



# Minutes

Council Meeting | Thursday, July 10, 2025 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, July 10, 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 Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Communications & Marketing Strategist Mattie Watson
- Executive Administrative Assistant, Donna Irwin
- Senior Planner Steve Harty

**A. CALL TO ORDER**

Reeve Tory Campbell called the meeting to order at 9:08 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**

190-2025	Deputy Reeve Kuerbis	MOVED that the July 10, 2025 Lethbridge County Council Meeting Agenda be adopted as presented.	CARRIED
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**C. ADOPTION OF MINUTES**

**C.1. County Council Meeting Minutes**

191-2025	Councillor Sayers	MOVED that the June 19, 2025 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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**D. SUBDIVISION APPLICATIONS**

**D.1. Subdivision Application #2025-0-037 Vander Heyden**  
**- Lot 1, Block 1, Plan 2010842 and part of NE1/4 27-10-21-W4M all within NE1/4 27-10-21-W4M**

192-2025 Deputy  
Reeve  
Kuerbis

MOVED that the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 2010842 and part of NE1/4 27-10-21-W4M all within NE1/4 27-10-21-W4M (Certificate of Title No. 201 098 284, 201 083 954 +1), to do a property line adjustment for an existing 3.73 acre (1.51 ha) parcel by reconfiguring the boundaries resulting in a title of 3.87 acres (1.566 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, if required.
3. That the applicant provides a final Plan of Survey prepared by an Alberta Land Surveyor to illustrate the exact dimensions, parcel size and the location of the proposed parcel as approved.
4. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

D.2. Subdivision Application #2025-0-084 - Bakker  
- Lot 1, Block 2, Plan 2210953 within SW1/4 15-9-22-W4M

193-2025 Deputy  
Reeve  
Kuerbis

MOVED that the Country Residential subdivision of Lot 1, Block 2, Plan 2210953 within SW1/4 15-9-22-W4M (Certificate of Title No. 241 011 384), to create 3 lots, all at 4.73 acres (1.92 ha) in size, from a title consisting of 14.19 acres (5.74 ha), 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 14.19 acres at the market value of \$35,000 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 title (Registration No. 221 140 092), 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 easement(s) as required by utility companies or the municipality shall be established.
4. That a copy of architectural controls be provided by the applicant for approval by the municipality, that include recommendations from the geotechnical reports regarding the minor limitations to construction of buildings/houses, such as regarding basement floor slabs, shallow foundations, on-site septic treatment design and construction, etc. These architectural controls are to be registered on title concurrently with the subdivision endorsement.

CARRIED

**D.3. Subdivision Application #2025-0-089 – Klassen**  
**- SW1/4 14-10-19-W4M**

194-2025      Councillor      MOVED that the Country Residential subdivision of SW1/4 14-10-19-W4M (Certificate of Title No. 171 107 865), to subdivide a 2.61-acre (1.06 ha) first parcel out subdivision from a ¼-section title of 156.09-acres (63.498 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 plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel being subdivided.
4. That any easement(s) as required by utility companies, or the municipality shall be established as deemed necessary.

CARRIED

**D.4. Subdivision Application #2025-0-094 – Fraser**  
**- NE1/4 33-11-22-W4M**

195-2025      Councillor      MOVED that the Agricultural subdivision of NE1/4 33-11-22-W4M Hickey (Certificate of Title No. 001 107 312 +1), to subdivide a fragmented ¼-section and create a 41.44-acre (16.77 ha) cut-off title from an agricultural title comprised of 139.22 acres (56.34 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, if required.

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 cut-off parcel being subdivided.

4. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

E. **PUBLIC HEARINGS - 10:00 a.m.**

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-016 at 10:02 a.m.

E.1. **Bylaw 25-016 - Re-designate a portion of the NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial – Public Hearing**

196-2025	Deputy Reeve Kuerbis	MOVED that the Public Hearing for Bylaw 25-016 commence at 10:02 a.m.	CARRIED
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The Senior Planner reviewed Bylaw 25-016.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-016.

No further comments were made.

197-2025	Councillor Zeinstra	MOVED that the Public Hearing for Bylaw 25-016 adjourn at 10:12 a.m.	CARRIED
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Reeve Campbell reconvened the regular meeting at 10:12 a.m.

198-2025	Deputy Reeve Kuerbis	MOVED that Bylaw 25-016 be read a second time.	CARRIED
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199-2025	Councillor Slomp	MOVED that Bylaw 25-016 be read a third time.	CARRIED
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F. **DEPARTMENT REPORTS**

F.1. **CORPORATE SERVICES**

F.1.1. **Coaldale-Lethbridge Community Growing Project 2025 Donation Request**

200-2025	Councillor Sayers	MOVED that County Council donates \$500 to the Coaldale-Lethbridge Community Growing Project with funding from the Council Donation Reserve.	CARRIED
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**F.1.2. Financial Report ending May 31, 2025**

Hailey Pinksen, Director of Corporate Services presented the Financial Report ending May 31, 2025.

Reeve Campbell recessed the meeting at 9:53 a.m.

The meeting reconvened at 10:02 a.m.

**F.2. DEVELOPMENT & INFRASTRUCTURE**

**F.2.1. Development Permit Application 2025-126 (GW Farms Inc)**

202-2025	Deputy Reeve Kuerbis	MOVED that Development Permit Application 2025-126 be approved as drafted.	CARRIED
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**F.2.2. Southern Regional Stormwater Drainage Committee - Horsefly Spillway Phase 2/3**

203-2025	Deputy Reeve Kuerbis	MOVED that County Council approve funding Phase 2 & 3 of the Horsefly Spillway project, with a total budget of \$307,389 funded though the SRSDC Reserve, and the Public Works project Reserve.	CARRIED
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**F.3. ADMINISTRATION**

**F.3.1. Revisions to Policy #162 - Communications**

204-2025	Councillor Slomp	MOVED that Council approve the revised Policy #162 - Communications.	CARRIED
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**F.3.2. Communications and Marketing Department Update**

Mattie Watson, Strategist Communications & Marketing presented the Communications and Marketing Department Update.

