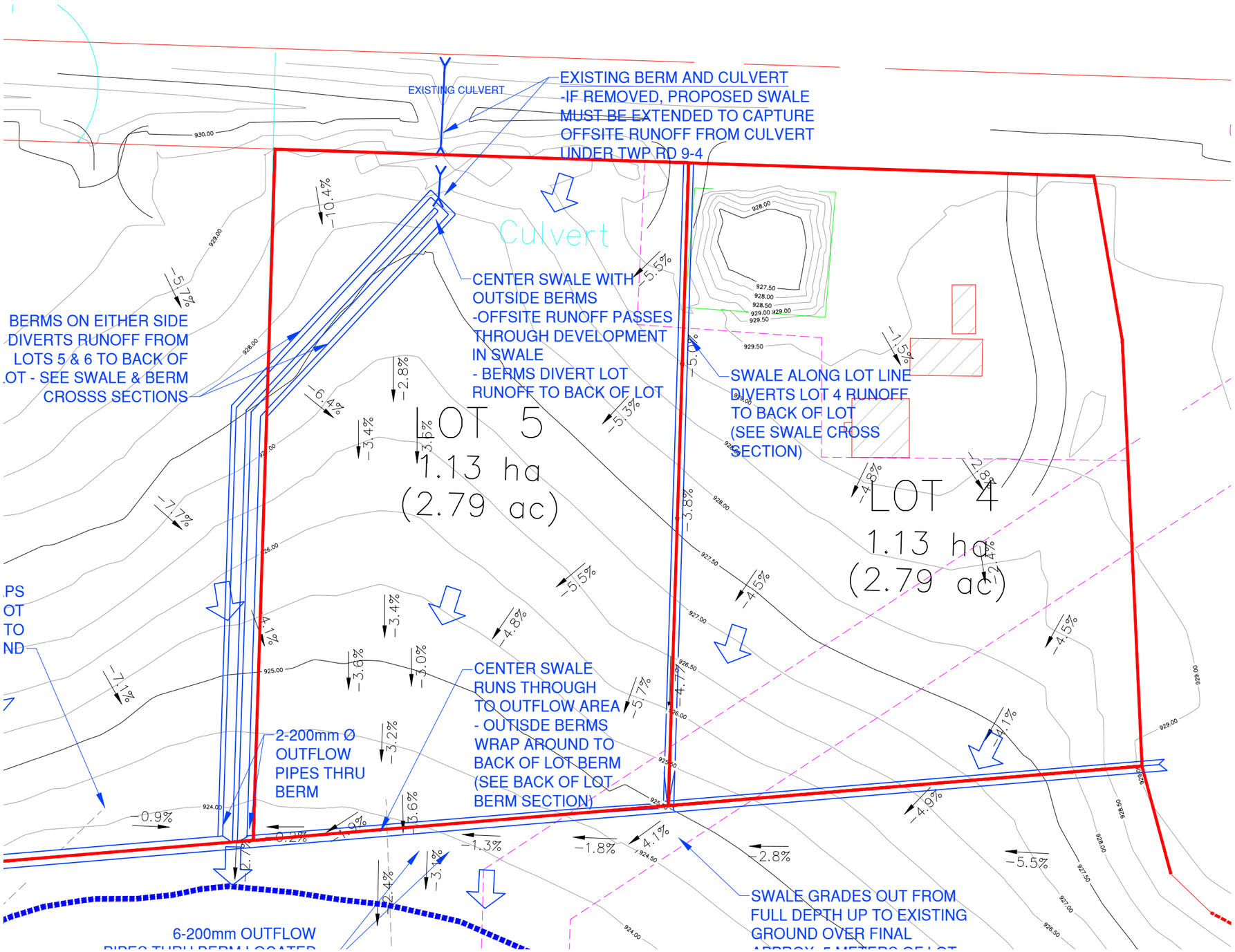
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED SUBDIVISION

DRAWING TITLE
SITE PLAN

PROJECT NUMBER 17-068

SHEET NUMBER 1.1



NOTES

This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer

Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately

Drawing shall not be used for construction until approved for construction by engineer

Do not scale the drawing

All construction shall be in accordance with latest codes, may it be construction, mechanical, etc

#	DATE (YY/MM/DD)	DRAWING STATUS	DSN	DRW	CHK	APP
1	21/04/27	FOR APPROVAL	DC	DPB	MH	
0	18/05/03	FOR REVIEW	DC	DC	MH	

HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@hasegawa.ca

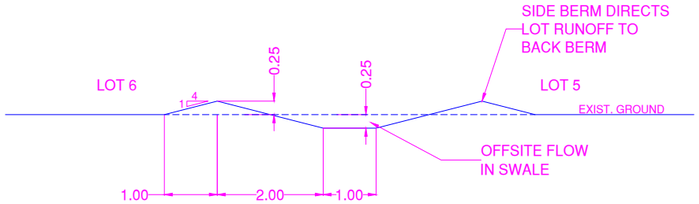
CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED SUBDIVISION

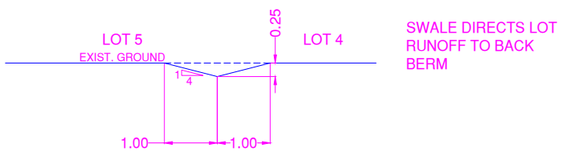
DRAWING TITLE
PROPOSED RESIDENTIAL LOTS

17-068

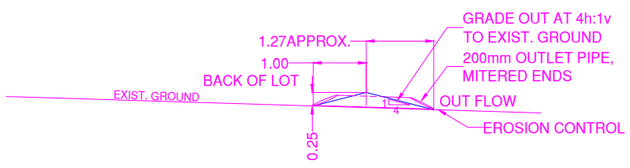
SHEET NUMBER
1.2



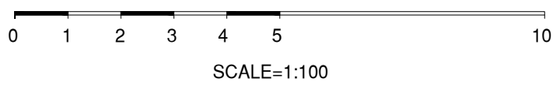
SECTION OF SWALE AND BERM BETWEEN LOTS 5 & 6



SECTION OF SWALE BETWEEN LOTS 4 & 5



SECTION OF BACK LOT BERM



SCALE=1:100

NOTES

This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer

Drawing shall not be used for construction until approved for construction by engineer

Do not scale the drawing

Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately

All construction shall be in accordance with latest codes, may it be construction, mechanical, etc

#	DATE (YYYMMDD)	DRAWING STATUS	DSN	DRW	CHK	APP
0	18/05/03	FOR REVIEW	DC	DC	MH	

HABEGAWA
CONSULTING PROFESSIONAL ENGINEERS
330, 3120 - 32nd Street South
Lethbridge, Alberta T1K 7B4
Ph: 403-328-2686
Fax: 403-328-2728
Email: office@habegawa.ca

CLIENT
RON RAMIAS

PROJECT TITLE
PROPOSED SUBDIVISION

DRAWING TITLE
LOT SWALE AND BERM SECTIONS

17-068

SHEET NUMBER
1.3

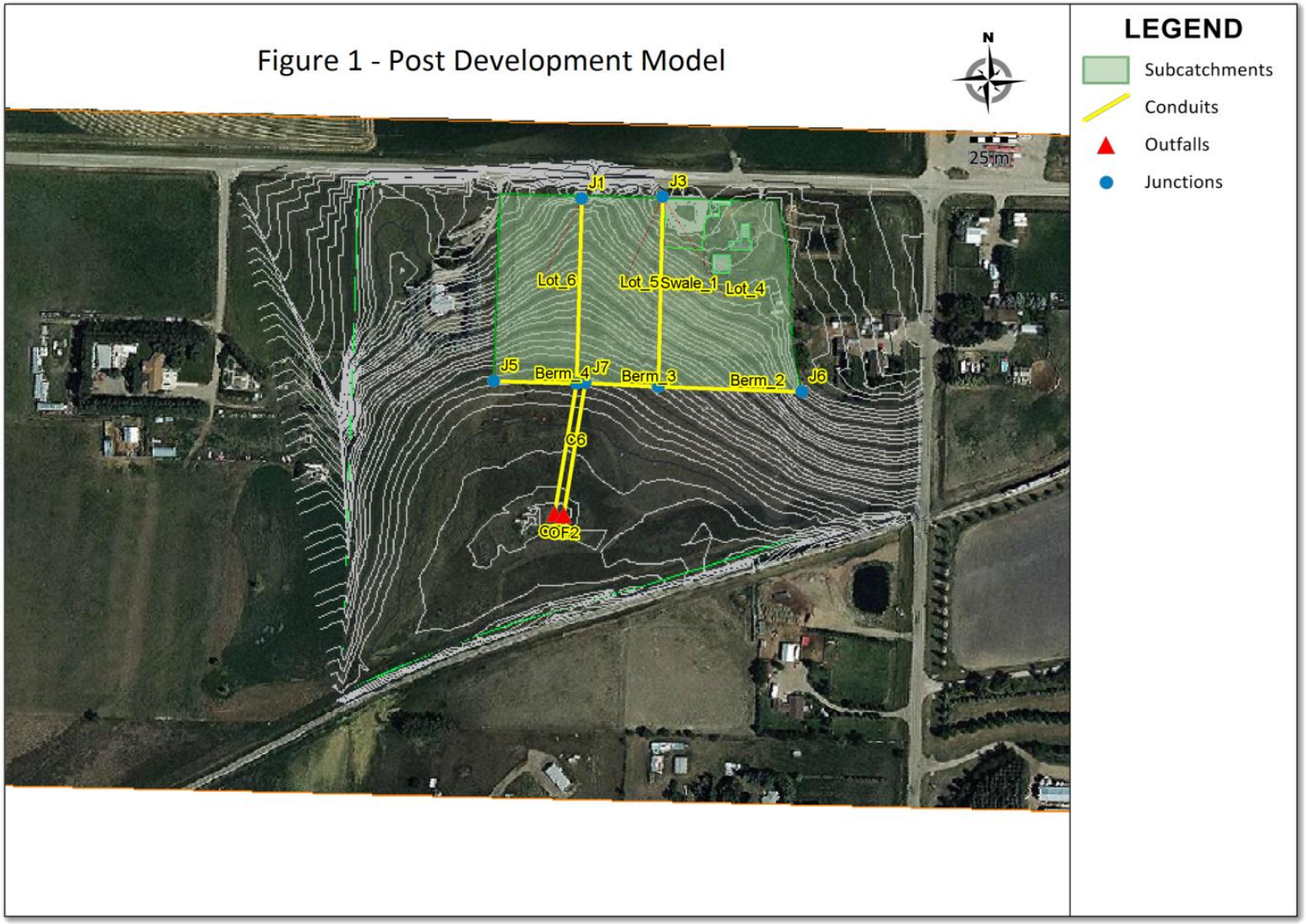
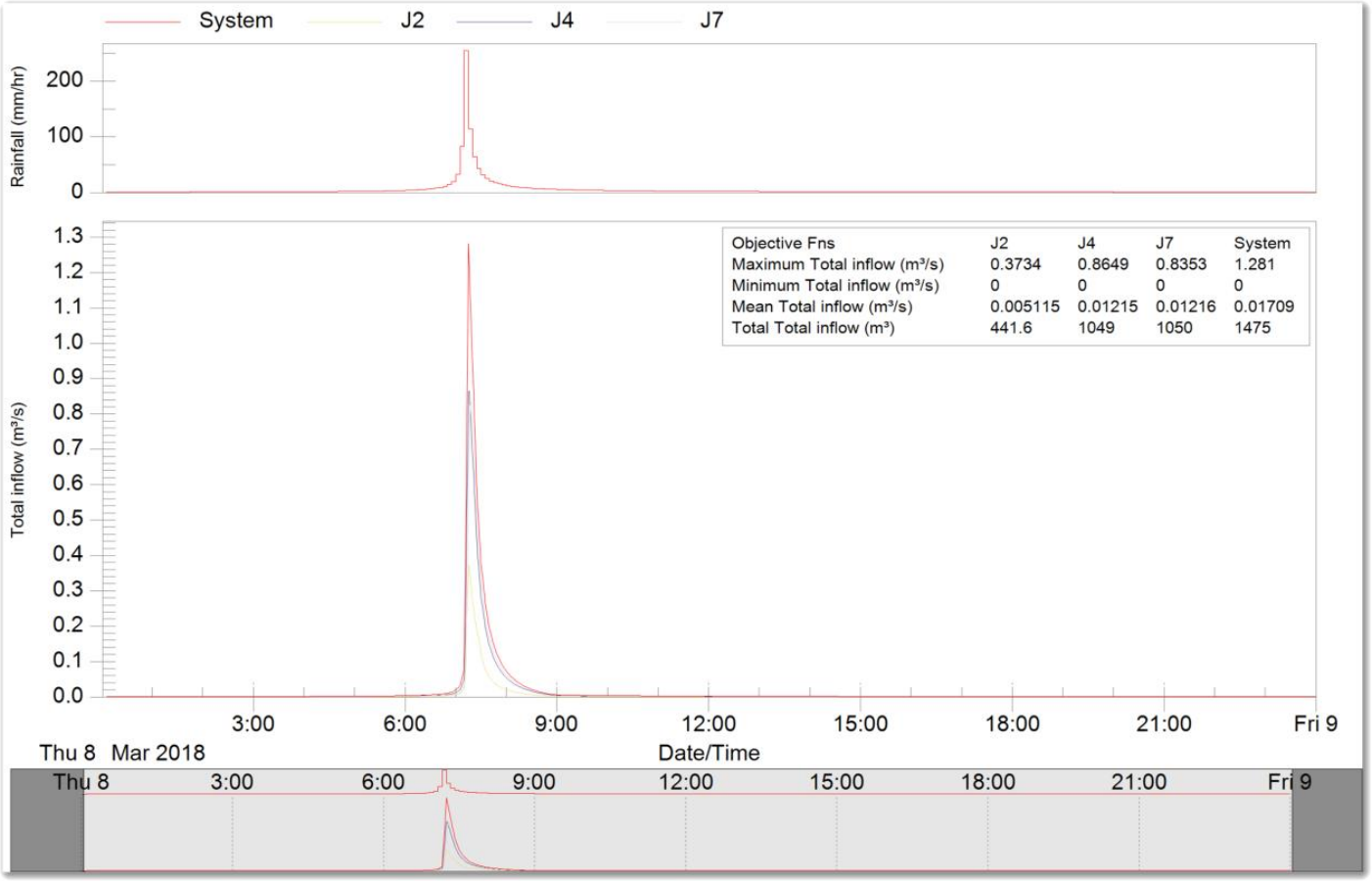


