



Minutes

Council Meeting | Thursday, August 6, 2026 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, August 6, 2026, 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 Eric Van Essen
- Councillor Tony Ankermann
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Legislative Coordinator & Executive Assistant Candice Robison
- Regional Manager of Emergency Services Heath Wright
- Manager, Planning and Development Kaylyn Franklin
- Coordinator, Planning and Development Jessica Potack
- Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:03 a.m.

Reeve Tory 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

192-2026	Deputy Reeve Kuerbis	MOVED that the August 6, 2026 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

193-2026	Councillor Van Essen	MOVED that the July 16, 2026 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2026-0-029 – 1204158 Alberta Ltd.
– ptn. of SE1/4 3-11-23-W4M

194-2026 Councillor MOVED that the Country Residential subdivision of SE1/4 3-11-23-W4M (Certificate of Title No. 141 319 045 +1), to subdivide a 10.09-acre (4.083 ha) lot from a title comprised of 86.7-acres (34.85 ha) in the SE¼ 3-1123-W4 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 and Town of Nobleford.
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 the Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a copy of a final surveyed plan from an Alberta Land Surveyor that certifies the exact location and dimensions of the lot to be subdivided as approved, and includes the road dedication along the east perimeter.
4. That the applicant has a professional soils analysis and report completed for the new vacant 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 easement(s) as required by utility companies or the municipality shall be established.
6. That a concurrent approval be provided by the Town of Nobleford Subdivision Authority prior to final endorsement.

CARRIED

D.2. Subdivision Application #2026-0-077 - 1143718 Alberta Ltd.
- W1/2 Sec 18 & RW Plan IRR68, Parcel A, Plan 4001JK within W1/2 18-8-20-W4M

195-2026 Councillor MOVED that the Agricultural & Country Residential subdivision of W1/2 Van Essen Sec 18 & RW Plan IRR68, Parcel A, Plan 4001JK within W1/2 18-8-20-W4M (Certificate of Title No. 96R113C, 171 104 591, 171 104 591 +1, 001 091 593 +1), to reconfigure through subdivision and consolidation portions of four titles within the West-half of Section 18-8-20-4M and create reconfigured titles 99.73, 8.25, 178.98 and 1.70 acres (40.358, 3.337, 72.431 & 0.69 ha) respectively in size, for both agricultural and 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, if required.

3. That the titles and portions of land to be subdivided and consolidated to create the 99.73, 8.25, 178.98 and 1.70 acre titles 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 any easement(s) as required by utility companies, or the municipality shall be established prior to final endorsement.

CARRIED

D.3. Subdivision Application #2026-0-085 – Coupland
- Portion of NE1/4 11-8-21-W4M

196-2026 Councillor MOVED that the Country Residential subdivision of NE1/4 11-8-21-W4M (Certificate of Title No. 931 269 501), to subdivide a parcel of 6.83 acres (2.76 ha) from a title of 79.48 acres (32.17 ha) within a previously subdivided quarter-section 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 6.83 acres at the market value of \$55,116 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final plan 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, if required.

3. That the applicant submits a copy of a final surveyed plan from an Alberta Land Surveyor that certifies the exact location and dimensions of the lot to be subdivided as approved.

4. That any easement(s) as required by utility companies or the municipality shall be established prior to final endorsement.

CARRIED

D.4. Subdivision Application #2026-0-086 – Baarda
- portion of SE1/4 10-11-21-W4M

197-2026 Deputy MOVED that the Country Residential subdivision of SE1/4 10-11-21-W4M (Certificate of Title No. 151 268 001), to resplit a title of 5.38 acres (2.18 ha) into two titles, being 2.48 and 2.80 acres (1.01 and 1.13 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 5.38 acres at the market value of \$66,037 per acre, with the actual acreage and amount to be paid to Lethbridge County be determined at the final plan 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 address the provision and construction of the service road and any other matter deemed necessary.
3. That a soils analysis be undertaken by a professional in the field to verify suitability for an additional on-site private septic system, with a minimum of two test pits on the south 2.80-acre lot, with the report to be provided to the satisfaction of the Subdivision Authority.
4. 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.
5. That the easement(s) as required by ATCO Energy Systems, FORTIS Alberta, or any other utility company shall be established prior to final endorsement.
6. That the applicant is responsible to meet any conditions or requirements from Alberta Transportation and Economic Corridors prior to finalization, including the provision of any service road dedication.

