



Agenda

Council Meeting | Thursday, May 7, 2026 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

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1. **County Council Meeting Minutes**
[Council Meeting - 16 Apr 2026 - Minutes](#)

D. SUBDIVISION APPLICATIONS

9 - 19

1. **Subdivision Application #2025-0-098 – Tokariuk - Portion of SW1/4 36-9-21-W4M**
[Subdivision Application #2025-0-098 – Tokariuk - Portion of SW1/4 36-9-21-W4M](#)

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

20 - 38

1. **Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR) - Public Hearing**
[Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 \(within NW-24-9-22-W4M\) from Urban Fringe \(UF\) to Grouped Country Residential \(GCR\) - Public Hearing](#)

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

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- F.1.1. **Bylaw 26-003 - Amendment to the Land Use Bylaw to Redesignate a portion of NW-4-9-20-W4M (90081 Range Road 204) from Urban Fringe (UF) to a Direct Control (DC)**
[Bylaw 26-003 - Amendment to the Land Use Bylaw to Redesignate a portion of NW-4-9-20-W4M \(90081 Range Road 204\) from Urban Fringe \(UF\) to a Direct Control \(DC\)](#)

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- F.1.2. **Bylaw 26-009 - Amendment to the Land Use Bylaw to**

Redesignate Plan 309 DT Block 1 Lots 9-11 (120 Main Street, Turin) from Hamlet Direct Control (H DC) to Hamlet Residential (HR)
[Bylaw 26-009 - Amendment to the Land Use Bylaw to Redesignate Plan 309 DT Block 1 Lots 9-11 \(120 Main Street, Turin\) from Hamlet Direct Control \(H DC\) to Hamlet Residential \(HR\)](#)

F.2. CORPORATE SERVICES

73 - 74

F.2.1. **2026 Operating Budget Amendment**
[2026 Operating Budget Amendment](#)

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F.2.2. **Bylaw 26-013 - 2026 Tax Mill Rate Bylaw**
[Bylaw 26-013 - 2026 Tax Mill Rate Bylaw](#)

G. CORRESPONDENCE

- 82 1. **Legion**
[Legion](#)
- 83 2. **Whoop Up Days - Pancake Breakfast**
[Lethbridge County - Pankcake Breakfast Letter](#)
- 84 - 100 3. **Coaldale Public Library - May-June Newsletter**
[May-Jun Newsletter 2026](#)
- 101 4. **United Conservatives - Taber Warner Constituency Association Invitation**
[United Conservatives Taber Warner Constituency Association Family Summer BBQ](#)
- 102 - 104 5. **Letter from Jaylene Chrupka**
[Letter from Jaylene Chrupka](#)
- 105 6. **Shaughnessy Community Association**
[Shaughnessy Community Association](#)

H. NEW BUSINESS

I. CLOSED SESSION

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

J. ADJOURN



Minutes

Council Meeting | Thursday, April 16, 2026 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, April 16, 2026, at 9:00 AM, in the Council Chambers, with the following members present:

- PRESENT:**
- Reeve Tory Campbell
 - Deputy Reeve John Kuerbis
 - Councillor Mark Sayers
 - Councillor Kevin Slomp
 - Councillor Eric Van Essen
 - Councillor Tony Ankermann
 - Chief Administrative Officer Cole Beck
 - Director, Development & Infrastructure Devon Thiele
 - Director, Corporate Services Hailey Pinksen
 - Director, Operations Ryan Thomson
 - Legislative Coordinator & Executive Assistant Candice Robison
 - Manager, Planning and Development Kaylyn Franklin
 - Manager, Finance and Administration Patrick Lyster

A. CALL TO ORDER

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

Reeve Tory Campbell read the following land acknowledgement:

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

Reeve Tory Campbell acknowledged Donna Irwin for her 21 years of service and wished her an excellent retirement.

Reeve Tory Campbell acknowledged CAO Cole Beck for being a part of the 42nd Calgary Class of the ICD-Rotman Directors' Education Program.

B. ADOPTION OF AGENDA

86-2026	Councillor Sayers	MOVED that the April 16, 2026 Lethbridge County Council Meeting Agenda be adopted as presented	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

87-2026	Deputy Reeve Kuerbis	MOVED that the April 2, 2026 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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D. DEPARTMENT REPORTS

D.2. CORPORATE SERVICES

D.2.3. 2025 Audited Financial Statements

88-2026	Deputy Reeve Kuerbis	MOVED that Council approves the transfer of \$365,966 from the Tax Equalization Reserve to offset the unrestricted surplus deficit.
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89-2026 Councillor Sayers MOVED that Council approved the Audited Financial Statements for the fiscal year ended December 31, 2025 as presented by KPMG LLP.

CARRIED

CARRIED

D.1. DEVELOPMENT & INFRASTRUCTURE

D.1.1. Bylaw 26-001 - Amendment to the Land Use Bylaw to Redesignate 105071 Range Road 220 (Plan 0110514 Block 1 Lot 1, portion of NW-31-10-21-W4) from Rural Agriculture (RA) to Direct Control (DC)

90-2026 Councillor Van Essen MOVED that Bylaw 26-001, be read a first time.

CARRIED

D.1.2. Bylaw 26-004 Road Closure, Consolidation and Sale Township Road 10-4 - Barbara Stewart

91-2026 Councillor Sayers MOVED to refuse first reading of Bylaw 26-004.

CARRIED

D.2. CORPORATE SERVICES

D.2.1. Bylaw 26-011 - 2026 Business Tax Bylaw

92-2026 Deputy Reeve Kuerbis MOVED that Bylaw 26-011 being the 2026 Business Tax Bylaw be read a first time.

CARRIED

93-2026 Councillor Sayers MOVED that Bylaw 26-011 being the 2026 Business Tax Bylaw be read a second time.

CARRIED

94-2026 Councillor Slomp MOVED that Bylaw 26-011 being the 2026 Business Tax Bylaw be considered for third reading.

CARRIED UNANIMOUSLY

95-2026 Councillor Van Essen MOVED that Bylaw 26-011 being the 2026 Business Tax Bylaw be read a third time.

CARRIED

D.2.2. Bylaw 26-012 - 2026 Business Tax Rate Bylaw

96-2026 Deputy Reeve Kuerbis MOVED that Bylaw 26-012, being the 2026 Business Tax Rate Bylaw be read a first time.

CARRIED

97-2026 Councillor Slomp MOVED that Bylaw 26-012, being the 2026 Business Tax Rate Bylaw be read a second time.

CARRIED

98-2026 Councillor Sayers MOVED that Bylaw 26-012, being the 2026 Business Tax Rate Bylaw be considered for third reading.

CARRIED UNANIMOUSLY

99-2026 Councillor Ankermann MOVED that Bylaw 26-012, being the 2026 Business Tax Rate Bylaw be read a third time.

CARRIED

D.3. ADMINISTRATION

D.3.1. 2026 Stirling Wind Benefit Project Funding Allocations

100-2026 Deputy Reeve Kuerbis That County Council approve the Stirling Wind Project Community Benefit Fund — Open Allocation in the amount of \$6,086.80, distributed to the following recipients:

Recipient	Amount
Jam for Jax	\$1,217.36
Picture Butte Fish & Game Association	\$1,217.36
Interfaith Food Bank Society of Lethbridge	\$1,217.36
Picture Butte Fish & Game Association	\$1,217.36
TIME Society	\$1,217.36

CARRIED

101-2026 Councillor Slomp That County Council further approve the Stirling Wind Project Community Benefit Fund — Fixed Allocation in the amount of \$15,393.00, distributed to the following recipients:

Recipient	Amount
Picture Butte High School	\$6,000.00
John Davidson School	\$6,000.00
FCSS	\$3,393.00

CARRIED

D.3.2. 2026 Calgary Stampede BMO Farm Family Awards

102-2026 Deputy Reeve Kuerbis That County Council select a Councillor and guest of his choice to represent Lethbridge County at the 2026 BMO Farm Family Awards scheduled for July 6, 2026.

CARRIED

D.3.3. FCM Conference 2026 - Edmonton

103-2026 Deputy Reeve Kuerbis MOVED that any Councillor who wishes to attend the FCM Conference in Edmonton be able to do so.

DEFEATED

E. CORRESPONDENCE

E.1. Lethbridge Coaldale 4-H Beef Club & Warner Beef Club - Country Classic Show & Sale

Council reviewed a sponsorship request from the Lethbridge Coaldale 4-H Beef Club & Warner Beef Club's Country Classic Show & Sale taking place on June 6, 2026.

E.2. Chinook Equipment Grand Opening

Council reviewed an invitation to the Chinook Equipment Grand Opening being held on May 22.

E.3. Schizophrenia Society of Alberta - Lethbridge Strides of Hope Walk Invitation

Council reviewed an invitation to the Schizophrenia Society of Alberta's Strides of Hope Walk on May 22, 2026.

E.4. Big Brothers Big Sisters - McHappy Day

Council reviewed an invitation from Big Brothers Big Sisters for their 32nd McHappy Day, taking place on May 6, 2026.

E.5. 2026 Tim Hortons Smile Cookie Campaign - BEW FCSS

Council reviewed an invitation from BEW FCSS for their 2026 Tim Hortons Smile Cookie Campaign taking place April 27-May 1, 2026.

E.6. ASB Summer Tour - Wheatland County - July 14-16

Council reviewed an invitation to Wheatland County's ASB Summer Tour taking place July 14-16, 2026.

E.7. Green Acres Foundation

Council reviewed correspondence from Green Acres Foundation regarding their funding request for Piyami Lodge.

E.8. HALO Air Ambulance

Council reviewed an invitation from HALO Air Ambulance regarding their 3rd Annual Flight Up the Night Gala, taking place on April 25, 2026

F. COUNTY COUNCIL AND COMMITTEE UPDATES

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

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

Division 1

Councillor Lorne Hickey

March 5	Lethbridge County Council Meeting
March 16	Chamber Costco Tour
March 18	Green Acres Executive Meeting & Finance Meeting
March 23	Economic Development for Elected Officials
March 24	McNally Community Association Meeting
March 25	Green Acres Board Meeting
March 31	Supper Meeting with Town of Coaldale

Division 2

Reeve Tory Campbell

March 5	Lethbridge County Council Meeting
March 5	Rotary Ag Scholarship Dinner
March 6	Mayors & Reeves – Virtual
March 9	Rural Road Infrastructure Meeting, ILWG, Mountain View County
March 18	EDL AGM
March 23	Economic Development for Elected Officials
March 24	Council to Council, Town of Coalhurst
March 25	Growing Opportunities Workshop
March 26	SouthGrow Economic Development Summit
March 31	SACI Tour, Lethbridge Polytechnic
March 31	Prospective Investment Meeting, Lethbridge County
March 31	Supper Meeting with Town of Coaldale

Division 3

Councillor Mark Sayers

March 4	FCSS Board Meeting
March 5	Lethbridge County Council Meeting
March 5	ORRSC Board Meeting
March 23	Economic Development for Elected Officials
March 25	Growing Opportunities Workshop
March 31	Supper Meeting with Town of Coaldale

Division 4

Deputy Reeve John Kuerbis

March 16	EOEP Course
March 17-18	Spring RMA Conference
March 19	Weekly Meeting with Community Futures Executive Director
March 23	Economic Development for Elected Officials
March 24	Council to Council, Town of Coalhurst
March 25	Community Futures Monthly Board Meeting

March 25	Meeting with Prairies Can Assistant Deputy Minister
March 26	Southern Alberta Economic Development Summit
March 30	Commission Orientation Training
March 31	Waste Commission Rebranding Workshop
March 31	Supper Meeting with Town of Coaldale
March 31	Weekly Meeting with Community Futures Executive Director

Division 5

Councillor Kevin Slomp

March 5	Lethbridge County Council Meeting
March 5	Chinook Arch Planning and Facilities Committee Meeting
March 16	EOEP Course
March 17-18	Spring RMA convention
March 23	Economic Development for Elected Officials
March 24	Council to Council, Town of Coalhurst
March 26	Streets Alive Grand Opening
March 30	Commission Orientation Training
March 31	Waste Commission Rebranding Workshop
March 31	Supper Meeting with Town of Coaldale

Division 6

Councillor Eric Van Essen

March 5	Lethbridge County Council Meeting
March 12	Picture Butte Chamber Meeting
March 23	Economic Development for Elected Officials
March 24	Council to Council, Town of Coalhurst
March 25	Growing Opportunities Workshop
March 31	SACI Tour, Lethbridge Polytechnic
March 31	Supper Meeting with Town of Coaldale

Division 7

Councillor Tony Ankermann

March 4	Alberta Sugar Beet Growers AGM
March 5	Lethbridge County Council Meeting
March 16	EOEP Course
March 17-18	Spring RMA Convention
March 23	Economic Development for Elected Officials
March 24	Council to Council, Town of Coalhurst
March 25	Growing Opportunities Workshop
March 26	Southern Alberta Economic Development Summit
March 26	Streets Alive Grand Opening
March 30	Commission Orientation Training
March 31	SACI Tour, Lethbridge Polytechnic
March 31	Supper Meeting with Town of Coaldale

G. NEW BUSINESS

H. CLOSED SESSION

H.1. - Delegation of Authority (ATIA Section 28 - Local public body confidences)

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

104-2026 Councillor Slomp MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 10:35 a.m. for the discussion on the following:

H.1. - Delegation of Authority (ATIA Section 28 - Local public body confidences)

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

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

105-2026 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move out of the closed session at 10:53 a.m.
CARRIED

I. ADJOURN

I.1.

107-2026 Councillor Sayers MOVED that the Lethbridge County Council Meeting adjourn at 10:55 a.m.
CARRIED

Reeve

CAO

AGENDA ITEM REPORT



Title: Subdivision Application #2025-0-098 – Tokariuk
- Portion of SW1/4 36-9-21-W4M
Meeting: Council Meeting - 07 May 2026
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 29 Apr 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 30 Apr 2026
Cole Beck, Chief Administrative Officer	Approved - 30 Apr 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

This application is to subdivide a parcel of 3.02 acres from a subdivided title of 79.34 acres within a previously subdivided ¼-section for country residential use. The proposal does meet the subdivision criteria and policies of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2025-0-098 be Approved subject to conditions for the reasons as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision does meet the requirements of the provincial Matters Related to Subdivision and Development Regulation and the municipal subdivision policies as stated in both the Municipal Development Plan and the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The application was presented at the August 14, 2025, Council meeting and was “tabled” (decision postponed) as at that time it did not comply with the subdivision policies of Land Use Bylaw No. 24-007 and the number of titles allowed out of a ¼-section. The County did not have a policy that enabled another subdivision of a yard acreage from an 80-acre or less sized agricultural title.
- Council has recently amended (Bylaw 25-028) the subdivision policies in LUB No. 24-007 which allow for a Legacy Yard Site from an agricultural title containing a minimum 28.3 ha (70 acres) at the discretion of the Subdivision Authority.

- The Subdivision Authority must be satisfied the Legacy Yard Site is for a multi-generational farm family and is well established, has existed for at least 50 years, has existing services, and no more than four titled Parcels within the ¼-section will result. The application appears to meet those requirements.

BACKGROUND INFORMATION:

Located 4½-miles north of Highway 3 and 2½-miles northeast of the City of Lethbridge. The proposal is to subdivide an additional title for a portion of a residential yard in the very northwest corner of the 79.34-acre title.

The ¼-section has been previously subdivided into two approximately equal 80-acre titles. This separate additional subdivision may be allowed for the situation of a Legacy Yard Site. The parcel is for a multi-generational farm family and has been in place over 80 years. The yard is located along the west municipal road allowance between the road and several shop buildings and some permanent grains bins on the east side. The shop buildings and grains bins will be excluded from the subdivision. The yard portion proposed to be subdivided contains an older dwelling, shed, greenhouse, barn, dugout, shelterbelt, and a couple grains bins. The applicant desires to renovate or build a new residence on the parcel within the next 10 years. The dwelling is serviced by a water cistern fed from the rural water co-op while sewage is treated by an individual septic field that is situated to the east of the house and would be omitted from the subdivision. The applicants are proposing to install a new septic system to the south of the existing dwelling when a new house is built in the future. If subdivided, the current septic system would no longer be situated on the same title as the dwelling it is associated with and would hence not be “onsite”. This will need to be addressed through a condition on the subdivision approval to comply with provincial regulations.

Overall, the 3.02-acre proposal meets the criteria of the County’s LUB No. 24-007 for a Legacy Yard Site. The application was circulated to the required external agencies and no concerns were expressed regarding the application. ATCO and FORTIS ALBERTA requested utility easements for services crossing property lines.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could approve the application with the condition for the remnant land to be consolidated to the owner’s adjacent land title to the north

Pros:

- there are none affecting the municipality, as the County’s policies have been met.

Cons:

- it would not meet the applicant’s objectives and the decision could be appealed, as the County’s policies have now been complied with

FINANCIAL IMPACT:

None direct, but a 10% Municipal Reserve payment at \$15,000 per acre is applicable.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[2025-0-098 Lethbridge County Approval UPDATED](#)
[Diagrams 2025-0-098](#)

RESOLUTION

2025-0-098

Lethbridge County **Country Residential** subdivision of SW1/4 36-9-21-W4M

THAT the Country Residential subdivision of SW1/4 36-9-21-W4M (Certificate of Title No. 231 268 452), to subdivide a parcel of 3.02 acres (1.223 ha) from a title of 79.34 acres (32.108 ha) within a previously subdivided quarter-section 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 3.02 acres at the market value of \$15,000 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, if required.
3. That the applicant submits a plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
4. That the applicant has a professional soils analysis done at their expense by an accredited agency or engineer on the 3.02 acre lot in the area of the proposed septic field to ensure that the soil characteristics are capable of supporting a septic system. 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.
5. That the septic system for the existing dwelling be relocated or a new system installed so the private sewage system is situated entirely within the property lines of the smaller 3.02 acre parcel being subdivided and it does not encroach over the new property line, with suitable confirmation of such provided to the satisfaction of the Subdivision Authority. (The applicant must provide verification, to the satisfaction of the Subdivision Authority, that the onsite private sewage system complies with the *Alberta Private Sewage Systems Standard of Practice (current)* and the requirements of the (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c).)
6. That any easement(s) as required by FORTIS ALBERTA and ATCO Gas shall be established prior to finalization of the application.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and is deemed to comply with both the Municipal Development Plan and Land Use Bylaw with the variances granted.
2. The Subdivision Authority is satisfied that with the conditions imposed the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the proposal meets the definition and criteria for a Legacy Yard Site which enables a subdivision from an 80-acre parcel. The subdivision is being taken from an existing developed yard area where there are services in place, and it does not remove agricultural land from production or affect nearby agricultural operations.