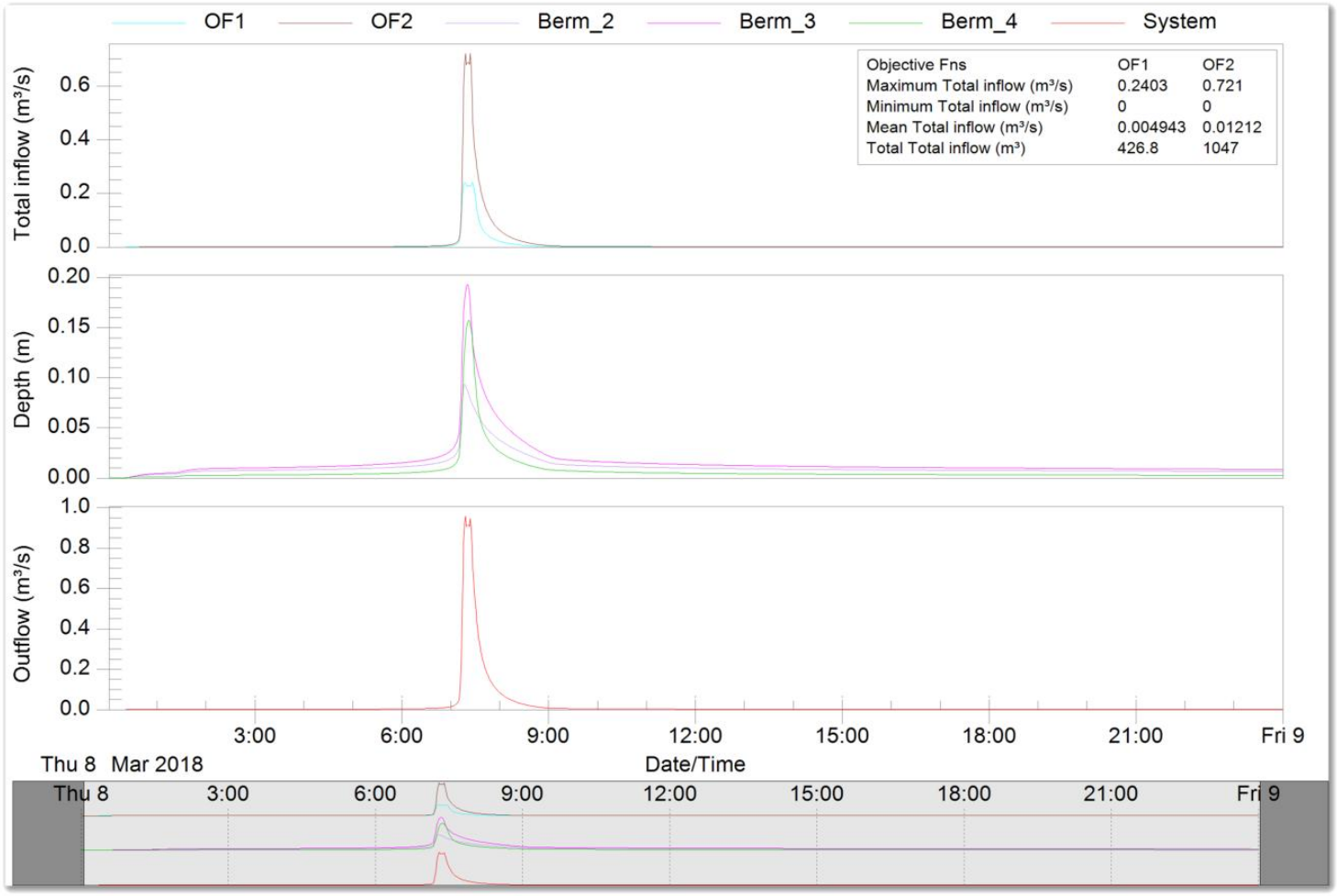
Figure 1 - Post Development Model
N
25 m
LEGEND
Subcatchments
Conduits
Outfalls
Junctions
J1
J3
Lot_6
Lot_5
Swale_1
Lot_4
J5
Berm_4
J7
Berm_3
Berm_2
J6
C6
COF2

Figure 2 - 100 Year Rainfall and Post Development Runoff



Objective Fns	J2	J4	J7	System
Maximum Total inflow (m³/s)	0.3734	0.8649	0.8353	1.281
Minimum Total inflow (m³/s)	0	0	0	0
Mean Total inflow (m³/s)	0.005115	0.01215	0.01216	0.01709
Total Total inflow (m³)	441.6	1049	1050	1475

Figure 3 - Post-Development Flow by Outfall and System-wide, Berm Depth



APPENDIX B-SWMM SUMMARIES

```
EPA STORM WATER MANAGEMENT MODEL - VERSION 5.0 (Build 5.0.021)
--------------------------------------------------------------

17-068 Ramius Subdivision Status report
Allowable Release = 1.121 cu.m/sec

*********************************************************
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
*********************************************************

****************
Analysis Options
****************
Flow Units ............... CMS
Process Models:
  Rainfall/Runoff ........ YES
  Snowmelt ............... NO
  Groundwater ............ NO
  Flow Routing ........... YES
  Ponding Allowed ........ NO
  Water Quality .......... NO
Infiltration Method ...... GREEN_AMPT
Flow Routing Method ...... DYNWAVE
Starting Date ............ MAR-08-2018 00:00:00
Ending Date .............. MAR-09-2018 00:00:00
Antecedent Dry Days ...... 0.0
Report Time Step ......... 00:01:00
Wet Time Step ............ 00:05:00
Dry Time Step ............ 00:05:00
Routing Time Step ........ 5.00 sec


**************************        Volume         Depth
Runoff Quantity Continuity     hectare-m            mm
**************************     ---------       -------
Total Precipitation ......         0.322       109.858
Evaporation Loss .........         0.000         0.000
Infiltration Loss ........         0.179        61.220
Surface Runoff ...........         0.148        50.381
Final Surface Storage ....         0.000         0.101
Continuity Error (%) .....        -1.679
```

```
**************************        Volume         Volume
Flow Routing Continuity        hectare-m      10^6 ltr
**************************     ---------      ---------
Dry Weather Inflow .......         0.000          0.000
Wet Weather Inflow .......         0.148          1.475
Groundwater Inflow .......         0.000          0.000
RDII Inflow ..............         0.000          0.000
External Inflow ..........         0.000          0.000
External Outflow .........         0.147          1.474
Internal Outflow .........         0.000          0.000
Storage Losses ...........         0.000          0.000
Initial Stored Volume ....         0.000          0.000
Final Stored Volume ......         0.000          0.001
Continuity Error (%) .....         0.009


***************************
Time-Step Critical Elements
***************************
Link C6 (18.42%)


********************************
Highest Flow Instability Indexes
********************************
All links are stable.


*************************
Routing Time Step Summary
*************************
Minimum Time Step           :     0.50 sec
Average Time Step           :     4.23 sec
Maximum Time Step           :     5.00 sec
Percent in Steady State     :     0.00
Average Iterations per Step :     2.00


***************************
Subcatchment Runoff Summary
***************************

-----------------------------------------------------------------------------------------------------------
                         Total      Total      Total      Total      Total       Total     Peak  Runoff
                        Precip      Runon       Evap      Infil     Runoff      Runoff   Runoff   Coeff
Subcatchment                mm         mm         mm         mm         mm    10^6 ltr      CMS
```

Lot_6	109.86	0.00	0.00	59.58	52.10	0.43	0.39	0.474
Lot_5	109.86	0.00	0.00	59.59	52.06	0.43	0.38	0.474
Lot_4	109.86	0.00	0.00	63.30	48.22	0.62	0.51	0.439

****
Node Depth Summary
****

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min
J1	JUNCTION	0.03	0.16	929.46	0 07:15
J2	JUNCTION	0.03	0.21	923.81	0 07:21
J3	JUNCTION	0.04	0.24	929.54	0 07:15
J4	JUNCTION	0.04	0.19	924.59	0 07:16
J5	JUNCTION	0.01	0.11	923.81	0 07:22
J6	JUNCTION	0.00	0.00	928.40	0 00:00
J7	JUNCTION	0.02	0.21	923.81	0 07:21
OF1	OUTFALL	0.03	0.20	923.45	0 07:15
OF2	OUTFALL	0.02	0.20	923.45	0 07:16

****
Node Inflow Summary
****

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr
J1	JUNCTION	0.386	0.386	0 07:15	0.427	0.427
J2	JUNCTION	0.000	0.382	0 07:15	0.000	0.441
J3	JUNCTION	0.895	0.895	0 07:15	1.048	1.048
J4	JUNCTION	0.000	0.895	0 07:15	0.000	1.049
J5	JUNCTION	0.000	0.063	0 07:17	0.000	0.016
J6	JUNCTION	0.000	0.000	0 00:00	0.000	0.000
J7	JUNCTION	0.000	0.842	0 07:17	0.000	1.050
OF1	OUTFALL	0.000	0.246	0 07:19	0.000	0.427
OF2	OUTFALL	0.000	0.735	0 07:19	0.000	1.047

****
Node Surcharge Summary
****

No nodes were surcharged.

****
Node Flooding Summary
****

No nodes were flooded.

****
Outfall Loading Summary
****

Outfall Node	Flow Freq. Pcnt.	Avg. Flow CMS	Max. Flow CMS	Total Volume 10^6 ltr
OF1	98.40	0.022	0.246	0.427
OF2	97.63	0.053	0.735	1.047
System	98.01	0.075	0.964	1.474

****
Link Flow Summary
****

Link	Type	Maximum |Flow| CMS	Time of Max Occurrence days hr:min	Maximum |Veloc| m/sec	Max/ Full Flow	Max/ Full Depth
Berm_1	CHANNEL	0.382	0 07:15	3.70	0.31	0.69
Swale_1	CHANNEL	0.895	0 07:15	5.16	0.77	0.84
Berm_2	CHANNEL	0.000	0 00:00	0.00	0.00	0.38
Berm_3	CHANNEL	0.842	0 07:17	0.93	0.45	0.77
Berm_4	CHANNEL	0.063	0 07:17	0.14	0.08	0.63
C6	CONDUIT	0.246	0 07:19	4.10	1.09	1.00
C7	CONDUIT	0.735	0 07:19	4.10	1.08	1.00

```
***************************
Flow Classification Summary
***************************
```

Conduit	Adjusted /Actual Length	--- Fraction of Time in Flow Class ---- Dry	Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Avg. Froude Number	Avg. Flow Change
Berm_1	1.00	0.00	0.00	0.00	0.01	0.99	0.00	0.00	4.29	0.0000
Swale_1	1.00	0.00	0.00	0.00	0.00	0.99	0.00	0.00	3.06	0.0001
Berm_2	1.00	0.01	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.0000
Berm_3	1.00	0.01	0.00	0.00	0.05	0.94	0.00	0.00	1.05	0.0000
Berm_4	1.00	0.01	0.26	0.00	0.74	0.00	0.00	0.00	0.01	0.0000
C6	1.00	0.01	0.00	0.00	0.02	0.97	0.00	0.00	3.35	0.0003
C7	1.00	0.02	0.00	0.00	0.01	0.97	0.00	0.00	3.32	0.0007

```
*************************
Conduit Surcharge Summary
*************************
```

Conduit	--------- Hours Full -------- Both Ends	Upstream	Dnstream	Hours Above Full Normal Flow	Hours Capacity Limited
C6	0.01	0.01	0.01	0.35	0.01
C7	0.01	0.01	0.01	0.58	0.01

```
Analysis begun on:  Mon May 07 13:33:04 2018
Analysis ended on:  Mon May 07 13:33:06 2018
Total elapsed time: 00:00:02
```

```
[TITLE]
17-068 Ramius Subdivision Details report
Allowable Release = 1.121 cu.m/sec


[OPTIONS]
FLOW_UNITS           CMS
INFILTRATION         GREEN_AMPT
FLOW_ROUTING         DYNWAVE
START_DATE           3/8/2018
START_TIME           00:00
REPORT_START_DATE    3/8/2018
REPORT_START_TIME    00:00
END_DATE             3/9/2018
END_TIME             00:00
SWEEP_START          1/1
SWEEP_END            12/31
DRY_DAYS             0
REPORT_STEP          00:01:00
WET_STEP             00:05:00
DRY_STEP             00:05:00
ROUTING_STEP         5
ALLOW_PONDING        NO
INERTIAL_DAMPING     PARTIAL
VARIABLE_STEP        0.75
LENGTHENING_STEP     0
MIN_SURFAREA         0
NORMAL_FLOW_LIMITED  BOTH
SKIP_STEADY_STATE    NO
FORCE_MAIN_EQUATION  H-W
LINK_OFFSETS         DEPTH
MIN_SLOPE            0

[EVAPORATION]
;;Type          Parameters
;;------------- ----------
CONSTANT     0.0
DRY_ONLY     NO

[RAINGAGES]
;;               Rain      Time   Snow   Data
;;Name           Type      Intrvl Catch  Source
;;-------------- --------- ------ ------ ----------
100yr24hr        INTENSITY 0:05   1.0    TIMESERIES 100yr24hr
ZeroRain         INTENSITY 0:05   1.0    TIMESERIES ZeroRain24hr
```

```
[SUBCATCHMENTS]
;;                                                  Total    Pcnt.              Pcnt.    Curb     Snow
;;Name           Raingage         Outlet            Area     Imperv   Width     Slope    Length   Pack
;;-------------- ---------------- ----------------  -------- -------- --------  -------- -------- --------
Lot_6            100yr24hr        J1                0.82     14.1     51.899    3.9      0
Lot_5            100yr24hr        J3                0.8199   14.1     50.925    3.85     0
Lot_4            100yr24hr        J3                1.2889   9        75.818    2.82     0

[SUBAREAS]
;;Subcatchment   N-Imperv   N-Perv     S-Imperv   S-Perv     PctZero    RouteTo    PctRouted
;;-------------- ---------- ---------- ---------- ---------- ---------- ---------- ----------
Lot_6            0.01       0.025      1          10         25         OUTLET
Lot_5            0.01       0.025      1          10         25         OUTLET
Lot_4            0.01       0.025      1          10         25         OUTLET

[INFILTRATION]
;;Subcatchment   Suction    HydCon     IMDmax
;;-------------- ---------- ---------- ----------
Lot_6            253        3.5        0.15
Lot_5            253        3.5        0.15
Lot_4            253        3.5        0.15

[JUNCTIONS]
;;               Invert     Max.       Init.      Surcharge  Ponded
;;Name           Elev.      Depth      Depth      Depth      Area
;;-------------- ---------- ---------- ---------- ---------- ----------
J1               929.3      0.5        0          0          0
J2               923.6      0.25       0          0          0
J3               929.3      0.5        0          0          0
J4               924.4      0.25       0          0          0
J5               923.7      0.25       0          0          0
J6               928.4      0.25       0          0          0
J7               923.6      0.25       0          0          0

[OUTFALLS]
;;               Invert     Outfall    Stage/Table      Tide
;;Name           Elev.      Type       Time Series      Gate
;;-------------- ---------- ---------- ---------------- ----
OF1              923.25     FREE                         NO
OF2              923.25     FREE                         NO

[CONDUITS]
;;               Inlet            Outlet                        Manning    Inlet      Outlet     Init.      Max.
;;Name           Node             Node             Length       N          Offset     Offset     Flow       Flow
;;-------------- ---------------- ---------------- ---------- ---------- ---------- ---------- ---------- ----------
Berm_1           J1               J2               137        0.01       0          0          0          0
```

```
Swale_1          J3               J4               137        0.01       0          0          0          0
Berm_2           J6               J4               101        0.01       0          0          0          0
Berm_3           J4               J7               80         0.01       0          0          0          0
Berm_4           J2               J5               57         0.01       0          0          0          0
C6               J2               OF1              5          0.01       0          0          0          0
C7               J7               OF2              5          0.01       0          0          0          0

[XSECTIONS]
;;Link           Shape        Geom1            Geom2      Geom3      Geom4      Barrels
;;-------------- ------------ ---------------- ---------- ---------- ---------- ----------
Berm_1           IRREGULAR    .25m_swale       0          0          0          1
Swale_1          IRREGULAR    .25m_swale       0          0          0          1
Berm_2           IRREGULAR    .25m_berm        0          0          0          1
Berm_3           IRREGULAR    .25m_berm        0          0          0          1
Berm_4           IRREGULAR    .25m_berm        0          0          0          1
C6               CIRCULAR     0.2              0          0          0          2
C7               CIRCULAR     0.2              0          0          0          6

[TRANSECTS]

NC 0.025    0.025    0.025
X1 .25m_berm        3        0.0      0.0      0.0       0.0       0.0      0.0      0.0
GR 0.25     0        0        13       0.25     15

NC 0.01     0.01     0.01
X1 .25m_swale       3        0.0      0.0      0.0       0.0       0.0      0.0      0.0
GR 0.25     0        0        1        0.25     2

[LOSSES]
;;Link           Inlet      Outlet     Average    Flap Gate
;;-------------- ---------- ---------- ---------- ----------

[TIMESERIES]
;;Name           Date       Time       Value
;;-------------- ---------- ---------- ----------
100yr24hr                   0:00       0
100yr24hr                   0:05       0.763
100yr24hr                   0:10       0.771
100yr24hr                   0:15       0.779
100yr24hr                   0:20       0.787
100yr24hr                   0:25       0.796
100yr24hr                   0:30       0.804
100yr24hr                   0:35       0.813
100yr24hr                   0:40       0.822
100yr24hr                   0:45       0.831
100yr24hr                   0:50       0.841
```

