



# Agenda

Council Meeting | Thursday, June 5, 2025 | 9:00 AM | Council Chambers

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Page

## A. CALL TO ORDER

## B. ADOPTION OF AGENDA

## C. ADOPTION OF MINUTES

- 3 - 8      1. **County Council Meeting Minutes**  
[Council Meeting - 15 May 2025 - Minutes](#)

## D. SUBDIVISION APPLICATIONS

- 9 - 18      1. **Subdivision Application #2025-0-069 – Penner**  
**- Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M**  
[Subdivision Application #2025-0-069 – Penner - Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M](#)
- 19 - 27      2. **Subdivision Application #2025-0-077 – Houweling**  
**- Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M**  
[Subdivision Application #2025-0-077 – Houweling - Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M](#)

## E. DEPARTMENT REPORTS

### E.1. DEVELOPMENT & INFRASTRUCTURE

- 28 - 43      E.1.1. **Bylaw 25-016 - Re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial - First Reading**  
[Bylaw 25-016 - Re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial - First Reading](#)

### E.2. OPERATIONS

- 44 - 45      E.2.1. **Culvert Replacement**  
[Culvert Replacement](#)

### E.3. ADMINISTRATION

E.3.1. **Alberta Lamb Producers Conference & AGM Sponsorship**

[Alberta Lamb Producers Conference & AGM Sponsorship](#)

**F. CORRESPONDENCE**

- 52 1. **Lethbridge Coaldale 4-H Beef Club/Warner Beef Club - Country Classic Show & Sale**  
[Lethbridge Coaldale 4-H Beef Club/Warner Beef Club - Country Classic Show & Sale](#)

**G. NEW BUSINESS**

**H. CLOSED SESSION**

1. **Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)**
2. **Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)**
3. **CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)**

**I. ADJOURN**



## Minutes

Council Meeting | Thursday, May 15, 2025 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, May 15, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

**PRESENT:**

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Legislative Coordinator & Executive Assistant Candice Robison
- Municipal Intern, Planning Hannah Laberge

**A. CALL TO ORDER**

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

Reeve 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.*

**B. ADOPTION OF AGENDA**

The following item was added to the agenda:

D.1.2 - Subdivision Application #2025-0-011 - Vandenberg Cattle Co. Ltd.

148-2025      Councillor      MOVED that the May 15, 2025 Lethbridge County Council Meeting Agenda  
VanderVeen      be adopted as amended.

CARRIED

**C. ADOPTION OF MINUTES**

**C.1. County Council Meeting Minutes**

149-2025      Deputy      MOVED that the May 1, 2025 Lethbridge County Council Minutes be  
Reeve      adopted as presented.  
Kuerbis

CARRIED

**D. DEPARTMENT REPORTS**

**D.1. DEVELOPMENT & INFRASTRUCTURE**

**D.1.1. Capital Projects Update**

150-2025      Councillor      MOVED that County Council receive the Capital Project Update for  
Sayers      Information.

CARRIED

151-2025	Deputy Reeve Kuerbis	MOVED that County Council approve a budget increase of \$50,000, for a total of \$300,000, funded from the Public Works Project Reserve for the Mountain Meadows Slope Remediation Project.
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CARRIED

152-2025	Councillor Slomp	MOVED that County Council approve a budget increase of \$50,000, for a total of \$450,000, funded from the Bridges and Paved Road Reserve for the Bridge File 70758 project.
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CARRIED

E.     **DELEGATIONS**

E.1.    **9:30 a.m. - Agape Learning Centre - Betty Fehr**  
Betty Fehr from Agape Learning Centre was present to provide an update on their need for upgrades to their playground equipment.

D.     **DEPARTMENT REPORTS**

D.1.    **DEVELOPMENT & INFRASTRUCTURE**

D.1.2.   **Subdivision Application #2025-0-011 Vandenberg Cattle Co Ltd.**  
**- Lot 9, Block 1, Plan 191 0749 and Lots 4 & 5, Block 1, Plan 1611349 within**  
**NE1/4 25-10-22-W4M (Shaughnessy)**

153-2025	Deputy Reeve Kuerbis	MOVED that the Agricultural and Industrial subdivision of Lot 9, Block 1, Plan 191 0749 and Lots 4 & 5, Block 1, Plan 1611349 within NE1/4 25-10-22-W4M (Certificate of Title No. 191 072 363 +1, 211 111 839), to enlarge a 1.19-acre (0.48 ha) industrial title by subdividing 1.97-acres (0.80 ha) from an adjacent agricultural parcel and consolidating them thereby creating an enlarged title of 3.16-acres (1.278ha) in size; and subdividing a separate 1.21-acre (0.489 ha) title, both for Hamlet Industrial use; BE APPROVED subject to the following:
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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 1.97 and 1.21-acre lots (3.18-acres total area) at the market value of \$12,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a plan as prepared by an Alberta Land Surveyor illustrating the 1.97-acres is consolidated to the adjacent west 1.19-acre industrial title (C of T 211111839) so that the resulting title may not be further subdivided without Subdivision Authority approval.
4. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided.
5. That the applicant must provide at their expense a professional soils analysis by an accredited agency or engineer to ensure suitability for a private on-site septic treatment system for the 1.21-acre lot, to address interim subsurface field system use. This item may also be addressed through the terms of the Development Agreement if different servicing arrangements are agreed to by the municipality.
6. That the existing irrigation water line installed across the parent land (situated to the west of the street) be located and a utility right-of-way plan



and easement agreement be registered for the water line concurrently with the subdivision.

7. That the easement(s) as required by ATCO Gas or other utility companies or the municipality shall be established prior to finalization.

CARRIED

Reeve Campbell recessed the meeting at 9:50 a.m.

Reeve Campbell reconvened the meeting at 10:01 a.m.

**F. PUBLIC HEARINGS - 10:00 a.m.**

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-005 at 10:01 a.m.

**F.1. Bylaw 25-005 Amendment to the Lethbridge County and Town of Nobleford Intermunicipal Development Plan - Public Hearing**

154-2025      Councillor      MOVED that the Public Hearing for Bylaw 25-005 commence at 10:02 a.m.  
VanderVeen      CARRIED

The Manager, Planning and Development reviewed Bylaw 25-005.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-005.

No further comments were made

155-2025      Councillor      MOVED that the Public Hearing for Bylaw 25-005 adjourn at 10:05 a.m.  
Sayers      CARRIED

Reeve Campbell reconvened the regular meeting at 10:05 a.m.

156-2025      Deputy      MOVED that Bylaw 25-005 be read a second time.  
Reeve      CARRIED  
Kuerbis

157-2025      Councillor      MOVED that Bylaw 25-005 be read a third time.  
VanderVeen      CARRIED

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-011 at 10:06 a.m.

**F.2. Bylaw 25-011 Amendment to the Lethbridge County and Town of Nobleford Intermunicipal Development Plan - Rural Light Industrial Use - Public Hearing**

158-2025      Councillor      MOVED that the Public Hearing for Bylaw 25-011 commence at 10:07 a.m.  
Hickey      CARRIED

The Manager, Planning and Development reviewed Bylaw 25-011.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-011.

No further comments were made.

159-2025      Councillor      MOVED that the Public Hearing for Bylaw 25-011 adjourn at 10:17 a.m.  
Sayers      CARRIED

Reeve Campbell reconvened the regular meeting at 10:17 a.m.

160-2025	Deputy Reeve Kuerbis	MOVED that Bylaw 25-011 be read a second time.	CARRIED
161-2025	Councillor Slomp	MOVED that Bylaw 25-011 be read a third time.	CARRIED

**D.     DEPARTMENT REPORTS**

**D.2.   ADMINISTRATION**

**D.2.1.   Prairie Tractor and Engine Museum Donation Request**

162-2025	Deputy Reeve Kuerbis	MOVED that administration send a letter to Prairie Tractor and Engine Museum outlining donation and give regrets for not being able to support their request for gravel.	CARRIED
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**G.     CORRESPONDENCE**

**G.1.   Minister of Transportation & Economic Corridors**

Council reviewed correspondence from the Minister of Transportation & Economic Corridors regarding funding received under the Transportation and Economic Corridors’ Alberta Municipal Water/Wastewater Partnership program.

**G.2.   Alberta Lamb Producers**

Council reviewed correspondence from the Alberta Lamb Producers regarding sponsorship for their upcoming Annual General Meeting and Conference in November.

**G.3.   Rodeo Reds Invite**

Council reviewed an invitation from Lethbridge & District Exhibition to attend their Rodeo Reds event on May 23, 2025.

**H.     COUNTY COUNCIL AND COMMITTEE UPDATES**

**H.1.   Lethbridge County Council Attendance Update - April 2025**

Council reviewed the highlights from the Lethbridge County Council Attendance Update for April 2025.

