



MINUTES

Council Meeting

9:30 AM - Thursday, April 1, 2021
Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, April 1, 2021, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT:

Reeve Lorne Hickey
Councillor Morris Zeinstra
Deputy Reeve Tony Campbell
Councillor Robert Horvath
Councillor Ken Benson
Councillor Steve Campbell
Councillor Klaas VanderVeen
Chief Administrative Officer, Ann Mitchell
Director of Community Services, Larry Randle
Director of Public Operations, Jeremy Wickson
Infrastructure Manager, Devon Thiele
Manager of Finance & Administration, Jennifer Place
Executive Assistant, Candice Robison

A. CALL TO ORDER

Reeve Lorne Hickey called the meeting to order at 9:31 a.m.

B. ADOPTION OF AGENDA

80-2021 Councillor Horvath MOVED that Lethbridge County Council approve the April 1, 2021 Council Meeting Agenda as presented. CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

81-2021 Councillor VanderVeen MOVED that the March 11, 2021 Regular County Council Meeting Minutes be accepted as amended. CARRIED

D. DEPARTMENT REPORTS

D.1. Asset Management Update and AM Plan Delivery

Mike Bly, GIS and Asset Coordinator and Chris Vanderheyden, Senior Consultant from PSD were present and provided Council an Asset Management Update.

82-2021 Councillor Zeinstra MOVED that Council receive the Asset Management Plan and update for information. CARRIED

E. SUBDIVISION APPLICATIONS

E.1. Subdivision Application #2021-0-013 – Lethbridge County

- Lot 11, Block 18, Plan 9611179 within SW1/4 7-10-23-W4M (Hamlet of Monarch)

83-2021 Councillor Zeinstra
MOVED that Subdivision Application #2021-0-013 - Lethbridge County - Lot 11, Block 18, Plan 9611179 within SW 1/4 7-10-23-W4M (Hamlet of Monarch) be removed from the table.

CARRIED

84-2021 Councillor VanderVeen
MOVED that the Residential subdivision of Lot 11, Block 18, Plan 9611179 within SW1/4 7-10-23-W4M (Certificate of Title No. 961 130 719), to subdivide an existing title 0.9-acres (0.36 ha) in size, and create 5 equal-lots, approximately 0.18 acres (0.07 ha) or 51 x 125 ft. each respectively in size, for hamlet residential use; BE

APPROVED subject to the following:

CONDITIONS:

1. That the applicant submits a subdivision Final Plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided as approved.
2. That any easement(s) as required by the municipality shall be established.
3. That the subdivision approved shall be limited to create 4 equal-sized lots, approximately 0.183 acres or 63.73 x 125 ft. each respectively in size, as to be illustrated and registered on the final plan of survey which shall also include a rear lane to county standards.

CARRIED

E.2. Subdivision Application #2021-0-020 – Sheets/Magill

- within the W1/2 4-9-20-W4M

85-2021 Councillor T.Campbell
MOVED that the Agricultural subdivision of W1/2 4-9-20-W4M (Certificate of Title No. 171 088 306 +1, 141 050 481), to enable a property boundary reconfiguration of two adjacent parcels and enlarge a 14.13 acre (5.72 ha) cut-off title, by subdividing 6.10 acres (2.47 ha) from the adjacent south ¼-section and consolidating it to the existing parcel, thereby creating a 20.23 acre (8.19 ha) rural industrial title and a 134.75 acre (54.53 ha) sized agricultural title; 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 6.10 acres at the market value of \$10,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

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 lines) of the adjacent parcels in creating the enlarged 20.23 acre rural industrial title 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 ATCO Gas shall be established prior to finalization.

CARRIED

E.3. Subdivision Application #2021-0-029 – Dronkelaar

- SW1/4 8-12-20-W4M

86-2021
Councillor
Zeinstra

MOVED that the Country Residential subdivision of SW1/4 8-12-20-W4M (Certificate of Title No. 981 110 724 +1), to subdivide a 16.70 acre (6.76 ha) first parcel out farmstead subdivision from a title of 160 acres (64.75 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 subdivision Plan from an Alberta Land Surveyor that corresponds to the parcel layout and size as approved by the Subdivision Authority.
4. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

E.4. Subdivision Application #2021-0-031 – Nieboer
- portion of the SE1/4-4-11-23-W4M

87-2021
Councillor
VanderVeen

MOVED that the Country Residential subdivision of SE1/4 4-11-23-W4M (Certificate of Title No. 111 177 552 +1), to create a 7.70 acre (3.12 ha) farm yard parcel from an agricultural title comprised of 113.10 acres (45.77 ha) 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 7.70 acres at the market value of \$6,000.00 per acre with the actual acreage and amount to be paid to Lethbridge County be determined at the final stage, for Municipal Reserve purposes.

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 include the terms for the future provision of the service road if and when required.
3. That any conditions as required by Alberta Transportation shall be provided prior to finalization, including the provision of a 20 metre wide service road right-of-way perpendicular to and across the highway frontage of the parcel to be created, which may be acceptable by a caveat agreement.
4. That the applicant provide a Plan of Survey Surveyors by an Alberta Land Surveyor to illustrate the exact dimensions and size of the parcel as approved.

5. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.
6. That the applicant is responsible for meeting any conditions of the Historical Resources Administrator prior to finalization, including obtaining historical resource clearance if required.

