



MINUTES County Council Meeting

9:00 AM - Thursday, September 3, 2020
Council Chambers

The County Council of Lethbridge County was called to order on Thursday, September 3, 2020, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Lorne Hickey, as entered in the minutes
Deputy Reeve Morris Zeinstra
Councillor Tory Campbell
Councillor Robert Horvath
Councillor Ken Benson
Councillor Steve Campbell
Councillor Klaas VanderVeen
Chief Administrative Officer Ann Mitchell
Director of Community Services Larry Randle
Director of Public Operations Jeremy Wickson
Infrastructure Manager Devon Thiele
Supervisory of Planning and Development Hilary Janzen
Executive Assistant Tara Cryderman

A. CALL TO ORDER - OPENING REMARKS

Deputy Reeve Morris Zeinstra called the meeting to order, the time being 9:04 am.

Reeve Lorne Hickey attended the meeting, the time being 9:05 am, and assumed the Chair.

B. CONFIRMATION OF AGENDA

B.1. September 3, 2020 Lethbridge County Council Meeting Agenda

220-2020 Councillor T.Campbell MOVED that Lethbridge County Council approve the September 3, 2020 Lethbridge County Council Meeting Agenda, as presented.

CARRIED

C. CONFIRMATION OF MINUTES

C.1. Lethbridge County Council Minutes - August 6, 2020

221-2020 Councillor VanderVeen MOVED that Lethbridge County Council approve the August 6, 2020 Lethbridge County Council Meeting Minutes, as presented.

CARRIED

D. NOTICES OF MOTION

No Notices of Motions were presented.

E. SUBDIVISION APPLICATIONS

**E.1. Subdivision Application #2019-0-170 - Grisnich
Lot 3, Block 1, Plan 1412687 within NW 8-10-21-W4M**

222-2020 Councillor MOVED that Subdivision Application No. 2019-0-170 be
VanderVeen placed back on the table for discussion.

CARRIED

223-2020 Councillor MOVED that the Country Residential subdivision of Lot 3, Block
VanderVeen 1, Plan 1412687 within NW 8-10-21-W4M (Certificate of Title
No. 191 182 566), to re-subdivide (re-split) a title of 13.62 acres
(5.51 ha) into two titles, being 6.00 and 7.62 acres (2.43 and
3.08 ha) respectively in size, for grouped 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 13.62 acres at the market value of \$25,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve Purposes. As MR was previously required in 2014 with a deferred Reserve Caveat on title, this may be discharged upon confirmation of an MR payment.

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 a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created. The agreement may address drainage, lot grading, road/ditch improvements and any other matter determined necessary to service the subdivision.
3. That the applicant provides an up-to-date Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements, including the dwelling and septic field, on the proposed parcel as approved. Additionally, the applicant is required to submit a final plan as prepared by an Alberta Land Surveyor that corresponds to the subdivision approval.
4. That any easement(s) as required by utility companies or the municipality shall be established.
5. That the applicant is responsible for meeting any requirements of Alberta Culture and Tourism, or to apply for Historical Resource clearance if required, prior to final endorsement of the subdivision.

CARRIED

E.2. Subdivision Application #2020-0-080 – Isley
SE 33-11-23-W4M

224-2020 Councillor S.Campbell MOVED that the Country Residential subdivision of SE 33-11-23-W4M (Certificate of Title No. 141 346 129), to create an 8.00 acre (3.24 ha) farm yard parcel from a cut-off/fragmented quarter-section title comprised of 97.51 acres (39.46 ha) 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 8.00 acres at the market value of \$3,000 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 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 of survey as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided, as approved by the Subdivision Authority.
4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

CARRIED

E.3. Subdivision Application #2020-0-085 – Beekman
SW 33-08-19-W4M

225-2020 Councillor T.Campbell MOVED that the Country Residential subdivision of SW 33-8-19 W4M (Certificate of Title No. 091 108 420), to subdivide a 4.99 acre (2.02 ha) first parcel out farmstead subdivision from a title of 153.25 acres (62.02 ha) for country residential use;
BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to Lethbridge County.

2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.

CARRIED

Reeve Hickey called a recess to the Council Meeting to allow for the Public Hearings, the time being 9:30 am.

Reeve Hickey reconvened the Council Meeting, the time being 9:59 am.

**E.4. Subdivision Application #2020-0-086 – Withage
Portion of SE 28-09-20-W4M**

226-2020 Councillor Horvath MOVED that the Country Residential subdivision of Legal Subdivisions 2 & 7 in the SE 28-9-20-W4M (Certificate of Title No. 101 189 357, 121 265 717), to subdivide out a 15.14-acre (6.13 ha) yard parcel from a 80-acre (48.08 ha) sized agricultural title for country residential use, and then consolidate the remnant 64.36-acres (26.05 ha) of agricultural land to the adjacent east 80-acre (32.37 ha) title, thereby creating an enlarged agricultural title of 144.36 acres (58.42 ha) in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into 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 provide a Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements on the parcel, as approved by the Subdivision Authority.
4. That the applicant submits a final survey plan as prepared by an Alberta Land Surveyor illustrating the west-half agricultural land (the 64.36-acres or size as calculated on approved final survey plan) is consolidated to the adjacent east 80-acre title, so that the resulting title may not be further subdivided without Subdivision Authority approval.
5. That the easement/utility right-of-way as required by ATCO Gas be established prior to finalization.
6. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

Reeve Hickey called a recess to the Council Meeting, the time being 10:10 am.

