



Minutes

Council Meeting | Thursday, September 18, 2025 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, September 18, 2025, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Kevin Slomp
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Director, Corporate Services Hailey Pinksen
- Director, Operations Ryan Thomson
- Executive Assistant Candice Robison
- Manager, Planning and Development Kaylyn Franklin
- Senior Planner Steve Harty
- Municipal Intern, Planning Hannah Laberge

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

245-2025	Councillor Slomp	MOVED that the September 18, 2025 Lethbridge County Council Meeting Agenda be adopted as presented.
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CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

246-2025	Councillor Hickey	MOVED that the September 4, 2025 Lethbridge County Council Minutes be adopted as presented.
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CARRIED

D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2025-0-122 – Hirsche Holdings
- Lot 1, Block 1 and Lot 1, Block 2, Plan 1312563 within SW1/4 29-9-21-W4M

247-2025 Councillor MOVED that the Country Residential subdivision of Lot 1, Block 1 and
 Sayers Lot 1, Block 2, Plan 1312563 within SW1/4 29-9-21-W4M (Certificate of
 Title No. 211 215 744 +1, 211 215 744), to create four new lots and
 reconfigure one existing lot, ranging in size from 2.00 to 2.88 acres
 (0.809 to 1.167 ha) respectively, and one MR lot 1.94 acres (0.783 ha)
 in size, from titled areas comprised of 14.08 acres (5.70 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, is to be provided as dedicated land as a MR lot 1.94 acres in size with the actual acreage calculation of land dedicated 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 refer to the provision of any services to be at the applicant's expense, including the construction of roads, access/approaches and culverts developed to County standards, grading and development setback stipulations, address storm management, any other matter the County deems necessary, which are to be provided at the developer's expense.
3. That Lethbridge County approves and accepts the final engineering drawings for the subdivision, which may alternatively be addressed through the terms of the Development Agreement.
4. That the applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcel being subdivided and the lots being created.
5. That the easement as required by TELUS shall be provided prior to finalization.
6. That a copy of architectural controls (a restrictive covenant) is provided to the satisfaction of the Subdivision Authority which shall include clauses for: future development and servicing, adherence to stipulated development setbacks, lot grading stipulations, and criteria for the design controls and building schem

CARRIED

D.2. Subdivision Application #2025-0-118 – Cox
- NE1/4 26-10-20-W4M

248-2025	Councillor Slomp	MOVED that the Country Residential subdivision of NE1/4 26-10-20-W4M (Certificate of Title No. 141 099 927), to subdivide a vacant 2.6 acre (1.04 ha) parcel from a title of 47.80 acres (29.34 ha) for country residential use; BE APPROVED subject to the following:
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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 2.6 acres at the market value of \$_____ 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, if required.
3. That the applicant submits a copy of a surveyed plan from an Alberta Land Surveyor that certifies the exact location and dimensions of the lot to be subdivided.
4. That the applicant has a professional soils analysis and report completed for the new 2.6 acre 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.

CARRIED

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

F.1.1. Development Permit Application 2025-166 (Calvin Christian School Society of the Netherlands Reformed Congregations)

249-2025	Councillor Slomp	MOVED that Development Permit Application 2025-166 be approved as drafted.
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CARRIED

F.2. CORPORATE SERVICES

F.2.1. 2026 Budget Presentation Schedule

250-2025	Councillor Sayers	MOVED that County Council approve the 2026 Budget Presentation Schedule as amended.
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CARRIED

F.3. ADMINISTRATION

F.3.1. Request for Sponsorship - Canada's Western Gateway: In Motion - October 9, 2025

251-2025	Councillor Hickey	MOVED that Lethbridge County provide the Lunch sponsorship to the Canada's Western Gateway: In Motion event on October 9, 2025, at a value of \$650, with funds to be drawn from the Council Discretionary Reserve.	CARRIED
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F.3.1. South Region Agricultural Service Board Conference - Cypress County

252-2025	Councillor Sayers	MOVED that the two voting members of the ASB Committee attend the South Region ASB Conference in Cypress County.	CARRIED
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F.3.2. Bylaw No. 25-022 Bylaw Enforcement Officer Bylaw

253-2025	Councillor Slomp	MOVED that Bylaw 25-022 - Bylaw Enforcement Officer Bylaw be read a first time.	CARRIED
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254-2025	Councillor Sayers	MOVED that Bylaw 25-022 - Bylaw Enforcement Officer Bylaw be read a second time.	CARRIED
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255-2025	Councillor Hickey	MOVED that Council consider third reading of Bylaw 25-022 - Bylaw Enforcement Officer Bylaw	CARRIED
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256-2025	Councillor Slomp	MOVED that Bylaw 25-022 - Bylaw Enforcement Officer Bylaw be read a third time.	CARRIED
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F.3.3. Bylaw No. 25-012 Regional Emergency Management - Amendments

257-2025	Councillor Slomp	MOVED that Bylaw 25-012 - Regional Emergency Management Bylaw be read a first time.	CARRIED
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258-2025	Councillor Sayers	MOVED that Bylaw 25-012 - Regional Emergency Management Bylaw be read a second time.	CARRIED
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259-2025	Councillor Hickey	MOVED that Council consider third reading of Bylaw 25-012 - Regional Emergency Management Bylaw.	CARRIED
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260-2025Councillor Hickey

MOVE that Bylaw 25-012 - Regional Emergency Management Bylaw be read a third time.