**Division 1**

**Councillor Lorne Hickey**

April 2	County/City IDP Meeting
April 2	FCSS Board Meeting
April 2	FCSS All Councils Meeting
April 3	Lethbridge County Council Meeting
April 7	Health Professional Recruitment & Retention Committee
April 12	Green Acres Spring Fling Staff Appreciation Event
April 17	Lethbridge County Council Meeting
April 22	Audit Committee Meeting
April 23	Green Acres Finance Meeting
April 24	Lethbridge County Special Council Meeting
April 26	Church of Jesus Christ of Latter-Day Saints Temple Sod Turning
April 27-30	CPAA Conference

**Division 2**

**Reeve Tory Campbell**

April 2	CPMA Prep Meeting
April 2	County/City IDP Meeting
April 2	FCSS All Councils Meeting
April 3	Lethbridge County Council Meeting
April 3	Chinook Arch Library Board Meeting
April 4	Mayors & Reeves
April 8-11	CPMA Convention – Montreal
April 16	EDL Board Meeting
April 17	Lethbridge County Council Meeting
April 24	Lethbridge County Special Council Meeting

### **Division 3**

#### **Councillor Mark Sayers**

April 1	SouthGrow Meeting with NDP
April 2	County/City IDP Meeting
April 3	Lethbridge County Council Meeting
April 11	Lethbridge Polytechnic Local Producers Gala
April 17	Lethbridge County Council Meeting
April 22	Water Commission Meeting
April 24	SouthGrow Quarterly Meeting

### **Division 4**

#### **Deputy Reeve John Kuerbis**

April 1	Weekly Meeting with Community Futures Executive Director
April 3	Lethbridge County Council Meeting
April 8	Weekly Meeting with Community Future Executive Director
April 15	Weekly Meeting with Community Future Executive Director
April 16	Regional Waste Commission Meeting
April 17	Lethbridge County Council Meeting
April 22	Regional Water Commission Meeting`
April 22	Audit Committee Meeting
April 23	Meeting with Pan West Representative
April 23	Community Futures Monthly Board Meeting
April 24	Lethbridge County Special Council Meeting
April 27-30	CPAA Conference

### **Division 5**

#### **Councillor Kevin Slomp**

April 3	Lethbridge County Council Meeting – Via Teams
April 11	Lethbridge Polytechnic Local Producers Gala
April 17	Lethbridge County Council Meeting
April 22	Audit Committee Meeting
April 24	Lethbridge County Special Council Meeting

### **Division 6**

#### **Councillor Klaas VanderVeen**

April 16	Waste Commission Meeting
April 17	Lethbridge County Council Meeting
April 24	Lethbridge County Special Council Meeting

### **Division 7**

#### **Councillor Morris Zeinstra**

April 3	Lethbridge County Council Meeting
April 17	Lethbridge County Council Meeting
April 24	Lethbridge County Special Council Meeting
April 27-30	CPAA Conference

## **I. NEW BUSINESS**

J. **CLOSED SESSION**

J.1. **CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)**

163-2025      Councillor      MOVED that the Lethbridge County Council Meeting move into Closed  
Zeinstra      Session, pursuant to Section 197 of the Municipal Government Act, the time  
being 10:41 a.m. for the discussion on the following:

J.1. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

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

164-2025      Councillor      MOVED that the Lethbridge County Council Meeting move out of the closed  
VanderVeen      session at 11:53 a.m

CARRIED

Reeve Campbell left the meeting at 11:45 a.m.

Deputy Reeve John Kuerbis took the Chair.

K. **ADJOURN**

165-2025      Councillor      MOVED that the Lethbridge County Council Meeting adjourn at 11:54 a.m.  
Zeinstra      CARRIED

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

# AGENDA ITEM REPORT



**Title:** Subdivision Application #2025-0-069 – Penner  
- Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M  
**Meeting:** Council Meeting - 05 Jun 2025  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 26 May 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 27 May 2025
Cole Beck, Chief Administrative Officer	Approved - 28 May 2025

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

The application is to subdivide a 10.24 and a 22.06 acre parcel from a title comprised of 91.98 acres for rural general industrial use. The proposal meets the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2025-0-069 be approved subject to the conditions as outlined in the draft resolution.

## REASON(S) FOR RECOMMENDATION(S):

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

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The industrial subdivision policies are within Land Use Bylaw (LUB) No. 24-007 that allows the subdivision of land designated as Rural General Industrial (RGI).
- The land was designated to Rural General Industrial (RGI) by County Council (Bylaw No. 25-005) in April 2025 for the intended purposes. The proposed subdivision layout conforms to the area of land designated to RGI.
- The proposal aligns with the County's MDP and *Industrial-Commercial Land Use Strategy* which supports such proposals for rural agricultural related businesses uses and prefers them to locate adjacent to provincial highways.

## BACKGROUND INFORMATION:

Located 1-mile east of the Hamlet of Iron Springs adjacent to the northside of Highway 25. The proposal is to enable the subdivision of a portion of land for industrial purposes.

The westerly 10.24-acre lot is intended to accommodate a rural agri-business (fertilizer), while the larger east 22.06 acre lot is intended for future industrial use. The land is poor quality and the remainder of the title at 59.68 acres contains a sand and gravel operation. The submitted parcel layout corresponds to the area designated as RGI. The land is undeveloped other than an existing Quonset and storage building located in the very southwest corner that will be removed from the land. For future development, the applicant proposes that water will be provided by a private cistern haul method and sewage is managed by an individual onsite subsurface treatment field system.

Access is available from the west municipal road allowance (Range Road 20-3). Part of this application includes dedicating a 30 m wide service road (5.70-acres of land area) along the parcel frontage with Highway 25 to direct traffic to the local road and no direct access to Highway 25 will be permitted. The applicant is responsible for the construction of the service road.

Overall, the proposal meets the criteria of the Land Use Bylaw No. 24-007 for the RGI land use district. The lots and layout also conform to the redesignation Bylaw No. 25-005. The application was circulated to the required external agencies with no concerns expressed (no requests for utility easements at time of agenda report). Alberta Transportation responded in regard to the service road provisions.

#### ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is not satisfied the subdivision criteria are met.

Pros:

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

Cons:

- a refusal would run contrary to the redesignation approved by Council and would likely be appealed by the applicants to the LPRT.

#### FINANCIAL IMPACT:

None direct to the County; however, it will benefit from future industrial business taxes and a MR payment on the two parcels (approx. \$19,380.00).

#### LEVEL OF PUBLIC PARTICIPATION:

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

#### ATTACHMENTS:

[2025-0-069 Lethbridge County Approval](#)  
[Diagrams 2025-0-069](#)

## RESOLUTION

2025-0-069

**Lethbridge County**

**Industrial** subdivision of Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M

THAT the Industrial subdivision of Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M (Certificate of Title No. 021 034 662), to subdivide a 10.24 and a 22.06 acre (4.143 & 8.929 ha) parcel from a previously subdivided title comprised of 91.98 acres (37.22 ha) for rural general industrial 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 32.30-acres at the market value of \$6,000.00 per acre with the actual acreage and amount (approx. \$19,380.00) 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. This agreement may reference the terms and obligations of the service road to be developed.
3. That the applicant provides a final Plan of Survey as prepared by an Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That the conditions of Alberta Transportation and Economic Corridors regarding access to Highway 25 and the service road be met prior to finalization, including that a 30.0 m service road be dedicated and constructed along the highway frontage of the two parcels. The final Plan of Survey shall include the dedication of the 30.0 m service road.
5. That the applicant has a professional soils analysis completed for the two parcels to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority. This may also be addressed through the terms of the Development Agreement with the County.
6. That any easement(s) as required by utility companies, or the municipality shall be established.

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the land is designated to RGI, the parcel sizes exceed the minimum parcel size of 2.0-acres, and the proposal otherwise complies with the RGI standards.

### INFORMATIVE:

- (a) The payment of Municipal Reserve is applicable on the two parcels in the amount of 10% of the 32.30-acres pursuant to Section 663 of the MGA as a cash-in-lieu payment.

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- (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) 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) 25. 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 has concerns about operational and safety impacts to the highway should this subdivision be approved. 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. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below.

The department is in receipt and accepted a Traffic Impact Assessment (TIA) prepared by MPE Engineering Ltd. for the proposed development, no intersection improvements are required at this time.

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
2. To satisfy Section 19 of the Subdivision and Development Regulation, a 30 metre service road shall be dedicated and constructed along the highway frontage as shown on the attached plan. The service road shall be dedicated by plan of survey and clearly delineated on the final survey as "service road" and the service road shall be constructed to a suitable municipal standard as a condition of subdivision approval.
3. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
4. The existing access, as shown on the attached plan, shall be removed. Access shall be provided via the municipal road. A permit is required from Transportation and Economic Corridors to remove this access.
5. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information."

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

“Thank you for the opportunity to comment on File No. 2025-0-069. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a parcel for general industrial use. The West lot will accommodate a rural agri-business (fertilizer), while the larger East lot will be used for future industrial use. The remainder of the title contains a sand and gravel operation. The applicant indicated that the proposed water and sewer services for any future development will be a cistern (hailed water), and an onsite subsurface treatment field system.