2025-0-098
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4. No objection or concerns have been received regarding the proposal and the Subdivision Authority has determined the proposal is suitable for the intended purpose.

INFORMATIVE:

- (a) In consideration of Section 663 of the Municipal Government Act, Reserve is required on the 3.02 acres and must be provided as a cash in lieu of land payment.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

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

- (e) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

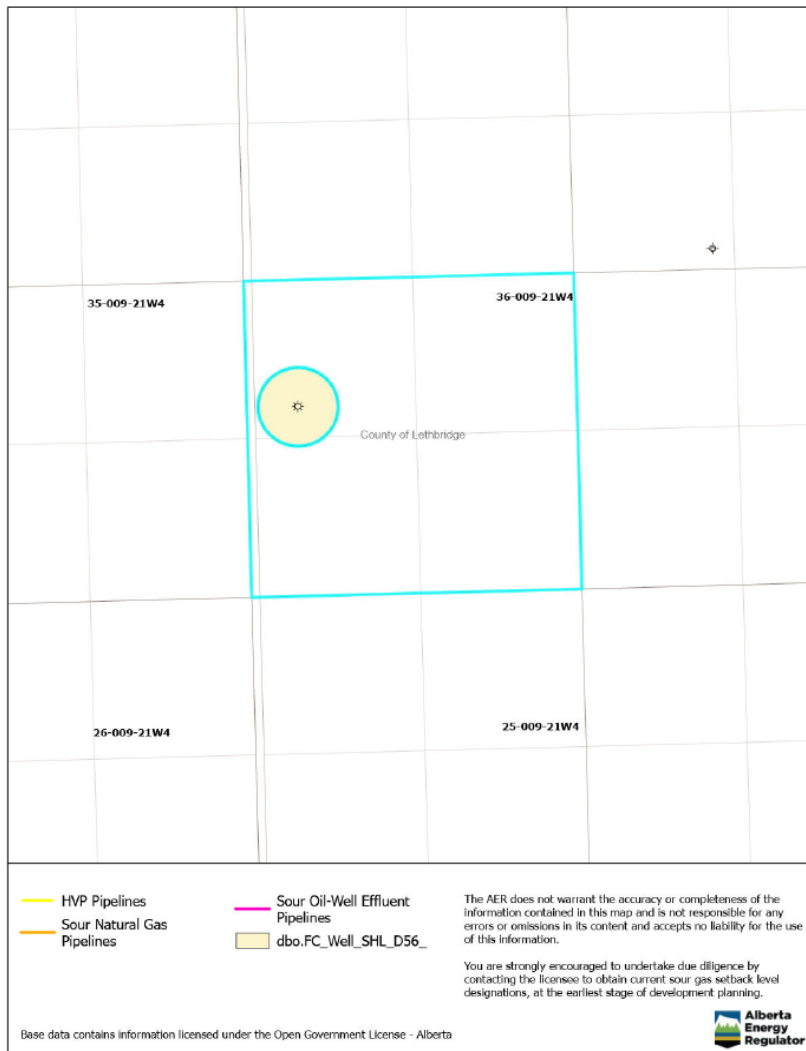
FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

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

- (f) ATCO Distribution will require a Utility Right of Way at the time of consent to register concurrently with the subdivision. Email land.admin@atco.com referencing ATCO Circulation File 0000001986.
- (g) No concerns from Alberta Forestry and Parks Rangeland.
- (h) Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

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

14-Jul-25								2025-87
SW-36-9-21-W4M								
Wells with Known H2S								
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback	
228133	FLOWING	00/05-36-009-21W4/0	05-36-009-21W4	GAS	AlphaBow Energy Ltd.	0	100 m from wellhead	



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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3X, 4X

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

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

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

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

FOR INFORMATION PURPOSES

Highway 4 forms an integral part of the National Highway System (NHS) and the North/South Trade Corridor (NSTC) of which the ultimate service classification is freeway. Given this Alberta Transportation's long-range freeway access management plans include a realignment of Highway 4 in the vicinity of the City of Lethbridge. A preliminary design and right-of-way requirements for the realignment have been identified in the endorsed Stantec Consulting Ltd. "Highways 3 & 4 – Lethbridge and Area NHS & NSTC – Functional Planning Study" Report #R – 970, dated February 2006. A copy of the document is available for review upon your request. A permit from Transportation and Economic Corridors will be required for any future development.

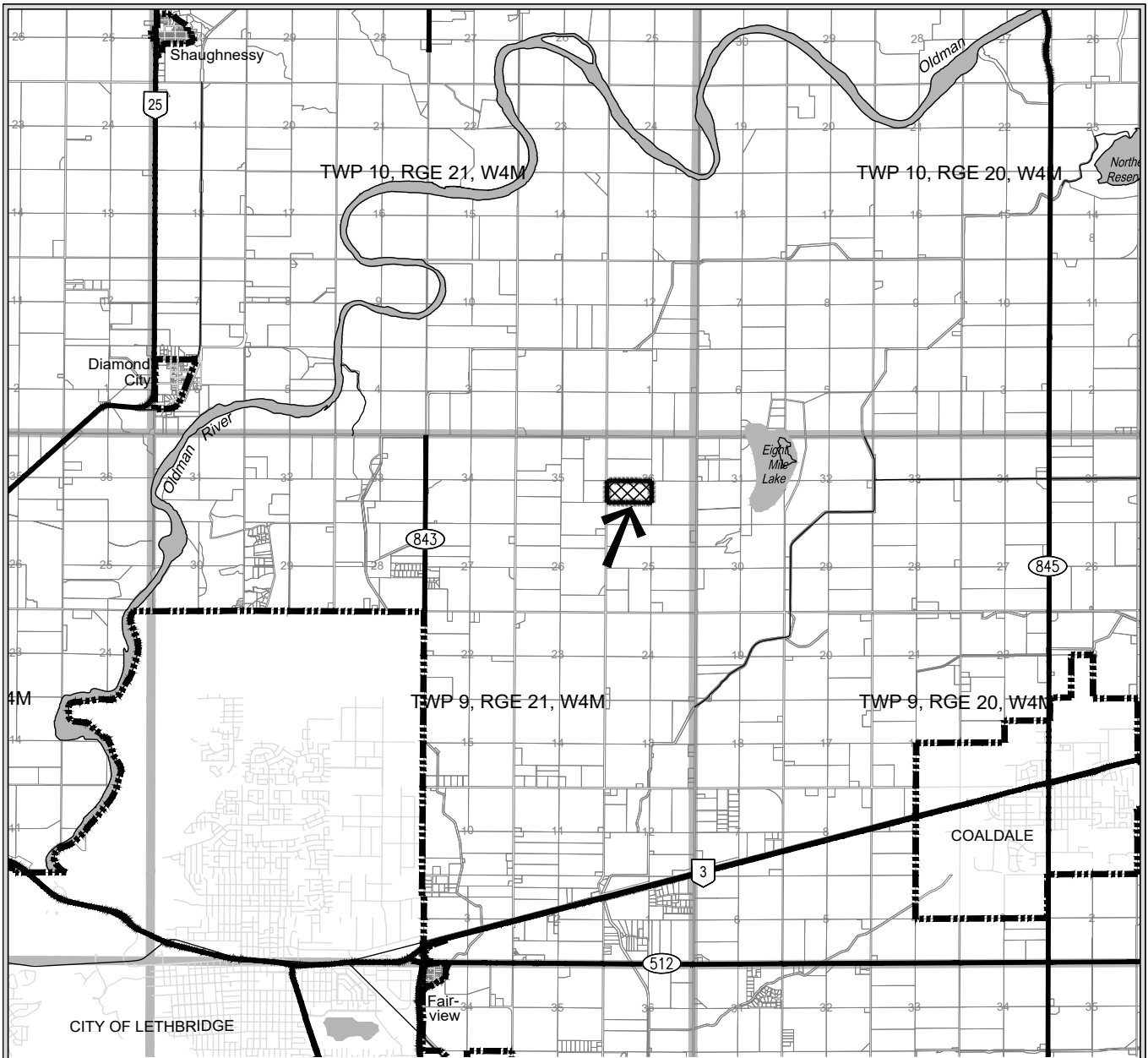
Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

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

MOVER

REEVE

DATE

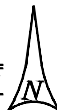


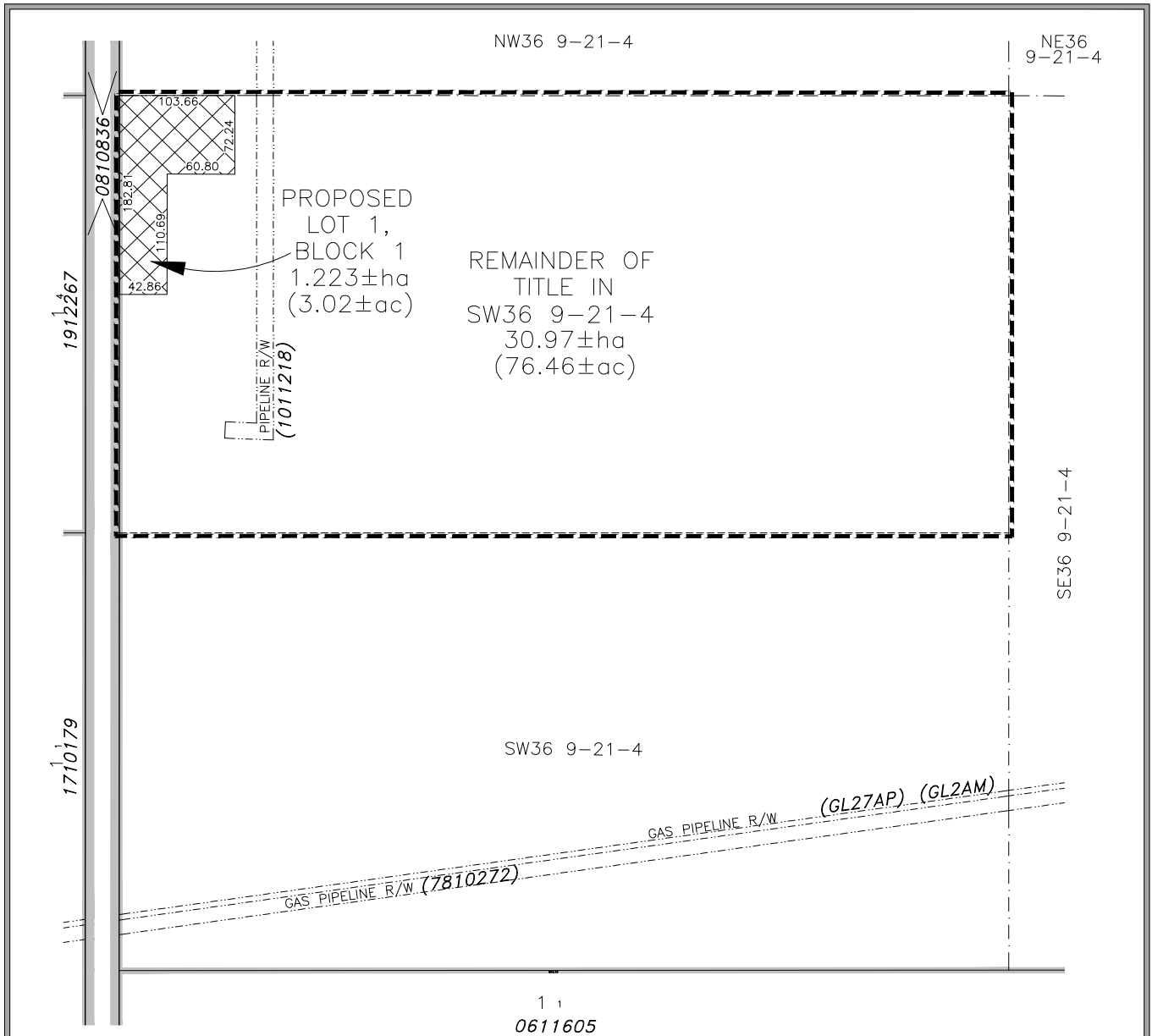
SUBDIVISION LOCATION SKETCH
 PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: JUNE 20, 2025
 FILE No: 2025-0-098

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0102 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



July 02, 2025 N:\Subdivision\2025\2025-0-098.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision file no. 251225LS

PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JUNE 20, 2025

FILE No: 2025-0-098



July 02, 2025 N:\Subdivision\2025\2025-0-098.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision file no. 251225LS

PORTION OF SW 1/4 SEC 36, TWP 9, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: JUNE 20, 2025

FILE No: 2025-0-098

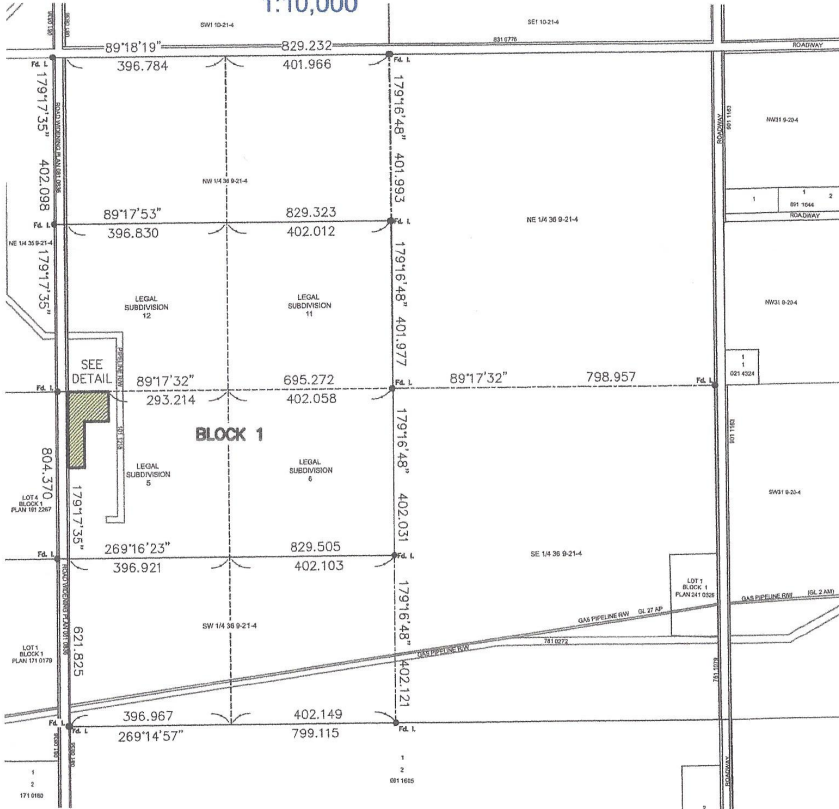


July 02, 2025 N:\Subdivision\2025\2025-0-098.dwg



AERIAL PHOTO DATE: 2018

**PLAN DETAIL
1:10,000**

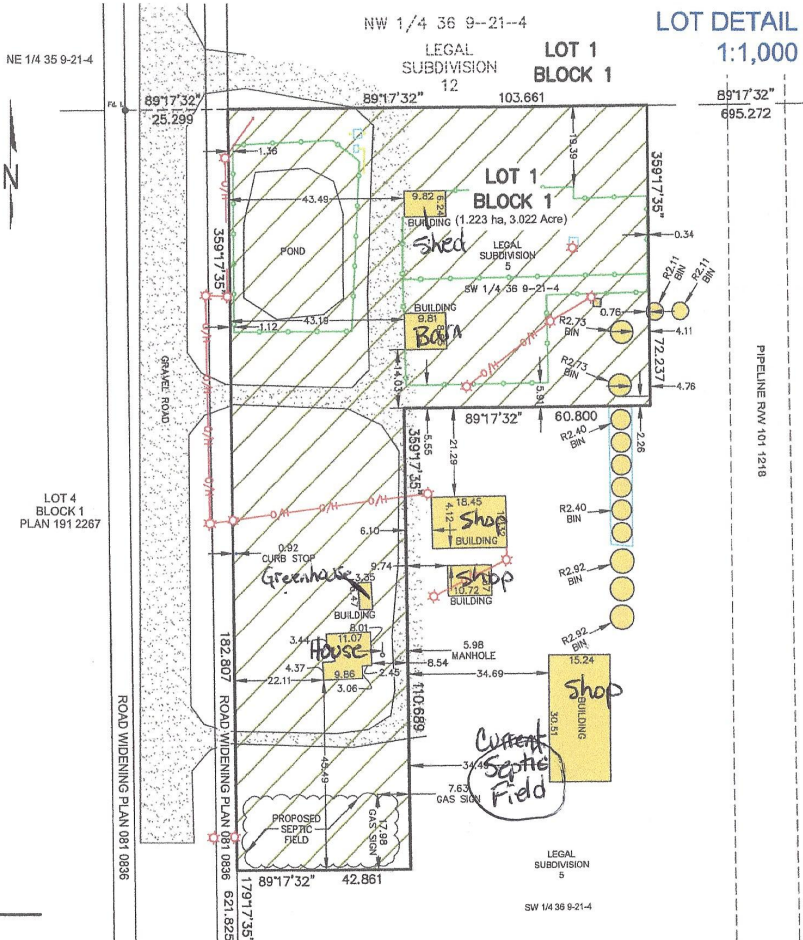


**PLAN SHOWING PROPOSED SUBDIVISION
OF
LEGAL SUBDIVISION 5
SW 1/4 SEC. 36, TWP. 9, RGE. 21, W4M
LETHBRIDGE COUNTY**

LEGEND

- PROPOSED SUBDIVISION IS OUTLINED THUS
- AND CONTAINS 1.223ha.
- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- POWER LINES ARE SHOWN THUS
- FENCE LINES ARE SHOWN THUS
- BUILDING ARE SHOWN THUS
- GRAVEL ROADS ARE SHOWN THUS
- PROPOSED PROPERTY IS SHOWN THUS

**LOT DETAIL
1:1,000**



- ac. ACRES
- c.s. COUNTERSUNK
- E. EAST
- Fd. FOUND
- ha. HECTARE
- l. STATUTORY IRON POST
- m. METRES
- M. MERIDIAN
- Mp. MARKER POST
- N. NORTH
- No. NUMBER
- P.P. POWER POLE
- Reg. REGISTRATION
- RGE. RANGE
- S. SOUTH
- SEC. SECTION
- TWP. TOWNSHIP
- W. WEST

AGENDA ITEM REPORT



Title: Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR) - Public Hearing

Meeting: Council Meeting - 07 May 2026

Department: Development & Infrastructure

Report Author: Cole Beck

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 24 Apr 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 30 Apr 2026
Cole Beck, Chief Administrative Officer	Approved - 30 Apr 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been received to redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR). The applicant is seeking this redesignation to allow for the subdivision of three (3) contiguous grouped country residential lots. The proposed redesignation aligns with Lethbridge County's Land Use Bylaw, which requires the redesignation to GCR prior to subdivision.

