



Minutes

Council Meeting | Friday, January 24, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Friday, January 24, 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 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
- Executive Assistant Candice Robison
- Municipal Intern, Planning Hannah Laberge
- Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:00 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 items were added to the agenda:

- D.2. - Jackie Seely - STARS
- I.2. - Update on 2025 ASB Conference

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| 1-2025 | Deputy Reeve Kuerbis | MOVED that the January 24, 2025 Lethbridge County Council Meeting Agenda be adopted as amended. | CARRIED |
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

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| 2-2025 | Councillor Sayers | MOVED that the December 19, 2024 Lethbridge County Council Minutes be adopted as presented. | CARRIED |
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D. DELEGATIONS

D.1. Jackie Seely - STARS

Jackie Seely from STARS presented Council with a portrait in recognition of the partnership between STARS and the County.

D.2. 9:00 a.m. - MLA Grant Hunter

MLA Grant Hunter spoke with Council on the waterline to McCains, water engagement sessions and legislation passed in the fall addressing changing pronouns in schools, hormone treatments and non-biological males participating in female sports.

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2024-0-139 – Frache
- SE1/4 1-9-21-W4M

3-2025 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of SE1/4 1-9-21-W4M (Certificate of Title No. 211 110 525, 211 110 525 +1), to create two (2) lots, 2.99 and 4.30 acres (1.21 and 1.74 ha) in size, from two titles 11.65 & 27.84 acres (4.71 & 11.23 ha) each 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 7.29 acres at the market value of \$20,000 per acre with the actual acreage and amount (approximately \$14,580) to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes. AND FURTHER that a Deferred Reserve caveat be registered on the residual consolidated title of approximately 32.20-acres to reflect the 10% reserve requirement, with the actual acreage and amount to be provided 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. The agreement may address storm water management, TIA requirements including intersection improvements, and that the access approaches be provided in accordance with the ASP Bylaw No. 23-021 and ATEC approval. The applicant shall be required to remove the west lot's existing approach to Highway 512 and install a new access approach from the internal west road (Range Road 210A).
3. That the applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the two parcels being subdivided. The Alberta Land Surveyor must

confirm the location of the onsite septic system in relation to the new property lines for proposed Lot 2 prior to final endorsement.

4. That the two remnant portions of the titles shall be consolidated together into one residual title (remnant north portion of Title No. 211 110 525 to consolidated to remnant north portion of Title No. 211 110 525+1) by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

5. That the applicant is responsible for receiving final approval from Lethbridge County regarding storm water drainage and/or lot grading with respect to the proposal and consideration of the Malloy Drain Master Drainage Plan. The applicant shall provide any additional engineering details or updates to the storm water management plan, as requested by the County prior to final endorsement or as outlined in the Development Agreement.

6. That the applicant shall provide a drainage right-of-way plan to protect run-off storage areas and swales in conjunction with a drainage easement agreement for concurrent registration on title with the subdivision, as permanent buildings and structures and on on-site septic system components shall not be installed in areas designated for stormwater conveyance or detention of runoff.

7. That the applicant provides a copy of architectural controls, to be approved by the municipality, to ensure quality development occurs and that drainage recommendations are registered on title as a restrictive covenant, if required by the County for this first phase. 2024-0-139 Page 2 of 7

8. That any requirements or conditions of Alberta Transportation and Economic Corridors shall be met prior to finalization, including that a 30m wide service road be dedicated by caveat shall be provided along the two parcels frontage to highway 512, to be registered concurrently with the final endorsement.

9. That any easement(s) as required by utility companies or the municipality for drainage or utilities shall be established.

CARRIED

Reeve Campbell recessed the meeting at 9:51 a.m.

Reeve Campbell reconvened the meeting at 10:03 a.m. Councillor VanderVeen arrived to the meeting.

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

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 24-021 at 10:04 a.m.

F.1. Bylaw 24-021 - Re-designate a portion of SE 6-8-20-W4 from Rural Agriculture to Grouped Country Residential- Public Hearing

4-2025 Councillor Hickey MOVED that the Public Hearing for Bylaw 24-021 commence at 10:04 a.m.

