



MINUTES

Council Meeting

9:30 AM - Thursday, March 10, 2022
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, March 10, 2022, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT: Reeve Tory Campbell
Deputy Reeve Klaas VanderVeen
Councillor Lorne Hickey
Councillor Mark Sayers
Councillor John Kuerbis
Councillor Eric Van Essen
Councillor Morris Zeinstra
Chief Administrative Officer, Ann Mitchell
Director of Public Operations, Jeremy Wickson
Infrastructure Manager, Devon Thiele
Manager of Finance & Administration, Jennifer Place
Executive Assistant, Candice Robison
Supervisor of Planning & Development, Hilary Janzen
Senior Planner, Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:32 a.m.

B. ADOPTION OF AGENDA

38-2022 Deputy Reeve VanderVeen MOVED that Lethbridge County Council approve the March 10, 2022 Council Meeting agenda as presented. CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

39-2022 Councillor Kuerbis MOVED that the February 3, 2022 Regular County Council Meeting Minutes be accepted as presented. CARRIED

D. DELEGATIONS

D.1. 9:30 a.m. - Peter Casurella - SouthGrow

Peter Casurella, Executive Director was present to provide Council with an update on SouthGrow.

E. SUBDIVISION APPLICATIONS

**E.1. Subdivision Application #2021-0-116 – Dar Ray Farms Ltd.
- Lots 5-7, Block 1, Plan 2110940 & Lot 2, Block 1, Plan 0814065 within S1/2 5-8-20 W4M**

40-2022 Deputy Reeve VanderVeen MOVED that the Industrial subdivision of Lots 5-7, Block 1, Plan 2110940 and Lot 2, Block 1, Plan 0814065 within S1/2 5-8-20 W4M (Certificate of Title No. 211 106 684, 211 106 684 +1, 211 106 684 +2, 211 106 684 +3), to subdivide an additional small phase of a rural industrial business park, and create five lots, three at 2.94- acres (1.19 ha) each, a 5.00-acre (2.02 ha) and an 8.92-acre (3.61 ha) respectively in size, and one property line adjustment for agri-business 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 three 2.94-acre lots comprising an approximate total area of 8.82-acres, and the 10% payment of the deferred reserve caveat on existing Lot 2, Block 1, Plan 0814065 on 13.92-acres, for a 22.74-acre total, at the market value of \$19,500.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the 13.92-acre title (Registration No. 171097524 on Lot 2, Block 1, Plan 0814065) be discharged in its entirety.

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 any utility easement(s) as required by the municipality shall be established. The County will require that a utility ROW plan be registered with the new lots proposed.
4. That any conditions as required by Alberta Transportation shall be provided prior to finalization.
5. 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, as approved.

CARRIED

Reeve Campbell recessed the meeting at 10:25 a.m.

The meeting reconvened at 10:30 a.m.

D. DELEGATIONS

D.2. 10:30 a.m. - Shannon Frank - Oldman Watershed Council

Shannon Frank, Executive Director was present to provide Council with an update on the Oldman Watershed Council.

E. SUBDIVISION APPLICATIONS

**E.2. Subdivision Application #2021-0-208 – Joss
- Lot 1, Block 2, Plan 1810581 within NW1/4 5-8-20-W4M**

41-2022 Councillor Kuerbis MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan 1810581 within NW1/4 5-8-20-W4M (Certificate of Title No. 181 053 637), to resplit a 10.63-acre (4.3 ha) parcel into two titles, being 3.00 and 7.63 acres (1.21 & 3.09 ha) each respectively in size, for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the subdivision approval and the GCR designation (Bylaw No. 21-008).
4. That the applicant has a professional soils analysis completed for the new 3.00-acre parcel to demonstrate suitability of an additional private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
5. That the easement as required by FortisAlberta be provided prior to final endorsement.

CARRIED

Reeve Campbell recessed the meeting at 10:55 a.m.