100yr24hr	0:55	0.851
100yr24hr	1:00	0.861
100yr24hr	1:05	0.871
100yr24hr	1:10	0.881
100yr24hr	1:15	0.892
100yr24hr	1:20	0.903
100yr24hr	1:25	0.914
100yr24hr	1:30	0.926
100yr24hr	1:35	0.938
100yr24hr	1:40	0.95
100yr24hr	1:45	0.963
100yr24hr	1:50	0.976
100yr24hr	1:55	0.99
100yr24hr	2:00	1.004
100yr24hr	2:05	1.018
100yr24hr	2:10	1.033
100yr24hr	2:15	1.048
100yr24hr	2:20	1.064
100yr24hr	2:25	1.08
100yr24hr	2:30	1.097
100yr24hr	2:35	1.114
100yr24hr	2:40	1.132
100yr24hr	2:45	1.151
100yr24hr	2:50	1.17
100yr24hr	2:55	1.191
100yr24hr	3:00	1.211
100yr24hr	3:05	1.233
100yr24hr	3:10	1.256
100yr24hr	3:15	1.279
100yr24hr	3:20	1.304
100yr24hr	3:25	1.329
100yr24hr	3:30	1.356
100yr24hr	3:35	1.384
100yr24hr	3:40	1.413
100yr24hr	3:45	1.443
100yr24hr	3:50	1.475
100yr24hr	3:55	1.509
100yr24hr	4:00	1.544
100yr24hr	4:05	1.581
100yr24hr	4:10	1.62
100yr24hr	4:15	1.661
100yr24hr	4:20	1.705
100yr24hr	4:25	1.751
100yr24hr	4:30	1.8
100yr24hr	4:35	1.853
100yr24hr	4:40	1.908

100yr24hr	4:45	1.967
100yr24hr	4:50	2.031
100yr24hr	4:55	2.099
100yr24hr	5:00	2.172
100yr24hr	5:05	2.251
100yr24hr	5:10	2.337
100yr24hr	5:15	2.43
100yr24hr	5:20	2.532
100yr24hr	5:25	2.643
100yr24hr	5:30	2.765
100yr24hr	5:35	2.9
100yr24hr	5:40	3.051
100yr24hr	5:45	3.219
100yr24hr	5:50	3.409
100yr24hr	5:55	3.625
100yr24hr	6:00	3.873
100yr24hr	6:05	4.159
100yr24hr	6:10	4.496
100yr24hr	6:15	4.897
100yr24hr	6:20	5.383
100yr24hr	6:25	5.985
100yr24hr	6:30	6.748
100yr24hr	6:35	7.75
100yr24hr	6:40	9.123
100yr24hr	6:45	11.117
100yr24hr	6:50	14.266
100yr24hr	6:55	19.931
100yr24hr	7:00	32.779
100yr24hr	7:05	83.515
100yr24hr	7:10	255.206
100yr24hr	7:15	114.934
100yr24hr	7:20	63.946
100yr24hr	7:25	43.017
100yr24hr	7:30	31.998
100yr24hr	7:35	25.321
100yr24hr	7:40	20.889
100yr24hr	7:45	17.754
100yr24hr	7:50	15.429
100yr24hr	7:55	13.641
100yr24hr	8:00	12.226
100yr24hr	8:05	11.08
100yr24hr	8:10	10.134
100yr24hr	8:15	9.34
100yr24hr	8:20	8.665
100yr24hr	8:25	8.083
100yr24hr	8:30	7.577

100yr24hr	8:35	7.133
100yr24hr	8:40	6.74
100yr24hr	8:45	6.39
100yr24hr	8:50	6.077
100yr24hr	8:55	5.794
100yr24hr	9:00	5.538
100yr24hr	9:05	5.304
100yr24hr	9:10	5.091
100yr24hr	9:15	4.895
100yr24hr	9:20	4.714
100yr24hr	9:25	4.547
100yr24hr	9:30	4.392
100yr24hr	9:35	4.248
100yr24hr	9:40	4.114
100yr24hr	9:45	3.989
100yr24hr	9:50	3.871
100yr24hr	9:55	3.761
100yr24hr	10:00	3.657
100yr24hr	10:05	3.559
100yr24hr	10:10	3.467
100yr24hr	10:15	3.38
100yr24hr	10:20	3.297
100yr24hr	10:25	3.219
100yr24hr	10:30	3.144
100yr24hr	10:35	3.073
100yr24hr	10:40	3.006
100yr24hr	10:45	2.941
100yr24hr	10:50	2.88
100yr24hr	10:55	2.821
100yr24hr	11:00	2.765
100yr24hr	11:05	2.711
100yr24hr	11:10	2.659
100yr24hr	11:15	2.61
100yr24hr	11:20	2.562
100yr24hr	11:25	2.516
100yr24hr	11:30	2.472
100yr24hr	11:35	2.43
100yr24hr	11:40	2.389
100yr24hr	11:45	2.35
100yr24hr	11:50	2.312
100yr24hr	11:55	2.275
100yr24hr	12:00	2.24
100yr24hr	12:05	2.205
100yr24hr	12:10	2.172
100yr24hr	12:15	2.14
100yr24hr	12:20	2.109

100yr24hr	12:25	2.079
100yr24hr	12:30	2.05
100yr24hr	12:35	2.021
100yr24hr	12:40	1.994
100yr24hr	12:45	1.967
100yr24hr	12:50	1.941
100yr24hr	12:55	1.916
100yr24hr	13:00	1.892
100yr24hr	13:05	1.868
100yr24hr	13:10	1.845
100yr24hr	13:15	1.822
100yr24hr	13:20	1.8
100yr24hr	13:25	1.779
100yr24hr	13:30	1.758
100yr24hr	13:35	1.738
100yr24hr	13:40	1.718
100yr24hr	13:45	1.699
100yr24hr	13:50	1.68
100yr24hr	13:55	1.661
100yr24hr	14:00	1.643
100yr24hr	14:05	1.626
100yr24hr	14:10	1.609
100yr24hr	14:15	1.592
100yr24hr	14:20	1.576
100yr24hr	14:25	1.56
100yr24hr	14:30	1.544
100yr24hr	14:35	1.529
100yr24hr	14:40	1.514
100yr24hr	14:45	1.499
100yr24hr	14:50	1.485
100yr24hr	14:55	1.47
100yr24hr	15:00	1.457
100yr24hr	15:05	1.443
100yr24hr	15:10	1.43
100yr24hr	15:15	1.417
100yr24hr	15:20	1.404
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J5               879.078          -298.544
J6               1087.211         -305.991
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[VERTICES]
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[SYMBOLS]
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LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 21-010

A BYLAW OF LETHBRIDGE COUNTY BEING A BYLAW PURSUANT TO SECTION 633(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA 2000, CHAPTER M.26

WHEREAS the landowner wishes to develop lands within Plan 0912279, Block 1, Lots 2 and 3 in the NE 21-9-22-W4;

AND WHEREAS the County's Municipal Development Plan and the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan requires that developers prepare an Area Structure Plan to ensure sound development occurs within Lethbridge County;

AND WHEREAS the total area considered by the Area Structure Plan is 13.43 hectares;

AND WHEREAS the landowner/developer have prepared the "Ramias Subdivision Area Structure Plan" which contains engineering, survey, and geotechnical information to support the above conditions.

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The "Ramias Area Structure Plan" Bylaw No. 21-010, attached as "Appendix A".

GIVEN first reading this 3rd day of June, 2021.

Reeve

CAO

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

Reeve

CAO

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

Reeve

CAO

Reading	June 3, 2021
2nd Reading	
Public Hearing	
3rd Reading	

X:\Executive Files\115 Bylaws\2021 Bylaws\Bylaw 21-010 - Ramias ASP.doc

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY
APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: March 25, 2021	Assigned Bylaw	No. Bylaw 21-011
Date Deemed Complete: March 29, 2021	Application & Processing Fee:	$ 1500.00
Redesignation ☒ Text Amendment ☐	Certificate of Title Submitted:	☐ Yes ☒ No

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

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

APPLICANT INFORMATION

Name of Applicant: David Amantea, ALS, CLS, P.Eng

Mailing Address: 2830 - 12th Avenue North
Lethbridge, Alberta

Postal Code: T1H 5J9

Phone: (403) 329-4688 x129

Phone (alternate):

Fax: (403) 320-9144

Is the applicant the owner of the property? ☐ Yes ■ No

IF "NO" please complete box below

Name of Owner: Ronald Ramias & Aartje Ramias

Mailing Address: Box 605
Coalhurst, Ab

Postal Code: T0L 0V0

Phone: (403) 381-4604

Applicant's interest in the property:
- ☐ Agent
- ☒ Contractor
- ☐ Tenant
- ☒ Other ALBERTA LAND SURVEYOR

PROPERTY INFORMATION

Municipal Address:

Legal Description: Lot(s) 2+3 Block 1 Plan 0912279
OR Quarter NE Section 21 Township 9 Range 22

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): RUF

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

SITE DESCRIPTION:

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

☐ **Site or Plot Plan Attached**

☒ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 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.***

APPLICANT

REGISTERED OWNER
(if not the same as applicant)

DATE: March 23/2021

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.

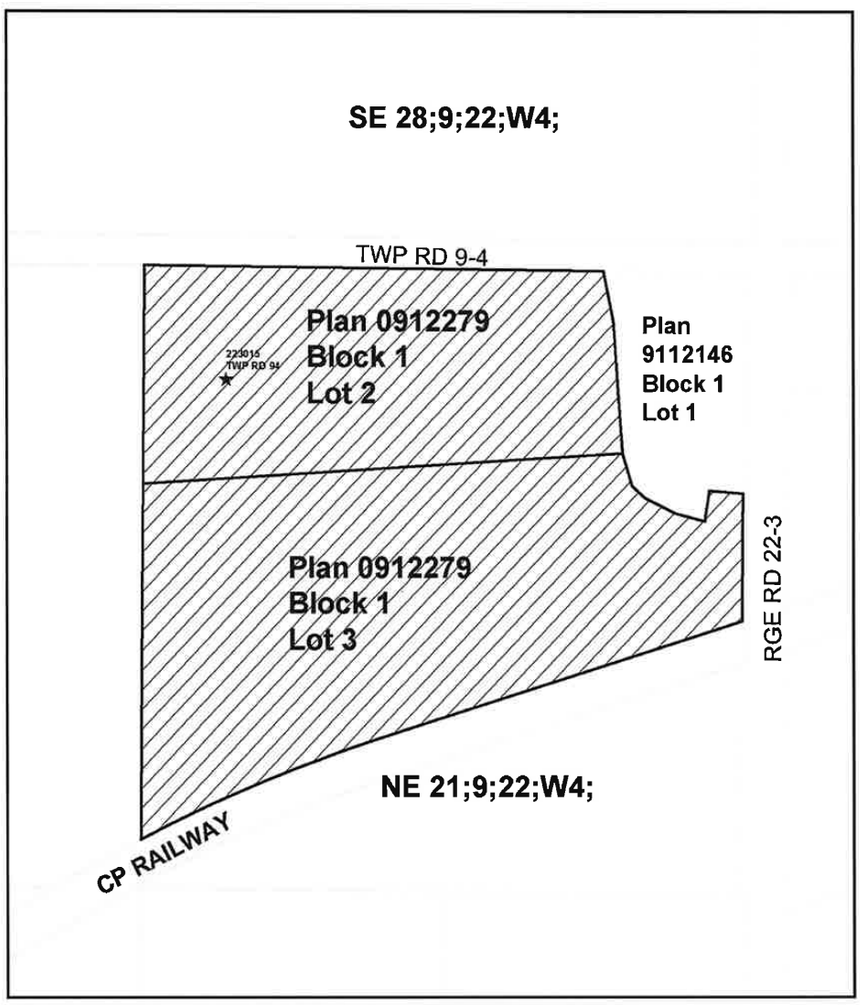
Note: Information provided or generated in this application may be considered at a public meeting.

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 21-011

Bylaw 21-011 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 21-011 is to re-designate Plan 0912279 Block 1 Lots 2 and 3 in the NE 21-9-22-W4 from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) as shown below;



Bylaw 21-011 - Land Use Bylaw Amendment
All of Plan 0912279 Block 1 Lots 2 and 3 in the NE 21-9-22-W4

Rural Urban Fringe (RUF) to Grouped Country Residential (GCR)

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

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

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

GIVEN first reading this 3rd day of June 2021.

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

1st Reading	June 3, 2021
2nd Reading	
Public Hearing	
3rd Reading	

Dave Clifton

Box 77

Coalhurst, Ab

12 July 2021

Lethbridge County

RE: Bylaw 21-010 and 21-011 The Ramias Subdivision Area Structure Plan

I am opposed to any changes that will restrict or change the flow of the natural drain currently running on the properties involved with this bylaw.

I want the natural drain to remain as is without the possibility of any manmade blockages or restrictions.

Thank you for making sure that the area will remain natural.

Dave Clifton

RECEIVED

JUL 12 2021

Lethbridge County

Construction and Maintenance
Southern Region
Box 314, 909 – 3 Avenue North
Lethbridge, Alberta T1H 0H5
www.alberta.ca

AT File Reference: RSDP35131
Our Reference: 2512-NE 21-9-22-W4M
Your Reference: Bylaw No. 21-010 & 21-011

April 6, 2021

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

Dear Ms. Janzen:

RE: PROPOSED LAND USE REDESIGNATION & AREA STRUCTURE PLAN
LOTS 2 & 3, BLOCK 1, PLAN 0912279
PORTION OF NE 21-9-22-W4M
LETHBRIDGE COUNTY

Reference your file to adopt Bylaw No. 21-010 to adopt Ramias Area Structure Plan and Bylaw No. 21-011 to re-designate the above noted parcel of land from "Urban Fringe – UF" to "Grouped Country Residential - GCR" to accommodate a future subdivision.

Should the approval authority find sufficient merit to ratify the proposed rezoning, the subsequent subdivision is well removed from any road under Alberta Transportation's jurisdiction (in this instance Highway 25) with indirect access being provided solely by way of the local road system. Pursuant to Sections 5(5)(d) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, the Deputy Minister of Transportation is ***not a required referral***.

Notwithstanding the foregoing, Alberta Transportation has no objections/concerns with the Area Structure Plan and redesignation of the grouped country residential development as proposed and/or favorable consideration by the Lethbridge County subdivision authority.

Yours truly,

Leah Olsen
2021.04.06 14:36:22 -06'00'

Leah Olsen
Development/Planning Technologist
403-388-3105

LO

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

M:\DS\SR\LETH\Development\Development and Planning\Janzen letter Bylaw 21-010 & Bylaw 21-011 NE 21-9-22-W4M (RSDP035131).docx

Hilary Janzen

From: McNabb, Jarvis <Jarvis.McNabb@atco.com>
Sent: Monday, May 03, 2021 1:23 PM
To: Hilary Janzen
Subject: RE: Lethbridge County - Area Structure Plan and Land Use Bylaw Amendment External Circulation

Hi Hilary.

ATCO has no objections to this proposal.

Thanks,

Jarvis McNabb P.L.(Eng.), R.E.T.
Engineering Technologist, South District Engineering
Natural Gas

P. 587 220 2583 F. 403 380 5428
A. 410 Stafford Dr N Lethbridge AB Canada T1H 2A9

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Thursday, April 1, 2021 9:24 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>; South District Engineering <SouthDistrictEngineering1@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; lnid@telus.net; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; R. K. Hauta <rkhauta@coalhurst.ca>
Subject: Lethbridge County - Area Structure Plan and Land Use Bylaw Amendment External Circulation

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

Please see the attached circulation for a new Area Structure Plan and Land Use Bylaw Amendment on lands north of the Town of Coalhurst. Please review and respond by May 3, 2021. If you require additional time to respond please let me know at your earliest convenience.

Regards,

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

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Hilary Janzen

From: circulations <circulations@telus.com>
Sent: Monday, April 05, 2021 9:07 AM
To: Hilary Janzen
Subject: RE: Lethbridge County - Area Structure Plan and Land Use Bylaw Amendment External Circulation

Good Morning,

TELUS Communications Inc. has no objection to the above circulation.
Thank you,

Mehgan Smith | Real Estate Manager |TELUS Rights of Way
Customer Network Implementation
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
(403)-384-3066 | circulations@telus.com

TELUS
Healthcare in your hands.
Download the app today!
babylon by TELUS Health

From: Hilary Janzen [mailto:hjanzen@lethcounty.ca]
Sent: April 1, 2021 9:24 AM
To: Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; Leah Olsen (leah.olsen@gov.ab.ca) <leah.olsen@gov.ab.ca>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; lnid@telus.net; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; circulations <circulations@telus.com>; R. K. Hauta <rkhauta@coalhurst.ca>
Subject: Lethbridge County - Area Structure Plan and Land Use Bylaw Amendment External Circulation

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Please see the attached circulation for a new Area Structure Plan and Land Use Bylaw Amendment on lands north of the Town of Coalhurst. Please review and respond by May 3, 2021. If you require additional time to respond please let me know at your earliest convenience.