CARRIED

D.5. Subdivision Application #2026-0-087 – CE French Livestock Ltd. - Block 1, Plan 9310852 within N1/2 13-8-21-W4M & SW1/4 24-8-21-W4M

198-2026	Deputy Reeve Kuerbis	MOVED that the Agricultural subdivision of Block 1, Plan 9310852 within N1/2 13-8-21-W4M & SW1/4 24-8-21W4M (Certificate of Title No. 031 386 417 +1), to subdivide a fragmented ¼-section and create a 76.57acre (30.99 ha) agricultural title from a title comprised of 110.7-acres (44.80 ha) in size; BE APPROVED subject to the following:
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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

5. That the easement(s) as required by ATCO Energy Systems or any other utility company shall be established.

CARRIED

	Reeve Campbell reconvened the regular meeting at 10:08 a.m.		
203-2026	Councillor Sayers	MOVED that Bylaw 26-010, be read a second time.	CARRIED
204-2026	Deputy Reeve Kuerbis	MOVED that Bylaw 26-010, be read a third time.	CARRIED
E.2.	<u><i>Bylaw 26-019 – Amendment to the Land Use Bylaw to Revise the Definition of “Specialty Manufacturing / Cottage Industry” in Part 9 – Definitions – Public Hearing</i></u> Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 26-019 at 10:09 a.m.		
205-2026	Councillor Sayers	MOVED that the Public Hearing for Bylaw 26-019 commence at 10:10 a.m.	CARRIED
	The Manager, Planning and Development reviewed Bylaw 26-019.		
	Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 26-019.		
	No further comments were made.		
206-2026	Deputy Reeve Kuerbis	MOVED that the Public Hearing for Bylaw 26-019 adjourn at 10:14 a.m.	CARRIED
	Reeve Campbell reconvened the regular meeting at 10:14 a.m.		
207-2026	Deputy Reeve Kuerbis	MOVED that Bylaw 26-019, be read a second time.	CARRIED
208-2026	Councillor Hickey	MOVED that Bylaw 26-019, be read a third time	CARRIED
	Reeve Campbell recessed the meeting at 10:20 a.m.		
	Reeve Campbell reconvened the meeting at 10:38 a.m.		

F. DEPARTMENT REPORTS

F.2. ADMINISTRATION

F.2.1. Fire Investigation/Inspection Administrative Policy

209-2026 Deputy Reeve Kuerbis MOVED that Council approve and adopt Policy No. 219 – Fire Investigation/Inspection Policy, as an integrated component of the County's Quality Management System (QMS v1.4).

CARRIED

F.2.1. Request for Financial Relief

210-2026 Councillor Van Essen MOVED that Council direct administration to reduce the invoice for Ms. Hilary Lee to \$4,500.00

DEFEATED

211-2026 MOVED that Council direct administration to reduce the invoice for Ms. Hilary Lee to \$1,500.00

CARRIED

212-2026 Deputy Reeve Kuerbis MOVED to direct Administration to prepare an amendment to Fire Bylaw No. 22-002.

CARRIED

G. CORRESPONDENCE

G.1. National Police Federation

Council reviewed correspondence from the National Police Federation regarding their request for the County to join their Call to Action for changes to policing and public safety across the province.

G.2. Southern Alberta Chinese Association

Council reviewed correspondence from the Southern Alberta Chinese Association regarding their Chinese Community BBQ Event on August 30, from 12:00 p.m. to 5:00 p.m.

213-2026 Councillor Hickey MOVED to donate \$200 to the Southern Alberta Chinese Association's Community BBQ Event from the Council Donations Reserve.