RECOMMENDATION:

That Bylaw 26-007, be read a second time.
That Bylaw 26-007, be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is consistent with the Municipal Development Plan and the Grouped Country Residential Strategy, which supports the creation of residential parcels in areas with low agricultural productivity.

First reading will allow the County to proceed with the required public hearing and notification process.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP), Policy 4.13 permits landowners or developers to apply for land use redesignation in support of development proposals that may not align with existing land use districts.

- Municipal Development Plan (MDP), Policy 8.1 states the County will consider subdivision of 20 acres of letter for GCR Use.
- Municipal Development Plan (MDP), Policy 8.3 and the Grouped Country Residential Strategy supports locating GCR on cut-off and fragmented parcels, include the areas where agricultural productivity is low and cut off by coulee edges.
- Land Use Bylaw (LUB), Part 8 Clause 13.2.f supports redesignating the parcel to GCR prior to considering subdivision because there is more than three adjacent (contiguous) country residential lots.

BACKGROUND INFORMATION:

The subject parcel (Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M)) is currently zoned Urban Fringe. The proposed redesignation to GCR is required to allow for future subdivision of three (3) contiguous grouped country residential lots ranging in size from 3 to 4.3 acres.

The parcels formerly contained an asphalt product facility that has been removed and exlaimed. A Phase 1 ESA was submitted to support the proposed residential use. There is a Historical Resource Value of 5A, which will be addressed at the subdivision phase. The three future parcel will haul water to site and be serviced by on-site septic systems. The applicant has expressed interest in developing all three lots within one year.

Internal departments and external agencies were circulated for comment, including the City of Lethbridge and Town of Coalhurst. No objections were received.

ALTERNATIVES / PROS / CONS:

1. To refuse second reading of Bylaw 26-007.

Pros - None

Cons - Delays the subdivision of three grouped country residential lots.

FINANCIAL IMPACT:

There are no immediate financial implications. If the lots are developed, the County will benefit from the residential tax revenue.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

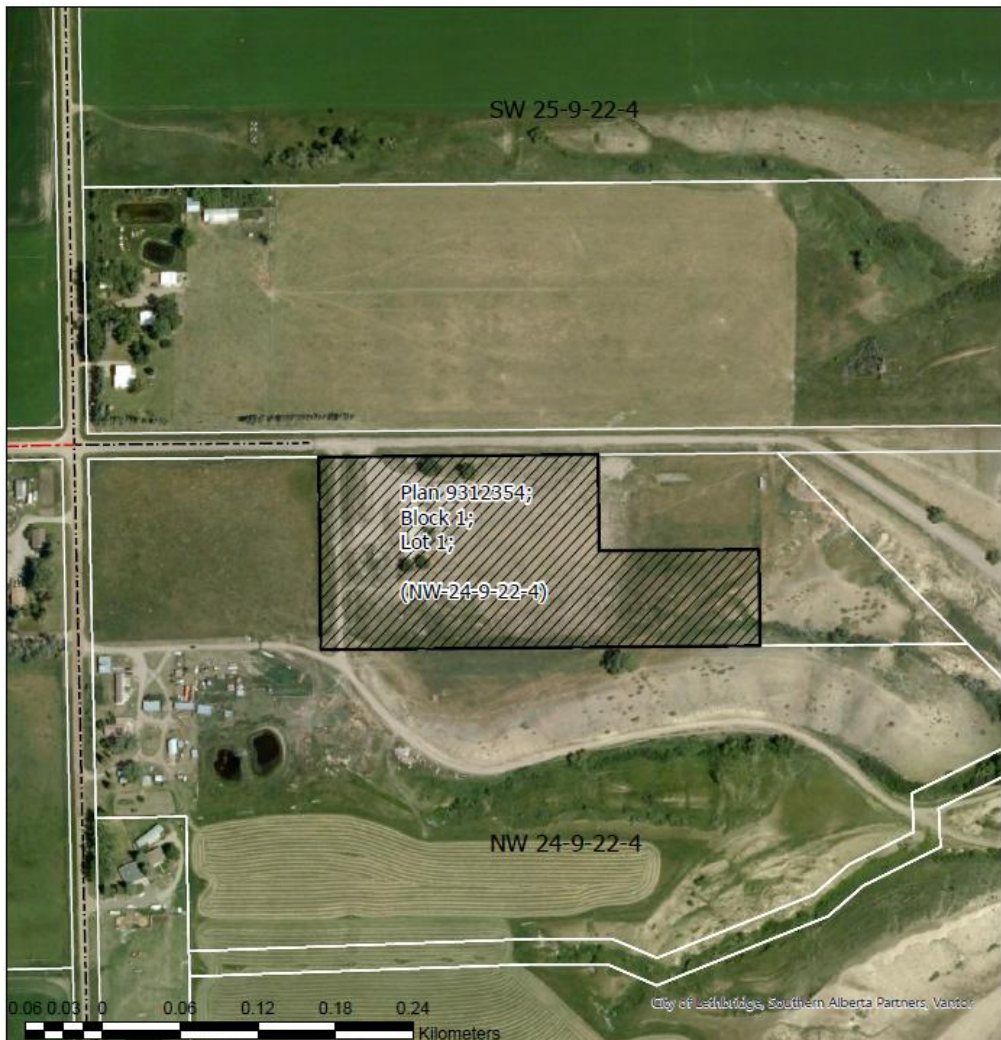
- [Bylaw 26-007 - Amendment to LUB Reading Page](#)
- [26-007 UF To GCR Rezoning Map](#)
- [Bylaw 26-007 Conceptual Design Scheme](#)
- [Bylaw 26 - 007 Application Form_Redacted](#)
- [UF to GCR rezoning Bylaw 26-007 - ORRSC comments](#)

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-007


Bylaw 26-007 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-007 is to redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown below;



Bylaw 26-007: Urban Fringe to Grouped Country Residential

**Plan 9312354; Block 1; Lot 1 (NW-24-9-22-4) Approximately 10.46 Acres
Located in Lethbridge County, AB**

 **Bylaw 26-007 Urban Fringe to Grouped Country Residential**



AND WHEREAS the redesignation of the lands is for the purpose of subdividing the parcel into three (3) grouped country residential lots and the designation will allow for land uses as prescribed in the Grouped Country Residential District;

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

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

1. To redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown on the map.
2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 2nd day of April 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.


Reeve

Chief Administrative Officer



Bylaw 26-007: Urban Fringe to Grouped Country Residential

**Plan 9312354; Block 1; Lot 1 (NW-24-9-22-4) Approximately 10.46 Acres
Located in Lethbridge County, AB**

 Bylaw 26-007 Urban Fringe to Grouped Country Residential



Conceptual Design Scheme

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

Legal Description of Lands Included:

Lot 1, Block 1, Plan 931 2354
Within N.W. ¼ Sec. 24, Twp. 9, Rge. 22, W4M.
Lethbridge County

Registered Owners:

Steven Zwartbol
Jaimie Slingerland

Prepared By: Brown, Okamura & Associates Ltd.
Reference File: 25-16901

Introduction

The concept plan and design scheme are to be used to support an application to re-zone Lot 1, Block 1, Plan 931 2354 from Urban Fringe (UF) to Group Country Residential (GCR). The subject properties are located on Township Road 10-1A and lie North East of the hamlet of Diamond City. The current titled area for lot 2 is 2.4 Acres and the area for lot 3 is 13.62 Acres. A rezoning to GCR would allow for a further subdivision of lot 3 into an additional lot in accordance with the Lethbridge County Municipal Development Plan. Any further subdivisions of the subject lots would require an Area Structure Plan be submitted. A tentative plan of the future subdivision has been prepared and can be found in Appendix A.

This report and application have been prepared and submitted by Brown, Okamura & Associated Ltd. (BOA) on behalf of the owners of Lot 1, Steven Zwartbol and Jaimie Slingerland.

Development Concept

The existing parcel is currently undeveloped. Historically, the westerly portion of the parcel contained an asphalt production facility. Those facilities have since been reclaimed and removed, with the exception of an abandoned gas line. The parcel is bounded to the west and south by an agricultural parcel and to the east by a recently subdivided parcel for residential purposes. The existing parcel is subject to a Historic Resource Value of 5A, indicating the potential for archaeological resources. Upon the subdivision stage, the application will be circulated to the Historic Resources Management Branch, who may require a Historic Resources Application to obtain clearance.

It is the intention of the landowner to subdivide the existing lot into 3 residential parcels, varying in size from 1.23 hectares (3.04 acres) to 1.77 hectares (4.37 acres). The configuration and terrain leave a suitable developable area for all three proposed lots.

Transportation

The existing and proposed parcels are bounded by Township Road 94 to the north, a full developed gravel road. The westerly and easterly lots contain an existing approach, with the proposed middle lot requiring an application for approach and to be constructed to municipal standards.

Potable Water

The potable water is proposed to be hauled to site, with cisterns installed at each of the proposed lots for storage. The owners are currently on the waiting list for the Lethbridge

County water co-op, which could be connected to the cisterns, should that service be provided in the future.

Sanitary Wastewater

The proposed lots in this subdivision will be serviced by individual on-site septic systems. At this time, no initial tests of the area have been conducted. Further investigation and design would be required in conjunction with a subdivision application for the proposed Group Country Residential subdivision.

Storm-water

The current natural drainage pattern of the site runs from west to east. The site currently contains minimal slope, besides the coulee in the south easterly most corner. Given the minimal amount of slope, it is not anticipated that there would be significant amounts of overland drainage between parcels.

Any dwellings constructed within the parcels would be graded in a manner to create positive drainage away from the dwellings. A grading plan may be required to the satisfaction of the Municipality, at the time of development, or as a condition of the subdivision.

Utilities

An existing single phase power line runs along the north side of Township Road 94. This existing overhead line could be tied into for servicing the three proposed lots.

The nearest Atco Gas distribution line runs along the west side of Range Road 221, approximately 300 meters west of the proposed GCR subdivision. This distribution line may be utilized as the service tie-in for the proposed parcels.

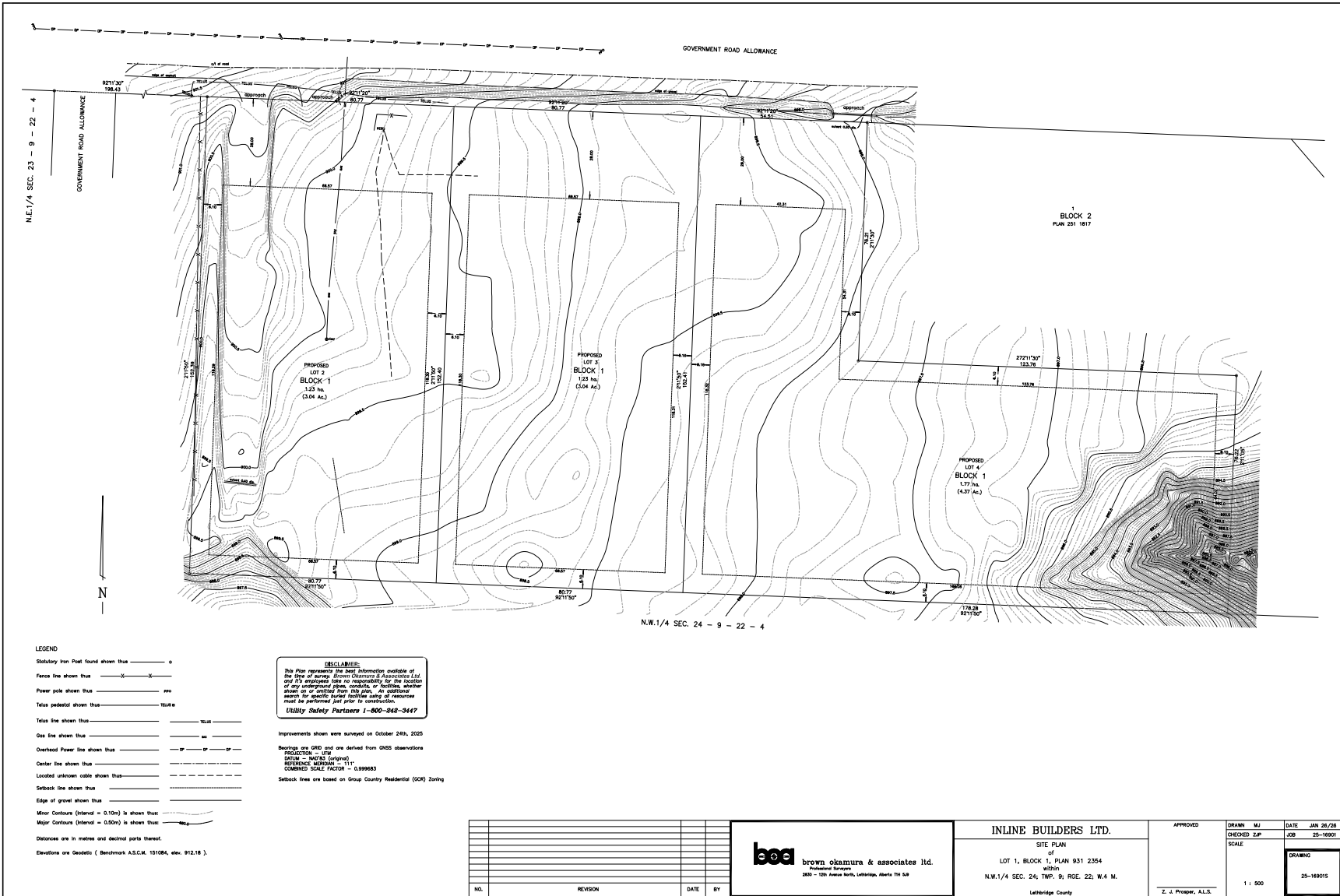
Closure

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

Zachary Prosper ALS
Brown Okamura & Associates Ltd.
2830 12th Avenue North
Lethbridge, Alberta
T1H 5J9
403-329-4688 ext.132
zach@bokamura.com

Appendix A – Tentative Plan Showing Subdivision

Sketch prepared by Brown, Okamura & Associates Ltd.



Appendix B – Existing Certificate of Title for parcel

Certificate of Title:



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0040 492 324 9312354;1;1 261 020 553

LEGAL DESCRIPTION

PLAN 9312354
BLOCK 1
LOT 1
CONTAINING 5.1780 HECTARES (12.8 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (ACRES)	MORE OR LESS
SUBDIVISION	2511817	0.943	(2.33)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;22;9;24;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 251 261 890 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 020 553	20/01/2026	TRANSFER OF LAND	\$530,000	SEE INSTRUMENT

OWNERS

STEVEN ZWARTBOL
OF BOX 1211
COALHURST
ALBERTA T0L 0V0
AS TO AN UNDIVIDED 50% INTEREST

JAIMIE SLINGERLAND
OF 1305-7TH STREET NORTH
LETHBRIDGE
ALBERTA T1H 1Y8
AS TO AN UNDIVIDED 50% INTEREST

(CONTINUED)

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

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



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

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: Jan 28, 2026	Assigned Bylaw	No. Bylaw 26-007
Date Deemed Complete: Feb 2, 2026	Application & Processing Fee:	\$ 1500.00
<input type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

APPLICANT INFORMATION

Name of Applicant: Jaimie Slingerland
Mailing Address: _____

Postal Code: _____

Phone: _____
Phone (alternate): _____
Fax: _____

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

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

Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) 1 Block 1 Plan 931 2354
 OR Quarter _____ Section _____ Township _____ Range _____



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

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

URBAN FRINGE

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

GROUPED COUNTRY RESIDENTIAL

SITE DESCRIPTION:

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

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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

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

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

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



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

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

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

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

Jaimie Slingerland

REGISTERED OWNER (if not the same as applicant)

January 28, 2026

DATE

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

TERMS

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

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

Memo

To: Lethbridge County Reeve and Council

From: Steve Harty – ORRSC Senior Planner

Date: April 13, 2026

Re: **Bylaw No. 26-007** – Re-designation from Urban Fringe (UF) to Grouped Country Residential (GCR) - (Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M))

PROPOSAL: To redesignate (bylaw amendment) land from Urban Fringe (UF) to Grouped Country Residential (GCR) to allow for the future subdivision (resplit) of the parcel into three lots. As required, the applicants have submitted a Conceptual Design Scheme plan with support information.