Regards,

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

Lethbridge, AB T1J 4E4

Hilary Janzen

From: Lesley Leblanc <main@coalhurst.ca>
Sent: Wednesday, May 26, 2021 1:25 PM
To: Hilary Janzen
Cc: R. K. Hauta
Subject: Area Structure Plan and Land Use Bylaw Amendment North of Coalhurst

Dear Ms. Janzen:

This is to acknowledge receipt of and presentation to Council your April 1, 2021 and May 4, 2021 e-mails in regards to a new Area Structure Plan and Land Use Bylaw amendment on lands north of the Town of Coalhurst.

As a result of Council's deliberation on the matter the following motion was passed at an April 20, 2021 Regular meeting:

"…moved that the Council of the Town of Coalhurst hereby authorizes Chief Administrative Officer Hauta to submit a letter to Lethbridge County indicating that the Town has no concern with an Area Structure Plan amendment (Lethbridge County Bylaw No. 21-010) and a redesignation of Plan 0912279, Block 1, Lots 2 and 3, NE1/4 21-9-22-W4 as shown on the attached map (Lethbridge County Bylaw No. 21-011) from Rural Urban Fringe to Grouped County Residential, as presented in an April 1, 2021 application, pending a review by the Town's engineer in regards to storm water management."

Following a review by the Town's engineer, no significant impact to the Town's storm water management plan has been identified.

Thank you for allowing the Town of Coalhurst to provide some input. If you require anything further, please feel free to contact me.

Yours truly,

R.K. Hauta
Chief Administrative Officer

Lesley Leblanc
Executive Assistant to the CAO
Town of Coalhurst
Ph: 403-381-3033
Fax: 403-381-2924
main@coalhurst.ca

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Memo

To: Reeve and County Council

From: Steve Harty – ORRSC Senior Planner **Date:** 2021-07-22

Re: **Bylaw No. 21-010 (Area Structure Plan) and Bylaw No. 21-011 (redesignation)**
Plan 0912279, Block 1, Lots 2 and 3 (Ramius)

PROPOSAL:

To adopt an Area Structure Plan (ASP) to enable the redesignation (bylaw amendment) of land from Rural Urban Fringe (RUF) to Grouped Country Residential (GCR) for future subdivision of the parcel.

COMMENTS:

- The proposal aligns with the County's *Grouped Country Residential Land Use Strategy*, as it is small in scale, is occurring on already subdivided/fragmented land (i.e. infill development), has limited servicing needs, and does not require any new roads to be constructed or infrastructure to be taken over by the municipality.
- In respect of the *Municipal Development Plan* (MDP), the proposal conforms to the policy direction outlined in 6.3.3(e), as GCR may be considered at the discretion of Council based on general criteria, including: it is on lands considered poor/non-agricultural areas, fragmented lands or on parcels 20-acres or less in size; adjacent to urban areas (provided it complies with a relevant intermunicipal agreement); and areas where confined feeding operations are excluded (or there would be no conflict or compromise of the minimum distance separation), amongst other matters.
- It is noted there are other existing acreages along Kipp Road and to south along Rg Rd 20-3. This small proposal may therefore be deemed compatible with existing land use patterns established in the immediate vicinity.
- The land is within the *Intermunicipal Development Plan* ((MDP) boundary with the Town of Coalhurst. The parcel is situated within Policy Area 2(E2) which expressly allows for potential GCR use provided the land is redesignated to GCR and an approved ASP is adopted. It is understood that the Town of Coalhurst has no objections to the proposal.
- The ASP provided in support of the redesignation of the parcel outlines the land information and servicing proposed for the future small-scale subdivision. The initial analysis of the suitability of soils for on-site septic disposal appears acceptable. The servicing requirements are minimal and there will be no new roads or infrastructure that the County has to maintain.

Oldman River Regional Services Commission
Ph: 329-1344 Email: admin@orrsc.com

- From the ASP review, the one major item that needs the closest evaluation is the storm water drainage conditions and the proposed management plan. It should be ensured the existing natural drainage that flows through this parcel is not interrupted and the proposed drainage plan, with the swale and berm system as outlined, is a workable system once implemented. It is recommend that if this proposal is approved, that at the subdivision stage any drainage channels, swales, etc., are protected through the registration of surveyed drainage plan right-of-way's and easements on the titles. It may also be beneficial to have basic architectural controls registered on the titles to further stipulate the drainage requirements and help ensure no permanent buildings or structures are erected in the specified swales or drainage areas.

Overall, if Lethbridge County is satisfied that the drainage can be properly managed and there will be no future issues, the other planning and technical aspects of the proposal appear to be addressed for the small-scale county residential proposal. Based on all the information provided, Council has the discretion to refuse or to adopt the ASP bylaw and the redesignation bylaw for GCR use at its prerogative.

AGENDA ITEM REPORT

Title:	Bylaw 21-013 - Text Amendments to the Lethbridge County Land Use Bylaw - Public Hearing
Meeting:	Council Meeting - 05 Aug 2021
Department:	Community Services
Report Author:	Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 19 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 19 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☒	☐	☐	☐

EXECUTIVE SUMMARY:

Lethbridge County Administration has completed a brief internal review of the County's Land Use Bylaw and are proposing a number of changes. Some of the changes are based on evolving Federal and Provincial Regulations while others are to find efficiencies in the Bylaw and provide clarity on some regulations.

RECOMMENDATION:

- That Bylaw 21-013 be read a second time.
- That Bylaw 21-013 be read a third time.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Lethbridge County Land Use Bylaw was adopted by County Council in October 2013.
- Bylaw 21-013 was given First Reading on May 6, 2021.

BACKGROUND INFORMATION:

Lethbridge County Administration has completed a brief internal review of the County's Land Use Bylaw and are proposing several changes. Some on the changes are based on evolving Federal and Provincial Regulations and others are to find efficiencies in the Bylaw and provide clarity on some regulations. The proposed amendments include:

- updating and clarifying land uses within the Rural Agriculture, Rural Urban Fringe, Lethbridge Urban Fringe, Grouped Country Residential, Rural General Industrial and Hamlet Residential Districts

- Addressing changes made to the Municipal Government Act, specifically to the subdivision and development appeal process and requirements for development permit notifications
- Clarify the types of documentation that may be required with a Development Permit Application
- Clarifying language around fences within residential areas
- Signage for Home Occupations
- Clarify language around development in flood areas
- Update the Land Use Bylaw to align with Federal regulations around different types of Cannabis Facilities
- Update the definitions section

No concerns or objections were received with regards to the proposed amendments from the adjacent municipalities. The proposed bylaw was advertised in the July 13 and 20 editions of the Sunny South New and on the County's website.

ALTERNATIVES / PROS / CONS:

County County may refuse the the Bylaw:

Pros:

- The Land Use Bylaw would remain as is until County Council would require a more in-depth review, which could be more comprehensive in nature

Cons:

- The Land Use Bylaw would continue to have regulations that may not be in line with other Federal and Provincial Regulation
- The Land Use Bylaw would become outdated

FINANCIAL IMPACT:

There are no financial implications resulting from the updated Land Use Bylaw. The updates provide clarity and also consistency with provincial and federal regulations and acts.

REASON(S) FOR RECOMMENDATION(S):

- The proposed amendments will update the Land Use Bylaw and ensure that it is current to changing provincial and federal legislation.
- The proposed amendments provide clarify on the standards and regulations of the Land Use Bylaw ensuring that developments with the County are reviewed and considered on a consistent basis.

ATTACHMENTS:

Bylaw 21-013 Signed First Reading

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 21-013

BEING a bylaw of Lethbridge County in the Province of Alberta, to amend Bylaw No. 1404, being the municipal Land Use Bylaw.

WHEREAS THE PURPOSE of proposed Bylaw No. 21-013 is to undertake a series of amendments as identified in the attached 'Schedule A' in order to add and clarify the Land Use Bylaw and align with Provincial and Federal Acts and Regulations;

WHEREAS these amendments include, but are not limited to, the following descriptions:

- The Administration Section is updated and amended to clarify provision and administrative regulations, including application processing;
- The land use districts and various uses are being amended, including shipping containers, riding arenas, and various cannabis related uses;
- To clarify and detail the development standards and specific land use standards for certain uses including fencing in residential areas and cannabis production facilities; and
- To amend the Land Use Bylaw definitions to reflect the updates.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached 'Schedule A' are adopted.
2. That Bylaw No. 1404, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw No. 1404 is consolidated to incorporate the amendments in Schedule A.

GIVEN first reading this 6th day of May 2021.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2021.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2021.

Reeve

Chief Administrative Officer

Schedule 'A'

Bylaw No. 21-013
Amendments to Land Use Bylaw No. 1404

GENERAL AMENDMENTS:

- Replace all references to the Municipal Government Board to read "Land and Property Rights Tribunal (LPRT)" (coming into effect June 2, 2021)
- Remove all references to the "Processing of Manure" from any land use district and the definition.

PART 1 – ADMINISTRATION

13. (4)(d) replace existing section with the following:

- the temporary erection or placement of works, plants, machinery or structures needed solely for the undertaking or completion of construction of a development that has an approved permit, only while that construction is occurring, provided all standards of the bylaw are met

13. (4) (i) replace existing section with the following:

- With the exception of residential districts (HR, HMH, GCR), the construction of any fences in all other land use districts is exempt from a development permit provided the applicable setbacks to all roadways are met in accordance with the bylaw. In residential districts, the erection, construction, maintenance of a gate, fence, wall or other structural means of enclosure equal to or less that regulated height as noted in Part 3 (10) of this bylaw does not require a development permit.

13. (4) (g) (iii) Remove the reference to 304.8 metres setback
24 (d) (ii) – add stormwater management plan and drainage plans to the section

24 (d) add :
(iii) the development authority will require that any studies be professionally prepared

36 (3) (b) replace existing section with the following:
(b) notify persons likely to be affected by either:
(i) posting a copy of the decision in a prominent place in the Lethbridge County Administration Building for at least 21 days, or
(ii) publishing a notice of the decision in a newspaper circulated within the municipality, or
(iii) publishing a notice of the decision on the County's website, or
(iv) any combination of the above.

36 (4) (b) replace existing section with the following:
(b) notify persons likely to be affected by either:
(i) mailing a copy of the decision to those persons, departments and agencies, or
(ii) publishing a notice of the decision in a newspaper circulated within the municipality, or
(iii) publishing a notice of the decision on the County's website, or
(iv) post a notice of the application in a conspicuous place on the property, or
(v) any combination of the above

45. Add to the end of the section:

- ...or to the Land and Property Rights Tribunal (LPRT) where the land may be subject to a matter of provincial interest in accordance with the Municipal Government Act unless otherwise provided in the Regulations.

PART 2 – LAND USE DISTRICTS

RA District

Add Discretionary Uses:

- Cannabis Cultivation (see Part 4)
- Cannabis Nursery (see Part 4)
- Riding Arena (personal use)

RUF District

Add to Permitted Uses:

- Single Detached Moved-in Residence

Add to Discretionary Uses:

- Riding Arena (personal use)
- Add to Seed Processing Facilities the word "Cleaning" to read "Seed Cleaning Processing Facilities"

Remove from Discretionary Uses:

- Single Detached Moved-in Residence

LUF District

Add to Discretionary Uses:

Shipping Containers (see part 4)

GCR District

Add to Discretionary Uses:

- Moved- in Dwelling

RGI District

Amend Permitted Uses:

- Replace 'Retail Sales and Uses to an approved permitted use' with 'Retail Sales and Uses'

Add to Permitted Uses:

- Outdoor Storage for an approved permitted use

Add to Discretionary uses:

- Sandblasting
- Cannabis- Processing (see Part 4)

Remove from Discretionary Uses

- Cannabis Production Facility

HR District

Add after Section 8 (1)

- In no case shall any detached accessory structure exceed 167.2 m^2 (1,800 sq. ft.)

PART 3 – GENERAL LAND USE PROVISIONS

10. Replace the existing section with the following:

Fences in Residential Area:

(1) Hamlets

(a) No fence, wall, vegetation (i.e. shrubs, hedges, bushes, coniferous trees or any other plant that, in the opinion of the Development Authority, creates a visual obstruction and / or barrier) or any combination thereof, lying within 7.62 metres (25 feet) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.91 metres (3 feet) above the ground (except in the case of corner lots where one yard is considered as the side yard as indicated in Section 6 and in accordance with Section 7 of this Part) without a permit issued by the Development Authority

(b)Fences in rear and side yards shall not exceed 1.83 metres (6 feet) in height

(2) Grouped Country Residential Areas

(a) No fence, wall, vegetation (i.e. shrubs, hedges, bushes, coniferous trees or any other plant that, in the opinion of the Development Authority, creates a visual obstruction and / or barrier) or combination thereof, lying within 10 meters (33 feet) of the right-of-way of a public roadway shall extend more than 1.22 metre (4 feet) above the ground without a permit issued by the development authority.

(b) Fences in the rear and side yards shall not exceed 1.83 metres (6 feet) in height and can be installed to the property line.

(c) Wind screen fences shall meet all applicable setbacks to municipal roads and property lines.

35. (2) add subsections:

(a) required on parcels that are less than 0.8 hectares (2 acres) in size

(b) required where a development is on a coulee slope or near a river/lake

38. (4) add after regulation:

- This includes a crawl space under a dwelling

PART 4 – USE SPECIFIC LAND USE PROVISIONS

20. (5) Replace existing section with:

- No advertising shall be permitted on the property except for a window sign and up to one indirectly illuminated sign of 0.37 m^2 (4 sq. ft.) in Hamlets and 1.48m^2 (16 sq. ft.) in all other districts, to be placed against the building or fence. Larger signage may be permitted if, in the opinion of the Development Authority, the signage does not interfere with the residential or agricultural character of the area.

42. Replace the existing section with the following:

Cannabis Nursery, Cannabis Cultivation, and Cannabis Processing

The requirements of this section apply to cannabis nursery, cannabis cultivation, and cannabis processing facilities as defined by the Land Use Bylaw and are in addition to any federal regulations required by the Government of Canada.

(1) The owner or applicant must provide, as a condition of development approval, a copy of the current license for all activities associated with a cannabis facility as issued by Health Canada.

(2) The owner or applicant must obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation.

(3) For indoor facilities, the development must be done in a manner where all processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material.

(4) For outdoor cultivation facilities, the development must include security and fencing as per the Federal Regulations.

(5) The development must include equipment designed and intended to remove odours and particulates from the air where it is discharged from the building as part of a ventilation system.

(6) The cannabis facility shall not be located on a parcel of land that is adjacent to or within 300 metres (984.26 feet) of a:

a. Parcel with a School
b. Parcel with a Day Care / Care Facility
c. Parcel zoned residential (i.e. HR, HMH, GCR)
d. Parcel designated as a Municipal Reserve or Rural Recreation
e. From an adjacent residence

(7) The separation distance to a residence or residential parcel if the appropriate waivers have been obtained by the applicant from the affected landowners.

(8) The separation distance shall be measured from the closest point of the cannabis facility building or other structure (i.e. fence).

(9) The Development Authority may require, as a condition of a development permit, a public utility waste management plan, completed by a qualified professional that includes details regarding:

a. The incineration of waste products and airborne emissions, including smell;
b. The quantity and characteristics of liquid and waste material discharged by the facility; and
c. The method and location of collection and disposal of liquid waste material.

PART 8 – DEFINITIONS

Add the following Definitions:

Riding Arena (personal non-commercial use) – means an establishment where horses are boarded and cared for, for the benefit of the homeowner only. This does not include instructions for riding, jumping, showing, or boarding horses for the general public.

Professionally Planned Report/Study Plan – means a study or report that has been professionally prepared on a computer and signed by a registered/licensed professional in the respective field. This may include but is not limited to drainage plans, grading plans, slope stability study, septic evaluation report, stormwater management plans. The requirement to be signed and stamped by a professional engineer for some plans may be waived by the Development Authority if it is deemed appropriate.

Cannabis Nursery – means the growing and harvesting of cannabis for the purposes of a nursery as licensed by Health Canada

Cannabis Cultivation- means the growing and harvesting of cannabis as licensed by Health Canada

Cannabis Processing – means a development (micro or standard size), as licensed by Health Canada, where cannabis is growth, harvested, processed, tested, destroyed and / or stored on site, but does not includes Cannabis Retail Stores

Parent Parcel - means the complete area contained within a certificate of title of the parcel of land that is proposed to be the subject of a development or subdivision proposal prior to the development or subdivision of that land occurring

Remove and Replace the following Definition:

Agricultural Land, Higher Quality - means land contained in an irrigable unit or having a CLI classification of 1-4, comprising 64.8 ha (160 acres) parcels of dryland or 32.4 ha (80 acres) parcels of irrigated land, or land having a CLI classification of 5-7 with permanent water rights. This does not include land considered as cut-off parcels or badly fragmented land as defined in this bylaw.