Councillor Morris Zeinstra left the meeting, the time being 10:30 am.

Reeve Hickey reconvened the Council Meeting, the time being 10:45 am.

F. PUBLIC HEARINGS - 9:30 am

F.1. Bylaw 20-015 - Amendment to the Lethbridge County/Town of Coaldale Intermunicipal Development Plan

227-2020 Deputy Reeve Zeinstra MOVED that the Public Hearings for Bylaw No. 20-015, and for Bylaw No. 20-016 commence, the time being 9:30 am.
CARRIED

Supervisor of Planning and Development Hilary Janzen presented Bylaw No. 20-015, being a bylaw to amend the Lethbridge County / Town of Coaldale Intermunicipal Development Plan.

Reeve Hickey asked, a total of three (3) times, if any members of the public in attendance wished to speak in opposition to Bylaw No. 20-015. No one indicated they wished to speak in opposition to Bylaw No. 20-015.

Reeve Hickey asked, a total of three (3) times, if any members of the public in attendance wished to speak in favour to Bylaw No. 20-015. No one indicated they wished to speak in favour for Bylaw No. 20-015.

Reeve Hickey provided the Administration Building telephone number for anyone watching the live stream of the Public Hearing, in the event they wish to provide comments on Bylaw 20-015.

F.2. Bylaw 20-016 - Amendment to the Land Use Bylaw - Lethbridge Urban Fringe to Grouped Country Residential for north portion of Plan 7770AU; Block Z within NW 26-8-20-W4M

Supervisor of Planning and Development Hilary Janzen presented Bylaw No. 20-016, being a bylaw to amend the Land Use Bylaw, by redesignating the north portion of Plan 7770AU; Block Z, within NW 26-8-20-W4M, from Lethbridge Urban Fringe to Grouped Country Residential.

Reeve Hickey asked, a total of three (3) times, if any members of the public in attendance wished to speak in opposition to Bylaw No. 20-016. No one indicated they wished to speak in opposition to Bylaw No. 20-016.

Reeve Hickey asked, if any members of the public in attendance wished to speak in support to Bylaw No. 20-016. Dalton Howe spoke in favour of Bylaw No. 20-016.

Reeve Hickey provided the Administration Building telephone number for anyone watching the live stream of the Public Hearing, in the event they wish to provide comments on Bylaw 20-016.

228-2020 Councillor VanderVeen MOVED that the Public Hearings for Bylaw No. 20-015 and Bylaw No. 20-016 recess to allow for public members to call in with their comments, the time being 9:58 am.
CARRIED

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| 229-2020 | Councillor Benson | <p>MOVED that the Public Hearings for Bylaw No. 20-015 and Bylaw No. 20-016 reconvene, the time being 10:47 am.</p> <p style="text-align: right;">CARRIED</p> <p>Reeve Hickey asked if there were any members of the public wishing to provide comments of either Bylaw No. 20-015 or Bylaw No. 20-016.</p> <p>No members of the public called in to provide comments, on either bylaw.</p> |
| 230-2020 | Councillor Horvath | <p>MOVED that the Public Hearings for Bylaw No. 20-015 and Bylaw No. 20-016 adjourn, the time being 10:48 am.</p> <p style="text-align: right;">CARRIED</p> |
| 231-2020 | Councillor VanderVeen | <p>MOVED that Bylaw No. 20-015, being a bylaw to amend the Lethbridge County / Town of Coaldale Intermunicipal Development Plan, be given second reading.</p> <p style="text-align: right;">CARRIED</p> |
| 232-2020 | Councillor T.Campbell | <p>MOVED that Bylaw No. 20-015, being a bylaw to amend the Lethbridge County / Town of Coaldale Intermunicipal Development Plan, be given third and final reading.</p> <p style="text-align: right;">CARRIED</p> |
| 233-2020 | Councillor S.Campbell | <p>MOVED that Bylaw No. 20-016, being a bylaw to amend the Land Use Bylaw, by redesignating the north portion of Plan 7770AU; Block Z, within NW 26-8-20 W4M, from Lethbridge Urban Fringe to Grouped Country Residential, be given second reading.</p> <p style="text-align: right;">CARRIED</p> |
| 234-2020 | Councillor Horvath | <p>MOVED that Bylaw No. 20-016, being a bylaw to amend the Land Use Bylaw, by redesignating the north portion of Plan 7770AU; Block Z, within NW 26-8-20 W4M, from Lethbridge Urban Fringe to Grouped Country Residential, be given third and final reading.</p> <p style="text-align: right;">CARRIED</p> |

- G. **BYLAWS**
(excluding public hearings)
- H. **DELEGATIONS**
- I. **REPORTS**
- J. **MUNICIPAL SERVICES**
- K. **COMMUNITY SERVICES**
- L. **CORPORATE SERVICES**
- M. **ADMINISTRATION**
- N. **INVITATIONS**
- O. **COUNTY COUNCIL UPDATES**

P. CLOSED SESSION

Q. ADJOURN

Q.1. September 3, 2020 Lethbridge County Council Meeting Adjournment

235-2020 Councillor MOVED that the Lethbridge County Council Meeting for
VanderVeen September 3, 2020 adjourn, the time being 10:50 am.
CARRIED



Reeve



CAO