CARRIED

E.5. Subdivision Application #2021-0-037 – Sinko Farms / Sosick - Lot 1, Plan 9011050 & SE1/4 11-11-22-W4M

88-2021 Councillor
 Zeinstra

MOVED that the Agricultural & Country Residential subdivision of Lot 1, Plan 9011050 & SE1/4 11-11-22-W4M (Certificate of Title No. 021 186 106, 901 144 877), to reconfigure the layout (property boundary) and size of an existing parcel through subdivision and consolidation, by realigning a rectangular 10.03 acre (4.06 ha) title with the adjacent agricultural title and reducing it to 9.16 acres (3.709 ha) in size, for county 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 surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the four 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.
4. That the applicant provide a Plan of Survey Surveyors by an Alberta Land Surveyor to illustrate the exact dimensions and size of the parcel as approved.
5. That any easement(s) as required by utility companies or the municipality shall be established.

CARRIED

F. PUBLIC HEARINGS

G. DELEGATIONS

H. CLOSED SESSION

J.1 - Request for Surface Lease - Update (FOIP Section 16 - Disclosure Harmful to Business Interests of a Third Party & Section 25 - Disclosure Harmful to Economic and Other Interests of a Public Body)

89-2021 Councillor MOVED that the Lethbridge County Council Meeting move into
 VanderVeen Closed Session, pursuant to Section 197 of the *Municipal Government Act*, the time being 11:40 a.m. for discussion on the
 following:

J.1. Request for Surface Lease - Update (*Freedom of Information and Protection of Privacy Act, Sections 16 – Disclosure Harmful to Business Interests of a Third Party & 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

90-2021 Councillor MOVED that Lethbridge County Council Meeting move out of the VanderVeen closed session at 12:02 p.m.
CARRIED

H.1. COMMUNITY SERVICES

H.1.1. Development Permit Application 2021-056 (City of Lethbridge Landfill Composting Facility)

91-2021 Councillor MOVED that Development Permit application 2021-056 be approved S.Campbell as drafted.
CARRIED

H.1.2. Development Permit Application 2021-063 (Powersports Business)

92-2021 Councillor MOVED that Development Permit application 2021-063 be approved Horvath as drafted.
CARRIED

H.1.3. Development Permit Application 2021-064 (Signage)

93-2021 Councillor MOVED that Development Permit application 2021-064 be approved VanderVeen as drafted.
CARRIED

Reeve Hickey recessed the meeting at 12:14 p.m.

The meeting reconvened at 12:56 p.m. with all members of Council present as previously stated.

H.2. MUNICIPAL SERVICES

H.2.1. Nobleford Water Conveyance Agreement - Extension Support

94-2021 Councillor MOVED that Council send correspondence to the Town of Nobleford VanderVeen to express their interest, support and commitment, to further extending the rural water agreement past 2027.
CARRIED

H.2.2. ASB Resource Management Grant Update

95-2021 Councillor MOVED that the Resource Management grant program be accepted VanderVeen for information and extended for 2021, to be re-evaluated in the fall for budget years 2022-24.
CARRIED

H.3. CORPORATE SERVICES

H.3.1. 2021 Business Tax Bylaw No. 21-004

96-2021 Councillor MOVED that Bylaw No. 21-004 - 2021 Business Tax Bylaw be read a S.Campbell first time.
CARRIED

97-2021 Councillor MOVED that Bylaw No. 21-004 - 2021 Business Tax Bylaw be read a T.Campbell second time.
CARRIED

98-2021 Councillor MOVED that Council consider reading Bylaw No. 21-004 - 2021 Horvath Business Tax Bylaw a third time.
CARRIED

99-2021	Deputy Reeve Benson	MOVED that Bylaw No. 21-004 - 2021 Business Tax Bylaw be read a third time.	CARRIED
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H.3.2. 2021 Business Tax Rate Bylaw No. 21-005

100-2021	Deputy Reeve Benson	MOVED that Bylaw No. 21-005 - 2021 Business Tax Rate Bylaw be read a first time.	CARRIED
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101-2021	Councillor S. Campbell	MOVED that Bylaw No. 21-005 - 2021 Business Tax Rate Bylaw be read a second time.	CARRIED
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102-2021	Councillor VanderVeen	MOVED that Council consider reading Bylaw No. 21-005 - 2021 Business Tax Rate Bylaw a third time.	CARRIED
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103-2021	Councillor Zeinstra	MOVED that Bylaw No. 21-005 - 2021 Business Tax Rate Bylaw be read a third time.	CARRIED
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H.4. ADMINISTRATION

I. NEW BUSINESS

J. COUNTY COUNCIL AND COMMITTEE UPDATES

K. CLOSED SESSION

104-2021	Councillor S. Campbell	MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the <i>Municipal Government Act</i> , the time being 1:20 p.m. for discussion on the following:
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J.2. Discussion on Regional Fire Agreement (*Freedom of Information and Protection of Privacy Act, Section 25(1) - Disclosure Harmful to Economic and Other Interests of a Public Body*)

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

CARRIED

105-2021	Councillor VanderVeen	MOVED that the Lethbridge County Council Meeting move out of the closed session at 1:57 p.m.	CARRIED
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K.1. 11:30 a.m. - Request for Surface Lease - Update (FOIP Section 16 - Disclosure Harmful to Business Interests of a Third Party & Section 25 (1) - Disclosure Harmful to Economic and Other Interests of a Public Body)

106-2021	Councillor VanderVeen	MOVED that administration be authorized to enter into an agreement for a surface lease for a new gas well at 17-10-24-W4.	CARRIED
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K.2. Discussion on Regional Fire Agreement (FOIP Section 25 (1) - Disclosure Harmful to Economic and Other Interests of a Public Body)

107-2021 Councillor T. Campbell MOVED that Council approve the signing of the Fire Agreements as presented for the Town of Nobleford, Town of Coalhurst, Town of Picture Butte and Village of Barons. CARRIED

L. ADJOURN

108-2021 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 2:06 p.m. CARRIED



Reeve



CAO