Remove the following Definition:

Cannabis Production Facility

AGENDA ITEM REPORT

Title:	Bylaw 21-015 - Re-designation of portions of Lot 1, Block 1, Plan 0411743 and Lot 2 Block 1 Plan 1511150 from Rural Agriculture to Business Light Industrial - First Reading
Meeting:	Council Meeting - 05 Aug 2021
Department:	Community Services
Report Author:	Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 15 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 16 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☐	☐	☒	☐

EXECUTIVE SUMMARY:

An application has been made to re-designate lands from Rural Agriculture to Business Light Industrial to allow for the expansion of the light industrial business currently on the parcel.

RECOMMENDATION:

That Bylaw 21-015 be read a first time.

PREVIOUS COUNCIL DIRECTION / POLICY:

County Council previously re-designated lands in this area from Rural Agriculture to Business Light Industrial under Bylaw 20-002.

BACKGROUND INFORMATION:

An application has been made to re-designate lands from Rural Agriculture to Business Light Industrial. The intent of this application is to expand the existing Business Light Industrial area to accommodate future light industrial development in this area.

The application has been circulated to all County Departments and external agencies for review and their comments as well as any planning/strategic planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in September 2021.

ALTERNATIVES / PROS / CONS:

County County may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which as been that first reading of the bylaw shall be given as the applicant and the public

have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw were approved, future development would be taxed at the County's industrial tax rate. There are no additional costs to the County (i.e. maintenance of infrastructure) that would arise if the proposed bylaw were approved.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 21-015 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

ATTACHMENTS:

Bylaw 21-015 Application
Bylaw 21-015 - Rezoning Map
Rezoning Cover Letter
Proposed Rezoning and Future Subdivision Map
Bylaw 21-015 - Optimum Feeds - Amendment to LUB

Form C

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

OFFICE USE		
Date of Application: April 29, 2021	Assigned Bylaw	No.
Date Deemed Complete: May 7, 2021	Application & Processing Fee:	$ 1500.00
Redesignation ☑ Text Amendment ☐	Certificate of Title Submitted:	☑ Yes ☐ No

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

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

APPLICANT INFORMATION

Name of Applicant: Zachary Prosper, ALS

Mailing Address: 2830 12th Avenue North
Lethbridge, AB

Postal Code: T1H 5J9

Phone: 403-329-4688 ext. 132

Phone (alternate):

Fax:

Is the applicant the owner of the property? ☐ Yes ☑ No

IF "NO" please complete box below

Name of Owner: Optimum Feeds, Overseen, Roth

Mailing Address: Box 706 (#See titles for other mailing addresses)
Picture Butte, AB

Postal Code: T0K 1V0

Phone: 403-795-1184 (John)

Applicant's interest in the property:
- ☐ Agent
- ☑ Contractor / surveyor
- ☐ Tenant
- ☐ Other

PROPERTY INFORMATION

Municipal Address:

Legal Description: Lot(s) Lot 1, Block 1, Plan 041 1743 & Lot 2, Block 1, Plan 151 1150 Block Plan

OR within Quarter NE Section 34 Township 10 Range 23

AMENDMENT INFORMATION

What is the proposed amendment? ☐ Text Amendment ☒ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture

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

SITE DESCRIPTION:

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

☒ **Site or Plot Plan Attached**

☐ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 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.***

APPLICANT

REGISTERED OWNER
(if not the same as applicant)

DATE: April 5 2021

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.

Land Use Redesignation
Bylaw 21-015: Rural Agriculture (RA) to Business Light Industrial (BLI)
Parcel: Portion of Plan 041 1743;1;1 and Plan 151 1150;1;2. Approximately 5.85 Acres in total.
Located in Lethbridge County, AB

Rural Agriculture (RA) to Busines Light Industrial (BLI)

Lethbridge County 2021
The information contained in this document is for information and illustrative purposes only. Lethbridge County makes no claim, nor does it imply any warranty or assurance as to its accuracy for reliance on any. This document may not be copied or redistributed in any form without prior consent from Lethbridge County.

Meters
0 50 100

Lethbridge County Council
Cc: Hilary Janzen
#100, 905- 4th Avenue South
Lethbridge, Alberta
T1J 4E4
RE: Application for Land Use Bylaw Amendment from Rural Agriculture to Light Industrial

Thank you for considering this application to amend the Land Use Bylaw. This application is to rezone a portion of Lot 2, Block 1, Plan 151 1150 and Lot 1, Block 1, Plan 041 1743. Both parcels are currently zoned rural agriculture and the portion outlined for both parcels would be rezoned to light industrial. This would be followed by a subsequent subdivision and consolidation with an adjacent parcel currently zoned light Industrial. No new rural agriculture lots would be created and one additional lot zoned light industrial would be created for a future industrial development.

The existing building and approach on the current light industrial lot would be further subdivided from the remainder of the bare parcel. The remainder of the bare parcel would consolidate the rezoned land to allow for the future development with an industrial shop for bin manufacturing. An LNID fed dugout is proposed across the westerly portion of the new lot and a shop would be constructed on the east end.

All current developed parcels would maintain their services and access. Proposed access into the new parcel would come off of Range Road 232 to the east, which would mitigate traffic impact from Highway 519. The new parcel would receive a new private sewage system and suitability for a private sewage system is currently being assessed. Shallow services would run from the existing utilities servicing the existing shop.

The addition of the rezoned lands would allow for easier large truck access across the industrial parcel to the south of the proposed shop. The added lands would also allow for suitable storage to the south of the proposed shop, further away from the highway.

The proposal to rezone would affect three different landowners and all landowners have signed an agreement to the realignment of the boundaries. The proposed redesignation is consistent with the current uses of Light Industrial and Rural Agriculture and would allow for further development and use of the Industrial lot and maximize the benefit of the land. Should you have any further questions regarding the proposal, feel free to contact me.

Sincerely,

John Dekok
john@optimumbins.com
403-795-1184

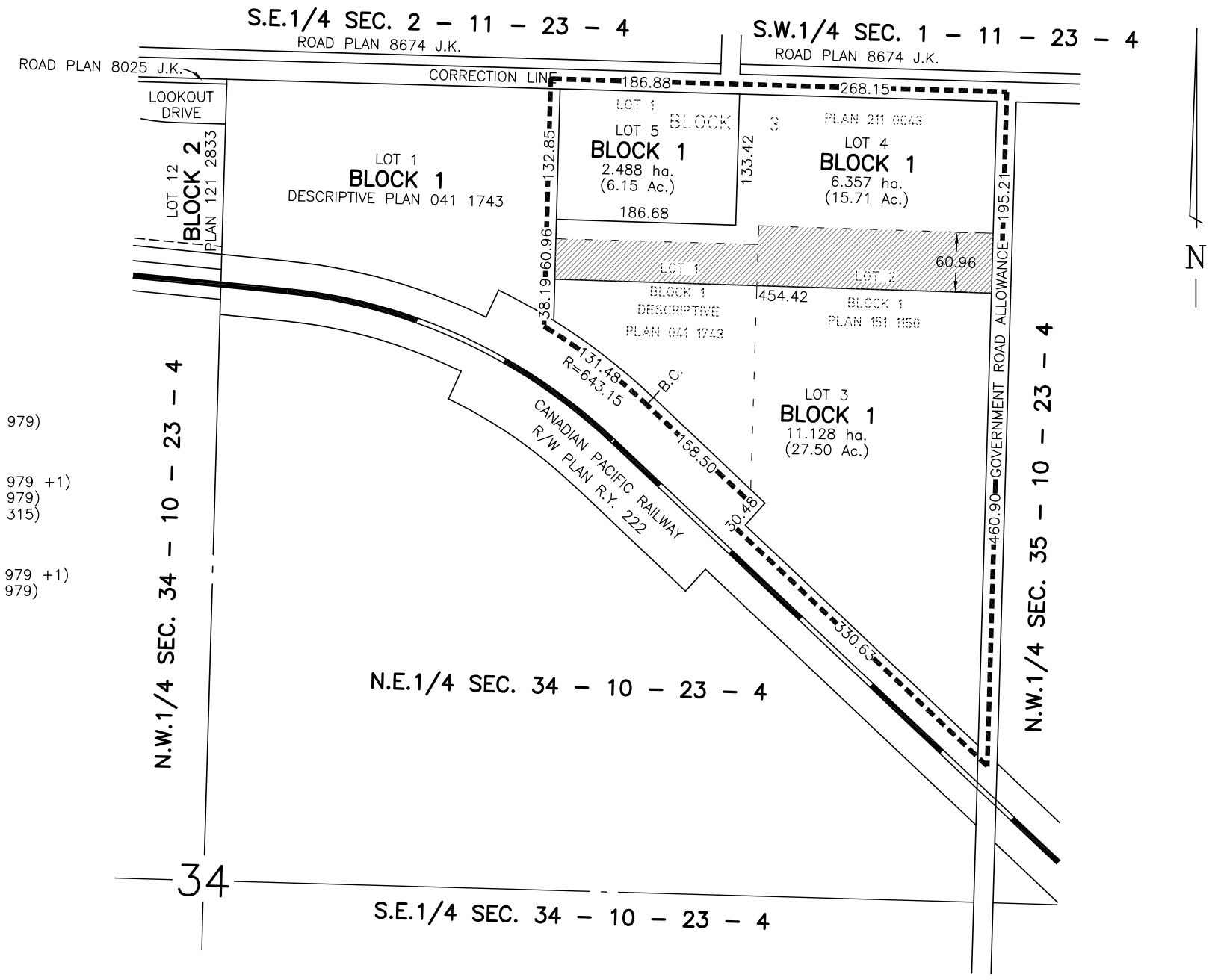


TABLE OF AREAS

LOT 5; BLOCK 1

within Lot 1; Block 3; Plan 211 0043	= 2.488 ha.	(C. of T. 211 005 979)
Sub–total	= 2.488 ha.	

LOT 4; BLOCK 1

within Lot 1; Block 1; Descriptive Plan 041 1743	= 0.877 ha.	(C. of T. 211 005 979 +1)
within Lot 1; Block 3; Plan 211 0043	= 3.993 ha.	(C. of T. 211 005 979)
within Lot 2; Block 1; Plan 151 1150	= 1.487 ha.	(C. of T. 151 141 315)
sub–total	= 6.357 ha.	

LOT 3; BLOCK 1

within Lot 1; Block 1; Descriptive Plan 041 1743	= 2.493 ha.	(C. of T. 211 005 979 +1)
within Lot 2; Block 1; Plan 151 1150	= 8.635 ha.	(C. of T. 211 005 979)
sub–total	= 11.128 ha.	
Total	= 19.973 ha.	

AREA TO BE REZONED
TO LIGHT INDUSTRIAL SHOWN THUS
Lot 1; Block 1; Descriptive Plan 041 1743 (Area = 0.877 ha.)
Lot 2; Block 1; Plan 151 1150 (Area = 1.487 ha.)

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
and contains approximately 19.973 ha.
Distances are in metres and decimal parts thereof.
Distances and areas are approximate and are
subject to change upon final survey.

OPTIMUM FEEDS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
LOT 1; BLOCK 1; DESCRIPTIVE PLAN 041 1743
and all of
LOT 2; BLOCK 1; PLAN 151 1150 &
LOT 1; BLOCK 3; PLAN 211 0043
all within
N.E.1/4 SEC. 34; TWP. 10; RGE. 23; W.4 M.
Lethbridge County

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

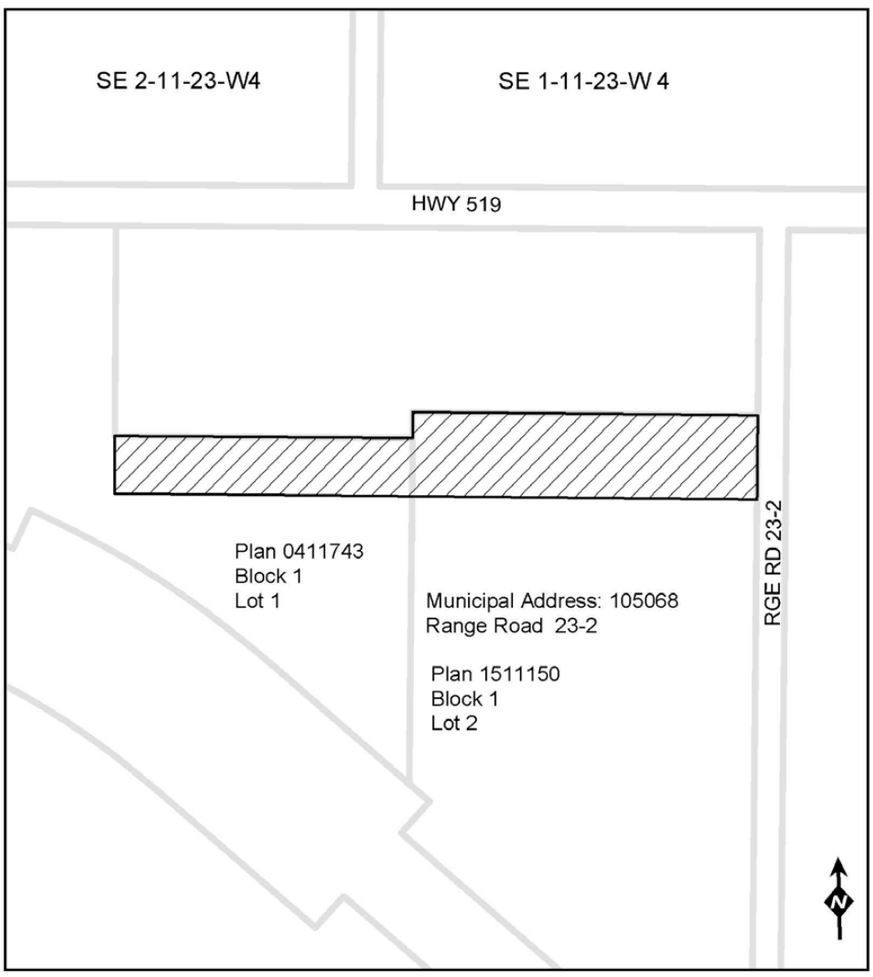
APPROVED	DRAWN MJ	DATE MARCH 31/21
	CHECKED ZJP	JOB 21–15203
	SCALE 1:5000	DRAWING 21–15203TA
Z. J. Prosper A.L.S.		

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 21-015

Bylaw 21-015 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 21-015 is to re-designate portions of Lot 1 Block 1 Plan 041 1743 and Lot 2 Block 1 Plan 151 1150 Rural Agriculture (RA) to Business Light Industrial (BLI) as shown below;



Bylaw 21-015 - Land Use Redesignation
Parcel: Portion of Plan 041 1743 Block 1 Lot 1 and Plan 151 1150 Block 1 Lot 2

Rural Agriculture (RA) to Busines Light Industrial (BLI) Approximately 5.85 Acres

AND WHEREAS the re-designation of the lands will allow for future realignment of the affected and adjacent titles;

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcels;

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 5th day of August 2021.

_____
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

1st Reading	August 5, 2021
2nd Reading	
Public Hearing	
3rd Reading	

AGENDA ITEM REPORT

Title:	Bylaw 21-016 - Re-designate a parcel within the NW 1-9-21-W4 from Lethbridge Urban Fringe to Rural General Industrial - First Reading
Meeting:	Council Meeting - 05 Aug 2021
Department:	Community Services
Report Author:	Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 21 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 21 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☐	☐	☒	☐

EXECUTIVE SUMMARY:

An application has been made to re-designate a parcel from Lethbridge Urban Fringe to Rural General Industrial.

RECOMMENDATION:

That Bylaw 21-016 be read a first time.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Lethbridge County Municipal Development Plan and Land Use Bylaw require that a non-conforming parcel be brought into compliance prior to any further expansion or development on that parcel.

BACKGROUND INFORMATION:

An application has been made to re-designate lands from Lethbridge Urban Fringe to Rural General Industrial. The intent of this application is to bring the subject parcel into compliance so that they can replace structures on the properly lost to a fire and to also expand their current operations in the future.