CARRIED

The Manager, Planning and Development reviewed Bylaw 24-021.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-021.

Bob McCutcheon, the applicant joined via Teams and spoke in favour of Bylaw 24-021.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 24-021.

No further comments were made.

5-2025 Councillor Sayers MOVED that the Public Hearing for Bylaw 24-021 adjourn at 10:11 a.m. CARRIED

Reeve Campbell reconvened the regular meeting at 10:11 a.m.

6-2025 Deputy Reeve Kuerbis MOVED that Bylaw 24-021 be read a second time. CARRIED

7-2025 Councillor Hickey MOVED that Bylaw 24-021 be read a third time. CARRIED

E. SUBDIVISION APPLICATIONS

E.2. Subdivision Application #2024-0-144 Lafarge Canada - Lot 2, Block 1, Plan 0914202 and portion of SE1/4 31-9-21-W4M

8-2025 Councillor Sayers MOVED that the Agricultural subdivision of Lot 2, Block 1, Plan 0914202 and a portion of SE1/4 31-9-21-W4M (Certificate of Title No. 091 286 402, 951 235 569), to realign the property boundaries between two adjacent titles by subdividing 11.27 acres (4.50 ha) from a 70.0-acre (28.30 ha) title and adding it to an adjacent 49.82-acre (20.16 ha) title, resulting in reconfigured parcels 58.73 and 61.09 acres (23.77 & 24.72 ha) respectively in size for agricultural 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, if deemed required.

3. That the applicant submits a final surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided as approved. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

CARRIED

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 25-002 - 2025 Utility Rate Bylaw

9-2025 Deputy Reeve Kuerbis MOVED that Bylaw 25-002 - 2025 Utility Rate Bylaw be read a first time. CARRIED

10-2025 Councillor Sayers MOVED that Bylaw 25-002 - 2025 Utility Rate Bylaw be read a second time. CARRIED

11-2025 Councillor VanderVeen MOVED that Council consider reading Bylaw 25-002 - 2025 Utility Rate Bylaw a third time. CARRIED

12-2025 Councillor Hickey MOVED that Bylaw 25-002 - 2025 Utility Rate Bylaw be read a third time. CARRIED

G.1.2. Capital Projects Update

Devon Thiele, Director, Planning and Development provide Council a Capital Project update.

G.2. CORPORATE SERVICES

G.2.1. Southern 4H Region Speaker Lunch Sponsor - Farming Smarter Conference

13-2025 Councillor Sayers MOVED that County Council sponsor the 4H speaker lunch at the Farming Smarter Conference in the amount of \$500.00 as per Policy #161. CARRIED

G.2.2. Oldman Watershed Council Funding Request

14-2025 Deputy Reeve Kuerbis MOVED that County Council approve the funding request from the Oldman Watershed Council in the amount of \$4,959.00, based on a rate of \$0.49 cents per resident for 10,120 residents, to be funded from the Council Operating Budget. CARRIED

G.2.3. Bylaw 25-001 - Schedule of Fees Bylaw

- 15-2025 Councillor VanderVeen MOVED that Bylaw 25-001 - Schedule of Fees Bylaw be read a first time. CARRIED
- 16-2025 Deputy Reeve Kuerbis MOVED that Bylaw 25-001 - Schedule of Fees Bylaw be read a second time. CARRIED
- 17-2025 Councillor Sayers MOVED that Council consider reading Bylaw 25-001 - Schedule of Fees Bylaw a third time. CARRIED
- 18-2025 Councillor Hickey MOVED that Bylaw 25-001 - Schedule of Fees Bylaw be read a third time. CARRIED

G.3. ADMINISTRATION

G.3.1. Health Professional Attraction & Retention Committee Funding Request

- 19-2025 Councillor Hickey MOVED that Council approve the allocation of \$1,000 from the Council Donations Reserve to assist with the costs of the Meet & Greet event organized by the Health Professional Attraction & Retention Committee on March 29, 2025. CARRIED

H. CORRESPONDENCE

- H.1. **Southern Alberta Chinese Association - Spring Celebration of the Year of the Snake**
Council received an invitation to the Southern Alberta Chinese Association's Spring Celebration of the Year of the Snake taking place on February 8, 2025.