CARRIED

G. CORRESPONDENCE

G.1. Minister of Transportation & Economic Corridors
Council received correspondence from the Minister of Transportation & Economic Corridors regarding safety concerns forwarded to them on Highway 23 south of the Monarch overpass.

H. COUNTY COUNCIL AND COMMITTEE UPDATES

H.1. Lethbridge County Council Attendance Update - August 2025
Council reviewed the highlights from the Lethbridge County Council Attendance Update for August 2025.

Division 1
Councillor Lorne Hickey

August 14	Lethbridge County Council Meeting
August 16	Picture Butte Parade
August 19	Whoop Up Days Pancake Breakfast
August 19	Whoop Up Days City Hall Barbeque
August 21	County Bursary Committee Meeting

Division 2
Reeve Tory Campbell

August 6	Lethbridge Water Treatment Plant Upgrades Announcement
August 6	SMRID Celebration
August 7	1 on 1 with CAO
August 7	Chinook Arch Board Meeting
August 9	Coaldale Parade
August 14	Lethbridge County Council Meeting
August 15	SRSDC Virtual Meeting
August 19	Whoop Up Days Pancake Breakfast

Division 3
Councillor Mark Sayers

August 9	Coaldale Parade
August 11	Water for Economic Development Study Interview
August 13	My Lethbridge Interview
August 14	Lethbridge County Council Meeting
August 18	FCSS Focus Group
August 19	Whoop Up Days Pancake Breakfast
August 19	Whoop Up Days Parade
August 20	LDE Casino Shift
August 21	County Bursary Committee Meeting
August 21	LDE Casino Shift
August 24	LDE Casino Shift
August 26	Tour of Wisemen Feeders

Division 4

Deputy Reeve John Kuerbis

August 12	Weekly Meeting with Community Futures Executive Director
August 14	Lethbridge County Council Meeting
August 19	Whoop Up days Pancake Breakfast
August 19	Whoop Up Days Parade
August 19	Whoop Up Days City Hall Barbeque
August 20	Weekly Meeting with Community Futures Executive Director
August 27	Weekly Meeting with Community Futures Executive Director

Division 7

Councillor Morris Zeinstra

August 9	Nobleford Parade
August 14	Lethbridge County Council Meeting
August 16	Picture Butte Parade
August 19	Whoop Up Days Pancake Breakfast

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

Reeve Campbell reconvened the meeting at 10:03 a.m.

E. PUBLIC HEARINGS

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-020 at 10:03 a.m.

E.1. *Bylaw 25-020 – Amendment to the Land Use Bylaw to re-designate from Urban Fringe (UF) to Direct Control (DC) - A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 – Public Hearing*

261-2025	Councillor Sayers	MOVED that the Public Hearing for Bylaw 25-020 commence at 10:05 a.m.
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CARRIED

The Senior Planner reviewed Bylaw 25-020.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-020.

No further comments were made.

262-2025	Councillor Zeinstra	MOVED that the Public Hearing for Bylaw 25-020 adjourn at 10:15 a.m.
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CARRIED

Reeve Campbell reconvened the regular meeting at 10:15 a.m.

263-2025	Councillor Hickey	MOVED that Bylaw 25-020 be read a second time.	CARRIED
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264-2025	Councillor Slomp	MOVED that Bylaw 25-020 be read a third time.	CARRIED
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E.2. Bylaw 25-019 - Amendment to the Land Use Bylaw to re-designate from Rural Agriculture (RA) to Rural General Industrial (RGI) - Portions of legal subdivision 3) and (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 – Public Hearing

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-019 at 10:18 a.m.

265-2025	Councillor Hickey	MOVED that the Public Hearing for Bylaw 25-019 commence at 10:18 a.m.	CARRIED
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The Senior Planner reviewed Bylaw 25-019.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-019.

Nicole Dolan, on behalf of Rey's Trucking spoke in favour of Bylaw 25-019.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-019.

No further comments were made.

266-2025	Councillor Sayers	MOVED that the Public Hearing for Bylaw 25-019 adjourn at 10:33 a.m.	CARRIED
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Reeve Campbell reconvened the meeting at 10:33 a.m.

267-2025	Councillor Slomp	MOVED that Bylaw 25-019 be read a second time.	CARRIED
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268-2025	Councillor Hickey	MOVED that Bylaw 25-019 be read a third time.	CARRIED
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J. CLOSED SESSION

J.1. - CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

269-2025 Councillor MOVED that the Lethbridge County Council Meeting move into Closed
Hickey Session, pursuant to Section 197 of the Municipal Government Act, the
time being 10:36 a.m. for the discussion on the following:

J.1. - 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

270-2025 Councillor MOVED that the Lethbridge County Council Meeting move out of the
Sayers closed session at 11:55 a.m.

CARRIED

Reeve Campbell reconvened the regular meeting at 11:55 a.m.

J.1. CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

K. ADJOURN

271-2025 Councillor MOVED that the Lethbridge County Council Meeting adjourn at 11:56
Zeintra a.m.

CARRIED



Reeve



CAO