The application has been circulated to all County Departments and external agencies for review and their comments as well as any planning/strategic planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in September 2021.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which as been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw was approved future development would be taxed at the County's industrial tax rate. There are no additional costs to the County (i.e. maintenance of infrastructure) that would arise if the proposed bylaw were approved.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 21-016 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

ATTACHMENTS:

Bylaw 21-016 - Application
Bylaw 21-016 - Green Prairie International Inc - Amendment to LUB

LETHBRIDGE COUNTY

Form C

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

OFFICE USE		
Date of Application: July 14, 2021	Assigned Bylaw	No. 21-016
Date Deemed Complete: July 14, 2021	Application & Processing Fee:	$ 1500.00
Redesignation ☑ Text Amendment ☐	Certificate of Title Submitted:	☑ Yes ☐ No

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

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

APPLICANT INFORMATION

Name of Applicant: Green Prairie International Inc

Mailing Address: 210072 Twp Rd 90B Lethbridge County

Phone: 403-315-4508 (John Van Hierden)

Phone (alternate): 403-315-4030 (Craig Rumer)

Email: johnvan@greenprairie.com

Postal Code: T1J 5P1

Is the applicant the owner of the property? ☑ Yes ☐ No

IF "NO" please complete box below

Name of Owner: _____

Mailing Address: _____

Postal Code: _____

Phone: _____

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

PROPERTY INFORMATION

Municipal Address: 210072 Township Road 90B Lethbridge County.

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

OR Quarter NW portion Section 1 Township 9 Range 21

See attachment

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): Lethbridge Urban Fringe (LUF)

Proposed Land Use Designation (zoning) (if applicable): Rural General Industrial (RGI)

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** See attached and **lot area/parcel acreage** 38.02 acres
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

☑ **Site or Plot Plan Attached**

☐ **Conceptual Design Scheme or Area Structure Plan Attached**

OTHER INFORMATION:

Section 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.***

per Vice President, Finance

APPLICANT

REGISTERED OWNER
(if not the same as applicant)

DATE: July 14, 2021

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 this 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.

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.

Green Prairie International Inc
Application for a Land Use Bylaw Amendment
Supplementary Information

July 12, 2021

Green Prairie International Inc (GPI) requests its property be re-zoned from Lethbridge Urban Fringe to Rural General Industrial (RGI). The purpose of the change is to allow GPI to replace the building destroyed by the fire of June 30, 2021. GPI is not intending to change the use of the site from its use over the past thirty years.

The land is the site of an agriculture operation as a hay processing and packaging facility, with almost all hay sourced from the local area and exported for animal feed. Feed is used by rabbits, dairy animals, horses, goats and camels. Customers are located in USA, Japan, Korea, China, Netherlands and other EU, Middle East and Asian countries.

The primary use of the site is consistent the Rural General Industrial (RGI) use:

- Light Industrial Processing and Manufacturing

The primary use has a number of ancillary uses which are consistent with the RGI use:

- Agricultural Services
- Automotive Repair
- Cartage/Moving Services
- Offices, Private
- Warehousing
- Accessory Buildings, Structures and Uses to an Approved Discretionary Use
- Bulk Fuel Storage
- Seed Cleaning and Processing
- Shipping Containers
- Welding/Metal Fabrication

The primary use is consistent with other agriculture value added processors in Lethbridge County and Lethbridge.

GPI was actively engaged in its primary use long before many of the neighbouring RGI users built their operations. Two parcels across Hwy 3 kiti-corner to the GPI Property have been re-zoned to RGI. Parcels in the section west of the GPI Property are similarly zoned RGI. Property to the north and east are not in the Lethbridge Urban Fringe.

GPI is requesting the zoning change in order to replace the structure lost to the fire. Covered space is integral to the operation of the hay processing facility. GPI plans to submit two Development Permit Applications in the next month, one for:

1. erection of temporary covered structures (tarped sheds) and
2. permanent replacement buildings.

Neither of these Applications will change the use or increase the use capacity of the site. Therefore none of the constraints and/or hazard areas that were existing will be changed. GPI anticipates the second Development Permit Application will come with a comprehensive drainage plan.

Existing services to and within the site are adequate for existing uses. Electricity and water are provided by utilities. Minimal sewage requirements are processed by septic fields. The hay processing facility does not require water and does not produce waste water or sewage.

Access and egress to the GPI Property has been satisfactory for the existing uses.

GPI Property

The GPI Property is located north east of the intersection of Highway 3 and Range Road 211.

Attached to this Application is a dimensioned drawing of the plant site. Please note the hay storage building measuring 49.73 m x 109.8 m has been destroyed. Marked on the drawing is the proposed placement of three temporary tarped structures. The tarped structures are approximately 7,500 square feet each. The three total 22,500 square feet to replace 57,600 square feet. The tarped structures are placed to allow for continued operation during the staged construction of a permanent replacement of similar square footage to the destroyed building.

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

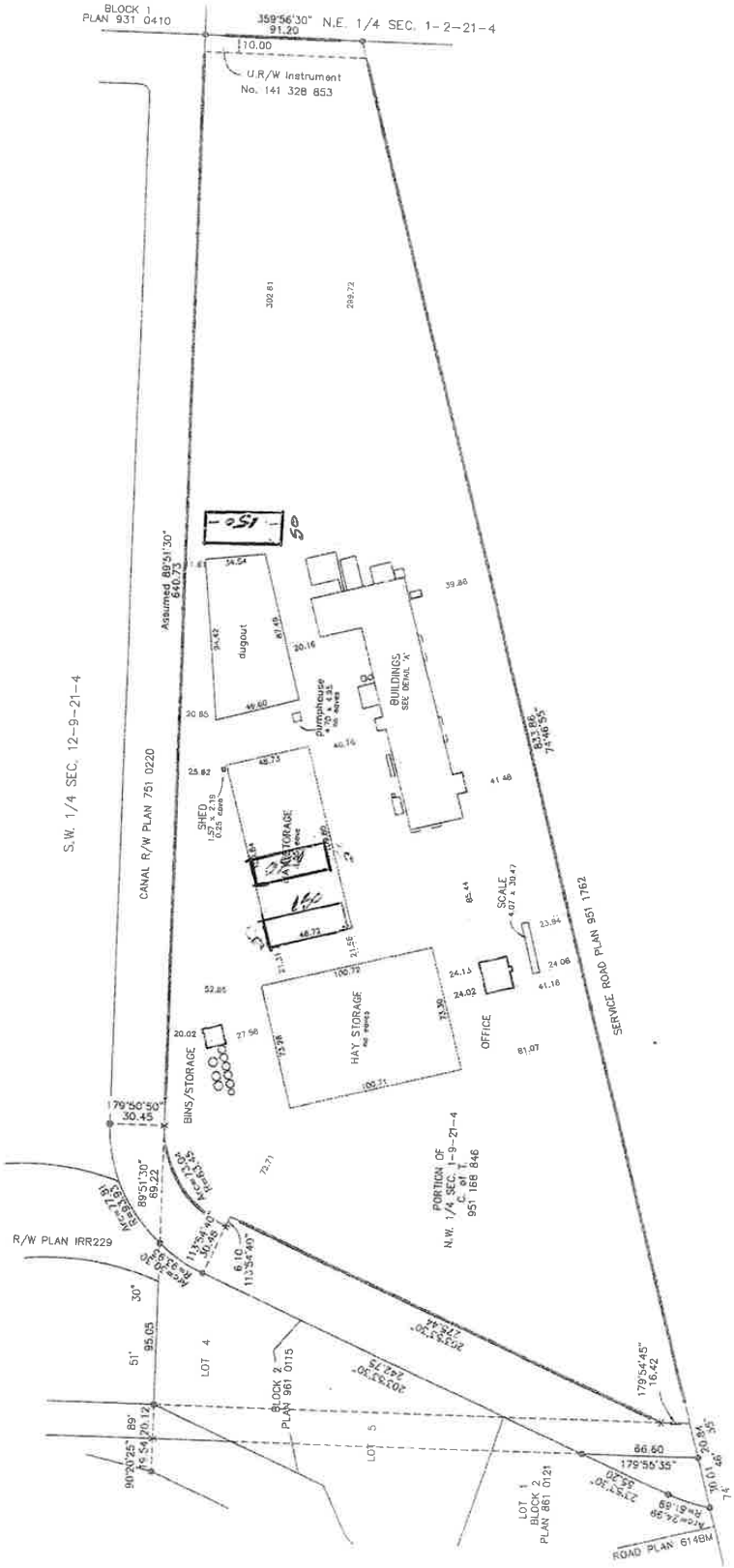
Municipal Address

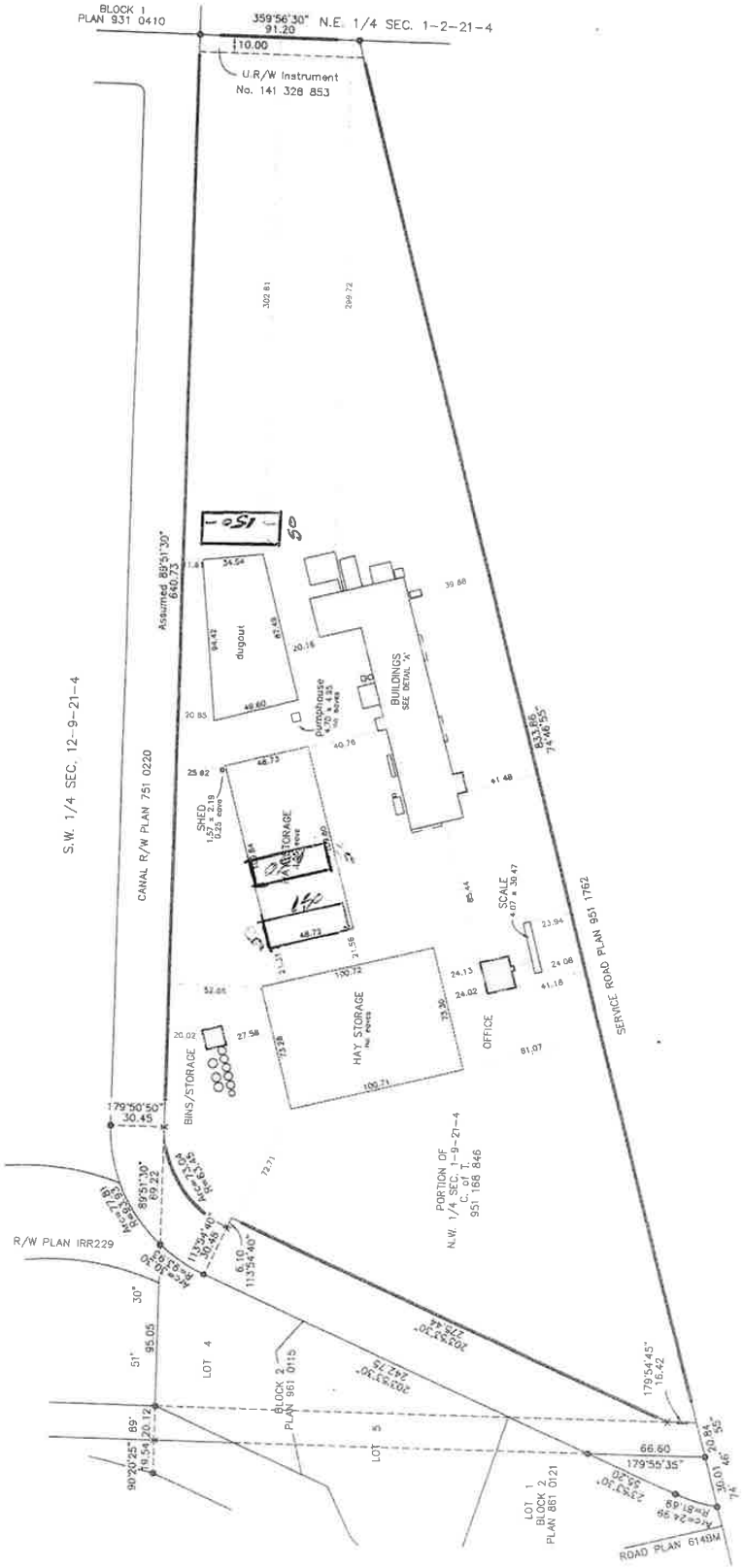
Green Prairie International Inc
210072 Township Road 90B
Lethbridge County, AB, T1J 5P1

Contact Information

John Van Hierden
President
Cell 403-315-4508
johnvan@greenprairie.com

Craig A Rumer
Vice President, Finance
Cell 403-315-4030
craig.rumer@greenprairie.com


BLOCK 1
PLAN 931 0410
359°56'30" N.E. 1/4 SEC. 1-2-21-4
91.20
10.00
U.R/W Instrument
No. 141 328 853
S.W. 1/4 SEC. 12-9-21-4
CANAL R/W PLAN 751 0220
Assumed 89°51'30"
640.75
dugout
pumphouse
BUILDINGS
SEE DETAIL 'X'
SHED
HAY STORAGE
SCALE
OFFICE
BINS/STORAGE
SERVICE ROAD PLAN 951 1762
PORTION OF
N.W. 1/4 SEC. 1-9-21-4
C. of T.
951 168 846
R/W PLAN IRR229
179°50'50"
30.45
89°51'30"
69.22
LOT 4
BLOCK 2
PLAN 961 0115
LOT 5
LOT 1
BLOCK 2
PLAN 861 0121
179°54'45"
16.42
66.60
179°55'35"
ROAD PLAN 614BM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dugout
BUILDINGS
SEE DETAIL 'A'
pumphouse
SHED
HAY STORAGE
SCALE
OFFICE
HAY STORAGE
BINS/STORAGE
SERVICE ROAD PLAN 951 1762
179°50'50"
30.45
PORTION OF
N.W. 1/4 SEC. 1-9-21-4
C. of T.
951 168 846
R/W PLAN IRR229
LOT 4
BLOCK 2
PLAN 961 0115
LOT 3
LOT 1
BLOCK 2
PLAN 861 0121
179°54'45"
16.42
66.60
179°55'35"
ROAD PLAN 6149M

CERTIFIED COPY OF

Certificate of Title

S

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

TITLE NUMBER: 951 168 846
AMENDMENT-LEGAL DESCRIPTION
DATE: 27/07/1995

AT THE TIME OF THIS CERTIFICATION

GREEN PRAIRIE INTERNATIONAL INC.
OF RR-8-30-11
LETHBRIDGE
ALBERTA T1J 4P4
(DATA UPDATED BY: CHANGE OF NAME 011207792)

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

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

SUBJECT TO THE ENCUMBRANCES,LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-WRITTEN OR ENDORSED HEREON,OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8391GA		RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"
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)
061 342 354	22/08/2006	UTILITY RIGHT OF WAY GRANTEE - COUNTY OF LETHBRIDGE RURAL WATER ASSOCIATION LIMITED.