The meeting reconvened at 11:00 a.m.

F. PUBLIC HEARINGS - 11:00 A.M.

F.1. Bylaw 22-001 - Municipal Development Plan - Public Hearing

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 22-001 at 11:00 a.m.

42-2022 Councillor Hickey MOVED that the Public Hearing for Bylaw 22-001 commence at 11:03 a.m.

CARRIED

Reeve Campbell asked three times if anyone from the public wished to speak in favour or opposition of Bylaw 22-001.

No one came forward.

43-2022 Deputy Reeve VanderVeen MOVED that the Public Hearing for Bylaw 22-001 adjourn at 11:28 a.m.

CARRIED

44-2022 Councillor Sayers MOVED that Bylaw 22-001 - Lethbridge County Municipal Development Plan be read a second time, as amended.

CARRIED

45-2022 Councillor MOVED that Bylaw 22-001 - Lethbridge County Municipal
Kuerbis Development Plan be read a third time.

CARRIED

E. SUBDIVISION APPLICATIONS

**E.3. Subdivision Application #2022-0-002 – Sinke Farms
- Lot 1, Block 1, Plan 1811292 & N½ 2-11-22-W4M**

46-2022 Deputy MOVED that the Agricultural subdivision of Lot 1, Block 1, Plan
Reeve 1811292 & N1/2 2-11-22-W4M (Certificate of Title No. 131 042 257,
VanderVeen 181 136 064), to reconfigure the property boundaries (property line
adjustment) of two adjacent agricultural titles 95.06 & 225.66-acres
(38.47 & 91.32 ha) in size, by subdividing and consolidating land
along the shared boundary thereby creating agricultural titles 95.88
& 224.84-acres (38.80 & 90.99 ha) respectively 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 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 titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two (2) adjacent agricultural parcels be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
4. That the easement as required by ATCO Gas be established prior to finalization.

CARRIED

E.4. Subdivision Application #2022-0-005 – Plomp - NW1/4 15-11-23-W4M

47-2022 Councillor MOVED that the Country Residential subdivision of NW1/4 15-11-23-
Kuerbis W4M (Certificate of Title No. 951 037 982), to subdivide a 4.50 acre
(1.82 ha) first parcel out farmstead subdivision from a title of 156.1
acres (63.2 ha) for country residential use; BE APPROVED subject to
the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final Plan of Surveyor as prepared by an Alberta Land Surveyor to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That the applicant has a professional soils analysis completed for the new parcel 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.
5. That any easements required by utility agencies be established prior to finalization

CARRIED

**E.5. Subdivision Application #2022-0-007 – Bezooyen
- SW1/4 32-8-19-W4M**

48-2022 Councillor Van Essen MOVED that the Country Residential subdivision of SW1/4 32-8-19-W4M (Certificate of Title No. 901 287 515), to subdivide a 5.56-acre (2.25 ha) first parcel out subdivision from a title of 153.94-acres (62.25 ha), for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final subdivision plan 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.

CARRIED

Reeve Campbell recessed the meeting at 12:00 p.m.

The meeting reconvened at 12:30 p.m. with all members of Council present as previously stated except for Councillor Hickey who left the meeting.

G. DEPARTMENT REPORTS

A. INFRASTRUCTURE

B. MUNICIPAL SERVICES

C. COMMUNITY SERVICES

C.1. Community Planning Association of Alberta (CPAA) - 2022 Annual Conference and Sponsorship

49-2022 Deputy Reeve VanderVeen MOVED that any member of Council may attend the 2022 CPAA Annual Conference.

CARRIED

50-2022 Deputy Reeve VanderVeen MOVED that County Council sponsors the 2022 Community Planning Association of Alberta Conference at the Gold Sponsorship Level; funds to be utilized from Council's Discretionary Reserve.