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

- The application indicated that the southwest area was previously a service station, and that an Environmental Site Assessment is being completed. AHS-EPH recommends that any remediation efforts noted in the ESA should be completed prior to future development.
- The application indicated a Confined Feeding Operation (CFO) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision as they are the regulatory agency for CFOs.
- The application indicated a cistern as the proposed potable water source. AHS-EPH recommends that cisterns be completely contained on the property being served to avoid future conflicts or access concerns.
- The application indicated a subsurface treatment field as the proposed sewage services. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

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

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

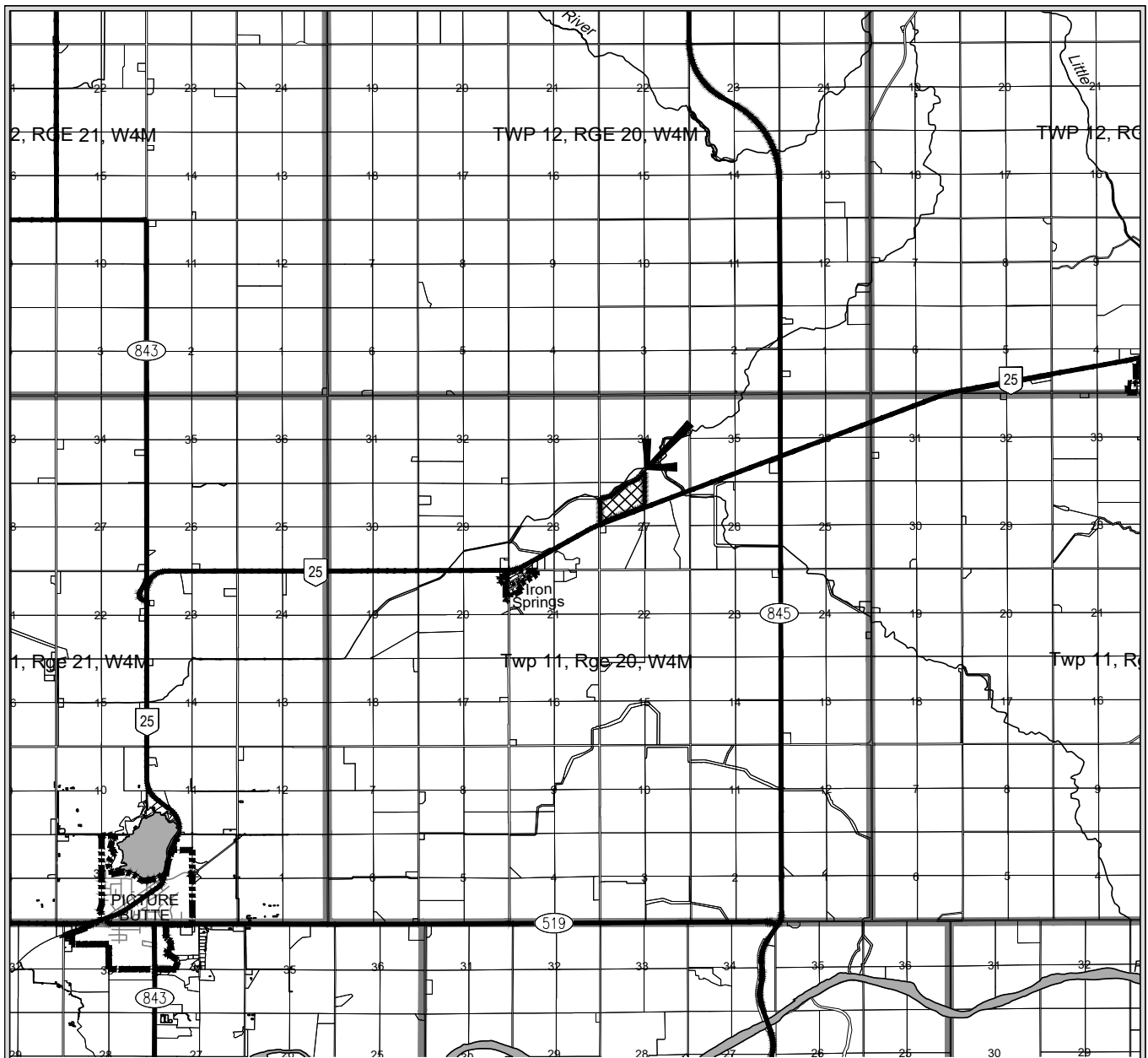
(f) Thank you for including TELUS in your circulation.

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

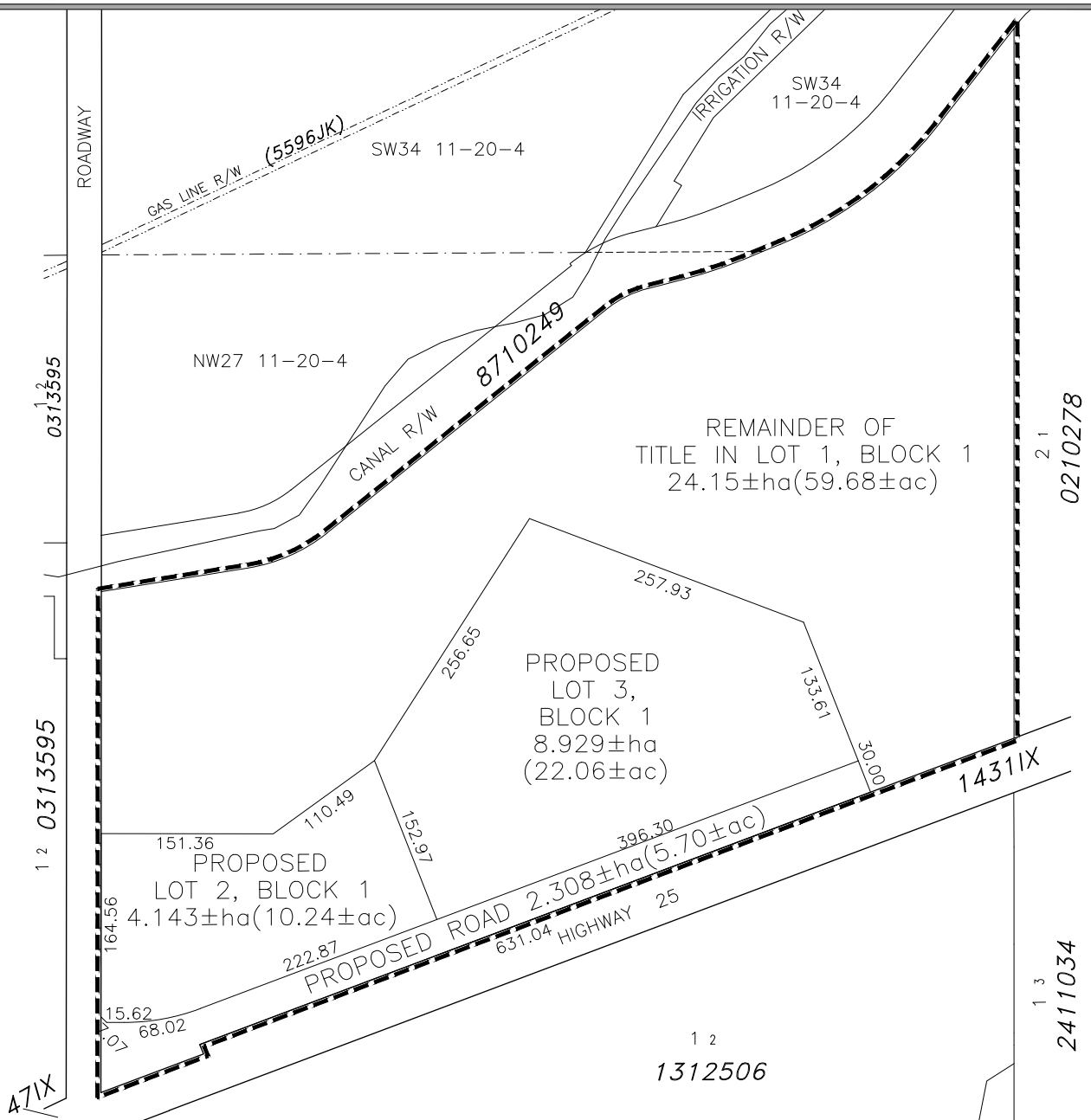
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MOVER

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REEVE

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DATE



**SUBDIVISION LOCATION SKETCH**  
**LOT 1, BLOCK 1, PLAN 0210278 WITHIN**  
**NW 1/4 SEC 27 & SW 1/4 SEC 34, TWP 11, RGE 20, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: APRIL 28, 2025**  
**FILE No: 2025-0-069**



# **SUBDIVISION SKETCH**

**LOT 1, BLOCK 1, PLAN 0210278 WITHIN**

**NW 1/4 SEC 27 & SW 1/4 SEC 34, TWP 11, RGE 20, W 4 M**

**MUNICIPALITY: LETHBRIDGE COUNTY**

**DATE: APRIL 28, 2025**

**FILE No: 2025-0-069**



April 28, 2025 N:\Subdivision\2025\2025-0-069.dwg







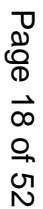
OF A PORTION OF  
LOT 1, BLOCK 1, PLAN 021 0278  
WITHIN THE  
NW 1/4 SEC. 27, TWP. 11, RGE. 20, W4M  
LETHBRIDGE COUNTY

PROPOSED SUBDIVISION IS OUTLINED THUS ....  
AND CONTAINS 15.38ha.  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

ha .....	HECTARE
m .....	METRES
M .....	MERIDIAN
N. ....	NORTH
RGE. ....	RANGE
S .....	SOUTH
SEC. ....	SECTION
TWP. ....	TOWNSHIP
W .....	WEST

CLIENT:  
INDEPENDENT CROP INPUTS INC.

04/08/2025 9:34:55 AM - Z:\DATA\Active Projects\251254 Independent Crop Inputs Inc. - ICI in Iron Springs\CADD\Legal\Field\251254LS PRO.dwg





# AGENDA ITEM REPORT



**Title:** Subdivision Application #2025-0-077 – Houweling  
- Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M  
**Meeting:** Council Meeting - 05 Jun 2025  
**Department:** ORRSC  
**Report Author:** Steve Harty

## APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 26 May 2025
Devon Thiele, Director, Development & Infrastructure	Approved - 27 May 2025
Cole Beck, Chief Administrative Officer	Approved - 28 May 2025

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

The application is to subdivide a 4.31-acre parcel from a previously subdivided title of 81.62-acres for rural general industrial use. The proposal does meet the subdivision criteria of the Land Use Bylaw.

## RECOMMENDATION:

That S.D. Application #2025-0-077 be approved subject to the conditions as outlined in the draft resolution.

## REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations, the MDP, and the RGI land use subdivision policies as stated in the Land Use Bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The land is designated as Rural General Industrial (RGI) and the RGI subdivision policies are within Land Use Bylaw (LUB) No. 24-007.
- The RGI district enables the subdivision of industrial land and LUB No. 24-007 stipulates the minimum subdivision parcel size for industrial use is 2-acres.
- The land is within the IDP boundary with the Town of Picture Butte. The subdivision is for land zoned as RGI and it is not inconsistent with any IDP policies for this area.

## BACKGROUND INFORMATION:

Located ½-mile southwest of the Town of Picture Butte and ¾-miles south of Highway 25. The proposal is to separate the main portion of the agricultural industrial business facilities in the north corner from the remainder of the business and agricultural land.

The proposed lot boundaries align with the north half of the land area designated as RGI. The subdivision area includes an office building, shop, barn and several corral structures. The proposed south property line will be situated between two separate sets of corral pens. For the subdivision, water is provided by the rural water co-op to a cistern and sewage is managed by an individual holding /pump-out tank system as the use is a very low volume effluent producer. Access is provided from the west with two existing direct approaches in place to municipal Range Rd 21-4. The provincial data identifies that the land potentially contains a historical resource of a HRV category 5a,p. The applicant will be responsible for meeting any requirements pertaining to Historical Resources Act approval.

As the subdivision of land designated as Rural General Industrial (RGI) this application conforms to the County's subdivision policies. The RGI district does not have a maximum parcel size but has a minimum parcel size of 2.0-acres which this proposal complies with.

The application was circulated to the required external agencies with no concerns expressed (at time of agenda report). Alberta Transportation & Economic Corridors has no objections. The Town of Picture Butte and Alberta Culture did not respond at time of report preparation.

#### **ALTERNATIVES / PROS / CONS:**

The Subdivision Authority could decide to not approve the proposal if it is not satisfied the subdivision is suitable.

Pros:

- There are no advantages to denying the subdivision as it encapsulates the existing business improvements and is zoned as RGI.

Cons:

- A refusal would likely be appealed by the applicants to the LPRT as the subdivision meets the criteria.

#### **FINANCIAL IMPACT:**

None direct, but the County will benefit from the payment of municipal reserve on the 4.31-acre parcel (approx. \$5,172.00).

#### **LEVEL OF PUBLIC PARTICIPATION:**

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

#### **ATTACHMENTS:**

[2025-0-077 Lethbridge County Approval](#)  
[Diagrams 2025-0-077](#)



## RESOLUTION

2025-0-077

**Lethbridge County**

**Industrial** subdivision of Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M

THAT the Industrial subdivision of Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M (Certificate of Title No. 001 002 321), to subdivide a 4.31-acre (1.74 ha) parcel from a previously subdivided title of 81.62-acres (33.03 ha) for rural general industrial 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 4.31-acres at the market value of \$12,000.00 per acre with the actual acreage and amount (approx. \$5,172.00) to be paid to Lethbridge County to be determined at the final stage, for Municipal Reserve purposes.

### CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
4. That any easement(s) as required by utility companies, or the municipality shall be established.
5. That the applicant is responsible for meeting any conditions of Alberta Arts, Culture and Status of Women regarding provincial Historical Resources Act clearance or approval that may be required, prior to finalization.

### REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Town of Picture Butte did not object to the proposal which is located within the IDP boundary with the town. The Subdivision Authority has determined that given this proposal is for land already zoned as RGI, it is not inconsistent with any IDP policies for this area.
4. No objections have been received on the proposal and the Subdivision Authority has determined the application otherwise conforms to the County's subdivision policies.

### INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve is applicable in accordance with section 663 of the MGA on the 4.31-acres as cash-in-lieu of land.
- (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) 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) 843, 25, 519

**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

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

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

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

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

“Thank you for the opportunity to comment on File No. 2025-0-077. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a parcel for rural general industrial use. The land is designated as Rural General Industrial (RGI), and includes an office building, shop, barn, and several corral structures. This subdivision will separate the main portion of the agricultural industrial business facilities with the remainder of the business and agricultural land. The application indicates that water services are from a rural water co-op (stored in a cistern), and sewer services are an individual holding /pump-out tank system.

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

- The application indicates a Confined Feeding Operation (CFO) in proximity to the proposed subdivision. The Natural Resources Conservation Board should be consulted for any comments regarding the subdivision as they are the regulatory agency for CFOs.

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

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

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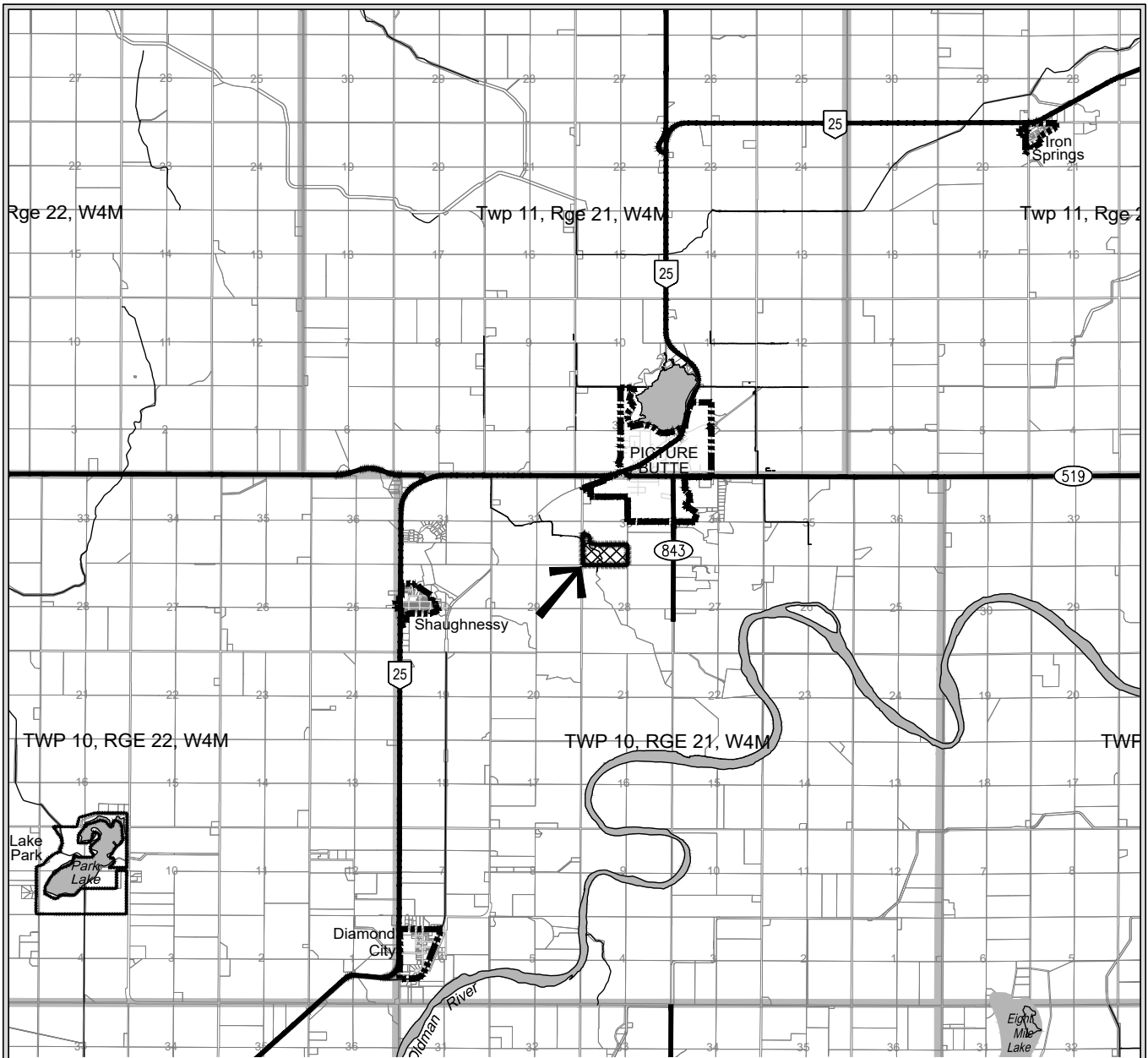
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REEVE

