



Minutes

Council Meeting | Thursday, February 6, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, February 6, 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
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Executive Assistant Candice Robison
- Manager, Planning & Development Hilary Janzen
- Planner, Steve Hardy
- Municipal Intern, Planning Hannah Laberge
- Coordinator, Planning and Development Jessica Potack

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.

Heath Wright, Manager, Emergency Management introduced Breea Tamminga, the new Coordinator, Emergency Management.

Hailey Pinksen, Director, Corporate Services introduced Tiffany Wald, the new Clerk, Customer Service.

B. ADOPTION OF AGENDA

The following item was added to the agenda:

F.6 - Picture Butte Health Professional Attraction & Retention Committee

23-2025 Councillor MOVED that the February 6, 2025 Lethbridge County Council Meeting
Sayers Agenda be adopted as amended.

CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

24-2025 Deputy Reeve Kuerbis MOVED that the January 24, 2025 Lethbridge County Council Minutes be adopted as presented. CARRIED

D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2024-0-173 Friesen/Bast
- Lot 1, Block 1, Plan 9310042 and Lot 3, Block 1, Plan 1211582 within NE1/4 27-9-22-W4M

25-2025 Councillor Sayers MOVED that the Agricultural & Country Residential subdivision of Lot 1, Block 1, Plan 9310042 and Lot 3, Block 1, Plan 1211582 within NE1/4 27-9-22-W4M (Certificate of Title No. 131 009 489, 131 019 684), to enable a property line adjustment and enlarge an existing title 2.08 acres (0.84 ha) in size, by subdividing and consolidating 0.61 acres (0.248 ha) of adjacent land, resulting in a title 2.69 acres (1.088 ha) in size 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 0.61 acres at the market value of \$17,000 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

AND FURTHER that upon payment of the reserve, the existing deferred reserve caveat on the adjacent title (Lot 1, Block 1, Plan 9310042), be adjusted accordingly in the amount of the 0.61 acres difference (approximately 19.60 +/-acres), with the actual acreage and 10% amount to be determined at the final stage, upon receipt of the final subdivision plan.

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 0.61 acre land area being subdivided and consolidated be done by a plan by an Alberta Land Surveyor in a manner such that the title cannot be further subdivided without approval of the Subdivision Authority.

CARRIED

D.2. Subdivision Application #2024-0-179 – Fehr - SW1/4 15-10-19-W4M

26-2025 Deputy Reeve Kuerbis MOVED that the Country Residential subdivision of SW1/4 15-10-19-W4M (Certificate of Title No. 201 233 663), to subdivide a 6.51 acre (2.64 ha) first parcel out farmstead subdivision from a title of 154.04 acres (62.34 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 Survey to illustrate the exact dimensions and parcel size of the proposed parcel as approved.
4. That the subdivision approval for File 2024-0-179 will supersede the previous approval to subdivide a 4.99 acre (2.02 ha) title (ORRSC File 2024-0-116) and that upon approval of this application the File 2024-0-116 approval shall be null and void.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

D.3. Subdivision Application #2024-0-181 RSB Landco/Broxburn - SW1/4 7-9-20-W4M

27-2025 Councillor Slomp MOVED that the Agricultural and Industrial subdivision of SW1/4 7-9-20-W4M (Certificate of Title No. 241 063 491 +1, 931 071 498), to reconfigure the property boundaries (property line adjustment) and size of two adjacent titled properties, by subdividing 0.10 acres (0.040 ha) of land from the remnant of the ¼-section and consolidating to the adjacent rural industrial lot to create an enlarged lot 10.26 acres (4.15 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 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 (0.10 acres) to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels, is 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.

4. That the applicant provides a final plan as prepared by an Alberta Land Surveyor to register the reconfigured titles as approved.
5. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.
6. That any conditions or requirements by Alberta Transportation shall be established prior to finalization of the application.