CARRIED

D. CORPORATE SERVICES

D.1. Oldman Watershed Council Funding Request

51-2022 Deputy Reeve VanderVeen MOVED that County Council approve the funding request from the Oldman Watershed Council in the amount of \$4,866.00, based on a rate of \$0.47 cents per resident for 10,353 residents based on 2019 Municipal Affairs Population List, to be funded from the Council Operating Budget.

CARRIED

D.2. Shaughnessy Community Association Funding Request

52-2022 Councillor Kuerbis That County Council direct administration to invite the Shaughnessy Community Association to the next Council meeting to provide further information with respect to their funding request. CARRIED

D.3. Fire Service Response Fees Waiver Request

53-2022 Deputy Reeve VanderVeen MOVED that County Council not waive the Fire Service Fees in the amount of \$1625.00 per invoice #118618 as requested. CARRIED

D.4. 2021 Year End Surplus Report

54-2022 Deputy Reeve VanderVeen MOVED that the reallocation of funds from Unrestricted Surplus to Restricted Surplus (Reserves) be transferred as presented below:

SURPLUS RESERVE	TRANSFER TO	Amount
Tax Support Surplus Transfer TO:		
Public Works Reserve		\$165,000
Emergency Services Contingency Reserve		\$ 25,000
Administration Building Reserve		\$ 50,000
ASB Future Projects Reserve		\$100,000
Tax Equalization Reserve		\$ 99,260
SURPLUS TRANSFER TOTAL		\$439,260

CARRIED

Reeve Campbell recessed the meeting at 1:43 p.m.

The meeting reconvened at 1:51 p.m.

E. ADMINISTRATION

E.1. Request for Sponsorship - Alberta / NWT Command - Royal Canadian Legion - Annual Military Service Recognition Book

55-2022 Deputy Reeve VanderVeen MOVED that Lethbridge County purchase a 1/4 page full color advertisement in the 15th Annual Military Service Recognition Book, at a cost of \$625.00, with funds coming from the Councillor's Discretionary Reserve. CARRIED

E.2. Canadian Fallen Heroes Foundation - Donation Request

56-2022 Councillor Kuerbis MOVED that County Council approve a gold donation in the amount of \$1,000.00 to the Canadian Fallen Heroes Foundation to recognize and honour many of the Lethbridge County Veterans who have served our Country with funds being utilized from the Councillor's Discretionary Reserve. CARRIED

E.3. Picture Butte and District Chamber of Commerce Annual General Meeting

57-2022 Deputy Reeve VanderVeen MOVED that Lethbridge County provide gold sponsorship to the Picture Butte and District Chamber of Commerce in the amount of \$200. CARRIED

E.4. FCM 2022 Annual Conference and Trade Show - June 2 - June 5, 2022

58-2022 Councillor Sayers MOVED that any member of Council wishing to attend the FCM 2022 Annual Conference and Trade Show, scheduled for June 2 - June 5, 2022 in Regina or virtually be authorized to do so. CARRIED

H. NEW BUSINESS

I. COUNTY COUNCIL AND COMMITTEE UPDATES

I.1. Lethbridge County Council Attendance Update - January 2022

Council reviewed the Lethbridge County Council Attendance Update for January 2022.

J. CLOSED SESSION

J.1. Land Request (FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)

59-2022 Deputy Reeve VanderVeen MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the *Municipal Government Act*, the time being 2:18 p.m. for the discussion on the following:

J.1. Land Request (*FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body*)

Present during the Closed Session:
Lethbridge County Council
Senior Management
Administration Staff
CARRIED

60-2022 Councillor Kuerbis MOVED that the Lethbridge County Council Meeting move out of the closed session at 2:23 p.m. CARRIED

J.1. Land Request (FOIP Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)

61-2022 Councillor Sayers MOVED that County Council approve the land sale as per the appraised value. CARRIED

K. ADJOURN

62-2022 Councillor Sayers MOVED that the Lethbridge County Council Meeting adjourn at 2:25 p.m. CARRIED

Reeve

CAO