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DATE

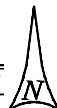


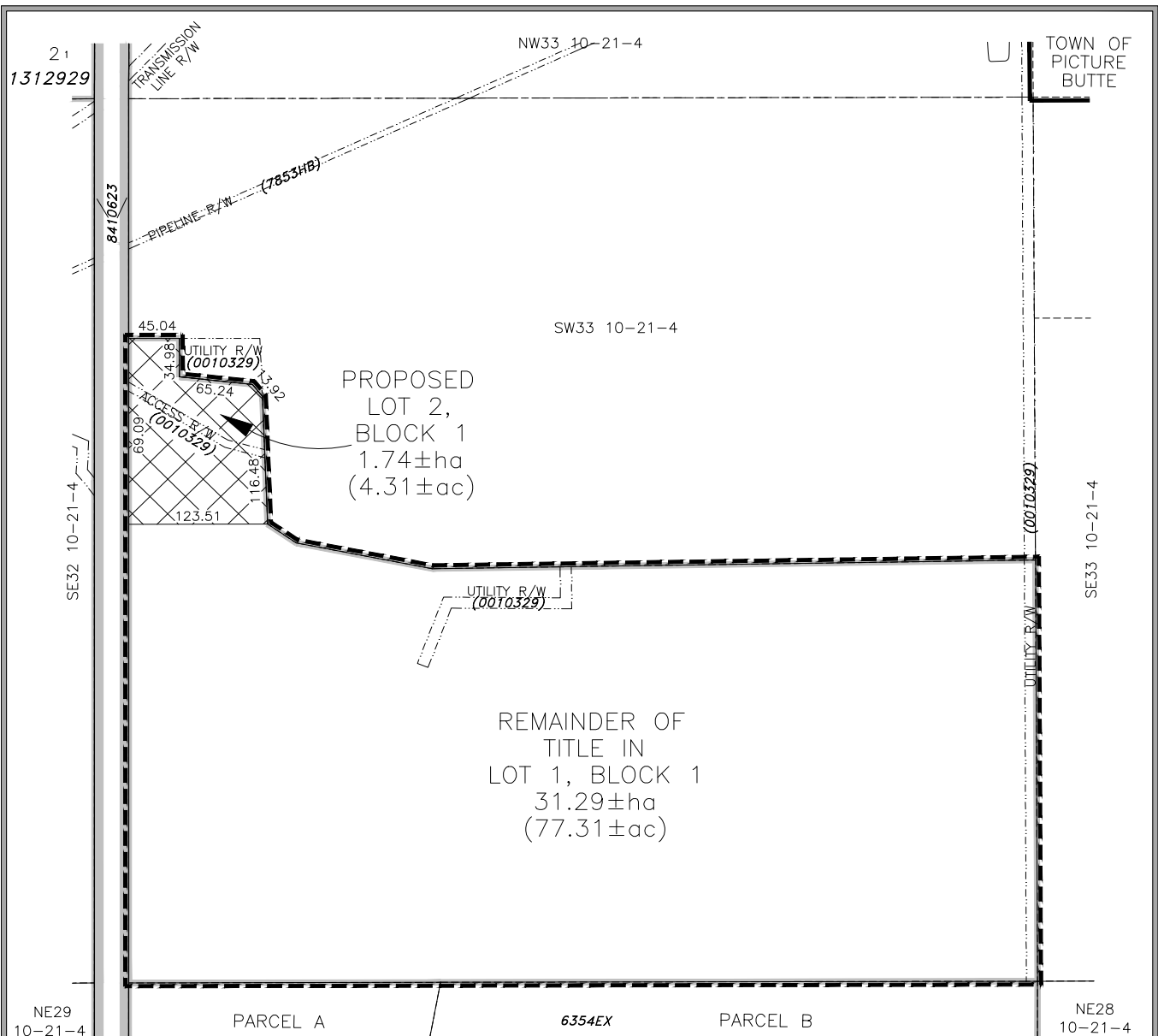
**SUBDIVISION LOCATION SKETCH**  
**LOT 1, BLOCK 1, PLAN 9913181 WITHIN**  
**SW 1/4 SEC 33, TWP 10, RGE 21, W 4 M**  
**MUNICIPALITY: LETHBRIDGE COUNTY**  
**DATE: APRIL 30, 2025**  
**FILE No: 2025-0-077**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3100 16th AVENUE NORTH, LETHBRIDGE, AB T1M 3E5  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



April 30, 2025 N:\Subdivision\2025\2025-0-077.dwg





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16687TA

LOT 1, BLOCK 1, PLAN 9913181 WITHIN

SW 1/4 SEC 33, TWP 10, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: APRIL 30, 2025

FILE No: 2025-0-077





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16687TA

LOT 1, BLOCK 1, PLAN 9913181 WITHIN

SW 1/4 SEC 33, TWP 10, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: APRIL 30, 2025

FILE No: 2025-0-077

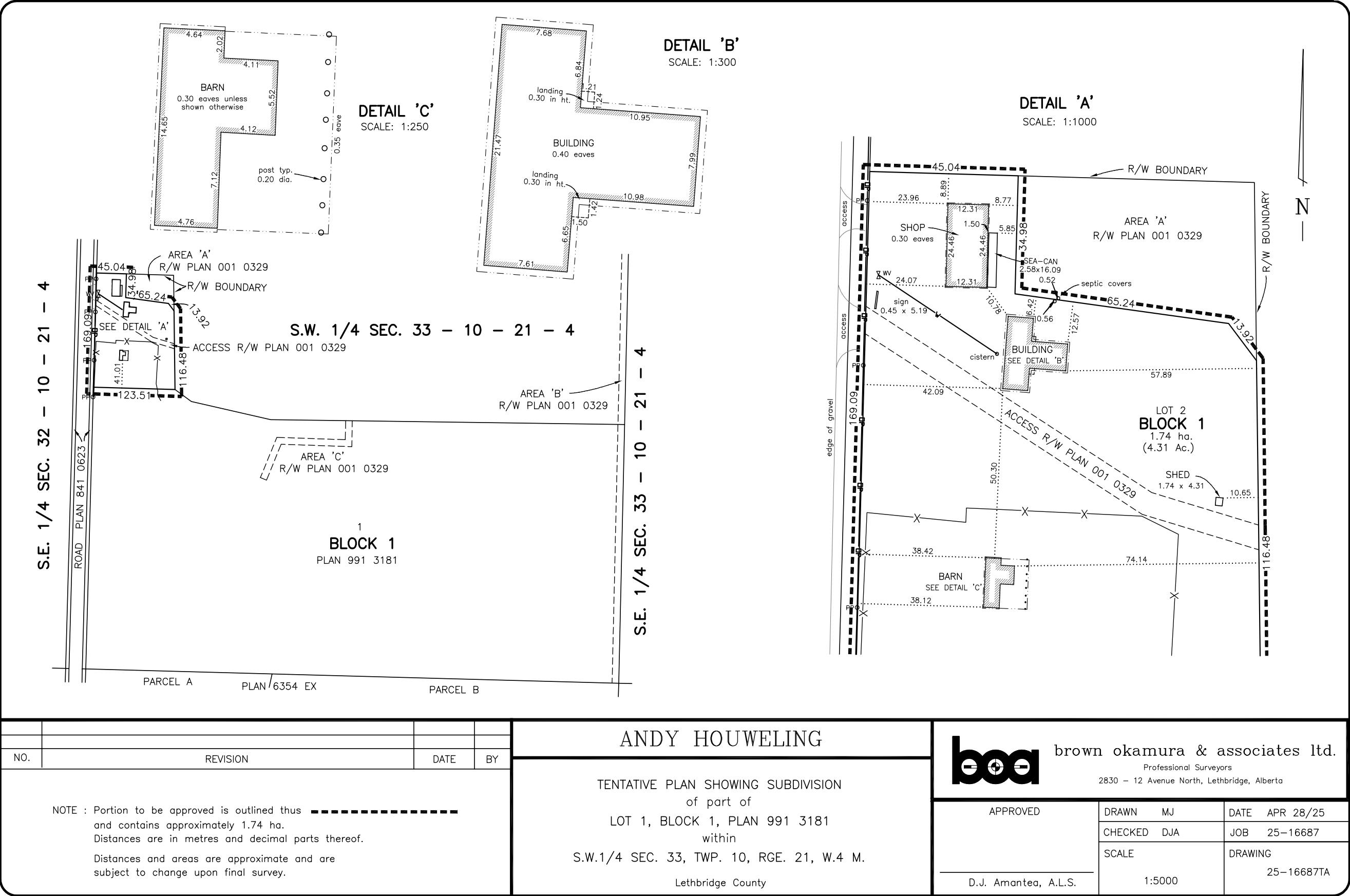


April 30, 2025 N:\Subdivision\2025\2025-0-077.dwg



AERIAL PHOTO DATE: 2018





# AGENDA ITEM REPORT



**Title:** Bylaw 25-016 - Re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial - First Reading  
**Meeting:** Council Meeting - 05 Jun 2025  
**Department:** Development & Infrastructure  
**Report Author:** Hilary Janzen

## APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure  
Cole Beck, Chief Administrative Officer

Approved - 27 May 2025  
Approved - 28 May 2025

## STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

## EXECUTIVE SUMMARY:

An application has been made to re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to re-designate the lands to allow for future subdivision and expand an industrial development on the parcel.

## RECOMMENDATION:

That Bylaw 25-016 be read a first time.

## REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 25-016 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use

## BACKGROUND INFORMATION:

An application has been made to re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to re-designate the lands to allow for future subdivision and expand an industrial development on the parcel.

The application has been circulated to all County Departments and external agencies for review and their comments as well as any planning/strategic planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in July 2025.



**ALTERNATIVES / PROS / CONS:**

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

**FINANCIAL IMPACT:**

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

**LEVEL OF PUBLIC PARTICIPATION:**

☐ Inform      ☐ Consult      ☒ Involve      ☐ Collaborate      ☐ Empower

**ATTACHMENTS:**

[Bylaw 25-016 Application](#)

[25 016 RA to RGI Rezoning Map](#)

[Bylaw 25-016 - Jan and Antonia Van Schothorst - Amendment to LUB](#)



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>April 10, 2025</u>	Assigned Bylaw No.	<u>25-016</u>
Date Deemed Complete: <u>April 16, 2025</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: Van Schothorst Jan & Antonia  
Mailing Address: Box 962 Phone: 403-381-4706  
Coalhurst, AB Phone (alternate): \_\_\_\_\_  
Email: annvsch@parklakewelding.com  
Postal Code: T0L 0V0

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) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR Quarter NW ptn Section 3 Township 10 Range 22



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):

RA

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

RGI

### SITE DESCRIPTION:

Describe the **lot/parcel dimensions** 146 ft x 347.67 ft and **lot area/parcel acreage** 12.54

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.

