

Minutes

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

The Council Meeting of Lethbridge County was called to order on Thursday, June 5, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- 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
- Executive Assistant Candice Robison
- Senior Planner Steve Harty
- 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.

Reeve Campbell expressed gratitude to Hilary Janzen, Manager of Planning and Development, for her dedicated years of service and significant contributions to the County. He also extended his congratulations to her on her new role with the Town of Taber, wishing her continued success in her future endeavors.

B. ADOPTION OF AGENDA

The following items were added to the agenda:

H.4 - FCSS (*FOIP Section 21 - Disclosure harmful to business interests of a third party*)

H.5. - Disposal of Municipal Lands (*FOIP Section 25 - Disclosure harmful to economic and other interests of a public body*)

166-2025	Councillor Sayers	MOVED that the June 5, 2025 Lethbridge County Council Meeting Agenda be adopted as amended.
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CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

167-2025 Councillor Hickey MOVED that the May 15, 2025 Lethbridge County Council Minutes be adopted as presented.

CARRIED

D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2025-0-069 – Penner
- Lot 1, Block 1, Plan 0210278 within NW1/4 27-11-20-W4M

168-2025 Councillor Slomp MOVED 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.

CARRIED

D.2. Subdivision Application #2025-0-077 – Houweling
- Lot 1, Block 1, Plan 9913181 within SW1/4 33-10-21-W4M

169-2025 Councillor Sayers MOVED 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.

CARRIED

E. DEPARTMENT REPORTS

E.1. DEVELOPMENT & INFRASTRUCTURE

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

170-2025 Councillor Slomp MOVED that Bylaw 25-016 be read a first time.

CARRIED

E.2. OPERATIONS

E.2.1. Culvert Replacement

171-2025 Councillor Hickey MOVED 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.

CARRIED

E.3. ADMINISTRATION

E.3.1. Alberta Lamb Producers Conference & AGM Sponsorship

172-2025 Councillor Sayers MOVED 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.

CARRIED

F. CORRESPONDENCE

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

Council received correspondence from the Lethbridge Coaldale 4-H Beef Club and the Warner Beef Club regarding their first-ever joint event—the Country Classic Show and Sale, taking place on June 7, 2025, at Perlich Brothers Auction Market.

173-2025 Councillor Hickey MOVED that Council donates \$300 to the Lethbridge Coaldale 4-H Beef Club/Warner Beef Club Country Classic Show & Sale to be funded from the Council Donations Reserve.

CARRIED

H. CLOSED SESSION

H.1. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.2. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.3. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

H.4. - FCSS (FOIP Section 21 - Disclosure harmful to business interests of a third party)

H.5. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

174-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 9:37 a.m. for the discussion on the following:

H.1. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.2. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

H.3. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

H.4. - FCSS (FOIP Section 16 - Disclosure harmful to business interests of a third party)

H.5. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

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

175-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:38 a.m
CARRIED

H.1. *Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)*

176-2025 Councillor Slomp MOVED that County Council refuse the offer and direct administration to counteroffer for the assessed value or greater of the land.
CARRIED

H.2. *Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)*

177-2025 Councillor Hickey MOVED that County Council rescind the sale of the lot and transfer the lands to the water users group.
CARRIED

H.5. *H.5. - Disposal of Municipal Lands (FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)*

178-2025 Councillor Sayers MOVED that County advertise the land in question for sale as per the Land Sale Policy.
CARRIED

I. ADJOURN

179-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 11:40 a.m.

CARRIED



Reeve



CAO