**F.3.3. Governance & Human Resources Committee Terms of Reference**

206-2025	Deputy Reeve Kuerbis	MOVED that County Council adopt the Governance & Human Resources Committee Terms of Reference as presented.	CARRIED
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**F.3.4. Repeal of Councillor Code of Conduct Bylaw**

207-2025	Councillor Sayers	MOVED that Council repeal Bylaw 17-004, the Councillors Code of Conduct Bylaw, to align with the repeal of Section 146.1 of the <i>Municipal Government Act</i> under Bill 50.	CARRIED
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**F.3.5. Revised Employee Recognition, Service & Retirements Policy**

208-2025	Deputy Reeve Kuerbis	MOVED that Council approve the revised Employee Recognition, Service & Retirements Policy as presented.	CARRIED
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**F.3.6. Proposed Revisions to Current Safety Policies**

209-2025	Deputy Reeve Kuerbis	MOVED that Council approves the proposed revisions to Policy 800 – Health & Safety Policy as presented.	CARRIED
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210-2025	Councillor Slomp	MOVED that Council rescinds the current Policy 804 – Safety Records Policy.	CARRIED
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211-2025	Deputy Reeve Kuerbis	MOVED that Council rescinds the current Policy 805 – Contractor Safety Policy.	CARRIED
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**G. CORRESPONDENCE**

**G.1. Intensive Livestock Working Group - Stock Talk Initiative**

Council reviewed information from the Intensive Livestock Working Group regarding their Stock Talk Initiative.

**G.2. Readymade Community Hall - Celebrate 125 Years of Irrigation in Southern Alberta with SMRID**

Council reviewed an invitation to celebrate 125 years of irrigation in Southern Alberta with SMRID at the Readymade Community Hall.

**H. COUNTY COUNCIL AND COMMITTEE UPDATES**

**H.1. Lethbridge County Council Attendance Update - June 2025**

Council reviewed the highlights from the Lethbridge County Council Attendance Update for June 2025.

**Division 1 Councillor Lorne Hickey**

June 4 FCSS Meeting

June 5 Lethbridge County Council Meeting

June 6-8 Green Acres Board Retreat June 18 Meeting with Residents

June 18 Green Acres Finance Meeting

June 19 Lethbridge County Council Meeting

June 23 Council to Council Meeting with MD of Taber

June 25 Greed Acres Board Meeting

**Division 2 Reeve Tory Campbell**

June 5 Lethbridge County Council Meeting

June 6 SRSDC Meeting, MD of Taber  
June 6 Mayors & Reeves, Joint East/West Meeting, Town of Taber  
June 18 EDL Board Meeting  
June 19 Lethbridge County Council Meeting  
June 23 Council to Council Meeting with MD of Taber  
June 25 Farming Smarter Field School

**Division 3 Councillor Mark Sayers**

June 5 Lethbridge County Council Meeting  
June 19 Lethbridge County Council Meeting  
June 19 SouthGrow AGM  
June 23 Council to Council Meeting with MD of Taber

**Division 4 Deputy Reeve John Kuerbis**

June 10 Weekly Meeting with Community Futures Executive Director  
June 17 Regional Waste Commission Meeting  
June 17 Weekly Meeting with Community Futures Executive Director  
June 18 Meeting with Prairies Can June 18 McCains Facility Tour  
June 19 Lethbridge County Council Meeting  
June 23 Council to Council Meeting with MD of Taber  
June 23 Community Futures Audit Committee  
June 25 Community Futures AGM  
June 25 Community Futures Monthly Board Meeting

**Division 5 Councillor Kevin Slomp**

June 5 Lethbridge County Council Meeting  
June 19 Lethbridge County Council Meeting  
June 23 Council to Council Meeting with MD of Taber

**Division 7 Councillor Morris Zeinstra**

June 5 Lethbridge County Council Meeting  
June 11 Link Pathway Meeting  
June 19 Lethbridge County Council Meeting  
June 23 Council to Council Meeting with MD of Taber

**J. CLOSED SESSION**

**J.1. - Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of "Pothole Creek Road" - First Reading (ATIA Section 32 - Privileged Information)**

**J.2. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)**

212-2025	Councillor Zeinstra	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:19 a.m. for the discussion on the following:
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J.1. -Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of "Pothole Creek Road" (ATIA Section 32 - Privileged Information)

J.2. - CAO Report - C. Beck (ATIA Section 19, 20, 28 and 29)

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

Reeve Campbell recessed the meeting at 11:19 a.m.  
The meeting reconvened at 11:30 a.m.

213-2025      Councillor      MOVED that the Lethbridge County Council Meeting move out of the  
Sayers                      closed session at 12:28 p.m.  
  
CARRIED

J.1.      Bylaw 25-021 - Road Closure, Sale and Consolidation of a portion of "Pothole Creek Road" - First Reading (ATIA Section 32 - Privileged Information)

214-2025      Councillor      MOVED that Bylaw 25-021 be read a first time.  
Hickey                      CARRIED

K.      ADJOURN

215-2025      Councillor      MOVED that the Lethbridge County Council Meeting adjourn at 12:29  
Zeinstra                      p.m.  
  
CARRIED

  
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Reeve  
  
\_\_\_\_\_  
CAO