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### 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.

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### 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)

**2025.04.10**  
\_\_\_\_\_  
**DATE**

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

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### 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 Narrative – Redesignation Application**

Legal Land Description: NW Portion of Section 3, Township 10, Range 22, W4M

Municipality: Lethbridge County

ORRSC File: 2025-0-021 (Subdivision Application – In Process)

### **1. Existing and Proposed Future Land Use(s)**

The subject property is approximately 12.540 acres in size and has been designated Rural Agriculture (RA) since it was purchased in 1986. Over the years, a locally rooted ag-repair business evolved on-site, beginning with a shop constructed in 1987. Initially serving neighbors with agricultural equipment and irrigation pipe repairs, the business organically grew into a full welding and manufacturing operation.

From 2006 to 2013, the business expanded off-site to a 20,000 ft<sup>2</sup> CP Rail shop, but after that space was reclaimed, operations returned to the farm. The original 5,000 ft<sup>2</sup> shop was no longer sufficient for operations, and storage trailers were used to maintain workspace efficiency.

In 2023, a new 5,000 ft<sup>2</sup> shop was constructed under the current RA designation, with the understanding that it would be the last expansion permissible under existing zoning. Given the continued growth of the business and increasing demand, we are now seeking to re-designate approximately 12.54 acres of the property from RA to Rural General Industrial (RGI) to support the long-term sustainability of our manufacturing operations.

This redesignation aligns with our concurrent subdivision application to separate the 12.54-acre developed portion of the property from the remaining agricultural lands.

### **2. Consistency with Statutory Plans**

This application aligns with the Lethbridge County Municipal Development Plan (MDP), which supports value-added agricultural and rural industrial development in areas where land use impacts can be mitigated and services can be adequately provided.

The proposed redesignation reflects an appropriate evolution of land use — from strictly agricultural to diversified rural industry — consistent with the County's goal of fostering local entrepreneurship and supporting economic development in rural areas.

No amendments to higher-order statutory plans are anticipated at this time, but we are prepared to address any policy considerations if identified through County review.

### **3. Compatibility with Surrounding Uses and Zoning**

The proposed RGI parcel will be located in the northwest portion of the quarter and is surrounded by:

- North: Agricultural land (RA)
- East: Remaining portion of the quarter (RA), also used for farming
- South: Agricultural land and gravel road access
- West: County road and additional agricultural properties

This portion of land already hosts the existing shop buildings and is visually and operationally distinct from the surrounding farm. The redesignation and subdivision will formalize existing usage rather than introduce new or incompatible uses.

The site is well-buffered by open space and is not expected to cause conflict with neighboring uses. Any future development will continue to comply with setback and design standards to minimize visual or noise impacts.

### **4. Development Suitability and Site Constraints**

The proposed 12.54-acre area is flat, developed, and well-suited for continued industrial use. Key factors include:

- Topography: Level, no grading concerns
- Soil: Stable for construction; existing buildings have no structural issues
- Drainage: Site drains naturally with no known issues; future drainage upgrades can be integrated into site planning
- Constraints: No known easements, pipelines, or hazard areas within the proposed parcel

This area has been in active use and proven viable for industrial operations.

### **5. Availability of Facilities and Services**

The site is already developed with:

- Power: Electrical service is active and supports all operations
- Natural Gas: Available and in use
- Water: On-site reservoir, LNID supply
- Sewage: Private septic system
- Fire Protection: Accessible by County emergency services via local road network

The existing infrastructure is sufficient for current operations. Any future expansion will be designed with consideration of service availability and County standards. The subdivision and redesignation will not negatively impact services to adjacent or surrounding parcels.

### **6. Access and Egress from the Parcel and Road Impacts**

The site is accessed via an existing paved county road, with proper approaches already constructed for shop access and deliveries. No upgrades to the road network are anticipated at this stage. Vehicle access is adequate for commercial traffic including delivery trucks and

equipment haulers.

The redesignation will not introduce significant new traffic beyond what is currently present due to existing operations.

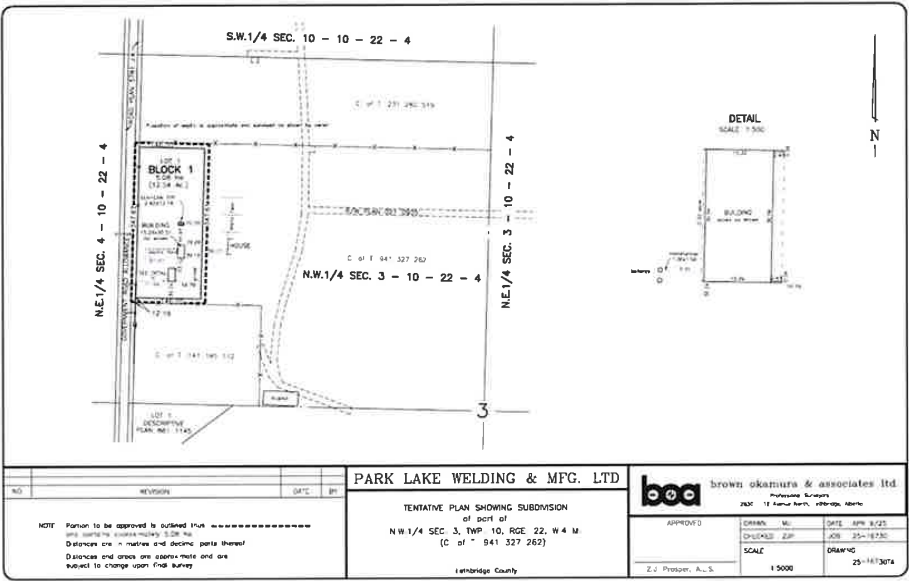
#### **7. Area Structure Plan or Conceptual Design Scheme**

As the proposal involves the redesignation and subdivision of a single 12.54-acre parcel from an existing 102.98 acres farm, and no new public roads or municipal service extensions are required, we understand that a Conceptual Design Scheme or Area Structure Plan may not be required. However, we are willing to provide additional planning documentation should the County or ORRSC request it.

This redesignation represents a logical, small-scale evolution of land use based on decades of business growth and community service. We are committed to working collaboratively with Lethbridge County to ensure this proposal supports both our long-term goals and the County's planning vision.

Site Plan

The following site plan illustrates the proposed subdivision area, existing buildings, and access layout for the subject property.







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 283 101      4;22;10;3;NW      941 327 262

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 10  
SECTION 3

QUARTER NORTH WEST

CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

- A) THE NORTHERLY 660 FEET IN PERPENDICULAR WIDTH  
THROUGHOUT OF SAID QUARTER SECTION  
CONTAINING 16.12 HECTARES (39.8 ACRES) MORE OR LESS
- B) PLAN                      NUMBER                      HECTARES                      ACRES  
ROAD                      5781JK                      0.608                      1.50
- C) 6.57 HECTARES (16.22 ACRES) MORE OR LESS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EAST LIMIT OF ROAD PLAN 5781JK  
WITH THE SOUTH BOUNDARY OF SAID QUARTER SECTION;  
THENCE NORTHERLY ALONG THE EAST LIMIT 232 METRES;  
THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH  
BOUNDARY 283 METRES;  
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST  
LIMIT TO A POINT ON THE SAID SOUTH BOUNDARY;  
THENCE WESTERLY THEREON TO THE POINT OF COMMENCEMENT  
CONTAINING 6.57 HECTARES (16.22 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 861 173 111

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
941 327 262	21/12/1994	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

JAN VAN SCHOTHORST (FARMER)

( CONTINUED )

AND  
ANTONIA VAN SCHOTHORST (HOUSEWIFE)  
BOTH OF:  
BOX 962  
COALHURST  
ALBERTA T0L 0V0  
AS JOINT TENANTS  
(DATA UPDATED BY: CHANGE OF ADDRESS 101234566)

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4945DP .	29/04/1930	RESTRICTIVE COVENANT
7251EE .	14/05/1930	CAVEAT RE : EASEMENT CAVEATOR - THE BOARD OF TRUSTEES OF THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT (DATA UPDATED BY: 051120193 )
4242LO .	19/09/1972	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION. (DATA UPDATED BY: 121114899 )
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT
781 111 003	13/07/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
841 067 675	18/04/1984	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
861 012 124	23/01/1986	CAVEAT RE : SEE CAVEAT CAVEATOR - THE COUNTY OF LETHBRIDGE NO. 26. 905 - 4 AVENUE, S., LETHBRIDGE, ALBERTA T1J4E4 AGENT - S STEINKE
861 136 321	20/08/1986	EASEMENT
001 203 212	24/07/2000	EASEMENT OVER PORTION OF NW1/4 OF SEC. 3-10-22-W4M FOR BENEFIT OF PORTION OF NW1/4 OF SEC.3-10-22-W4M

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 941 327 262

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 284 327	15/08/2002	UTILITY RIGHT OF WAY GRANTEE - LETHBRIDGE NORTHERN IRRIGATION DISTRICT. AS TO PORTION OR PLAN:0210905 TAKES PRIORITY OF CAVEAT 011283595 REGISTERED ON SEPTEMBER 26, 2001
031 019 881	16/01/2003	EASEMENT OVER SW 3-10-22-W4M FOR BENEFIT OF NW 3-10-22-W4M AND LOT 1 ON PLAN 8811145 (PORTION AS DESCRIBED)
031 019 882	16/01/2003	EASEMENT OVER THAT PORTION OF THE NW 3-10-22-W4M FOR BENEFIT LOT 1 ON PLAN 8811145, THE SW 3-10-22-W4M AND THAT PORTION OF NW 3-10-22-W4M (PORTION AS DESCRIBED)
041 206 201	05/06/2004	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. SUITE #1200, 10250-101 ST EDMONTON ALBERTA T5J3P4 ORIGINAL PRINCIPAL AMOUNT: \$520,000
071 443 455	05/09/2007	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. SUITE #1200, 10250-101 ST EDMONTON ALBERTA T5J3P4 ORIGINAL PRINCIPAL AMOUNT: \$200,000
101 234 567	09/08/2010	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2ND FLOOR, 12040-149 STREET NW EDMONTON ALBERTA T5V1P2 ORIGINAL PRINCIPAL AMOUNT: \$115,000
231 073 304	09/03/2023	AMENDING AGREEMENT AMOUNT: \$1,285,000 AFFECTS INSTRUMENT: 041206201
241 217 404	20/08/2024	CAVEAT RE : AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC. ATTN:LAND DEPARTMENT 320-17TH AVENUE SW CALGARY ALBERTA T2S2V1 AGENT - DIANA POUNALL ( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 941 327 262

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS  
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TOTAL INSTRUMENTS: 017

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 12 DAY OF  
FEBRUARY, 2025 AT 11:28 A.M.