PROPOSAL REVIEW SUMMARY

SSRP Compliance

The proposal appears to conform to the SSRP as it is to enable the resubdivision of an existing small title of non-agricultural land, thus, no high quality agricultural is being taken out of production. Additionally, the SSRP encourages the redevelopment and higher intensification of existing land use which would be achieved by this application allowing additional subdivision, even if it is on a small scale.

Intermunicipal Development Plan (IDP) Compliance

The subject land is within the IDP boundary with the City of Lethbridge and is located within Policy Area 2, Sub-Area 3. This area allows for the rezoning and subdivision for grouped country residential use.

Municipal Development Plan (MDP) Compliance

Consideration for redesignating the parcel to GCR may be supported in respect of the County's MDP. The MDP Policy 8.1 enables that GCR and subdivision may be considered for parcels 20 acres or less in size, and Policy 8.3 outlines that it is eligible on fragmented parcels, including areas where agricultural productivity is low and on coulee edges. The Grouped Country Residential Strategy also supports locating GCR in these areas and for these types of lands.

GENERAL COMMENTS:

- ORRSC's review finds there are no confined feeding operations or abandoned gas wells located in proximity that would negatively impact the residential type of use proposed.
- For access, all the future titles will physically connect to the north road allowance (Twn Rd 9-4). The road was required to be upgraded to municipal standards with a previous subdivision application in 2025.

April 13, 2026

- A comprehensive soils analysis for installing multiple on-site septic systems has not yet been completed. The provision of the soils analysis will be required at the subdivision application stage to confirm the suitability of soils.
- It is recognized an asphalt batch plant operated for several years on the 10.47-acre title; however, those facilities have been removed and reclaimed. A Phase 1 Environmental Site Assessment (ESA) was undertaken that confirmed no hydrocarbons are present and residential use may be allowed with no further remediation required.
- The remainder of the NW 24-9-22-W4 historically contained underground coal mining activity at one time (J.J. Hamilton Coal Co.). In 2025 a professional engineered geotechnical analysis was undertaken to verify soil/foundation stability due to the coulees and underground coal mining activity in the area, which confirmed no issues are present.
- The provincial data identifies that the area potentially contains a historical resource of a HRV category 5a (and adjacent to 5p). At the subdivision application stage, the applicant will be responsible for obtaining any required Historical Resources Act approval. It is noted there was no Historical Resources Act approval required with a previous adjacent subdivision.
- No storm water drainage plan has been provided; however, the current natural drainage pattern of the site runs from west to east with minimal slope other than in the south easterly corner near the coulee. It would be anticipated that the overall additional drainage would be negligible, but if any additional requirements are needed they may be dealt with as a condition of subdivision approval and through the terms of a Development Agreement.
- The landowner intends to subdivide the existing title into three residential lots, varying in size from 1.23 hectares (3.04 acres) to 1.77 hectares (4.37 acres), so each resulting lot once subdivided will exceed the required minimum 2-acre lot size. It appears the lots and terrain will contain a suitable developable area for the proposed lots.
- If rezoned for GCR, the County at the subdivision stage will benefit from the payment of Municipal Reserve on the 10.47-acre parcel.

Overall, provided the servicing, site conditions, and drainage are deemed acceptable, there should be little major concern as this is a small scale proposal occurring on poor quality land. Council may consider and adopt the bylaw at its prerogative and any adjacent landowners concerns or comments submitted will need to be considered on their own merit by Council at the public hearing.

AGENDA ITEM REPORT



Title: Bylaw 26-003 - Amendment to the Land Use Bylaw to Redesignate a portion of NW-4-9-20-W4M (90081 Range Road 204) from Urban Fringe (UF) to a Direct Control (DC)
Meeting: Council Meeting - 07 May 2026
Department: Development & Infrastructure
Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 24 Apr 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 30 Apr 2026
Cole Beck, Chief Administrative Officer	Approved - 30 Apr 2026

STRATEGIC ALIGNMENT:

 Governance	 Relationships	 Region	 Prosperity
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EXECUTIVE SUMMARY:

An application has been received to redesignate a portion of NW-4-9-20-W4M (90081 Range Road 204) from UF to DC. The proposed redesignation is intended to accommodate an existing event centre, referred to as The Byre, which is currently operating within an agricultural building without permits.

The proposed redesignation aligns with Lethbridge County's Municipal Development Plan and is compatible with the surrounding land uses.

RECOMMENDATION:

That Bylaw 26-003, be read a first time.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is consistent with the Municipal Development Plan which supports mixed land uses which creates economic development opportunities.
First reading will allow the County to proceed with the required public hearing and notification process.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP), Policy 4.13 permits landowners or developers to apply for land use redesignation in support of development proposals that may not align with existing land use districts.

- Municipal Development Plan (MDP), Policy 14.8 encourages a wide range of commercial land uses and economic development opportunities including a mix of land uses.

BACKGROUND INFORMATION:

The subject parcel (a portion of NW-4-9-20-W4M, municipally addressed as 90081 Range Road 204) is currently zoned Urban Fringe (UF). The proposed redesignation to Direct Control (DC) is intended to accommodate an existing Event Centre use. In addition, an existing short-term rental (Tourist Home) and an agricultural services business operate on the site. The landowner has obtained permits to bring these uses into compliance.

Internal departments and external agencies, including the Town of Coaldale and Alberta Transportation and Economic Corridors (ATEC), were circulated for comment. The Town of Coaldale indicated no concerns. ATEC requested a Traffic Impact Assessment (TIA) memorandum, which has been submitted and is currently under review.

The TIA memorandum identified that intersection upgrades at Highway 512 and Range Road 204 are warranted; however, these upgrades are not attributable to the proposed development. The assessment concluded the need for improvements is driven by existing background traffic volumes during peak periods, rather than traffic generated by the proposed development, which occurs primarily during off-peak periods such as Fridays and weekends.

ALTERNATIVES / PROS / CONS:

1. To table Bylaw 26-003 for further information or discussion

Pros: Allows council to request additional information prior to considering first reading.

Cons: Delays the process for the Public Hearing.

FINANCIAL IMPACT:

There are no immediate financial implications. The County will benefit from tax revenue once the building is fully converted to a commercial event space.

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 26-003 - Amendment to LUB Reading Page](#)
- [Bylaw 26-003 Schedule A Direct Control](#)
- [Bylaw 26-003 UF to DC Rezoning Map](#)
- [Bylaw 26-003 Concept Plan Reduced](#)
- [Bylaw 26-003 Application Redacted2](#)
- [Bylaw 26-003 Land Title](#)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 26-003

Bylaw 26-003 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-003 is to redesignate a title legally described as a portion of NW-4-9-20-W4M containing 2.65 ha (6.55 Acres) more or less from Urban Fringe to a Direct Control as shown below;



<p>Bylaw 26-003: Urban Fringe (UF) to Direct Control (DC)</p> <p>90077 RGE RD 204 (Portion of NW-4-9-20-4) Approx 6.55 Acres</p> <p>Located in Lethbridge County, AB</p> <p> Bylaw 26-003 Urban Fringe to Direct Control</p>	<p>N</p>
--	----------

AND WHEREAS the redesignation of the lands is for the purpose of allowing the establishment of an Event Centre and existing agricultural related uses on the property;

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

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

1. To redesignate a title legally described as a portion of NW-4-9-20-W4M containing 2.65 ha (6.55 Acres) more or less from Urban Fringe to a Direct Control as shown on the map.
2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of May 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'
DIRECT CONTROL BYLAW NO. 26-003

1. PURPOSE

To provide a means whereby Council may regulate and control the use and Development on a site-specific basis for the following Lot:

Descriptive within the northeast 6.55 acres of the NW-4-9-20-W4M as shown in Map 1.

For the specific purpose of allowing for an Event Centre and existing agricultural related uses on the property.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Addition to Existing Buildings

Agricultural Buildings and Structures

Dwellings:

Single Detached Site-built

Single Detached Manufactured Home 1

Single Detached Manufactured Home 2

Single Detached Ready-to-move

Single-detached Moved-in

Event Centre

Signs Type 1

(2) Discretionary Uses

Agricultural Services

Tourist Homes/Short Term Rentals

Any Permitted or Discretionary uses prescribed in the Urban Fringe District are considered Permitted or Discretionary respectively within this Direct Control, at the discretion of the Development Authority.

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

3. DEFINITIONS

Event Centre means a building on the premises used for large public gatherings, with ancillary on-site accessory uses including outdoor ceremonies, on-site parking, and may include areas for temporary overnight accommodation. Large public gatherings may include but not limited to meetings, conventions, private social gatherings, weddings, exhibitions, workplace/business training, organized functions, and various special occasions.

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007.

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

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw No. 24-007, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
 - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
 - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Corridors;
 - stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
 - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
 - any measures to adequately ensure applicable provincial legislation such as the Safety Codes Act is complied with or not compromised; and
 - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

5. MINIMUM LOT SIZE

The minimum lot size shall be 6.55 acres.

6. MINIMUM YARD SETBACK REQUIREMENTS

- (1) **Side** - 6.1 metres (20 feet);
- (2) **Rear Yard** – 6.1 metres (20 feet);
- (3) **Front Yard (Range Road 204)** – 38.1 metres (125 feet).

7. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An Accessory Building shall not be located in the required setback from a Public Roadway or on an Easement.
- (2) An Accessory Building shall be setback a minimum 3.0 metres (10 feet) from the principal dwelling and from all other structures on the same lot.
- (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

8. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of the Development Authority having regard for the Land Use Bylaw.
- Prior to development, a development permit is required for each prescribed permitted and discretionary use in this district.

9. SIGN REGULATIONS

- As per the Land Use Bylaw.

10. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. A Storm Water Management Plan by a certified professional engineer may be required with a development permit application.
- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and Driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by the Development Authority.

11. OTHER REQUIREMENTS

- At the time of any Development Permit application a Site, Layout, and Grading Plan is required – that shows the property dimensions, building locations, parking areas,

outdoor storage areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.

- At the time of any Development Permit application, the provision of Professionally Prepared Reports / Study Plans may be required. This includes but is not limited to a professional geotechnical investigations/tests and report, storm water management plans, and septic evaluation reports.
- Servicing – the landowner shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
- At the time of the Development Permit application, the Development Authority may impose Landscaping or Screening requirements if, in their opinion, they would serve to improve the quality or compatibility with nearby uses, as per Part 4 of the Land Use Bylaw.
- Development Agreement- As a condition of a development permit, the applicant be required to enter into a development agreement with the Lethbridge County, in accordance with the Land Use Bylaw
- At the time of the Development Permit application, the Development Authority may impose additional restrictions to a new use, in consideration for the intensity of the existing uses on site.

12. SUBDIVISION

- Further subdivision shall be considered in accordance with the Part 8 Subdivision Criteria. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

13. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may approve development permit applications for Permitted Uses and Discretionary Uses, provided that they conform to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for any Waivers of development standards.

14. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- Before consideration of an application for a Development requiring a Waiver on the subject Lot, Council shall:

- Cause a notice to be issued by the designated officer to any person likely to be affected.
- Ensure that the notice contains the date and time that Council will hear the application for Waiver of Development standards.
- Hear any persons that claims to be affected by the decision on the application.
- Council may then approve the Development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a Development Permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- When applicable, the County should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

15. APPEAL PROCEDURE


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



Bylaw 26-003: Urban Fringe (UF) to Direct Control (DC)

**90077 RGE RD 204 (Portion of NW-4-9-20-4) Approx 6.55 Acres
 Located in Lethbridge County, AB**



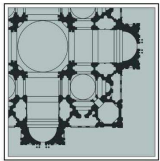
 Bylaw 26-003 Urban Fringe to Direct Control



**STOUTJESDYK
EVENT CENTRE**

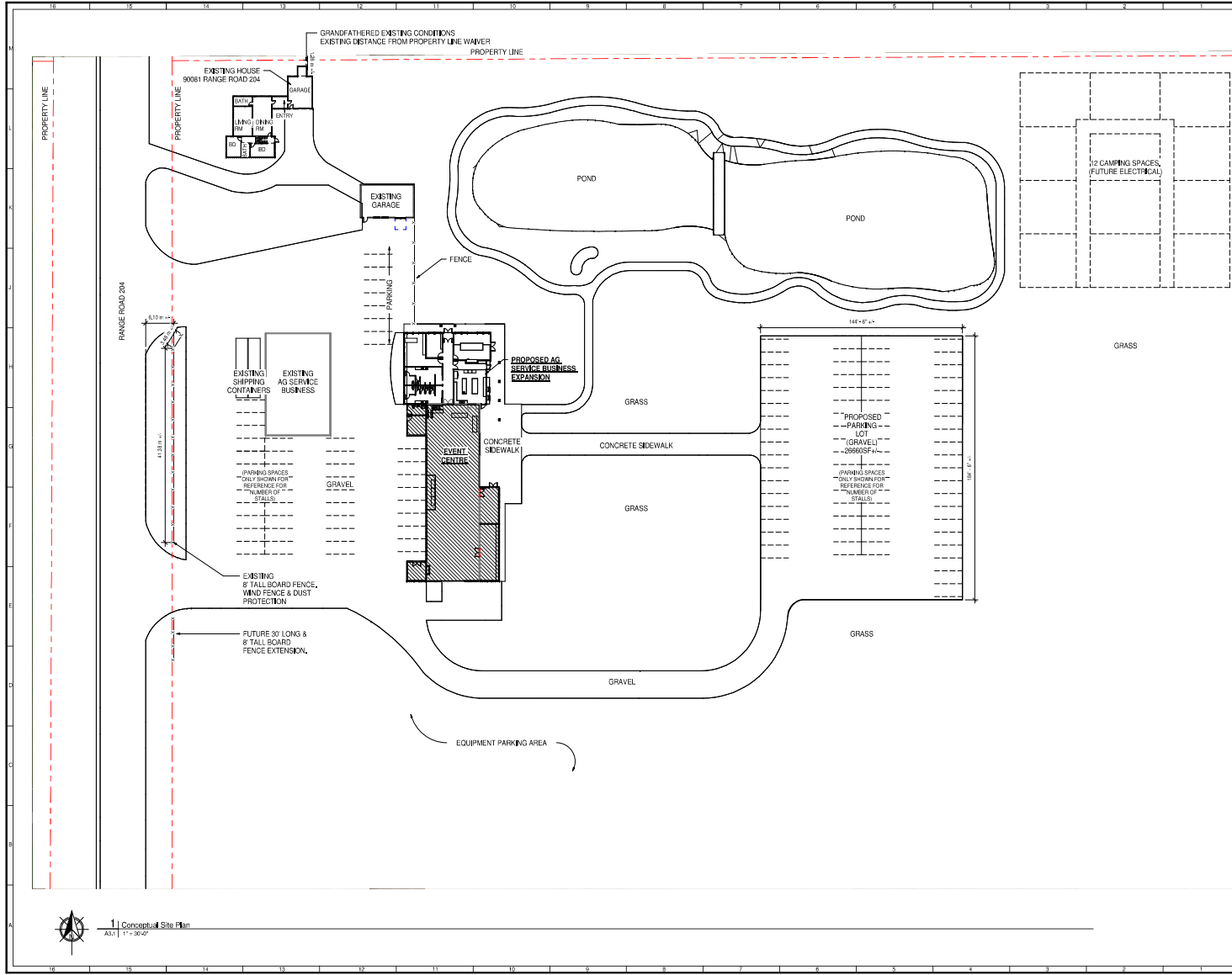
90077 RG RD 204

AF 22208 CSPEC



ALVIN REINHARD FRITZ
ARCHITECT
INC.

KEY PLAN													
LEGAL DESCRIPTION													
MUNICIPAL ADDRESS 90077 RG RD 204 LETHBRIDGE COUNTY													
CLIENT INFORMATION													
Description													
Revision Schedule													
CONSULTANT LOGS													
<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>CAF</td> <td>ISSUED FOR PERMIT</td> <td>2025 10 17</td> </tr> <tr> <td>1</td> <td>TO/AF</td> <td>ISSUE FOR REVIEW</td> <td>2025 06 27</td> </tr> </tbody> </table>		NO.	BY	DESCRIPTION	DATE	2	CAF	ISSUED FOR PERMIT	2025 10 17	1	TO/AF	ISSUE FOR REVIEW	2025 06 27
NO.	BY	DESCRIPTION	DATE										
2	CAF	ISSUED FOR PERMIT	2025 10 17										
1	TO/AF	ISSUE FOR REVIEW	2025 06 27										
<p>Alvin Reinhard Fritz ARCHITECT INC.</p>													
<p>Holland Coach House 410 50001 Range Road 212, Lethbridge County, Alberta T1J 3M8 alv@ritzarchitect.com ph: (403) 335-8100 fax: (403) 327-2373 general@ritzarchitect.com</p>													
<p>PROFESSIONAL SEAL</p> <p>ALVIN REINHARD FRITZ ARCHITECT INC. 2025-10-16 PERMIT NO. 416 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA</p> <p>This design is not valid in all provinces unless the architect is duly licensed in the province to which it is applied. All dimensions and annotations shall be subject to correction and all errors shall be reported to the architect immediately.</p>													
<p>DRAWING TITLE</p> <p>Cover Sheet</p>													
<p>DRAWN BY: [] CHECKED BY: [] TO: AF SCALE: 1/2" = 1'-0" PROJECT: 22208 CSPEC ISSUE FOR: ISSUED FOR PERMIT ISSUE DATE: 2025 10 17 REV. NO. SHEET NO. A0.0</p>													



1 Conceptual Site Plan
A37 1" = 30'-0"

KEY PLAN:
LEGAL DESCRIPTION:
MUNICIPAL ADDRESS:
90077 & 90078 RD RD 204,
LETHBRIDGE COUNTY

CLIENT INFORMATION:

Client: Elk Creek Dairy Farms AG Building
Location: 90077 RG RD 204 Lethbridge County

REVISIONS:

NO.	BY	DESCRIPTION	DATE
1	CAF	ISSUED FOR PERMIT	2025 02 24
2	CAF	ISSUED FOR PERMIT	2023 10 17
3	CAF	ISSUED FOR PERMIT 2	2023 01 22
4	CAF	ISSUED FOR PERMIT 3	2023 02 24
5	CAF	ISSUED FOR DEVELOPMENT PERMIT	2025 02 24
6	CAF	ISSUED FOR REZONING	2024 02 24

CONSULTANT LOGS:

NO. BY DESCRIPTION DATE

1 TO AP ISSUED FOR PERMIT 2025 02 27

PROFESSIONAL SEAL:
ALVIN REINHARD PRYZ
ARCHITECT
INC.

