



Minutes

Council Meeting | Thursday, April 2, 2026 | 9:00 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, April 2, 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 Kevin Slomp
 - 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
 - Director, Growth & Engagement Trevor Lewington
 - Legislative Coordinator & Executive Assistant Candice Robison
 - Manager, Planning and Development Kaylyn Franklin
 - Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:01 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

56-2026	Deputy Reeve Kuerbis	MOVED that the April 2, 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

57-2026	Councillor Slomp	MOVED that the March 5, 2026 Lethbridge County Council Minutes be adopted as presented.	CARRIED
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D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2026-0-016 – Kreft/Discreet Holdings Ltd.
- Block B, Plan 4434JK within the SW1/4 19-9-20-W4M and part of NW1/4 19-9-20-
W4M

58-2026 Deputy Reeve Kuerbis MOVED that the Agricultural and Country Residential subdivision of Block B, Plan 4434JK within the SW1/4 199-20-W4M and part of NW1/4 19-9-20-W4M (Certificate of Title No. 031 150 552 +7, 161 097 351), to ; 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 remnant 25.38-acres is consolidated to the adjacent north ¼-section (NW 19-9-20-W4M) title and 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 submits a final plan as prepared by an Alberta Land Surveyor for the parcel being subdivided as approved, acceptable for registration at Land Titles.
 5. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

D.2. Subdivision Application #2026-0-028 - Hofsink
- NW1/4 14 & SW1/4 23-10-20-W4M

59-2026 Councillor Slomp MOVED that the Agricultural subdivision of NW1/4 14 & SW1/4 23-10-20-W4M (Certificate of Title No. 981 286 055+1, 981 271 114), to ;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, which may address any access requirements.
 3. That the applicant submits a plan as prepared by a certified Alberta Land Surveyor, that certifies the exact location and dimensions of the land being subdivided and consolidated to reconfigure the boundaries of the two adjacent parcels to create the 27.74 and 145.76-acre titles,

prepared in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.

4. That any conditions of Alberta Transportation and Economic Corridors, in relation to Highway 845 and access, shall be met by the applicant, including the dedication of a 30 metre service road right of way by caveat along the highway frontage.

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

CARRIED

D.3. Subdivision Application #2026-0-010 - Luco

- Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M

60-2026 Councillor Hickey MOVED that the Private Utility subdivision of Lot 3, Block 1, Plan 2411720 within SE1/4 7-8-21-W4M (Certificate of Title No. 241 230 327 +1), to subdivide a 0.76-acre (0.31 ha) lot from a title 4.03-acres (1.63 ha) in size for a private utility 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 surveyed 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 0.76-acres is consolidated to the adjacent west title (Lot 2, Block 1, Plan 2411720) and 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.

5. That the applicant is responsible for confirming the gas line location with ATCO Gas and providing any easement(s) that may be required by ATCO Gas prior to finalization.

6. That the applicant is responsible for meeting any requirements of Nav Canada or Transport Canada pertaining to the subdivision of land due to the airport located in close proximity.

CARRIED

D.4. Subdivision Application #2026-0-005 – RME Ventures Group Ltd.

- Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M (Chinook Industrial Park)

61-2026 Councillor Hickey MOVED that the Industrial subdivision of Lot 5, Block 1, Plan 1113171 within W1/2 10-9-21-W4M (Certificate of Title No. 241 188 150 (Pending Transfer at LTO)), to subdivide an 83.89-acre title and create 17 industrial lots, ranging in size from 2.02-acres to 20.37-acres (0.817

to 8.243 ha), one 13.83-acre (5.598 ha) PUL, and 5.57-acres (2.25 ha) of roadway, for Rural General Industrial 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 83.89-acres at the market value of \$60,000 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 once paid, the existing Deferred Reserve caveat registered on the title (Registration No. 241053435) be discharged in its entirety concurrently with the final endorsement.