I. COUNTY COUNCIL AND COMMITTEE UPDATES

I.1. Lethbridge County Council Attendance Update - December 2024

Council reviewed the highlights from the Lethbridge County Council Attendance Update for December 2024.

Division 1

Councillor Lorne Hickey

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| December 2 | Budget Presentation |
| December 4 | Blue Sky Lodge Christmas Party |
| December 5 | Lethbridge County Council Meeting |
| December 6 | Blackrock Terrace Christmas Party |
| December 11 | Garden View Christmas Party |
| December 12 | Heritage Christmas Party |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 2

Reeve Tory Campbell

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| December 2 | Budget Presentation |
| December 3 | Team Lethbridge Virtual Meeting, Minister Brian Jean |
| December 3 | Committee of Nominators Meeting, Community Foundation of Lethbridge Southwestern Alberta |
| December 5 | Lethbridge County Council Meeting |
| December 6 | Irrigation Meeting, MD of Taber |
| December 6 | Mayors and Reeves |
| December 7 | Mayor's Prayer Breakfast |
| December 7 | Coaldale and District Emergency Services Awards Banquet |
| December 9 | Water Availability Open House, Fort McLeod |
| December 16 | Meeting with CAO and Administration, ORRSC |
| December 17 | Meeting with ORRSC |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 19 | Media, Year in Review |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 3

Councillor Mark Sayers

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| December 2 | Budget Presentation |
| December 5 | Lethbridge County Council Meeting |
| December 6 | M.D. Taber/SMRID Meeting |
| December 7 | Coaldale and District Emergency Service Awards Banquet |
| December 16 | Regional Water Commission Meeting |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 4

Deputy Reeve John Kuerbis

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| December 2 | Budget Presentation |
| December 3 | Weekly Meeting with Community Futures Executive Director |
| December 4 | Virtual Meeting with Community Futures Executive Director and Prairies Can |
| December 5 | Lethbridge County Council Meeting |
| December 10 | Water Coop Liaison Committee |
| December 10 | Weekly Meeting with Community Futures Executive Director |
| December 16 | Regional Water Commission Meeting |
| December 17 | Regional Waste Commission Meeting |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 18 | Community Futures Monthly Meeting |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 5

Councillor Kevin Slomp

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| December 2 | Budget Presentation |
| December 5 | Lethbridge County Council Meeting |
| December 7 | Picture Butte Emergency Services Awards Banquet |
| December 9 | Water Availability Open House, Fort McLeod |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 6

Councillor Klaas VanderVeen

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|-------------|---|
| December 2 | Budget Presentation |
| December 5 | Lethbridge County Council Meeting |
| December 17 | Regional Waste Commission Meeting |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

Division 7

Councillor Morris Zeinstra

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| December 2 | Budget Presentation |
| December 5 | Lethbridge County Council Meeting |
| December 5 | ORRSC Board Meeting |
| December 16 | ORRSC Discussion |
| December 17 | ORRSC Meeting |
| December 17 | Council to Council Christmas Dinner, Town of Coaldale |
| December 19 | Lethbridge County Council Meeting |
| December 20 | Annual County Christmas and Service Recognition Event |

I.2. Update on 2025 ASB Conference

Deputy Reeve Kuerbis provided an update for Council on the recent provincial ASB Conference. The top three concerns coming from the conference were vet shortages, vegetation on highways and Richardson ground squirrel issue.

K. CLOSED SESSION

K.1. - Southern Alberta Energy from Waste Association (SAEWA) (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

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| 20-2025 | Councillor Hickey | MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:09 a.m. for the discussion on the following: |
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K.1. - Southern Alberta Energy from Waste Association (SAEWA) (FOIP Section 16 - Disclosure harmful to business interests of a third party)

K.2. - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

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

21-2025 Councillor Sayers MOVED that the Lethbridge County Council Meeting move out of the closed session at 12:37 p.m.
CARRIED

L. ADJOURN

22-2025 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 12:38 p.m.
CARRIED

Reeve

CAO