(CONTINUED)

CERTIFIED COPY OF

Certificate of Title

SHORT LEGAL 4;21;9;1;NW
NAME GREEN PRAIRIE INTERNATIONAL INC.
NUMBER 951 168 846

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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
131 165 073	12/07/2013	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
141 328 853	04/12/2014	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:PORTION
201 227 493	09/12/2020	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE 595 BAY ST, SUITE 500 TORONTO ONTARIO M5G2C2 ORIGINAL PRINCIPAL AMOUNT: $50,000,000
211 005 138	09/01/2021	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - ROB GUNN.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 12 DAY OF JANUARY ,2021

REGISTRAR OF LAND TITLES

SUPPLEMENTARY INFORMATION

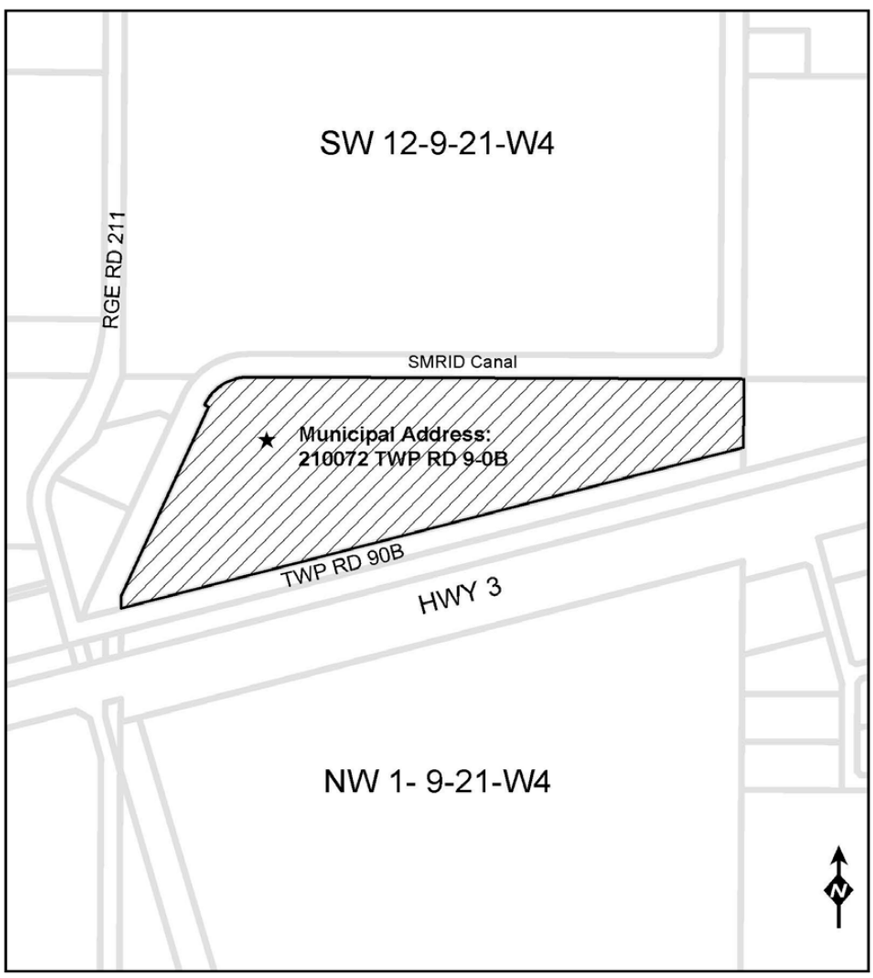
MUNICIPALITY: LETHBRIDGE COUNTY
REFERENCE NUMBER:
941 326 565
TOTAL INSTRUMENTS: 009

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 21-016

Bylaw 21-016 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 21-016 is to re-designate a portion of the NW 1-9-21-W4 (14.16 hectares/35 acres), north of Highway 3 and east of the St. Mary River Irrigation canal, from Lethbridge Urban Fringe (LUF) to Rural General Industrial (RGI) as shown below;



Bylaw 21-016: Land Use Bylaw Redesignation
Portion of NW 1-9-21-W4 (Approximately 14.16 hectares / 35 Acres)

Lethbrige Urban Fringe (LUF) to Rural General Industrial

AND WHEREAS the re-designation of the lands will allow for the expansion of the existing industrial development on the parcel;

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 5th day of August 2021.

_____
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

1st Reading	August 5, 2021
2nd Reading	
Public Hearing	
3rd Reading	

AGENDA ITEM REPORT

Title:	Planning and Development Department - 2nd Quarter Report 2021
Meeting:	Council Meeting - 05 Aug 2021
Department:	Community Services
Report Author:	Hilary Janzen

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 15 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 16 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☒	☐	☐	☐

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That County Council receive this report for Information.

PREVIOUS COUNCIL DIRECTION / POLICY:

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

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

BACKGROUND INFORMATION:

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

In the 2nd quarter of 2021 along with day to day duties, the following items were undertaken:

- Review and Update of the Lethbridge County Municipal Development Plan
    - Started the public consultation for the MDP amendments
- The former Monarch water tower site was subdivided and lots put up for sale

- Review of Policy 144
- Sale of Turin residential lot

Development Authority

From January 1 to June 30, 2021, 161 development permit applications were received. This is a significant increase from 2020 when only 85 development permit applications were submitted.

A total of 148 development permits were issued, 1 application was withdrawn, 2 were refused, and 10 applications were still in circulation. Of the permits that were issued, 47 were residential, 23 accessory buildings (ie. Personal shops, sheds, garages), 23 commercial/industrial, 36 agriculture (farm shops, hay sheds), 3 signage, 9 home occupation, 5 institutional, 1 demolition, and 1 recreation.

Building Permits

Between January 1 and June 30 2021 the following safety codes permit applications were submitted:

- 114 Building Permits
- 228 Electrical Permits
- 125 Gas
- 80 Plumbing
- 28 private septic disposal systems

Subdivision Applications

County Council acting as the Subdivision Authority approved 22 subdivisions from January 1 to June 30, 2021.

Subdivision and Development Appeal Board

There have been 2 appeals of refused development permits in the second quarter of 2021.

Road Closures

- Bylaw 20-018 - 2nd and 3rd reading approved

Re-designations

- Bylaw 21-008 - Rural Agriculture to Grouped County Residential - approved June 3, 2021
- Bylaw 21-009 - Rural Agriculture to Rural General Industrial - approved June 3, 2021
- Bylaw 21-011 - Rural Urban Fringe to Grouped Country Residential - received 1st reading
- Bylaw 21-013 - Text Amendment to the Land Use Bylaw - received 1st reading
- Bylaw 21-015 - Rural Agriculture to Business Light Industrial - under review

Area Structure Plans

- Bylaw 21-010 - Ramias Area Structure Plan (north of Coalhurst) - received 1st reading

ALTERNATIVES / PROS / CONS:

Not Applicable

FINANCIAL IMPACT:

From January 1 to June 30 the County has received $60,709.02 in revenue from Park Enterprises for the issuance of Safety Codes Permits.

REASON(S) FOR RECOMMENDATION(S):

This report is strictly to inform County Council on the activities of the Planning and Development Department.

AGENDA ITEM REPORT

Title:	Picture Butte Jamboree Days Parade - August 21, 2021 - Picture Butte
Meeting:	Council Meeting - 05 Aug 2021
Department:	Administration
Report Author:	Mattie Elliott

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 07 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 21 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☐	☐	☐	☒

EXECUTIVE SUMMARY:

Council has been invited to participate in the annual Picture Butte Jamboree Days parade on August 21, 2021. Lethbridge County will be including a float in the parade with staff handing out candy to parade spectators.

RECOMMENDATION:

That Council choose members to attend the Picture Butte Jamboree Days Parade on August 21, 2021 in Picture Butte.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council has typically attended this event in the past.

BACKGROUND INFORMATION:

The parade begins at 11:00 a.m. at Dorothy Dalgliesh School (400 - 6 St. N). A pancake breakfast is planned at the North County Sportsplex between 7:00 and 10:00 a.m.

ALTERNATIVES / PROS / CONS:

Council could choose not to attend the parade.

FINANCIAL IMPACT:

Mileage to and from the event - 58 cents/km.

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County's practice is to attend parades and community events throughout the region to maintain our strong relationships with our neighbours and interact with our citizens.

AGENDA ITEM REPORT

Title:	Town of Coalhurst Parade - August 28, 2021 - Coalhurst
Meeting:	Council Meeting - 05 Aug 2021
Department:	Administration
Report Author:	Mattie Elliott

APPROVAL(S):

Larry Randle, Director of Community Services,	Approved - 20 Jul 2021
Ann Mitchell, Chief Administrative Officer,	Approved - 21 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☐	☐	☐	☒

EXECUTIVE SUMMARY:

Council has been invited to participate in the Town of Coalhurst's Party in the Park parade on August 28, 2021. Lethbridge County will be including a float in the parade with staff handing out candy to parade spectators.

RECOMMENDATION:

That Council choose members to attend the Coalhurst Parade on August 28, 2021 in Coalhurst.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council has typically attended summer parades in Coalhurst in the past.

BACKGROUND INFORMATION:

The parade begins at 10:00 a.m. at Coalhurst High School (55 Avenue). This is being held in conjunction with the Coalhurst Park and Recreation Committee's Party in the Park.

ALTERNATIVES / PROS / CONS:

Council could choose not to attend the parade.

FINANCIAL IMPACT:

Mileage to and from the event - 58 cents/km.

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County's practice is to attend parades and community events throughout the region to maintain our strong relationships with our neighbours and interact with our citizens.

ATTACHMENTS:

Town of Coalhurst - Parade Letter - August 28 2021

Coalhurst Party In The Park

August 28, 2021

July 15,2021

Who doesn't love a parade?

On behalf of the Town of Coalhurst's Recreation and Culture Committee, we would like to invite you to join us as a participant in our parade on August 28, 2021. In conjunction with the Party In the Park sponsored by the Coalhurst Parks and Recreation Committee, we would like to kick off this fun filled day with the parade.

Marshalling for the parade will be on the northside of Coalhurst High School (55 Ave) beginning at 8:30am with the parade starting at 10am.

If you are available and able to participate, please fill in the attached Parade Registration Form. It can be returned by email to tripp159@shaw.ca or dropped off at the Coalhurst Town Office. If you have any questions, please contact me at 403-330-7570.

Thank you,

Kim Horak

Kim Horak
Coalhurst Rec & Culture Committee

AGENDA ITEM REPORT

Title:	Celebration of Indigenous Culture - September 11, 2021 - Readymade Community Centre
Meeting:	Council Meeting - 05 Aug 2021
Department:	Administration
Report Author:	Mattie Elliott

APPROVAL(S):

Jeremy Wickson, Director of Public Operations, Approved - 03 Aug 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☐	☐	☐	☒

EXECUTIVE SUMMARY:

Council received an invitation to attend the Readymade Community Centre's Celebration of Indigenous Culture event on Saturday, September 11, 2021. The event will feature dancers, drummers, speakers, storytellers, and artisans, as well as the raising of a teepee to celebrate and bring awareness to Indigenous culture in the area.

A separate letter was also received asking for a donation of $1,050.00 to assist with the costs of hosting the event.

RECOMMENDATION:

That Council authorize any member who wishes to attend the Readymade Community Centre's Celebration of Indigenous Culture event on September 11, 2021 at the Readymade Community Centre, to do so, and further that a donation be provided to assist in funding the event with funds to be utilized from Council Discretionary Reserve.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council has typically attended events at community centres within Lethbridge County, and has also provided donations for various events.

BACKGROUND INFORMATION:

An e-mail invitation was sent to Council to attend this event on September 11, 2021 to celebrate Indigenous culture in our area.

A letter was also sent to Council requesting a donation of $1,050.00 to assist with the costs of hosting the event. The community centre has seen a decrease in revenues due to the COVID-19 pandemic, with almost no income for the 12 months prior to reopening on July 1.
Should Council decide to provide a donation, the County would be recognized in advertising and signage at the event.

ALTERNATIVES / PROS / CONS:

Council could choose not to attend or provide a donation for the event, however this is an opportunity to show the County's support for celebrating Indigenous culture here in Southern Alberta.

FINANCIAL IMPACT:

Mileage to and from the event - 58 cents/km
Donation: $1,050.00, with funds from Council Discretionary Reserve

REASON(S) FOR RECOMMENDATION(S):

Lethbridge County's practice is to attend community events throughout the region to maintain our strong relationships throughout the region. This event is an opportunity for the County to join in celebrating Indigenous culture in our area.

ATTACHMENTS:

Readymade Community Centre - Celebration of Indigenous Culture - September 11 2021
Readymade Community Centre Donation Request - Celebrtion of Indigenous Culture Event - September 11 2021

From: Readymade Community <readymadecommunityassociation@gmail.com>

Date: July 26, 2021 at 1:57:59 PM MDT

To: Tory Campbell <tcampbell@lethcounty.ca>

Subject: Community Event at Readymade to Celebrate Indigenous Culture.

Hi Tory,

Hope all is well with you and your family. The Readymade Community Association is planning an event, with two purposes in mind, one, to bring the community together for a social event - finally! - and two, to celebrate the culture of and bring awareness of indigenous peoples in our area. The event is planned for Saturday, September 11, 2021. We are still firming up details, but are in the process of booking dancers and drummers, as well as having indigenous artisans displaying and selling their products.

Would the County be willing and/or able to support this event in some way? I can provide you with more detailed information and specific needs after our upcoming meeting. We extend invitations to you and your family and to the other councillors and county staff and hope that you will be able to attend.

Thank you,

Lorraine Lavoie

Sent from my iPhone

July 29, 2021

Lethbridge County
#100, 905 – 4th Avenue
Lethbridge, Alberta
T1J 4E4

To the Lethbridge County Reeve and Council;

On behalf of the Readymade Community Association, I am writing this letter as a request for financial support of our upcoming Readymade Community Celebration Event. The community centre at Readymade was closed in response to the pandemic restrictions for almost a year, and now that we can finally open and welcome the community, we wish to celebrate with an event, open to all!

As many of you know, the Readymade Community Association provides a venue for a wide range of community events. We plan, coordinate, and administer community events that bring members of the community together for social, fund-raising, and entertainment events. We also support local organizations such as the Readymade 4-H Beef Club and the Readymade 50+ Club. These services help to keep our community connected.

This has been a very different year for our community centre. Cancelations and closures have meant almost no income for the 12 months prior to opening this July 1st. Although the Readymade Community Centre is now open for events and functions, people are still somewhat hesitant to gather socially, and many have chosen to book later in the year, next year, or simply adopt a "wait and see" stance. Moneys that we normally would have allocated to community events were and are instead being used for the operation and maintenance of the facility.

We strongly feel that our organization needs to move forward and host an event for our Readymade and surrounding communities that is welcoming to all, fun and entertaining, and simply a great opportunity to gather and socialize. Our intention is to have an event that is free of charge to attend, brings people together, and celebrates Indigenous culture.

We appreciate your consideration to financially support our Readymade Community Celebration.

Sincerely,

Lorraine Lavoie
Chairperson
Readymade Community Association

A detailed description of the event and expected costs is as follows:

The Readymade Community Association proudly presents

<u>"A Readymade Celebration"</u>

Celebrating Community and Indigenous Culture
Featuring local Indigenous speakers, storytellers, dancers, drummers, and artisans.

Saturday, September 11, 2021
2:00pm – 7:00pm

The event will be an opportunity for people to visit and enjoy each other's company, and to listen, watch, and participate with our Indigenous community members as they share their culture. There will be Indigenous artisans and vendors displaying and selling their creations, the raising of a teepee, Indigenous speakers, storytellers and games, as well as dancers and drummers. Food trucks will be on site, and coffee, tea, iced tea, and lemonade will be provided by the Readymade Community Association.

<u>Expected Expenses:</u>

Teepee and Indigenous speaker	$500	
Dancers and Drummers	$750	
Elder honorariums and offering	$300	
Indigenous games	$200	
Outdoor sound system rental	$250	
Refreshments	$ 50	
Meals for Elders and performers	$150	
Decorations, etc.	$100	
Total Expected Expenses		**$2300**

Expected Revenues:

Donation of outdoor sound system	$250	
Community member donations	$500	
Readymade Community Association	$500	
Total Expected Revenues		**$1250**

Requested Amount **$1050**

We look forward to hearing from you, and greatly appreciate your consideration of our request for financial support. We plan to recognize the generosity of the Lethbridge County by a thank you sent to the county office, as well as signage at the event and on all advertising.

We wish extend an invitation to the Reeve and Council, and everyone at the Lethbridge County office to join us for our Readymade Community Celebration.

Contact information:

Lorraine Lavoie
Cell: (403)308-8288
Email: readymadecommunityassociation@gmail.com

Readymade Community Association
Box 1523
Coaldale, Alberta
T1M 1N3

AGENDA ITEM REPORT

Title:	Coaldale-Lethbridge Community Growing Project Request
Meeting:	Council Meeting - 05 Aug 2021
Department:	Corporate Services
Report Author:	Jennifer Place

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer, Approved - 06 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☒	☒	☐	☒

EXECUTIVE SUMMARY:

A letter was received from the Coaldale-Lethbridge Community Growing Project, with a request to have County Council consider waiving the taxes on two land parcels (NW 4-9-19 W4 and SW-13-9-20-W4) both of which are used for their community crop growing project. The 2021 municipal potion of the taxes levied on the farmland are $1,712.48 and $435.16.

RECOMMENDATION:

That County Council donates $500 per the Lethbridge County Donations Policy 161 to the Coaldale-Lethbridge Community Growing Project with funding from the Donation Reserve.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council has donated $500 towards the Coaldale-Lethbridge Community Growing Project in the past for several years.

BACKGROUND INFORMATION:

As per the letter received the Coaldale-Lethbridge Community Growing Project over the past year the growing project group was able to raise over $189,000 locally, bringing their total to $1.84 Million over the past 14 years. Since 1983 the Canadian Foodgrains Bank has allocated over a billion dollars towards ending hunger around the world.

ALTERNATIVES / PROS / CONS:

1. To waive taxes:

PRO - this would eliminate a portion of the costs/taxes incurred by the Coaldale-Lethbridge Community Growing Project

CON - sets a precedent for future tax waiver requests of this type or by individuals

2. To provide the tax equivalent as a donation rather than as a tax waiver:
PRO - Provides the Coaldale-Lethbridge Community Growing Project funding without having to waive taxes
CON - is outside of the Donation Policy amounts, is a higher amount than has been donated to them in the past and more recently to the Picture Butte Growing Project, which received $500 in April of this year.