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 requirements for roads, drainage, servicing, and the provision of any applicable security, servicing fees, improvement levy payments, including the 43 Street levy, as applicable.
3. That a final subdivision plan of survey, as prepared by an Alberta Land Surveyor, shall be provided for final endorsement as approved.
4. The applicant is responsible for paying to Lethbridge County their development portion of the Endeavour to Assist in the recovery of the costs for the original Chinook Area Structure Plan, calculated at \$62,586.03, prior to final endorsement.
5. The applicant is responsible for payment of the applicable servicing and off-site levy fee payments, applicable to their proposal, including the City of Lethbridge fees (43 Street levy, Water Agreement Connection Fee), which may be addressed through the terms of the Development Agreement.
6. That an easement agreement and surveyed drainage right-of-way plan, as prepared by an Alberta Land Surveyor, shall be provided to be registered for a 10-metre swale near the east boundary to be dedicated for drainage as per the tentative subdivision plan.
7. That a 3.5m utility right-of-way be registered along the lot frontages and a 9m utility right-of-way along the west perimeter of the PUL, as per the tentative subdivision plan, in conjunction with associated easement agreement(s) shall be established, as required by the municipality.
8. That the applicant shall meet and conditions or requirements of Alberta Transportation and Economic Corridors (ATEC). If requested by ATEC, the applicant shall be responsible for providing at their expense any updates of the TIA, and the associated costs of any road and intersection upgrades for 43 St. and Highway 3 as required, which may

be addressed in the terms of the Development Agreement with Lethbridge County. 2026-0-005 Page 1 of 4

9. That the applicant shall be responsible for the costs associated with the relocation of the buried TELUS Optic cable line (R/W Plan 881 0684) and shall provide the necessary utility easement and right-of-way required by TELUS to accommodate the relocation.

CARRIED

E. DELEGATIONS

E.1. 9:30 a.m. - Lance Wehlage - Benchmark Assessment Consultants Inc.

Lance and Logan Wehlage from Benchmark Assessment Consultants Inc. were in attendance to provide council an assessment overview.

Reeve Campbell recessed the meeting at 9:50 a.m.

Reeve Campbell reconvened the meeting at 10:00 a.m.

F. PUBLIC HEARINGS - 10:00 AM

F.1. Bylaw No. 25-028 – Public Hearing for Amendment to the Land Use Bylaw to amend Part 8 Subdivision Criteria with minor complimentary text amendments to Part 3 Land Use Districts

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 25-028 at 10:01 a.m.

62-2026	Deputy Reeve Kuerbis	MOVED that the Public Hearing for Bylaw 25-028 commence at 10:01 a.m.	CARRIED
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The Manager, Planning and Development reviewed Bylaw 25-028.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 25-028.

No further comments were made.

63-2026	Councillor Sayers	MOVED that the Public Hearing for Bylaw 25-028 adjourn at 10:09 a.m.	CARRIED
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Reeve Campbell reconvened the regular meeting at 10:09 a.m.

64-2026	Councillor Sayers	MOVED that Bylaw No. 25-028, be read a second time as amended.	CARRIED
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65-2026	Councillor Slomp	MOVED that Bylaw No. 25-028, be read a third time as amended.	CARRIED
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F.2. Bylaw 26-005 – Amendment to the Municipal Development Plan to Amend Part 4 Plan Policies Relating to Large-Scale Commercial Solar Collection - Public Hearing

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 26-005 at 10:11 a.m.

66-2026	Councillor Hickey	MOVED that the Public Hearing for Bylaw 26-005 commence at 10:11 a.m.	CARRIED
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The Manager, Planning and Development reviewed Bylaw 26-005.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 26-005.

No further comments were made.

67-2026	Councillor Slomp	MOVED that the Public Hearing for Bylaw 26-005 adjourn at 10:16 a.m.	CARRIED
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Reeve Campbell reconvened the regular meeting at 10:15 a.m.

68-2026	Deputy Reeve Kuerbis	MOVED that Bylaw 26-005, be read a second time.	CARRIED
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69-2026	Councillor Ankermann	MOVED that Bylaw 26-005, be read a third time.	CARRIED
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F.3. Bylaw 26-006 – Amendment to the Land Use Bylaw to add Solar Energy Commercial (SEC) Overlay District to Part 3 and to Add SEC Overlay District to a Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; and SE-30-7-21-4 - Public Hearing

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 26-006 at 10:19 a.m.

70-2026		MOVED that the Public Hearing for Bylaw 26-006 commence at 10:20 a.m.	CARRIED
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The Manager, Planning and Development reviewed Bylaw 26-006.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 26-006.