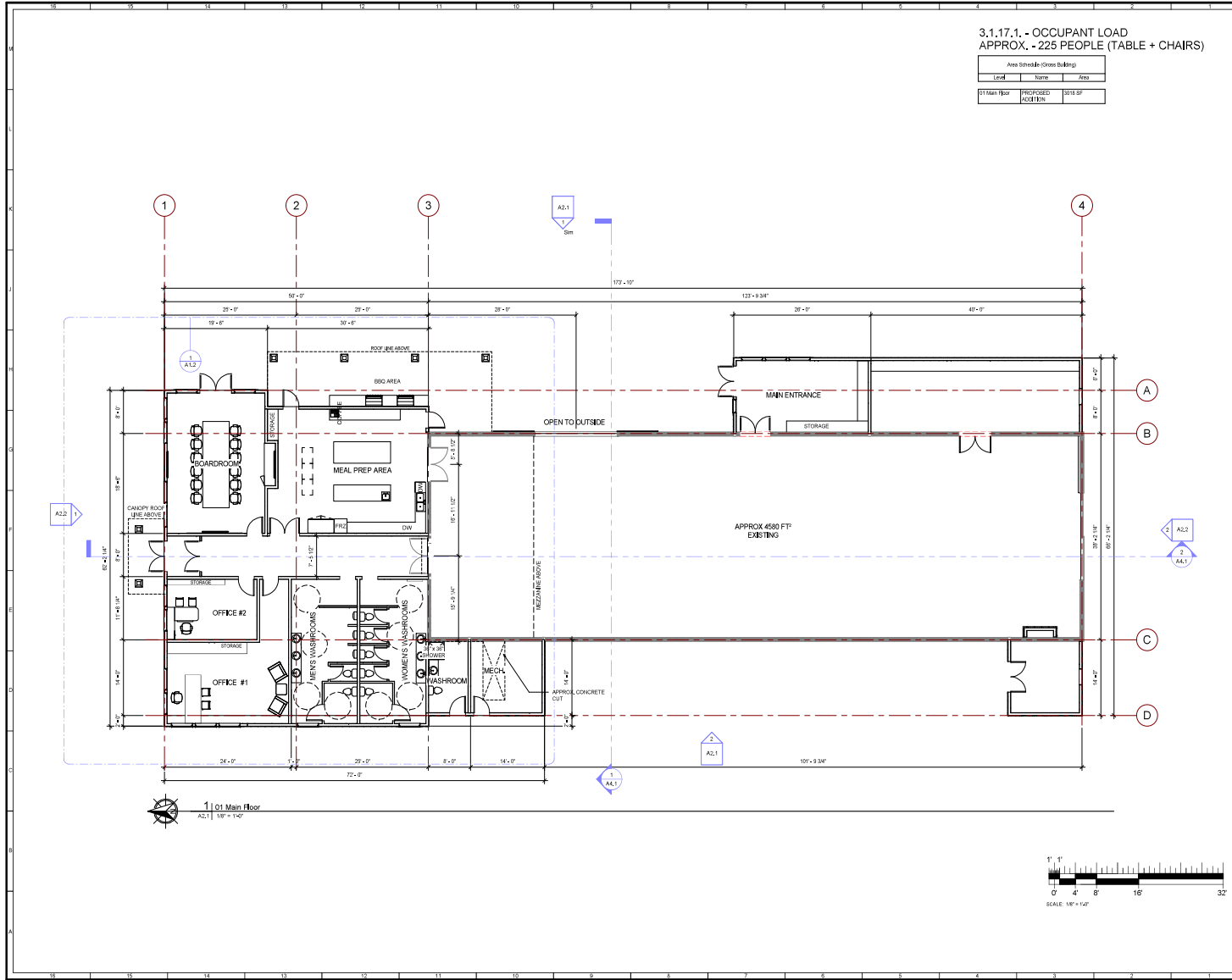
REGISTERED ARCHITECT

ELK CREEK DAIRY FARMS AG BUILDING
90077 RG RD 204 LETHBRIDGE COUNTY

ISSUED FOR REZONING
PERMIT NO. 416
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

CONCEPTUAL SITE PLAN

DRAWN BY: TO EVD
CHECKED BY: CAF AF
SCALE: 1" = 30'-0"
PROJECT: 2206R CSFRC
ISSUED FOR REZONING
ISSUE DATE: 2025 02 24
REV. NO.: SHEET NO.:
A1.0



3.1.17.1. - OCCUPANT LOAD
APPROX. - 225 PEOPLE (TABLE + CHAIRS)

Area Schedule (Cross Building)		
Level	Name	Area
01 Main Floor	PROPOSED ADDITION	3018 SF

KEY PLAN:
LEGAL DESCRIPTION:
MUNICIPAL ADDRESS:
LETHBRIDGE COUNTY

CLIENT INFORMATION

Revision Schedule

NO.	BY	DESCRIPTION	DATE
1	TO/AF	ISSUE FOR REVIEW	2025 06 27
2	CAF	ISSUED FOR PERMIT	2025 10 17

PROFESSIONAL SEAL

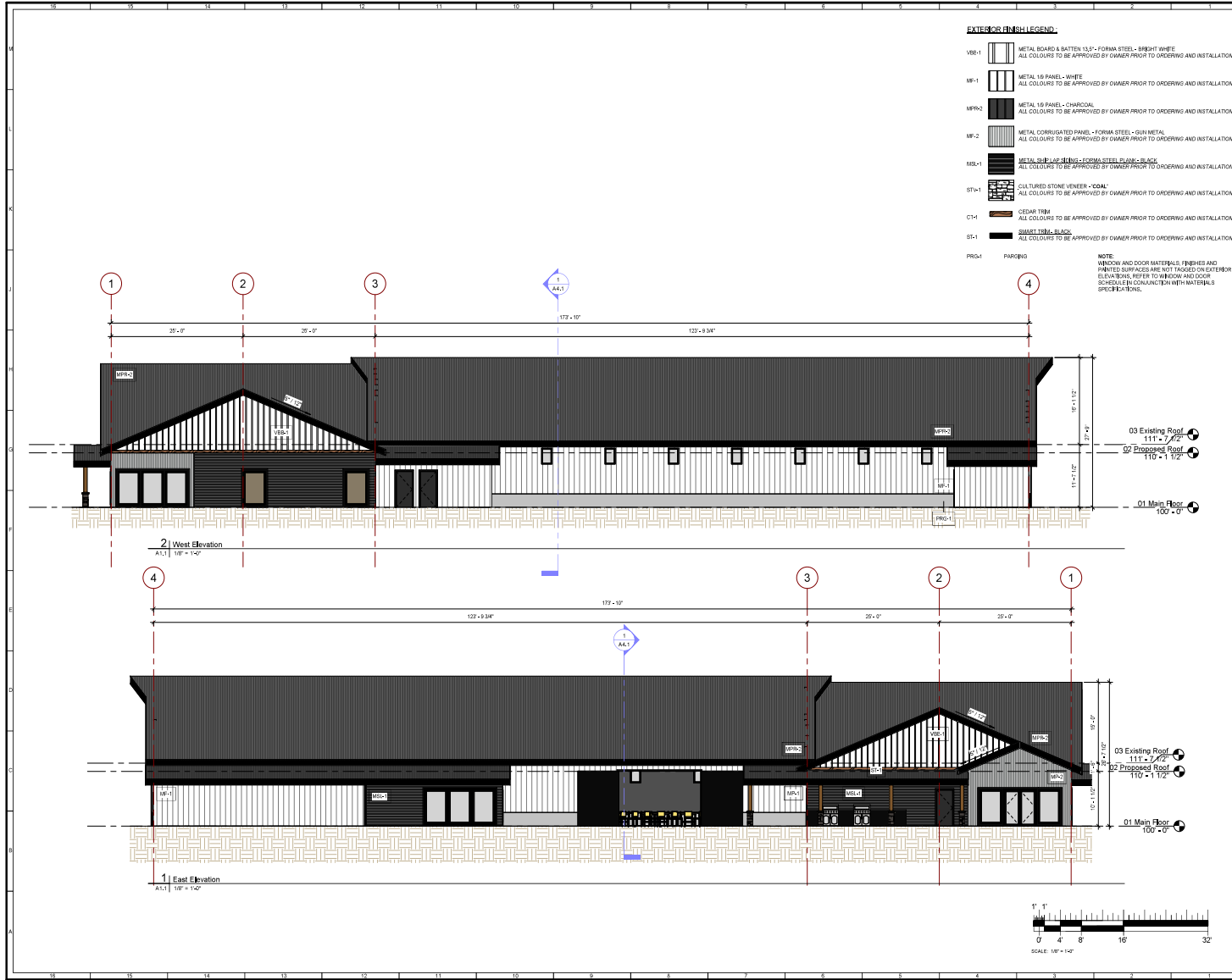
ALVIN REINHARD PRYZ
ARCHITECT
INC.

STOUT-JESDYK EVENT CENTRE
9007 RG RD 204 LETHBRIDGE COUNTY

PERMIT NO. 416
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

DRAWING TITLE:
Main Floor Plan

DRAWN BY: TO
CHECKED BY: AF
SCALE: 1/8" = 1'-0"
PROJECT: 2208 CSPIC
ISSUE FOR: ISSUED FOR PERMIT
ISSUE DATE: 2025 10 17
REV. NO.: SHEET NO.: **A1.1**



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2025 10 17
2	ISSUE FOR REVIEW	2025 06 27

CLIENT INFORMATION

CONSULTANT LOG:

NO.	BY	DESCRIPTION	DATE
1	TO/AF	ISSUE FOR REVIEW	2025 06 27
2	CAR	ISSUED FOR PERMIT	2025 10 17

PROFESSIONAL SEAL

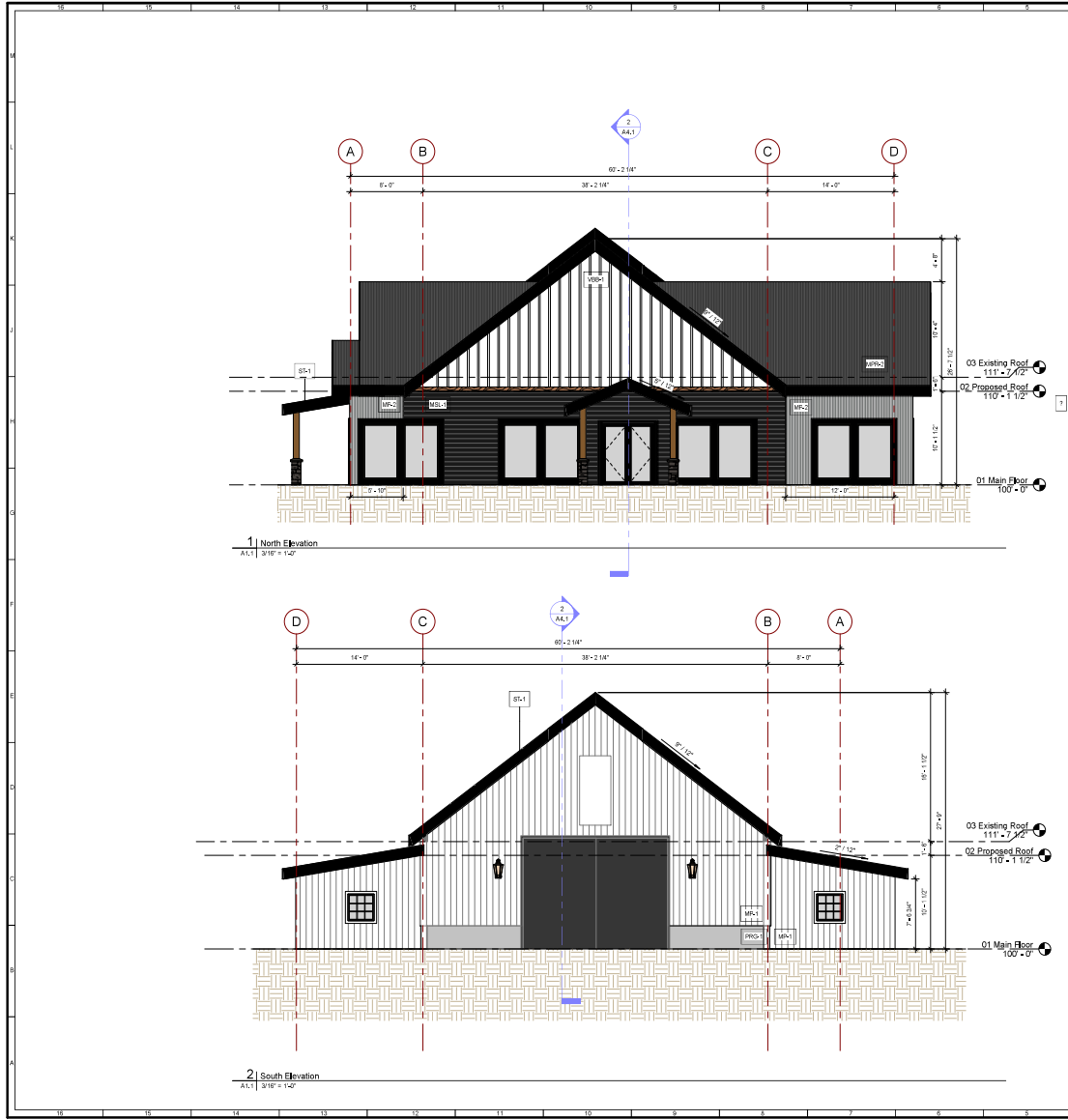
ALVIN REINHARD FRITZ ARCHITECT INC.

STOUT-JESDYK EVENT CENTRE

90077 RG RD 204 LETHBRIDGE COUNTY

ISSUED FOR PERMIT

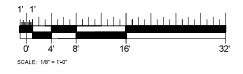
REV. DATE: 2025 10 17
SHEET NO. **A2.1**



EXTERIOR FINISH LEGEND

VB-1	METAL BOARD & BATTEN 1 1/2" - FORMA STEEL - BRNCH-WHITE ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
WF-1	METAL 1/2 BOARD - WHITE ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
WR-2	METAL 1/2 BOARD - CHARCOAL ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
WR-2	METAL CORRUGATED PANEL - FORMA STEEL - GUN METAL ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MR-1	METAL SHIP LAP BEING - FORMA STEEL PLANK - BLACK ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
STW	CULTURED STONE VENEER - COAK ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
CL-1	CEDAR TREM ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
SL-1	SMART TREM - BLACK ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
PRG-1	PAVING

NOTE:
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN CONJUNCTION WITH MATERIALS SPECIFICATIONS.