FINANCIAL IMPACT:

If taxes were waived it would impact the municipal portion of the tax revenues by approximately $2,147.64.

REASON(S) FOR RECOMMENDATION(S):

Administration has presented the recommendation to Council based on Policy #16 and past Council direction/decisions. This recommendation would not impact the County's tax revenues as Council budgets an annual amount for donation and contributions.

ATTACHMENTS:

Coaldale-Lethbridge Growing Project

June 29, 2021

To Lethbridge County Board of Directors:

Regarding Coaldale-Lethbridge Community Growing Project;

It's that time of year again! Thank-You for 14 years of Support! As the organizing committee of the Coal-Leth project, we've seen an incredible response from so many towards our local project, and this great organization - the Canadian Foodgrains Bank. The last 3 years, Charity Intelligence, an independent charity watchdog, rated Canadaian Foodgrains Bank a "Top 10 Impact Charity". We are proud of that high, independent praise!

Here are some quick numbers: **During a Global Pandemic, we still raised over $189,000.00 locally! That is the second best ever!** Making our total over 1.84 Million dollars in 14 years, with your help. That became 9.2 Million after matching funds from the Federal Government. **Started by farmers, since 1983 the Canadian Foodgrains Bank allocated over a billion dollars towards ending Hunger around the world.**

In Lethbridge County, we are a local group having a real global impact on reducing Hunger. It's clear that when you provide basic food and necessities to those who hunger, you help rebuild peace, hope and human dignity. It's that simple.

We hope that we can count on your support again this year by waiving the taxes, to the extent you can, on our projects' land. Please consider it as **your** part of an incredible Canadian organization that is globally effective.

This year the land locations are: is NW 4-9-19W4(full quarter), and SW 13-9-20W4(32 ac) .

Sincerely,

Ed Donkersgoed
Chairman - Coaldale-Lethbridge Community Growing Project
Box 1028 Coaldale, AB T1M 1M8 Phone 403-345-3029

P.S. Watch for our ads in the fall for our Harvest Day Celebration! Come have a burger, and watch an incredible community event!

AGENDA ITEM REPORT

Title: 2021 Business Tax Adjustments
Meeting: Council Meeting - 05 Aug 2021
Department: Corporate Services
Report Author: Jennifer Place

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer, Approved - 28 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☒	☒	☐	☐

EXECUTIVE SUMMARY:

As per the Business Tax Adjustment Policy #165, some 2021 business tax adjustment requests have been submitted to the County for Council approval on or before the July 31st deadline. The assessor reviewed the seven requests that were received and a summary of each has been included for Council's review. The total adjustment amount would reduce the 2021 Business Tax Levy by $5,495.69. The 2021 Business Tax Levy total was $1,535,047.84.

RECOMMENDATION:

That County Council approved the 2021 Business Tax adjustment requests as presented in the total amount of $5,495.69.

PREVIOUS COUNCIL DIRECTION / POLICY:

Policy 165 - Business Tax Adjustments

BACKGROUND INFORMATION:

The 2021 Business Tax was levied on June 1, 2021, as per the notices Livestock Producers had until July 31, 2021 to submit an adjustment request. As per the Business Tax Adjustments Policy 165, producers can submit a sworn request for an adjustment to their business tax based on the permitted capacity verses held capacity. As mentioned in the summary, Administration has received seven requests (eight requests were received in 2020).

Any adjustments approved by Council will be made by the Finance Department and amended business tax notices will be issued to the owners.

ALTERNATIVES / PROS / CONS:

Council has the discretion to approve or deny any business tax adjustment as per the policy.

If the requests were to be denied the following would apply:
PRO - no change to the 2021 business tax amount levied
CON - the submitted requests have all been reviewed by administration, are sworn declarations and within the 85% threshold meeting the policy guidelines, therefore denying a request would go against Council Policy.

FINANCIAL IMPACT:

There would be a reduction to the 2021 Business Tax levy of $5,495.69.

REASON(S) FOR RECOMMENDATION(S):

Administration has made the recommendation as the adjustment requests meet Policy #165 guidelines and all of the applicants completed a sworn declaration when submitting their request.

ATTACHMENTS:

2021 BT Invoice Adjustments summary
165BusinessTaxAdjustments_k9ihf3

Tax Roll	Customer Name	Type	Permitted Capacity	Original Assessment (Animal Units)	Original Invoice	Sworn Maximum Quantity	Revised Assessment (Animal Units)	Revised Invoice Amount	Adjustment Totals	85% Threshold	
	Total Adjustments										
7320000	Houweling Farms Ltd.	Milking Cows	430	860	$ 2,150.00	350	700	$ 1,750.00	**(400.00)**	81%	Are not operating at full capacity.
7380000	Jesco Farms Inc.	Feeders	650	325	$ 812.50	350	175	$ 437.50	**(375.00)**	54%	Reduced feeding numbers
23730000	Sinke, Hendrik & Miriam	Finishers	3,500	3182	$ 7,954.55	3,000	2,727	$ 6,817.50	**(1,137.05)**	85%	Lost permitted pens, have not rebuilt as of yet.
23330000	Van Diemen Farm Ltd.	Milking Cows	350	700	$ 1,750.00	272	544	$ 1,360.00	**(390.00)**	78%	Actual number is lower than approved capacity
23350000	South Spring Dairy Ltd.	Milking Cows	400	800	$ 2,000.00	239	478	$ 1,195.00	**(805.00)**	60%	Actual number is lower than approved capacity
21160000	Nivin Farms Ltd.	Beef	1,200	1091	$ 2,727.50	600	545	$ 1,362.50	**(1,365.00)**	50%	Are only running at half capacity at this time.
60160000	Westview Dairly Ltd.	Finishers	2,800	2545	$ 6,363.64	$ 2,350.00	2,136	$ 5,340.00	**(1,023.64)**	84%	2350 is the maximum capacity avaialble at feedlot.
				8,318			6,430				
	2021 Business Tax Levy								**$ 1,535,047.84**		
	Adjustments						1,888		**(5,495.69)**		
	LEVY BALANCE AFTER ADJUSTMENTS								**$1,529,552.15**		

2021-07-27

1. Purpose

The purpose of this policy is to:

1.1. Establish and define standards, procedures and restrictions for the cancellation, reduction, refund or deferral of the business taxes of Lethbridge County. Council cannot adjust the assessment amount;

1.2. Ensure compliance with the *Municipal Government Act,* and

1.3. Establish equitable and consistent application of policy.

2. Guiding Principles

2.1. This policy does not replace a person's ability to file a complaint with the Assessment Review Board.

2.2. Council cannot delegate business tax adjustments to Administration as per the *Municipal Government Act*.

2.3. This policy is in conjunction with the current Business Tax Bylaw.

2.4. As per the *Municipal Government Act*, Business Tax assessments are based on storage capacity of the premises occupied for the purposes of the business.

2.5. Any decision made by Council applies to the current tax year only.

3. Policy

3.1. Each business tax adjustment request must be set out on a Lethbridge County form for submission to Council. All requests must have a statutory declaration included stating the maximum quantity of livestock held at any point in time during the previous calendar year.

3.2. The request form must be submitted to the Lethbridge County Assessment department before the final complaint date specified on the notice.

3.3. Council has the discretion to approve or deny any business tax adjustment request.

3.4. Based on the maximum quantity of livestock held at any point in time during the previous calendar year;

3.4.1. If zero livestock were held, Council will cancel the business tax levied,

3.4.2. If below the minimum exemption thresholds as set out in the current Business Tax Bylaw Council may cancel the business tax levied,

3.4.3. If greater than the minimum exemption thresholds as set out in the current Business Tax Bylaw and below 85% of assessed value, Council may cancel, reduce or refund the business tax by an equivalent amount,

3.4.4. If greater than 85% of the assessed value, Council will not cancel, reduce or refund a portion of the business tax.

4. Penalties

4.1. Penalties for a false statement are subject to a fine up to $10,000 and Council will establish the fine on a case by case basis. The importance of statutory declarations is reflected in the *Criminal Code*. A person who makes a false affidavit or statutory declaration can face a maximum penalty of 14 years imprisonment.

AGENDA ITEM REPORT

Title: Mountain Meadows Slough Remediation
Meeting: Council Meeting - 05 Aug 2021
Department: Municipal Services
Report Author: Devon Thiele

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer, Approved - 29 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☒	☒	☐	☐	☐

EXECUTIVE SUMMARY:

During the June 3rd meeting, Administration requested funding to remediate a slough at the Mountain Meadows Subdivision. During this meeting, Administration was directed to obtain advice from RMA Insurance and Legal Council. This was completed with a brief update provided to Council on June 24th. During this time we excavated some material at the site to confirm elevations. It was found the elevation in which we need to construct to is 2 meters deeper than anticipated. Due to this, an increase in construction duration and material excavation/backfilling is required, resulting in a higher cost estimate by approximately 20%.

RECOMMENDATION:

That County Council approve the Mountain Meadows Slough Project with a budget of $514,000 funded from MSI.

PREVIOUS COUNCIL DIRECTION / POLICY:

Council Resolution 187-2021

BACKGROUND INFORMATION:

The Mountain Meadows slough has significantly progressed during the past year to the point where it is effecting private property and the County roadway.

ALTERNATIVES / PROS / CONS:

Alternative 1: Do not complete any remedial work and continue to monitor
PRO: No immediate cost to the County
CON: Additional costs may be incurred in the future of the slough gets worse.

FINANCIAL IMPACT:

The total estimated project value is $514,000. This is a worst case scenario estimate and includes a 15% contingency .

REASON(S) FOR RECOMMENDATION(S):

This work is required to prevent further sloughing in this area and therefore minimize the risk of re-occurrence. With the County roadway and multiple homes effected, this project will minimize the County's risk and exposure to liability.

ATTACHMENTS:

Mountain Meadows Construction Cost Estimate - Class III

TETRA TECH

Mountian Meadows Slope Stabilization - Class IV Construction Estimate

Project Details: Slope regrading and drainage blanket.	Designed by:	Katherine Stasiuk, P.Eng.
	Checked by:	Ivan Aguilar, P.Eng.

ENGINEERING ESTIMATE

Bid Item	Item Description	Unit	Tetra Tech Estimate	TOTAL Quantities	TOTAL Estimated Cost
1	Mobilization	L.S.	10%	1	$ 32,604.86
2	Site Occupancy - 16 days	day	$ 4,000.00	16	$ 64,000.00
3	Incidental Construction Works - Temporary Facilities / Quality Control Plans and Inspections/ Survey / Construction Fencing / ECO Plans	L.S.	$ 12,500.00	1	$ 12,500.00
4	Erosion & Sediment Control - Plan, Installation, Monitoring, Maintenance, and Repair	L.S.	$ 5,000.00	1	$ 5,000.00
5	Traffic Accommodation (on site detour)	L.S.	$ 2,500.00	1	$ 2,500.00
6	Common Excavation - Structural	L.S.		1	$ 85,140.00
	-Remove and dispose (existing slough material - waste)	*m^3*	*$ 13.20*	*1,575*	
	-Excavate to 918m (Approximate elevation of high plastic material) and haul to stockpile (to dry) or haul to disposal	*m^3*	*$ 13.20*	*4,875*	
7	Backfill - Granular	L.S.		1	$ 58,638.30
	- 25 mm wash rock (Suppy and Install)	*m^3*	*$ 91.73*	*460*	
	- Geotextile for Materials Separation - (Supply and Install)	*m^2*	*$ 3.15*	*1,450*	
	- 6-inch HDPE Pipe (c/w filter sock, Supply and Install)	*m*	*$ 125.00*	*95*	
8	Backfill - Non - Granular (with option)	L.S.		1	$ 152,555.00
	- Slope Material (haul from borrow or stockpile and place)	*m^3*	*$ 19.85*	*6,300*	
	-Geogrid (supply and install)	*m2*	*$ 11.00*	*2,500*	
9	Reclamation				$ 9,715.34
	Supply and Placement of Topsoil - 15cm thickness	*m^2*	*$ 2.10*	*2,900*	
	Supply and Placement of Seeding/Tackifier/Fertilizer	*m^2*	*$ 1.25*	*2,900*	
10	Restore Private Property				
		L.S.	$ 25,000.00	1	$ 25,000.00

Tetra Tech estimate based on pricing for similar projects and Alberta Transportation's Unit Price Averages Report for Projects Tendered between August 1, 2020 and April 30, 2021.	Sub-Total Contract	**$ 447,653.50**
	Modified Contract Price	**$ 383,653.50**
	Variation (+15%)	$ 57,548.02
This estimate is based on 16 days of site occupancy. The Third party is for preliminary survey and pre- and post-condition assessments on two private properties.	Total Contract Budget	**$ 441,201.52**
	Engineering Services	**$ 60,600.00**
	Third Party	$ 12,000.00
Topsoil source must be approved by Lethbridge County. Seed to be provided by Lethbridge County.	**Total Estimated Project Cost**	**$ 513,801.52**

AGENDA ITEM REPORT

Title:	Lethbridge County Council Attendance Update - June 2021
Meeting:	Council Meeting - 05 Aug 2021
Department:	Administration
Report Author:	Ann Mitchell

APPROVAL(S):

Ann Mitchell, Chief Administrative Officer, Approved - 09 Jul 2021

STRATEGIC ALIGNMENT:

Outstanding Quality of Life	Effective Governance and Service Delivery	Prosperous Agricultural Community	Vibrant and Growing Economy	Strong Working Relationships
☐	☒	☐	☐	☐

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That Lethbridge County Council receive the report titled "Lethbridge County Council Attendance Update - June 2021", identifying the activities and events attended by Lethbridge County Council for the month of June 2021 as information.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

Lethbridge County Council in order to remain transparent to its citizens, provides a monthly report on their activities and events for the prior month.

ALTERNATIVES / PROS / CONS:

By not reporting activities and events attended by members of Council, citizens are unaware of the events occurring within the region and are unaware of the participation of Council with regards to Community events.

FINANCIAL IMPACT:

None at this time.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

ATTACHMENTS:

2021 June Lethbridge County Council Attendance

Lethbridge County Council Attendance
June 2021

Division 1
Reeve Lorne Hickey

June 3	Lethbridge County Council Meeting
June 4	Mayors and Reeves
June 9	Meeting with CAO
June 11	Virtual Meeting with MLA Ceci
June 15	Municipal Development Plan Council Workshop
June 15	Public Works Level of Service Workshop
June 17	Lethbridge County Council Meeting
June 18	Tour with Minister Hunter
June 23	Meeting with CAO
June 29	Picture Butte Arbitration

Division 2
Councillor Tory Campbell

June 3	Lethbridge County Council Meeting
June 11	Virtual Meeting with MLA Ceci
June 15	Municipal Development Plan Council Workshop
June 15	Public Works Level of Service Workshop
June 17	Lethbridge County Council Meeting
June 23	Bursary Review Meeting
June 28	Lethbridge Regional Waste Commission Virtual Meeting
June 29	Southern Storm Drainage Committee Zoom Meeting

Division 3
Councillor Robert Horvath

June 3	Lethbridge County Council Meeting
June 15	Municipal Development Plan Council Workshop
June 15	Level of Service Workshop
June 17	Lethbridge County Council Meeting

Division 4
Councillor Ken Benson

June 3	Lethbridge County Council Meeting
June 15	Municipal Development Plan Council Workshop
June 15	Level of Service Workshop
June 17	Lethbridge County Council Meeting

Division 5
Councillor Steve Campbell

June 2	Exhibition Park Board Meeting
June 3	Lethbridge County Council Meeting
June 15	Municipal Development Plan Council Workshop
June 15	Level of Service Workshop
June 17	Lethbridge County Council Meeting
June 21	Exhibition Park Committee Meeting
June 22	Community Futures Board Meeting
June 23	Bursary Review Meeting

Division 6
Councillor Klaas VanderVeen

June 3	Lethbridge County Council Meeting
June 15	Municipal Development Plan Council Workshop
June 15	Level of Service Workshop
June 17	Lethbridge County Council Meeting
June 25	SAEWA Board Meeting
June 28	Lethbridge Regional Waste Commission Virtual Meeting

Division 7
Councillor Morris Zeinstra

June 3	Lethbridge County Council Meeting
June 15	Municipal Development Plan Council Workshop
June 15	Level of Service Workshop
June 17	Lethbridge County Council Meeting