ORDER NUMBER: 52859450

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**Bylaw 25-016: Rural Agriculture (RA) to Rural General Industrial (RGI)**

**100061 RGE RD 223 (NW-3-10-22-W4M) Approx 12.58 Acres  
Located in Lethbridge County, AB**

 Bylaw 25-016 Rural Agriculture to Rural General Industrial



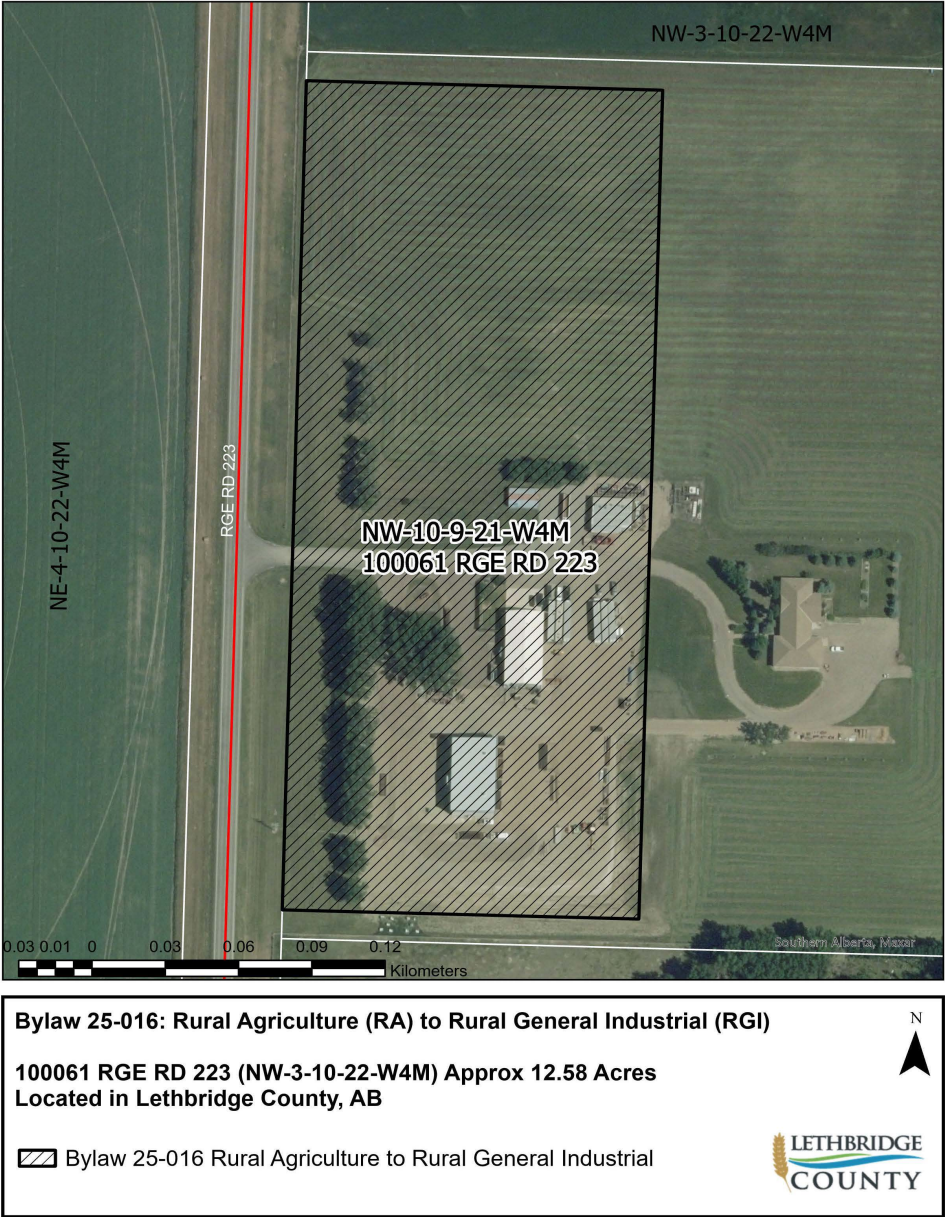


LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-016

Bylaw 25-016 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.

WHEREAS the purpose of Bylaw 25-016 is to re-designate a portion NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial as shown below;



AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Rural General Industrial 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;

GIVEN first reading this 5<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

GIVEN second reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

GIVEN third reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

# AGENDA ITEM REPORT



**Title:** Culvert Replacement  
**Meeting:** Council Meeting - 05 Jun 2025  
**Department:** Operations  
**Report Author:** Ryan Thomson

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 04 Jun 2025

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

A deteriorating culvert located at Range Road 21-4 has been identified as a critical infrastructure issue. This 40-meter culvert functions as the primary drainage conduit for water flowing from Highway 25, Range Road 21-5, and Range Road 21-4, directing stormwater into the adjacent coulee. The structural degradation of the culvert is causing water to back up, leading to erosion along the road slopes and posing potential risks to road integrity and public safety.

Public Works has implemented temporary maintenance measures to alleviate the immediate impacts; however, these are not sustainable long-term solutions. A full culvert replacement is required to restore proper drainage functionality and protect the surrounding infrastructure.

Council's consideration is requested for approval of the necessary capital investment to undertake the culvert replacement at the earliest opportunity.

## RECOMMENDATION:

That Council authorize an allocation of \$95,000 from the Public Works Capital Project Reserve for the replacement of the deteriorated culvert at Range Road 21-4 through directional drilling, and for the completion of associated ditch remediation and slope stabilization works.

## REASON(S) FOR RECOMMENDATION(S):

In the event of a culvert failure access to the feedlot and residents would be cut off.

## PREVIOUS COUNCIL DIRECTION / POLICY:

No previous council direction provided. Culvert replacement is left to operations.

## BACKGROUND INFORMATION:



The culvert in question is located approximately ¾ mile south of Highway 25 on Range Road 21-4. This section of roadway serves as the sole access route for multiple rural residences and significant agricultural operations, including feedlots, making uninterrupted road access essential during infrastructure work.

The existing culvert has deteriorated to the point where replacement is necessary to maintain proper drainage and protect road integrity. After evaluating multiple construction methods, it was determined that directional drilling is the most feasible and cost-effective solution. This approach allows for the installation of a new culvert with minimal disruption to road access.

Alternative methods, including open trench excavation to remove and replace the culvert, were thoroughly considered but deemed unviable. Traditional excavation would have required a full road closure for up to two weeks, which would have severed access to all properties south of the culvert. Additionally, the drainage channel lies approximately 2.5 meters below the road surface, further complicating open cut replacement logistics and increasing safety and cost concerns.

A temporary detour around the construction site was also assessed; however, it was found to be cost-prohibitive when compared to the directional drilling option. Given these constraints, directional drilling not only provides the least disruptive solution but also ensures continued access for residents and essential agricultural operations throughout the construction period.

#### ALTERNATIVES / PROS / CONS:

Council could choose not to fund the culvert replacement.

Con: Culvert failure would cut off access and cause major safety concerns

#### FINANCIAL IMPACT:

\$95,000

#### LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

# AGENDA ITEM REPORT



**Title:** Alberta Lamb Producers Conference & AGM Sponsorship  
**Meeting:** Council Meeting - 05 Jun 2025  
**Department:** Administration  
**Report Author:** Candice Robison

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 28 May 2025

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

Alberta Lamb Producers (ALP), has extended an invitation to Lethbridge County to sponsor their 2025 Annual General Meeting (AGM) and Conference. The event will take place on November 14–15, 2025 at the Coast Lethbridge Hotel & Conference Centre.

## RECOMMENDATION:

That Lethbridge County approve a \$500 + GST sponsorship at the Coffee Sponsor level for the 2025 Alberta Lamb Producers AGM and Conference, scheduled for November 14–15, 2025, in Lethbridge.

## REASON(S) FOR RECOMMENDATION(S):

This sponsorship is recommended because it represents a meaningful yet cost-effective way for Lethbridge County to support its agricultural community.

## PREVIOUS COUNCIL DIRECTION / POLICY:

Council has not previously provided support for the Alberta Lamb Producers Conference.