KEY PLAN

LEGAL DESCRIPTION:
MUNICIPAL ADDRESS:
90077 RG RD 204
LETHBRIDGE COUNTY

CLIENT INFORMATION

Revision Schedule

Rev	Description	Date
1	ISSUE FOR REVIEW	2025 06 27
2	ISSUED FOR PERMIT	2025 10 17

CONSULTANT LOGS:

NO.	BY	DESCRIPTION	DATE
1	TO/AF	ISSUE FOR REVIEW	2025 06 27
2	CAR	ISSUED FOR PERMIT	2025 10 17

PROFESSIONAL SEAL

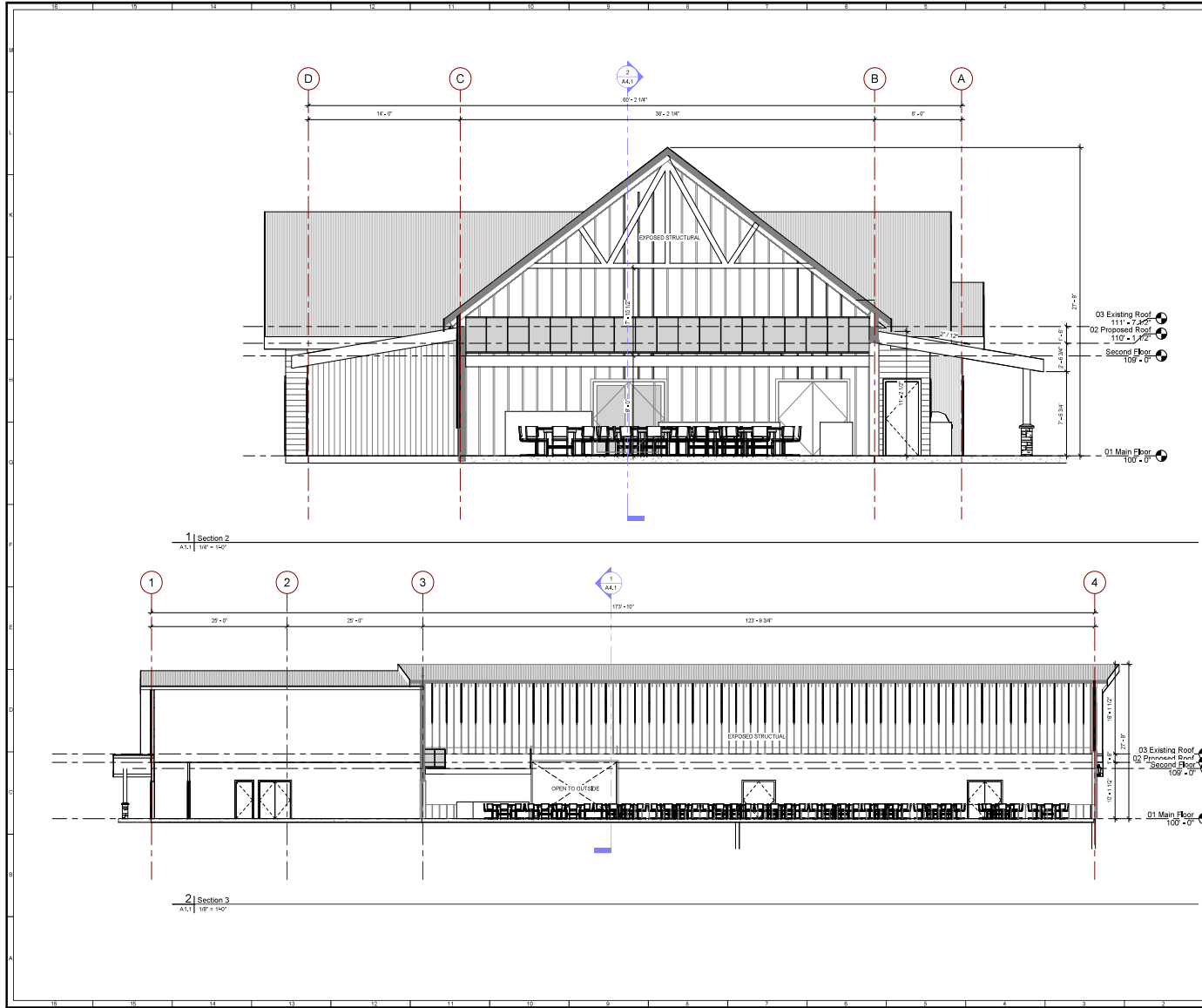
ALVIN REINHARD FRITZ ARCHITECT INC.
ARCHITECT
ALBERTA

STOUT-JESDYK EVENT CENTRE
90077 RG RD 204 LETHBRIDGE COUNTY

DRAWING TITLE
Elevations

ISSUED FOR PERMIT

ISSUE DATE: 2025 10 17
REV. NO.:
SHEET NO.: **A2.2**



KEY PLAN:
 LEGAL DESCRIPTION:
 MUNICIPAL ADDRESS:
 9007 RG RD 204
 LETHBRIDGE COUNTY

CLIENT INFORMATION:

Revision Schedule:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2025 10 17
2	ISSUED FOR REVIEW	2025 06 27

CONSULTANT LOGS:

NO.	BY	DESCRIPTION	DATE
1	ALF	ISSUED FOR PERMIT	2025 10 17
2	ALF	ISSUED FOR REVIEW	2025 06 27

1000011 Range Road 212, Lethbridge County, Alberta T1J 3M8
 ph: (403) 335-8100 Fax: (403) 324-2373
 general@stoutjesdykarchitect.com

ALVIN REINHARD FRITZ ARCHITECT ARCHITECT INC.

PROFESSIONAL SEAL:

ALVIN REINHARD FRITZ ARCHITECT INC. PERMIT NO. 415
 2025-10-28
 BUILT PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

STOUTJESDYK EVENT CENTRE
 9007 RG RD 204 LETHBRIDGE COUNTY

DRAWING TITLE:
 Building Sections

DRAWN BY: Author	CHECKED BY: Checker
SCALE: As Indicated	
PROJECT: 2208 CSPEC	
ISSUE FOR: ISSUED FOR PERMIT	
ISSUE DATE: 2025 10 17	
REV. NO.:	SHEET NO. A4.1



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

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

OFFICE USE		
Date of Application: <u>Jan 19, 2026</u>	Assigned Bylaw	No. <u>26-003</u>
Date Deemed Complete: <u>Mar 2, 2026</u>	Application & Processing Fee:	\$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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

APPLICANT INFORMATION

Name of Applicant: Brian Stagesdyk
 Mailing Address: PO Box 329 Phone: 403 328-709
Coaldale AB Phone (alternate): _____
 Postal Code: T1M 1M4 Fax: _____

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

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

PROPERTY INFORMATION

Municipal Address: 90077 Range Rd 20-4

Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter NW Section 4 Township 9 Range 20

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Urban Fringe

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

Direct Control

SITE DESCRIPTION:

Describe the lot/parcel dimensions 125 x 330 meters and lot area/parcel acreage 7+- Acres

Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

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

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

Jan 19 2026
DATE

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

TERMS

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

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

Application to rezone

We are requesting to rezone from urban fringe to direct control for about 7+ - acres at NW 1/4 4-9-20-W4

We have turned an old dairy barn into a gathering place. It has turned out to be more popular than we expected and we would like to bring this into compliance with county bylaws.

We have used this barn for

- customer appreciation events
- employee bbq's
- neighborhood bbq's
- family reunion's
- birthday parties
- family weddings and occasional weddings of friends

Although hard to predict we think we could have 25 ish events through the year with about half being private for our business and family events.

The weddings may run to around midnight and other events will be mostly afternoon/evening.

There is a possibility for farmer/grower meetings during winter months and these would be day time meetings.

Most events will be less than 150 people with occasional events possibly around 200.

Right now these are assumptions because we have not pursued this too hard.

We are inclined towards high level experience at our barn.

Our nearest neighbor is 700 meters from the barn.

We have sufficient potable water to supply this facility.

Electricity and gas has all been updated.

Gas has been inspected by Park Enterprises.

The sewage is stored in tank and hauled out when necessary.

There are two large water ponds for fire protection.

Access from Range Road 204 is large and well maintained.

We believe this event barn will be benefit by bringing another unique multi use facility to the county and southern Alberta.



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0022 239 974	4;20;9;4;NW	101 095 380
	0022 239 982	4;20;9;4;NE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 20 TOWNSHIP 9
SECTION 4
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES NORTH AND WEST OF THE CANAL
RIGHT OF WAY ON PLAN IRR56
CONTAINING 57.3 HECTARES (141.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

MERIDIAN 4 RANGE 20 TOWNSHIP 9
SECTION 4
THAT PORTION OF THE NORTH EAST QUARTER
WHICH LIES NORTH AND WEST OF THE CANAL
RIGHT OF WAY ON PLAN IRR56
CONTAINING 16.7 HECTARES (41.3 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY / TOWN OF COALDALE

REFERENCE NUMBER: 071 586 429

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 095 380	06/04/2010	TRANSFER OF LAND	\$1,160,000	\$1,160,000

OWNERS

ELK CREEK DAIRY FARMS LTD.
OF BOX 329
COALDALE
ALBERTA T1M 1M4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

101 095 380

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
4568T .	27/07/1908	RESTRICTIVE COVENANT SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER
1485KX .		IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT
1017LS .	08/01/1973	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AFFECTED LAND: 4;20;9;4;NW "20 FT STRIP ON W 1/2"
741 058 331	14/06/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "DISC EXCEPT PTNS DESC IN INST 761078982"
861 020 639	05/02/1986	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 "LSD 10, 11" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001286782) (DATA UPDATED BY: CHANGE OF NAME 051015831)
991 249 462	30/08/1999	IRRIGATION DISTRICT RESOLUTION AFFECTED LAND: 4;20;9;4;NW PART OF AN IRRIGABLE UNIT
111 306 810	24/11/2011	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
121 177 987	18/07/2012	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT. P.O. BOX 278 LETHBRIDGE ALBERTA T1J3Y7 AFFECTED LAND: 4;20;9;4;NE
121 305 011	21/11/2012	UTILITY RIGHT OF WAY GRANTEE - COUNTY OF LETHBRIDGE RURAL WATER ASSOCIATION LIMITED. AFFECTED LAND: 4;20;9;4;NW AS TO PORTION OR PLAN:PORTION

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

101 095 380

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

131 129 926 05/06/2013 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
701 - 4 AVENUE S., LETHBRIDGE
ALBERTA T1J4A5
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

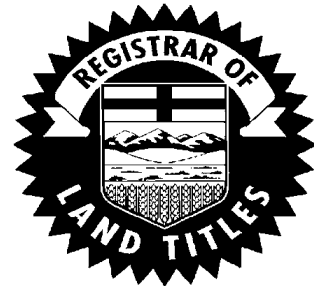
231 082 881 17/03/2023 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.
525-40 ST SOUTH
LETHBRIDGE
ALBERTA T1J4M1
AFFECTED LAND: 4;20;9;4;NW

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF MARCH,
2026 AT 10:06 A.M.

ORDER NUMBER: 56427262

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

AGENDA ITEM REPORT



Title: Bylaw 26-009 - Amendment to the Land Use Bylaw to Redesignate Plan 309 DT Block 1 Lots 9-11 (120 Main Street, Turin) from Hamlet Direct Control (H DC) to Hamlet Residential (HR)
Meeting: Council Meeting - 07 May 2026
Department: Development & Infrastructure
Report Author: Kaylyn Franklin

APPROVAL(S):

Kaylyn Franklin, Manager, Planning and Development	Approved - 24 Apr 2026
Devon Thiele, Director, Development & Infrastructure	Approved - 30 Apr 2026
Cole Beck, Chief Administrative Officer	Approved - 30 Apr 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been received to redesignate Plan 309 DT Block 1 Lots 9-11 (120 Main Street, Turin) from Hamlet Direct Control (H DC) to Hamlet Residential (HR). The applicant is seeking this redesignation to support the development proposal of a two storey fourplex.

The proposed redesignation aligns with Lethbridge County's Land Use Bylaw and is compatible with the residential land uses along main street to the south.

RECOMMENDATION:

That Bylaw 26-009, be read a first time.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is consistent with the Municipal Development Plan and the Land Use Bylaw, which supports residential growth within hamlets where municipal services are available. The proposed development for a fourplex provides a land use transition from the existing residential to commercial land uses.

First reading will allow the County to proceed with the required public hearing and notification process.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Municipal Development Plan (MDP), Policy 4.13 permits landowners or developers to apply for land use redesignation in support of development proposals that may not align with existing land use districts.

- Municipal Development Plan (MDP), Policy 9.1 - 9.2 encourage infill development within hamlets and efficient use of land by directing residential growth to developed hamlets where municipal services are available.

BACKGROUND INFORMATION:

The subject parcel (Plan 309 DT Block 1 Lots 9-11) is currently zoned H DC. The proposed redesignation to HR is intended to support a two storey fourplex development proposal.

The parcel has municipal services available and administration has confirmed the existing fire hydrant is an adequate distance for multiplex under the Fire Code. The applicant has expressed interest in developing the lot this year, as the development permit is already under review.

Internal departments and external agencies were circulated for comment. No objections were received.

ALTERNATIVES / PROS / CONS:

1. To table Bylaw 26-009 for further information or discussion

Pros: Allows council to request additional information prior to considering first reading.

Cons: Delays the process for the Public Hearing.

FINANCIAL IMPACT:

There are no immediate financial implications. If the lot is developed, the County will benefit from the residential tax revenue.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Bylaw 26-009 - Amendment to LUB Reading Page](#)

[Bylaw 26-009 Rezoning Map](#)

[Bylaw 26-009 Concept](#)

[Bylaw 26-009 Rezoning Application_Redacted](#)

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-009

Bylaw 26-009 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-009 is to redesignate a title legally described as Plan 309DT Block 1 Lots 9-11 containing 0.21 Acres more or less from Hamlet Direct Control to Hamlet Residential as shown below;



Bylaw 26-009: Hamlet Direct Control to Hamlet Residential

**Plan 309DT; Block 1; Lot 9-11 (SE-4-12-19-4) Approximately 0.21 Acres
Located in Lethbridge County, AB**

■ Bylaw 26-009 Hamlet Direct Control to Hamlet Residential

N

LETHBRIDGE
COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of redevelopment and the designation will allow for land uses as prescribed in the Hamlet Residential District;

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

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

1. To redesignate a title legally described as Plan 309DT Block 1 Lots 9-11 containing 0.21 Acres more or less from Hamlet Direct Control to Hamlet Residential as shown on the map.
2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of May 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 2026.

Reeve

Chief Administrative Officer



Bylaw 26-009: Hamlet Direct Control to Hamlet Residential

**Plan 309DT; Block 1; Lot 9-11 (SE-4-12-19-4) Approximately 0.21 Acres
 Located in Lethbridge County, AB**

 Bylaw 26-009 Hamlet Direct Control to Hamlet Residential



Preliminary Drawing - Not for Construction



Street View



4-Plex, Main Street Turin
County of Lethbridge



Back Lane View



PAGE TITLE:
Cover Sheet

PROJECT:
A Van Essen - 4-Flex - Turin
- Preliminary Design -



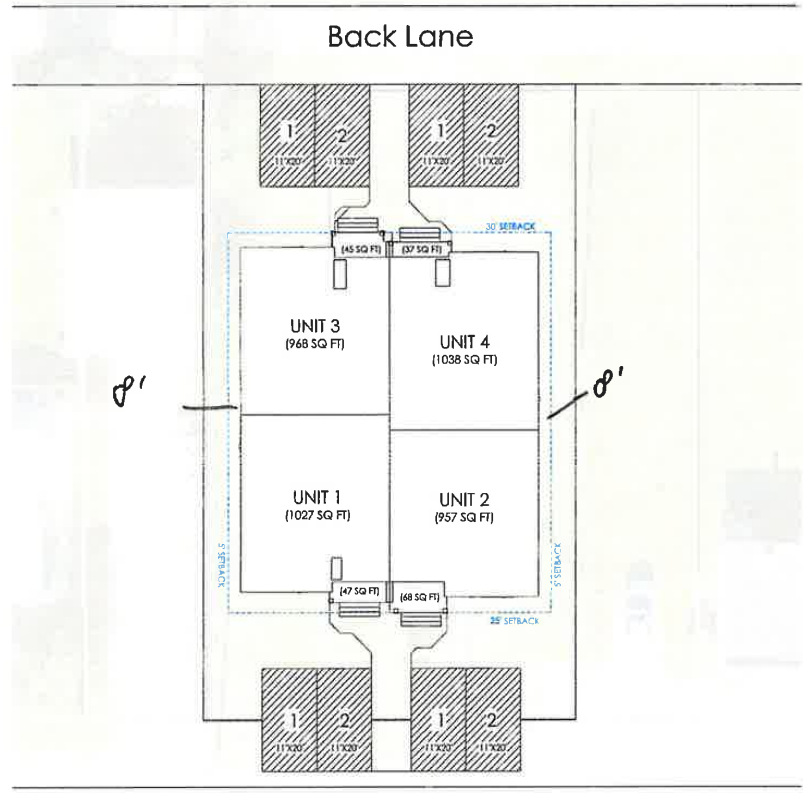
DATE:
Apr 1, 2026

SCALE:
Not to Scale

SHEET:

A-1

Preliminary Drawing - Not for Construction



① Plot Plan
1 cm = 250 cm

Site Information

Lot 9, 10 & 11
Block 1
Plan 309DT

Total Site Area:
9375 Sq Ft (871 M2)
Total Building Footprint:
4187 Sq Ft (389 M2)
Total Site Coverage:
44.6%



LAND TITLE
Land Layout

PROJECT:
A Van Essen - 4-Flex - Turin
- Preliminary Design -



DATE:
Apr 1, 2026

SCALE:
Not to Scale

SHEET:

A-2

Copyright Drawing - Obtain written permission from Qualicore Homes Ltd. prior to reproducing this drawing.



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

OFFICE USE		
Date of Application: <u>March 3 / 2026</u>	Assigned Bylaw	No. <u>26-009</u>
Date Deemed Complete: <u>March 9 / 2026</u>	Application & Processing Fee:	\$ <u>1500 -</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>Purchase Agreement</u>

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

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

APPLICANT INFORMATION

Name of Applicant: JLM Distributors - Andy. Van Essen.

Mailing Address: same as owner. Phone: [REDACTED]

Phone (alternate): _____

Fax: _____

Postal Code: _____

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

Name of Owner: JLM Distributors LTD. Phone: _____

Mailing Address: Box 104
Picture Butte.
AB.

Postal Code: T0K 1V0

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

PROPERTY INFORMATION

Municipal Address: 120 Main Street, Turin.

Legal Description: Lot(s) 9-11 Block 1 Plan 309 DT
 OR Quarter _____ Section _____ Township _____ Range _____



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

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

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Hamlet DC - Commercial

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

Hamlet - Residential

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage 0.22ac

Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

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

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

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

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



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

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

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

if deemed necessary.

SITE PLAN

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

DECLARATION OF APPLICANT/AGENT

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

APPLICANT

REGISTERED OWNER (if not the same as applicant)

DATE

Mar 3, 2026.

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

TERMS

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

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

Descriptive.

- 2 storey low rise multi Family.

4 units.

Serviced by muni infra. - 1 water stub
existing.

Parking off back alley.

AGENDA ITEM REPORT



Title: 2026 Operating Budget Amendment
Meeting: Council Meeting - 07 May 2026
Department: Corporate Services
Report Author: Hailey Pinksen

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 01 May 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

During the annual budget process the County plans for operating costs, capital projects, Provincial and Federal grants, requisitions and assessment growth. The assessment information cannot be finalized until the following calendar year as well as additional details regarding economic factors, grants, and requisitions from the province may emerge after initial deliberations. Where the finalized information materially affects the County's fiscal position, a budget amendment may be required to more accurately reflect the budget requirements of the County. Given the inherent uncertainty at the time of budget deliberations, a secondary review of the budget information is conducted prior to the approval of the tax mill rate bylaw in May.

RECOMMENDATION:

MOVED that County Council increase the 2026 Operating Budget by \$1,080,000 to address operational pressures related to fuel pricing, inflationary uncertainty and anticipated changes in contractual services, in accordance with previous direction of Council.