CARRIED

H. DELEGATIONS - 11:30 a.m.

H.1. 2026 Bursary Award Recipients

Dylan Campbell

Erin Moorhead

Janna Wiskerke

Jadon Van Raalte

Council presented the 2026 Lethbridge County Bursary Awards in the amount of \$1,500 each to the following recipients:

1. Dylan Campbell
2. Erin Moorhead
3. Janna Wiskerke

Council presented the 2026 Stirling Wind Community Benefit Scholarship Program Awards in the amount of \$2,000 to the following recipients:

- 1. Jadon Can Raalte
- 2. Janna Wiskerke

J. CLOSED SESSION

J.1. - Water Tender Apparatus Acquisition - (ATIA Section 26 - Disclosure harmful to intergovernmental relations)

J.2. - Road Use Agreements for Aggregate Pit Operations (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

214-2026	Councillor Sayers	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 19, 20, 28, 29 and 30 of the Municipal Government Act, the time being 11:11 a.m. for the discussion on the following:
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J.1. - Water Tender Apparatus Acquisition - (ATIA Section 26 - Disclosure harmful to intergovernmental relations)

J.2. - Road Use Agreements for Aggregate Pit Operations (ATIA Section 30 - 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

215-2026	Councillor Hickey	MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:34 a.m.
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CARRIED

J.1. Water Tender Apparatus Acquisition - (ATIA Section 26 - Disclosure harmful to intergovernmental relations)

216-2026	Councillor Van Essen	MOVED that Council authorize Administration to proceed with the purchase of a 3000 gallon water tender apparatus for the Nobleford Fire Department, in order to address the County's water tender coverage gap and improve fire protection service levels across the region.
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CARRIED

J.2. Road Use Agreements for Aggregate Pit Operations (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

217-2026 Deputy Reeve Kuerbis MOVED that Council direct Administration to use Road Use Policy No. 352 to establish Road Use Agreements with aggregate pit operators whose activities generate frequent or heavy commercial traffic on County roads, and that the agreements include appropriate road maintenance, repair and restoration responsibilities.

CARRIED

Reeve Campbell recessed the meeting at 11:45 a.m.

Reeve Campbell reconvened the meeting at 12:30 p.m.

J. CLOSED SESSION

J.3. - Intermunicipal Matters - (ATIA Section 26 - Disclosure harmful to intergovernmental relations)

J.4. - CAO Report - C.Beck - (ATIA Sections 19, 20, 28 and 29)

218-2026 Deputy Reeve Kuerbis MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 19, 20, 26, 28 and 29 of the Municipal Government Act, the time being 12:31 p.m. for the discussion on the following:

CARRIED

219-2026 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 1:04 p.m.

CARRIED

Reeve Campbell reconvened the regular meeting at 1:04 p.m.

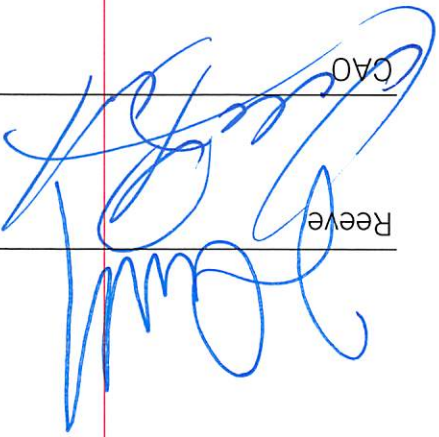
J.1. Intermunicipal Matters - (ATIA Section 26 - Disclosure harmful to intergovernmental relations)

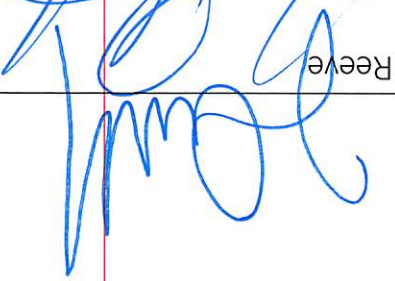
220-2026 Deputy Reeve Kuerbis MOVED to have administration write a letter of support from Lethbridge County including the following statements:
1. The Lethbridge County supports the proposal of Green Acres Foundation to borrow \$10M for the \$26M capital project of the affordable Seniors Apartment Building at 105 Carinthia Blvd West, Lethbridge and;
2. The Lethbridge County understands that the request for \$10M in external financing requires ministerial approval and; -1- Providing housing and services since 1960
3. The Lethbridge County acknowledges that under the Alberta Housing Act, member municipalities continue to be requisitioned to fund operating costs of senior lodge facilities."

CARRIED

221-2026 Councillor MOVED that the Lethbridge County Council Meeting adjourn at 1:07 p.m. Van Essen

CARRIED


CAO


Reeve