CARRIED

D.4. Subdivision Application #2024-0-182 – Klassen
- Block 1, Plan 9410750 within NW1/4 8-9-20-W4M

28-2025 Councillor Hickey MOVED that the Country Residential subdivision of Block 1, Plan 9410750 within NW1/4 8-9-20-W4M (Certificate of Title No. 231 170 336), to resplit a title of 7.39 acres (2.99 ha) into two titles, being 2.82 and 4.57 acres (1.14 and 1.85 ha) respectively in size, 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 7.39 acres at the market value of \$40,000 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 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 the applicant provides a private easement agreement for the waterline to the dugout to be registered on title with the subdivision, unless the applicant decides to abandon the use of the waterline for the east 4.57 acre lot.
5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

E. DEPARTMENT REPORTS

E.1. DEVELOPMENT & INFRASTRUCTURE

E.1.1. 2024 Planning and Development Department Annual Report

Hilary Janzen, Manager, Planning and Development presented Council the Planning and Development Department 2024 Annual Report.

29-2025 Deputy Reeve Kuerbis MOVED that County Council accept the 2024 Planning and Development annual report for information. CARRIED

E.1.2. 2024 Community Peace Officer Annual Report

David Entz, CPO presented Council the 2024 Community Peace Officer Annual Report.

30-2025 Councillor Sayers MOVED that County Council accept the 2024 Community Peace Officer annual report for information. CARRIED

E.1.3. Development Permit Application 2025-005 (Vande Heof)

31-2025 Councillor VanderVeen MOVED that Development Permit Application 2025-005 be approved as drafted. CARRIED

F. CORRESPONDENCE

F.1. Minister of Municipal Affairs - ACP Grant Funding

Council received correspondence from Alberta Municipal Affairs regarding Alberta Community Partnership (ACP) grant funding for the Accessibility to Water through Enhanced Irrigation Networks Study Project.

F.2. Minister of Municipal Affairs - Town of Coalhurst ACP Grant Funding

Council received correspondence from Alberta Municipal Affairs regarding the Town of Coalhurst's Alberta Community Partnership (ACP) grant funding for their Regional Recreation Pathway Study Project.

F.3. Coaldale & District Handi-Ride Association Invitation - New Bus Ribbon Cutting

Council received an invitation to the Coaldale & District Handi-Ride Association's Ribbon Cutting of the new Handi-ride bus which will take place during the Pancake Breakfast on Family Day (Monday, February 17) as part of Coaldale Community Fest.

F.4. Dhillon School of Business Scholarship Dinner Invitation

Council received an invitation to the 2025 Dhillon School of Business Scholarship Dinner, 6 - 9 p.m. on Friday, March 21, 2025 at the Agri-food Hub and Trade Centre.

F.5. Rotary Club of Lethbridge East Agriculture Scholarships Program Awards Gala Dinner

Council received an invitation to the 7th Annual Rotary Club of Lethbridge East \$10,000 Agriculture Scholarships Program Awards Gala Dinner at the Lethbridge Coast Hotel and Convention Centre the evening of March 6th, 2025.

F.6. Town of Picture Butte Health Professional Attraction & Retention Committee

Councillor Hickey advised Council that the Health Professional Attraction & Retention Committee has now sent out letters for sponsorship for their upcoming Meet & Greet event.

Councillor Zeinstra left the meeting at 10:18 a.m.

G. NEW BUSINESS

H. CLOSED SESSION

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

32-2025 Councillor Sayers MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 10:21 a.m. for the discussion on the following:

H.1. - 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

33-2025 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 10:42 a.m.

CARRIED

H.1. Lethbridge Firefighters 2025 Gala

34-2025 Deputy Reeve Kurbis MOVED that Lethbridge County sponsor the Lethbridge Firefighters Gala in the amount of \$1,000 from the Councillor Discretionary Reserve.

CARRIED

H.2. 2025 Canadian Produce Marketers Association (CPMA) Convention

35-2025 Councillor Hickey MOVED that County Council authorize two people to attend the Canadian Produce Marketers Association (CPMA) convention in Montreal in April.

CARRIED

I. ADJOURN

36-2025 Deputy
Reeve
Kuerbis

MOVED that the Lethbridge County Council Meeting adjourn at 10:45 a.m.

CARRIED



Reeve



CAO