MOVED that the 2026 Operating Budget expenses in the amount of \$43,892,682 be approved.

REASON(S) FOR RECOMMENDATION(S):

The proposed amendment provides administration with the authority to collect additional tax support funds necessary to deliver operational services and support long-term sustainability.

PREVIOUS COUNCIL DIRECTION / POLICY:

F.1.1.

2026-2028 Operating Budget & 2026-2030 Capital Budget

324-2025

Deputy Reeve Kuerbis

MOVED that the 2026 Operating

Budget expenses in the amount of \$42,812,682 be approved, and that the 2027 and 2028 Operating Budget expenses in the amounts of \$41,835,443 and \$41,904,088 respectively be approved in principle.
CARRIED

325-2025

Councillor Van Essen

MOVED that the 2026 Capital Budget expenses in the amount of \$13,750,000 be approved, and that the 2027, 2028, 2029 and 2030 Capital Budget expenses in the amounts of \$11,473,000, \$11,073,000, \$13,163,000 and \$6,705,000 respectively be approved in principle.
CARRIED

BACKGROUND INFORMATION:

Consistent with the 2026 budget discussions, the County remains committed to prioritize debt reduction, road maintenance and infrastructure sustainability. The County's infrastructure deficit, already a known challenge, has been further exacerbated by inflationary pressures and broader economic uncertainty. As a result of the economic uncertainty and anticipated changes to contractual services based on previous direction of Council, a budget amendment is required to maintain the County's operational lever of services.

ALTERNATIVES / PROS / CONS:

Council does not amend the 2026 Operating Budget.

PRO: No change to the budget is required.

CON: Would result in an inability to adapt to budgetary pressures related to economic uncertainty beyond the County's control.

FINANCIAL IMPACT:

Budget amendment

LEVEL OF PUBLIC PARTICIPATION:

Inform Consult Involve Collaborate Empower

AGENDA ITEM REPORT



Title: Bylaw 26-013 - 2026 Tax Mill Rate Bylaw
Meeting: Council Meeting - 07 May 2026
Department: Corporate Services
Report Author: Hailey Pinksen

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 01 May 2026

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

RECOMMENDATION:

That Bylaw 26-013 2026 Tax Mill Rate Bylaw be read a first time.

That Bylaw 26-013 2026 Tax Mill Rate Bylaw be read a second time.

That Council consider third reading of Bylaw 26-013 2026 Tax Mill Rate Bylaw.

That Bylaw 26-013 2026 Tax Mill Rate Bylaw be ready a third time.

REASON(S) FOR RECOMMENDATION(S):

The 2026 budget for expenditures and required tax support has been approved and the bylaw complies with legislative requirements.

PREVIOUS COUNCIL DIRECTION / POLICY:

The 2026 Budget was approved on December 4, 2025.

Pursuant to Section 353 of the Municipal Government Act (MGA) each Council must pass a property tax bylaw annually to impose a tax in respect of property in the municipality to raise revenue to be used toward payment of expenditures and transfers as set out within the budget of the municipality as well as for the requisitions imposed.

BACKGROUND INFORMATION:

The total property assessment on the attached spreadsheet for the 2026 tax year includes:

\$396,850,433 - increase in Residential Assessment from 2025 consisting of \$36,696,430 growth (new development) and \$360,154,003 is attributable to market value adjustments.

196,038,320 - overall increase in Non-Residential/Machinery and Equipment Assessments. This increase is attributed \$143,657,790 in growth and \$52,380,530 attributable to market value adjustments.

The assessment classes are defined under Section 297 of the MGA as follows:

- Class 1 - Residential;
- Class 2 - Non-Residential;
- Class 3 - Farmland;
- Class 4 - Machinery and Equipment (M&E)

The municipal tax rate for Non-Residential and M&E classes must be the same.

ALTERNATIVES / PROS / CONS:

FINANCIAL IMPACT:

Tax rates are calculated by dividing the Revenues required by the total assessment from the applicable property Assessment Class.

Below is a list of the required 2026 collection amounts:

Lethbridge County General	\$ 21,413,324	13.36% increase
Lethbridge County Haul Route Network	\$ 500,000	0.00% increase
Lethbridge Regional Waste Commission Levy	\$ 614,000	5.89% decrease
Provincial Police Levy	\$ 874,827	18.22% increase
Recreation	\$ 459,000	0.00% increase
Green Acres Foundation	\$ 400,319	8.02% increase
Alberta Education Requisition	\$ 7,920,824	10.77% increase
Designated Industrial Property Requisition	\$ 30,898	14.66% decrease

ASSESSMENT CLASS	2026 TAX RATE	2025 TAX RATE
Class 3 - Farmland	36.6475	33.2848
Class 1 - Residential	5.9988	7.5127
Class 2 - Non-Residential	12.6477	12.6710
Class 4 - Machinery and Equip.	9.3213	8.8727

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Bylaw 26-013 - 2026 Tax Mill Rate-
ccexp26lesFINAL
ccreq26](#)

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-013 2026 TAX MILL RATE

A BYLAW OF LETHBRIDGE COUNTY TO AUTHORIZE THE 2025
TAX RATES OF ASSESSABLE PROPERTY WITHIN LETHBRIDGE COUNTY
PURSUANT TO THE MUNICIPAL GOVERNMENT ACT

WHEREAS the Lethbridge County has prepared and adopted detailed estimates of the municipal revenue and expenditures as required, at the Council meeting held on December 4, 2025, and as amended on May 7, 2026; and

WHEREAS the estimated municipal expenditures and transfers from all sources for the Lethbridge County for 2026 total \$43,892,682 and \$23,861,151 is to be raised by general municipal taxation; and

NOW THEREFORE BE IT RESOLVED that the Council of Lethbridge County authorized the Chief Administration Officer to levy upon the assessed value of all assessable property shown on the assessment roll.

- | | |
|--|---------|
| a) Tax rate for municipal purposes: | |
| - Class 3 Farmland (Sec. 297 MGA) | 34.1644 |
| - Class 1 Residential (Sec. 297 MGA) | 3.5157 |
| - Class 2 & 4 Non-Residential/M&E (Sec. 297 MGA) | 9.2052 |
| b) Tax rate for the Green Acres Foundation | 0.1161 |
| c) Tax rate for Designated Industrial Property | 0.0728 |

THAT the following rates for School Requisition purposes to be calculated to generate \$7,436,416.62 for the 2026 Alberta School Foundation Fund (ASFF) and \$484,407.39 for the 2026 Holy Spirit Roman Catholic School District:

- | | |
|---|--------|
| a) ASFF Residential and Farmland | 2.3670 |
| b) ASFF Non-Residential | 3.3264 |
| c) Holy Spirit Residential and Farmland | 2.3670 |
| d) Holy Spirit Non-Residential | 3.3264 |

Be read a **FIRST** time this 7th day of May, 2026.

Reeve

Chief Administrative Officer

Be read a **SECOND** time this 7th day of May, 2026.

Reeve

Chief Administrative Officer

Be read a **THIRD** time this 7th day of May, 2026.

Reeve

Chief Administrative Officer

LETHBRIDGE COUNTY TAX RATES - 2026

	ACTUAL ASSESSMENT	2026 REQUIRED REVENUE	2026 TAX (MILL)RATE		2025 ASSESSMENT	2025 REVENUE	2025 TAX RATE
MUNICIPAL							
GENERAL MUNICIPAL PURPOSES							
Farmland	\$159,365,980	4,850,061.00	30.4335	14.19%	159,294,855	4,245,510.00	26.6519
Residential	\$1,815,310,540	5,304,723.00	2.9222	-27.34%	1,418,460,107	5,704,723.00	4.0218
Non-Residential/M&E	\$1,307,355,450	11,258,540.00	8.6117	7.07%	1,111,317,130	8,938,700.00	8.0433
	\$3,282,031,970	21,413,324.00			2,689,072,092	18,888,933.00	
Add Provincial Police Services	\$3,282,031,970	874,827.00	0.2666	-3.14%	2,698,072,092	740,000.00	0.2752
Add Recreation	\$3,282,031,970	459,000.00	0.1399	-18.07%	2,689,072,092	459,000.00	0.1707
		22,747,151.00				20,087,933.00	
Availability Adjustment	\$249,385,760				19,354,905		
Total	\$3,531,417,730	22,747,151.00		13.24%	2,708,426,997	20,087,933.00	
Add Haul Route Network	\$159,365,980	500,000.00	3.1374	-0.15%	159,134,560	500,000.00	3.1420
Add LRWMSC	\$3,282,031,970	614,000.00	0.1871	-22.89%	2,689,072,092	652,400.00	0.2426
Total Municipal		\$23,861,151.00				21,240,333.00	
MUNICIPAL RATES							
		Farmland Rate	34.1644	12.08%		Farmland Rate	30.4824
		Residential Rate	3.5157	-25.36%		Residential Rate	4.7103
		Non-Res/M&E Rate	9.2052	5.42%		Non-Res/M&E Rate	8.7318
REQUISITIONS							
	\$	8,352,041.53			\$	7,548,222.80	
TOTAL TAX LEVY							
		\$32,213,192.53				28,788,555.80	
		Farmland Rate	36.6475	10.10%		Farmland Rate	33.2848
		Residential Rate	5.9988	-20.15%		Residential Rate	7.5127
		Non-Residential	12.6477	-0.18%		Non-Residential	12.6710
		M & E Rate	9.3213	5.06%		M & E Rate	8.8727

LETHBRIDGE COUNTY REQUISITION TAX RATES - 2026

	ACTUAL ASSESSMENT	2026 REQUIRED REVENUE	2026 TAX (MILL)RATE		2025 ASSESSMENT	2025 REVENUE	2025 TAX RATE
REQUISITIONS							
Green Acres Foundation	3,449,192,440.00	400,319.24	0.1161	-17.60%	2,631,007,380.00	370,580.86	0.1409
Designated Industrial Property	421,973,620.00	30,898.28	0.0728	3.85%	384,420,780.00	26,947.90	0.0701
SCHOOLS							
ASFF RESIDENTIAL & FARMLAND	1,813,063,596.43	4,291,441.70	2.3670	-11.07%	1,444,646,786.00	3,844,879.00	2.6615
ASFF NON-RESIDENTIAL	945,464,655.85	3,144,974.92	3.3264	-12.42%	749,712,824.00	2,847,634.22	3.7983
NON-TAXABLE ELECTRIC LINEAR	179,434,990.00				145,231,760.00		
MACHINERY & EQUIPMENT	320,930,820.00				132,259,740.00		
PROVINCIAL GIPOT RES. & FARMLAND	6,723,270.00				5,808,790.00		
PROVINCIAL GIPOT NON RESIDENTIAL	75,502,020.00				71,610,830.00		
	3,341,119,352.28	\$ 7,436,416.62			2,549,270,730.00		
TOTAL ASFF EDUCATION REQUISITION	\$ 3,341,119,352.28	7,436,416.62			2,549,270,730.00	6,692,513.22	
HOLY SPIRIT RES. & FARMLAND	154,889,653.57	\$366,623.81	2.3670	-11.07%	128,751,584.00	\$342,672.34	2.6615
HOLY SPIRIT NON-RESIDENTIAL	35,408,724.15	\$117,783.58	3.3264	-12.42%	30,410,573.00	\$115,508.48	3.7983
TOTAL HOLY SPIRIT REQUISITION	190,298,377.72	484,407.39			159,162,157.00	458,180.82	
TOTAL	3,531,417,730.00	\$ 7,920,824.01		10.77%	2,549,270,730	\$7,150,694.04	
TOTAL 2026 REQUISITIONS TAX LEVY		8,352,041.53				7,548,222.80	
		Farmland Rate	2.4831	-11.39%	Farmland Rate	2.8024	
		Residential Rate	2.4831	-11.39%	Residential Rate	2.8024	
		Non-Residential	3.4425	-12.61%	Non-Residential	3.9392	
		M & E Rate	0.1161	-17.60%	M & E Rate	0.1409	
		Designated Industrial Properties	0.0728	3.85%	Designated Industrial Properties	0.0701	

April 23, 2026

Dear Tory Campbell

On behalf of the Royal Canadian Legion Lethbridge Branch and the Royal Canadian Lethbridge Legion Branch #4 Centenary Committee I am pleased to share that 2026 marks our centenary year—celebrating 100 years of our local branch, alongside the 100th anniversary of the Legion nationally.

To commemorate this milestone, we have planned a number of special events and would be honoured to have you and members of Council join us.

On July 18, we will be hosting a Pancake Breakfast and Craft Sale , and we would warmly welcome your participation—whether attending or volunteering alongside us.

Additionally, our Centenary Gala will take place on October 3 and we would be delighted to extend an invitation for you and Council to attend this special evening of celebration.

Your presence would mean a great deal to our members as we reflect on a century of service and community involvement.

Please let us know if you or your office are available to attend either of these events. We would be happy to provide any additional details as needed.

Thank you for your time, and we hope to celebrate with you this year.

Warm regards,

Kim Martin

Sent from my iPhone



Lethbridge Trade & Convention Centre
101 Exhibition Way South
Lethbridge, Alberta
T1J 4R3

April 20, 2026

Lethbridge County

RE: Request to Host the 2026 Whoop-Up Days Parade Pancake Breakfast

Cole,

On behalf of Excite Lethbridge, thank you for continuing to support the Whoop-Up Days Parade and our efforts to bring our community together to celebrate the beginning of Whoop-Up Days.

The Whoop-Up Days Parade is an iconic tradition that honors our agricultural roots, forward-thinking and modern culture, and strong community spirit. Showcasing local businesses, non-profits, charities, and industry, the Whoop-Up Days Parade continues to be a fundamental part of who we are as a community anchor.

As we eagerly approach Whoop-Up Days 2026, we would like to invite you once again to host the Whoop-Up Days Parade pancake breakfast.

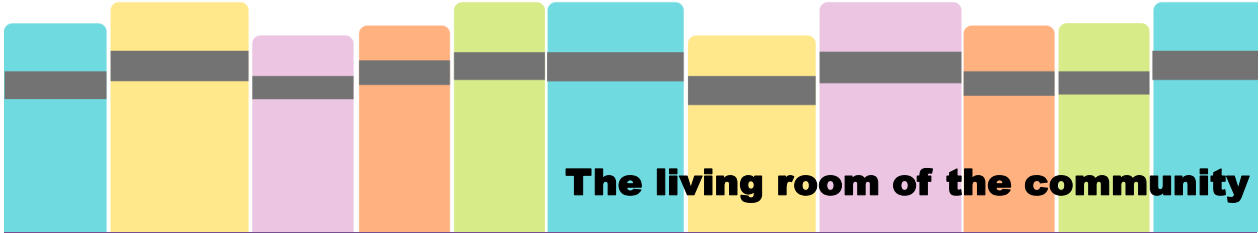
Scheduled to take place on August 18, 2026, at 6:30 AM in the Park Place Mall parking lot, we are looking forward to continuing our partnership with Lethbridge County as we welcome our community to celebrate Southern Alberta.

The pancake breakfast offers parade participants a unique opportunity to socialize, connect, and create lasting memories before the parade even begins. By hosting the pancake breakfast, you can demonstrate your dedication to our region while gaining valuable exposure and recognition across our community.

Thank you for considering this request and for your continued support of this valued partnership. I look forward to hearing from you.

Sincerely,

Karen Ortega
Coordinator, Community Engagement



The living room of the community

Coaldale Public Library

May - June 2026



Ph. : 403-345-1340
Fax : 403-345-1342
help@coaldalelibrary.ca
www.coaldalelibrary.ca

Library Closure Day
May 18 - Victoria Day

Visit Us

Mon 9:30 am - 9:00 pm
Tues 9:30 am - 9:00 pm
Wed 9:30 am - 9:00 pm
Thurs 9:30 am - 9:00 pm
Fri 11:00 am - 5:00 pm
Sat 11:00 am - 5:00 pm
Sun Closed



Coaldale Public Library



@coaldalelibrary

PAINT & SIP

AT CIVIC SQUARE

FRIDAY, MAY 8TH
6-8:30PM

Unwind with an adults only creative night out!
Enjoy a guided, step-by-step painting session—no experience needed. Your \$40 registration includes all supplies plus one drink ticket. Additional drinks and café items available for purchase.

Ages 18+

Register in person at the library or call 403-345-1340 for details.

Award Winning Program



We're proud to share that our program *Mornings at the Museum* has received a READ Award for Excellence and Distinction within the Chinook Arch Library System—our third year in a row earning this recognition!

This unique six-week program, created in partnership with Gem of the West Museum, brings families right into the exhibits for a special blend of learning and fun. Each session features a short talk from Craig Day, the museum curator, followed by a themed story time and hands-on craft, with time to explore the exhibits together.

The program continues to grow in popularity, welcoming over 200 participants this year alone. Thank you to our community for making this program such a success!

Meet our Summer Reading Program Coordinator



We are happy to introduce this year's Summer Reading Program Coordinator, Natalie Trautman!

She is currently majoring in Social Studies Education and Political Science at the University of Lethbridge.

Coming from a large family, Natalie has had many opportunities to mentor others and has developed a strong sense of care and consideration for young children. Libraries have been an integral part of her life—from attending story times as a child, to borrowing her first books, to using library spaces for studying.

Natalie enjoys spending time outdoors, coaching youth fastpitch, crafting, and reading.

Summer Reading Programs

2026 Summer Reading Programs

Book Buddies
Kids entering Grades K-3 are paired with older student reading buddies to build confidence, practice reading, and share stories all summer long!
Tuesdays & Thursdays
11:00am

TD Summer Reading Club
Stories, crafts, games, prizes - everything you need for a fun, book-filled summer!
Wednesdays
11:00am - Ages 5-8
2:00pm - Ages 9-12

Registration starts June 1st. Contact 403-345-1340 for more info

Coaldale PUBLIC LIBRARY

Emergency Preparedness Week

The Coaldale Public Library is raffling a

Disaster Preparedness Kit



Complete the Emergency Preparedness Bingo for a chance to win a Red Cross 4 person Disaster Preparedness Kit.