## BACKGROUND INFORMATION:

The Alberta Lamb Producers (ALP), governed under the Marketing of Agricultural Products Act and funded through producer check-off dollars, represents over 1,700 producers province-wide, 90 producers within the County and contributes more than 20% of Canada's lamb and mutton market share. Their 2025 Annual General Meeting and Conference, scheduled for November 14–15 at the Coast Lethbridge Hotel & Conference Centre, will feature speaker sessions, a producer panel moderated by Shaun Haney of Real Ag Radio, a farm tour, trade fair, banquet, and networking events.

Sponsorship at the Coffee Sponsor level (\$500 + GST) includes branding and signage at coffee stations on both days of the event, as well as recognition on ALP's website and in their Annual Report Package.

Although Lethbridge County staff are unavailable to attend the event or host a booth, providing financial support at this level demonstrates the County's ongoing commitment to the agricultural sector and ensures our support is still visible and impactful within the community.

#### ALTERNATIVES / PROS / CONS:

Alternatives:

- The County does not sponsor the 2025 Alberta Lamb Producers Conference & AGM.
- The County provides sponsorship for the 2025 Alberta Lamb Producers Conference in a different amount determined by Council.

#### FINANCIAL IMPACT:

The financial impact would be \$500.00.

#### LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

#### ATTACHMENTS:

[Alberta Lamb Producers Letter](#)

[Alberta Lamb Producers 2025 AGM Sponsorship Package](#)

Good afternoon to the Lethbridge County Councillors,

The Alberta Lamb Producers (ALP) is the marketing commission for sheep and wool in Alberta and we are governed by the Marketing of Agricultural Products Act.

Our activities are funded by producer check-off dollars. ALP supports 1,700 Alberta producers, who represent over 20% of Canada's lamb and mutton market share. Alberta lamb producers also diversify their farms with dairy, beef, chicken, and crop operations.

Our website, [www.ablamb.ca](http://www.ablamb.ca) offers a wealth of industry information and learning modules that benefit producers. In the Lethbridge county, there are 90 lamb producers!

ALP has scheduled its 2025 Annual General Meeting and Conference at the Coast Hotel in Lethbridge. The event will take place over two days, November 14 and 15, and will feature a farm tour, trade fair, evening banquet, four speakers, and a producer panel with Shaun Haney of Real AG Radio as the moderator. I have attached the draft conference agenda for your reference.

We are excited to share our sponsorship package with you, which is attached to this email. There are great opportunities for sponsor recognition which are highlighted in the sponsorship package. We invite you to join us as a sponsor and trade fair participant. Notably, we have one presenting sponsor opportunity available.

Thank you for considering our request. We look forward to the possibility of partnering with the Lethbridge County and sharing the great work Lethbridge County does for sheep producers and the entire agriculture community!

Best regards,

Jolene Airth, Executive Director

Alberta Lamb Producers

Tel: [403-948-8533](tel:403-948-8533)





## 2025 Alberta Lamb Producers Conference and AGM Sponsorship Package

Alberta Lamb Producers invites you to sponsor and participate in the 2025 ALP AGM and Conference. Help support the development of Alberta's sheep industry and receive recognition as a key industry partner. This year's event promises to be bigger and better, with an exciting two-day event planned at the Coast Lethbridge Hotel & Conference Centre in Southern Alberta.

**Friday, November 14<sup>th</sup>** - Two morning speakers, lunch, bussed farm tour, cocktail hour and banquet

**Saturday, November 15<sup>th</sup>** - Annual General Meeting, two speakers, lunch and a moderated producer panel.

We hope we can count on your valued participation and sponsorship of this important industry event!

**Deadline for sponsorships is October 1, 2025.**

### Sponsor Opportunities:

#### Presenting Sponsor (one available), \$2250.00 + gst

- ✓ Advertising in two email communications with producers (sponsor to provide graphics/content)
- ✓ Opportunity to have up to three company representatives in attendance (includes break refreshments and lunch)
- ✓ Three Banquet Tickets
- ✓ Opportunity to address Conference attendees during cocktail hour(15 minutes)
- ✓ Opportunity to display promotional banner/signage/materials in and outside of Conference and AGM meeting room space
- ✓ Opportunity to supply branded swag bags with promotional materials for all attendees
- ✓ Verbal recognition throughout program
- ✓ Opportunity to supply content (five frames) for continuous loop PowerPoint promotional display during lunch and breaks
- ✓ Trade Fair space for promotional display and an opportunity to engage directly with Producers
- ✓ Prominent logo recognition on ALP website complete with contact information or link to your website
- ✓ Prominent recognition on the ALP Annual Report Package cover page as Presenting Sponsor, as well as inside the report package
- ✓ Eight ALP Social Media posts (sponsor to provide graphics/content)

#### **Platinum Sponsor, \$850.00 + gst**

- ✓ Verbal recognition throughout program
- ✓ Opportunity to supply content (two frames) for continuous loop PowerPoint promotional display during lunch and breaks
- ✓ Opportunity to have up to two company representatives in attendance (includes break refreshments and lunch)
- ✓ Two Banquet Tickets
- ✓ Trade Fair space for promotional display and an opportunity to engage directly with Producers
- ✓ Recognition on ALP website complete with contact information or link to your website
- ✓ Recognition in the ALP Annual Report Package
- ✓ Three ALP Social Media posts (sponsor to provide graphics/content)

#### **Gold Sponsor, \$600.00 + gst**

- ✓ Trade Fair space for promotional display and an opportunity to engage directly with Producers
- ✓ Opportunity to have two company representatives in attendance (includes break refreshments and lunch)
- ✓ Two Banquet Tickets
- ✓ Recognition on ALP website complete with contact information or link to your website
- ✓ Recognition in the ALP Annual Report Package
- ✓ Two ALP Social Media post (sponsor to provide graphics/content)

#### **Silver Sponsor, \$350.00 + gst**

- ✓ Recognition in the ALP Annual Report Package
- ✓ Recognition on ALP website complete with contact information or link to your website
- ✓ One ALP Social Media post (sponsor to provide graphics/content)
- ✓ Opportunity to have one company representative in attendance (includes break refreshments and lunch)
- ✓ One Banquet Ticket

#### **Bronze Sponsor, \$180.00 + gst**

- ✓ Recognition in the ALP Annual Report Package
- ✓ Recognition on ALP website complete with contact information or link to your website

#### **Coffee Sponsor, \$500 + gst**

- ✓ Company branding, promotional materials and signage at coffee station both Friday and Saturday
- ✓ Recognition on ALP website complete with contact information or link to your website
- ✓ Recognition in the ALP Annual Report Package

**Trade Fair Booth, \$250.00 + gst**

- ✓ Opportunity to have one company representative in attendance (includes break refreshments, lunch both days and bus tour Friday)
- ✓ Trade fair space, table provided

**Yes, we would like to be part of the ALP 2025 AGM! Please select your sponsorship level:**

- ☐ Presenting Sponsor \$2250
- ☐ Platinum Sponsor \$850
- ☐ Gold Sponsor \$600
- ☐ Silver Sponsor \$350

- ☐ Bronze Sponsor \$180
- ☐ Coffee Sponsor \$500
- ☐ Tradeshow Booth \$250

**Please complete and send this completed sponsorship form to [info@ablamb.ca](mailto:info@ablamb.ca) to confirm your sponsorship today!**

Company Name:
Contact Person:
Address:
Phone Number:
Email:
Website:
Facebook:

**Payment to be made by:**

- ☐ Cheque (made payable to Alberta Lamb Producers)
- ☐ E-Transfer (send to [info@ablamb.ca](mailto:info@ablamb.ca), password of: **ALPAGM2025**)

**Have a question about your sponsorship?**

Contact the ALP office today at 403-948-8533 or [info@ablamb.ca](mailto:info@ablamb.ca).

**Thank you for your sponsorship of the 2025 ALP Conference and AGM!**

To Lethbridge County Office,

The Lethbridge Coaldale 4-H Beef Club and the Warner Beef Club are proud to announce our **first-ever joint event**—the **Country Classic Show and Sale**, taking place on **June 7, 2025**, at **Perlich Brothers Auction Market**.

This exciting collaboration between our two clubs gives members the opportunity to showcase the results of their year-long efforts, while building valuable connections with fellow 4-H youth. For many, this will be their first time participating in a joint show, and it promises to be a memorable experience full of learning and growth—true to the 4-H motto: *"Learn to do by doing."*

Most of the members of the Lethbridge Coaldale 4H beef Club are residents of the County of Lethbridge and benefited from the many opportunities growing up in the County has awarded them.

We are currently seeking **sponsorship and support from local businesses and community members** to help offset some of the event costs. Your contribution would go a long way in helping us provide:

- Participation hats for all youth members
- Awards for our overall **Champion** and **Reserve Champion** (targeting \$50–\$100 value each)
- Banners, ribbons, and other recognition materials
- A complimentary **beef-on-a-bun dinner** for participants, families, buyers, and sponsors

As a sponsor, your name will be **announced multiple times during the show** and **displayed prominently** around the show ring. Your support, no matter the size, directly contributes to the success of our youth and helps us continue building strong, community-minded leaders through 4-H.

There is no obligation to sponsor, and both clubs are deeply grateful for the ongoing encouragement and generosity we receive from our communities.

If you are interested in sponsoring or have any questions, please don't hesitate to contact one of our leaders listed below:

**Kim or Tyler Daniels**

Lethbridge Coaldale 4-H Beef Club

[lethbridgecoaldale4hbeef@gmail.com](mailto:lethbridgecoaldale4hbeef@gmail.com)

Thank you for considering our request and for supporting the next generation of agricultural leaders!

Sincerely,

*The Country Classic Planning Committee*

Lethbridge Coaldale & Warner 4-H Beef Clubs