Pickup your bingo sheet at the library and return it completed between May 1st and May 30th to be entered into a draw!

The 4-Person Deluxe Disaster Preparedness Kit contains:

- Sleeping bags and rain ponchos for each person
- Comprehensive multi-tool
- Crank-powered radio/flashlight
- Full hygiene kit (toothbrushes, soap, etc.)
- First aid supplies
- 3,600-calorie food bars with a 5-year shelf life
- Water purification tablets

Medication Takeback Initiative



Return your unused prescription medications to Coaldale Pharmacy or Good Health Dispensary.

Help ensure that unused pharmaceuticals do not pose a risk to you or others.

Emergency Preparedness Week May 3-9

Emergency Preparedness Week




STORY TIME

at the Coaldale Fire Hall

May 8th 11:00-11:30am


Learn about fire prevention and see the fire trucks!



Story Times

With CPO Anderson at the Coaldale Public Library

May 5 3:45-4:30pm
May 6 10:00-10:30am



Special Events

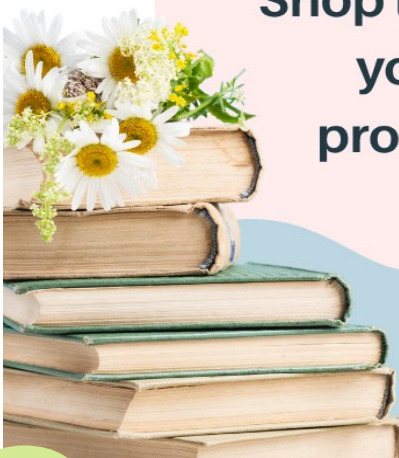
Spring Craft Fair



Saturday, May 23rd
10:30 am - 3 pm

Shop local artisans while supporting
your library—proceeds fund
programs, books, furniture, and
more!

FREE admission



Special Events

BIG EQUIPMENT PETTING ZOO



Saturday | June 13th | 11-2pm

Coaldale Sportsplex Parking Lot
1213 20th Ave

Life Skills Program



First Aid & CPR Training

Teenage and young adult patrons - join us for a weekend of First Aid and CPR training with St. John Ambulance. First aid certification is a valuable asset as you begin applying for jobs - take advantage of this budget-friendly opportunity!

Although this program is geared towards teenage and young adult patrons, adults may register for the waitlist and be contacted closer to the date for availability.


Cost: \$130

June 13th and 14th
8:00am - 5:00pm

Register Now

In-person at the Coaldale
Public Library

Homeschool Programs



Programming on Demand for Homeschoolers

Watercolor Painting	Soapmaking
Creative Writing	Movie Making
Birding Basics	Polymer Clay

Custom educational programs for homeschooled families.
Call us to pick a topic and schedule a date. Let us explore!

**Call 403-345-1340 or
Email: cgilbert@coaldalelibrary.ca**



Homeschool Shop Class

June 5th 12pm - 3:30pm

Registration required - limited spots available
Call 403-345-1340 or
Email help@coaldalelibrary.ca

Join us for a hands-on Homeschool Shop Class where participants will work together to build Free Little Libraries for our community! Using pre-cut wooden pieces, small groups will assemble and decorate their projects with guidance from our instructor.

- Ages 12+, or 9–11 with an adult helper
- Work in small groups to build 3–4 community Free Little Libraries
- Tool-based workshop (drills, screws, hammers)
- Safety glasses & orientation provided; instructions must be followed



0-5 Year Old Programs

The last day of Little Makers is June 16, 2026. This program will return in the Fall!



Messy Mornings will continue to run throughout the summer.



0-5 Year Old Programs

The last day of Small Wonders is June 17, 2026. This program will return in the Fall!

SMALL WONDERS

Rhymes, tickles, and fun for infants, toddlers, preschoolers and a caregiver.

Small Wonders runs **Wednesday** mornings from **10:00-10:30am**.



Grades K-7 Programs

The last day of Lego Club is June 16, 2026. This program will return in the Fall!



LEGO club.



Children ages 5-12 are invited to join us to build, create, and play with Lego. Snack provided.

Tuesdays
3:45-4:30pm

Grades K-7 Programs

EXPLORATORIUM

Kids grades 4-7 are invited to join us for our fun monthly program!

Explore art, crafts, science, social studies, engineering and more.

This month, we will be exploring scratch art. Snack provided.

Come and explore with us!



EXPLORATORIUM

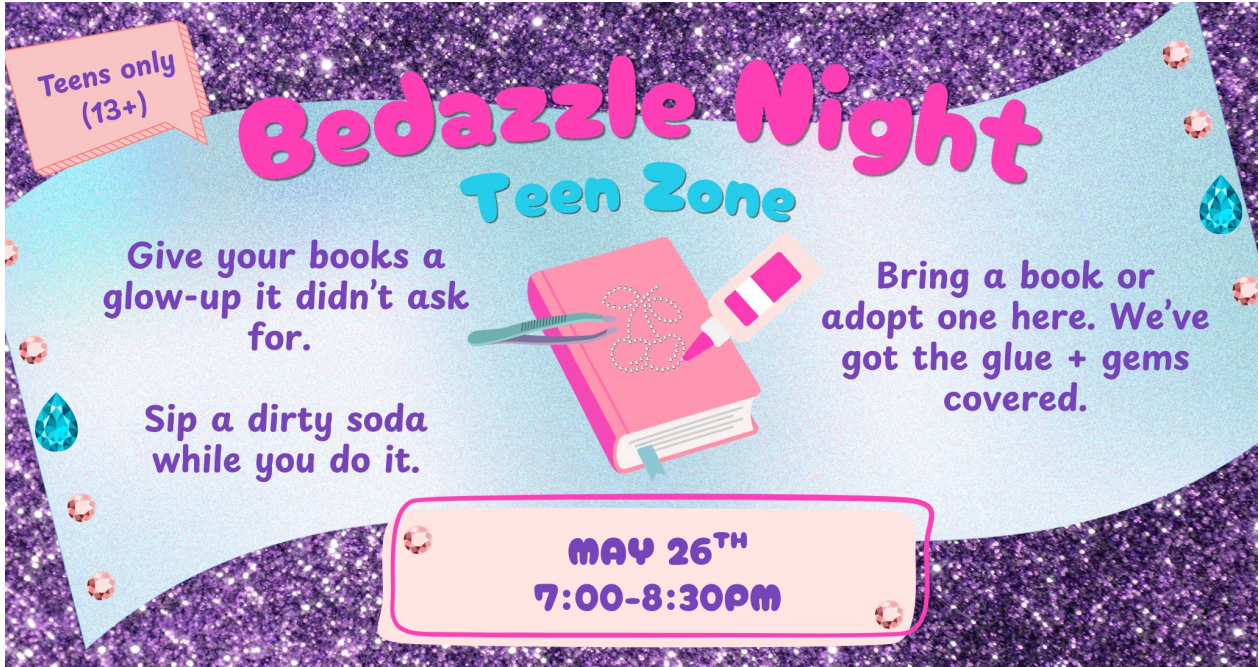
Kids grades 4-7 are invited to join us for our fun monthly program!

Explore art, crafts, science, social studies, engineering and more.

This month, we will be doing science experiments - outside! Snack provided. Come and explore with us!



Teen Programs




Teens only (13+)

Bedazzle Night Teen Zone


Give your books a glow-up it didn't ask for.

Sip a dirty soda while you do it.



Bring a book or adopt one here. We've got the glue + gems covered.

**MAY 26TH
7:00-8:30PM**



Ages 13+

Teen Zone

Customize a plant pot + take home your own houseplant. Pet-friendly plants available. Includes DIY dirty soda bar.



**Tuesday, June 16th
7:00-8:30pm**

Family Programs



FAMILY MOVIE MATINEES

Enjoy a movie night on us with our monthly movie kits! Each kit comes with a DVD and snacks. Kits are limited, so call or email us to make sure to get yours.

Kits available May 13th & June 17th



SPICE IT UP!

Discovery Series

May - Chives

June - Sumac

The first week of each month we will provide a kit with spice history, recipes and a sample of the spice to try at home. Grab a kit and spice up your life!

Adult Programs

New!!
Mini Session!
6 pm
class

Thursdays
6 pm - 6:45 pm
May 14 - June 4
4 weeks
\$35

ESSENTRICS[®] *with Lindsay*



Strength. Balance. Mobility.

Register
403 345 1340



Coaldale
PUBLIC
LIBRARY

A full body, zero impact modality
suitable for anyone
who owns a body.
Any age.
Any stage.
If you simply want to be able to
move well, without pain and do the
things you love,
this program is for you!

MAY 9 1:00PM

SPRING POTLUCK



JUNE 20 1:00PM

MEDITERRANEAN



POTLUCK PASSPORT: *a global feast*



Join us for a culinary adventure! Each month, we'll explore a new country. Discover authentic recipes, create a dish from that culture, and bring it to our global potluck. Let's share food, stories, and celebrate the world through flavor!

Email: help@coaldalelibrary.ca or call: 403-345-1340 to register

Adult Programs

With Umami Shop Registration in-person required

Dumpling Making

Learn to make steamed dumplings in this hands-on cooking class with Patricia from Umami Shop —ingredients included, eating encouraged! This is an incredible chance to try a pricey workshop experience at a budget-friendly price. Only \$10 per person! The workshop will take place at the Coaldale Public Library. Spots are limited—sign up now at our front desk!



FRIDAY, JUNE 12TH 6:30-8:00PM

Adult Embroidery

Join us in the McCain Gallery to learn the basics of embroidery!

June 25th 7:00–8:30pm

Registration required
Email help@coaldalelibrary.ca
Or phone 403-345-1340



Adult Program

This program breaks for the summer. Check the front desk in September for the next book pick!

Adult Book Club

Members of the Coaldale Adult Book Club read and discuss a variety of current and classic books. Meetings are held the last Monday of each month at 7 pm by the fireplace with cozy treats and tea.

New members are always welcome!

Next Meetings:

 <p>THE BLACK GRIZZLY OF WHISKEY CREEK SID MARTY</p>	 <p>ANDY WEIR PROJECT HAIL MARY</p>
May 25 th	June 29 th

In the Gallery



Harmony in Hues
COALDALE STUDENT ART EXHIBITION
2026
Artworks by:
Coaldale Prairie Winds
Jennie Finney Elementary
Coaldale Christian School
St. Joseph's School
B.L. Baker School

COLLISION COURSE
Interpretive Guide & Hands-on Activities

April 21 - June 5

June 25 - July 22

NOW SHOWING

Lethbridge County Adult Learning



Office phone: 403-345-6009
Phone/text/WhatsApp : 403-915-3145
Email: clclcoffice@gmail.com
Website: communityclasses.ca
Visit: 2014 - 18 Street, Coaldale
(located in the Coaldale Library)



Alberta

DID YOU KNOW:

There is a **CURRENT JOB POSTINGS** board at the Coaldale Public Library!

The County of Lethbridge Community Learning Council can assist **adults** in Lethbridge County with :

- **resumes by appointment**
- **job searches**
- **online job applications**



** Resumes ready in 4 business days **



ARE YOU HAVING TECHNICAL DIFFICULTIES?

Do you have questions about email, social media, navigating websites or would you like to start with "what's a mouse used for?"

We are here to walk you through your basic tech questions.

Call /text WhatsApp
403-915-3145 to book an appointment.



Special Guest
**The Honourable
Grant Hunter**
MLA for Taber-Warner

United Conservatives

Taber Warner Constituency Association

Welcoming members and guests



WHEN
JULY 18
5:00 PM - 8:00 PM

FAMILY SUMMER BBQ

WHERE
**Alberta
Birds of Prey**
NATURE CENTRE
2124 16 Avenue, Coaldale

**Hamburgers • Hotdogs • Salads
Pop • Water**
donations accepted



Jaylene Pickering Chrupka

Date: April 29, 2026

To:

Council

Lethbridge County

Re: CFO Expansion Near Hamlet of Turin (LA25080)

Council Members,

I am writing as a resident of the Hamlet of Turin regarding the proposed expansion of a confined feeding operation to approximately 25,000 head near our community.

I have lived in this area for many years and experience firsthand the day-to-day impacts associated with existing confined feeding operations. These include odour, dust, air quality changes, and increased traffic. While these impacts are part of living in a rural area, they are also noticeable and, at times, significant.

This is an issue that directly affects how this community functions today, and how it may evolve in the years ahead.

I want to be clear that I recognize the importance of agriculture in this region. It is a fundamental part of the local economy and community. My concern is not with agriculture itself, but with the scale, concentration, and cumulative effects of development in a specific area.

This proposal is not occurring in isolation. As outlined in my submission and shown in Exhibit A, there is already a concentration of confined feeding operations surrounding the Hamlet of Turin. From a resident perspective, the concern is how an additional operation of this scale fits within that existing context.

Currently, residents already experience:

- dust moving through the hamlet during dry and windy conditions
- periodic odour depending on weather and operational activity
- ongoing heavy truck traffic on local rural roads

While these impacts may be manageable at times, there is a reasonable concern that continued expansion will gradually increase both their frequency and intensity, particularly where multiple operations are contributing at once.

The conditions experienced in this area are not attributable to a single operation, but to the combined effect of multiple sources. As a result, the addition of another large-scale operation must be considered in the context of existing exposure, not in isolation.

In southern Alberta, prevailing wind conditions frequently transport dust and particulate matter across open landscapes. This means emissions are not contained to a single site, but are regularly carried across the broader area, including the Hamlet of Turin.

In addition to baseline activity, there are also peak periods associated with manure hauling, feeding cycles, and seasonal operations. During these periods, traffic, dust, and emissions may increase significantly over short timeframes, contributing to noticeable spikes in impact.

There are also broader municipal considerations that fall within Council's role:

- local roads already subject to wear may experience increased pressure from higher traffic volumes and repeated heavy loads
- infrastructure impacts often lag behind development, meaning the full effects on roads and maintenance costs may not be immediately visible but accumulate over time
- cumulative air quality and dust conditions may continue to change as activity increases across the area
- water use within the Oldman River basin remains an ongoing regional consideration, particularly during periods of drought

I did not receive direct notification of this application and only became aware of it after it was brought to my attention through the NRCB process. This raises concern that not all potentially affected residents may have been fully informed.

I respectfully ask Council to review the procedures used to identify and notify directly affected persons, and to confirm that notification was complete, accurate, and provided residents with a reasonable opportunity to participate.

While this area is zoned for agricultural use, the presence of a defined hamlet introduces a different level of consideration. Development in proximity to a residential community carries different expectations than development in a purely agricultural setting.

I understand that Council is not the approval authority for this application. However, Council does play an important role in:

- representing the interests of residents
- providing input on land use compatibility
- considering long-term infrastructure and planning impacts

What I am asking of Council

This is where municipal perspective becomes important.

I respectfully ask that Council take a clear and thoughtful position by considering:

- the cumulative concentration of confined feeding operations in this area
- the relationship between this proposal and the Hamlet of Turin as a residential community
- the capacity and long-term sustainability of municipal infrastructure, particularly roads
- the importance of maintaining a reasonable balance between agricultural development and residential livability over time

and that this perspective be clearly communicated to the NRCB.

Closing

This submission reflects both technical considerations and lived experience.

I believe this proposal raises an important question about how development is managed in areas where residential communities already exist alongside agricultural activity.

Changes in areas like this do not happen all at once—they happen gradually, through individual decisions that may appear reasonable on their own, but collectively lead to a level of intensity that becomes difficult to reverse.

There is also a broader question of whether this area is approaching a practical threshold in terms of livestock density and cumulative impact. At some point, additional development may no longer be a matter of individual compliance, but of overall capacity and long-term sustainability.

Decisions of this nature also influence future applications. The location and scale of approved developments contribute to how subsequent proposals are evaluated, making it important to consider the broader direction being set.

I respectfully ask Council to consider not only this application, but the direction it represents for the future of this area, and to ensure that cumulative impacts and long-term sustainability are fully reflected in its position.

Thank you for your time and consideration.

Sincerely,

Jaylene Pickering Chrupka

Dear Lethbridge County Council,

I am writing on behalf of the Shaughnessy Community Association to request your support with an important improvement project at our community playground.

The Shaughnessy Community Association, located at 131 3rd Street in Shaughnessy within Lethbridge County, proudly serves our community by providing a welcoming space for connection, recreation, and learning. Our facility hosts a wide range of activities including monthly jam sessions, pancake breakfasts, weekly ESL classes, several pickleball groups daily everyday, and our “Second Hand Treasures” thrift store which is open Tuesdays and Thursdays. These programs contribute to a vibrant and inclusive community for residents of all ages and social backgrounds.

We are working to bring our playground up to current safety standards, which requires replacing the existing gravel surface. To complete this project, we are seeking the County’s assistance with equipment and personnel. Specifically, we require support to:

- Remove existing gravel from the playground and relocate to the west, north, and east sides of the Community Hall
- Transport newly delivered gravel from the parking lot (dump location) to the playground area

Our volunteers are prepared to handle the final spreading and leveling of the new gravel once it has been moved into place.

This project is essential to ensure a safe and accessible play space for children and families in our community. Support from Lethbridge County in the form of equipment and experienced operators would make a significant difference in helping us achieve this goal efficiently and safely.

We would like to begin this project mid June or early July with completion end of August or early September. Should you approve our request for assistance, we will work with the appropriate contacts in County administration to complete scheduling.

We greatly appreciate your consideration of this request and your continued support of rural community initiatives. Please feel free to contact us should you require any additional information or wish to discuss this project further.

Sincerely,

Dorothy Garrett
President, Shaughnessy Community Association