No further comments were made.

71-2026 MOVED that the Public Hearing for Bylaw 26-006 adjourn at 10:26 a.m.
CARRIED

Reeve Campbell reconvened the regular meeting at 10:26 a.m.

72-2026 Councillor MOVED that Bylaw 26-006, be read a second time.
Slomp
CARRIED

73-2026 Councillor MOVED that Bylaw 26-006, be read a third time.
Sayers
CARRIED

F.4. **Bylaw 26-008 - Advertising and Public Notification - Supplementary Report**

Reeve Campbell called a recess to the Council Meeting, for the Public Hearing for Bylaw 26-008 at 10:29 a.m.

74-2026 Deputy MOVED that the Public Hearing for Bylaw 26-008 commence at 10:29
Reeve a.m.
Kuerbis
CARRIED

The Manager, Planning and Development reviewed Bylaw 26-008.

Reeve Campbell asked if anyone wished to speak in favour or opposition of Bylaw 26-008.

No further comments were made.

75-2026 Councillor MOVED that the Public Hearing for Bylaw 26-008 adjourn at 10:35 a.m.
Sayers
CARRIED

Reeve Campbell reconvened the regular meeting at 10:35 a.m.

76-2026 Councillor MOVED that Bylaw 26-008, be read a second time.
Sayers
CARRIED

77-2026 Deputy MOVED that Bylaw 26-008, be read a third time.
Reeve
Kuerbis
CARRIED

78-2026 Councillor MOVED to rescind Policy 106 effective December 31, 2026.
Slomp
CARRIED

79-2026 Deputy MOVED to direct Administration to implement a phased resident
Reeve communication plan through the remainder of 2026 to promote
Kuerbis

awareness of and transition primarily to the County's digital communication channels.

CARRIED

Reeve Campbell recessed the meeting at 10:50 a.m.

Reeve Campbell reconvened the meeting at 11:00 a.m.

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

G.1.1. Bylaw 26-007 - Amendment to the Land Use Bylaw to Redesignate Plan 931 2354, Block 1, Lot 1 (within NW-24-9-22-W4M) from Urban Fringe (UF) to Grouped Country Residential (GCR)

80-2026 Deputy MOVED that Bylaw 26-007, be read a first time.
Reeve
Kuerbis

CARRIED

H. CORRESPONDENCE

H.1. Town of Picture Butte Centennial

Council reviewed an invitation from the Town of Picture Butte for their upcoming Centennial Commemorative Plaque Unveiling being held on April 15, 2026.

H.2. Letter from Jack Leeuwenburgh

Council reviewed the letter from Jack Leeuwenburgh regarding concerns on Range Road 210.

H.3. SouthGrow March Report

Council reviewed the SouthGrow March Report.

I. COUNTY COUNCIL AND COMMITTEE UPDATES

I.1. Lethbridge County Council Attendance Update - February 2026

Council reviewed the highlights from the Lethbridge County Council Attendance Update for February 2026.

Division 1

Councillor Lorne Hickey

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 17	Green Acres Executive Meeting & Finance Meeting
February 19	Lethbridge County Council Meeting
February 25	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop

February 6	Ministerial Meet and Greet, U of L
February 18	EDL Board Meeting-Virtual
February 21	SACA Year of the Horse Spring Festival
February 23	Water Reservoir Tour, Town of Coaldale
February 26	Creative Activities Plan Launch, U of L

Division 3

Councillor Mark Sayers

February 4	Link Pathway Meeting
February 4	FCSS Board Meeting
February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 19	Lethbridge County Council meeting

Division 4

Deputy Reeve John Kuerbis

February 3	Weekly Meeting with Community Futures Executive Director
February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 10	Weekly Meeting with Community Futures Executive Director
February 17	Weekly Meeting with Community Futures Executive Director
February 19	Lethbridge County Council Meeting
February 23	Water Reservoir Tour, Town of Coaldale
February 25	Meeting with Prairies Can
February 25	Community Futures Board Meeting

Division 5

Councillor Kevin Slomp

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 9	Meeting with Director, Growth & Engagement
February 11	Library System Board Orientation (Teams)
February 19	Lethbridge County Council Meeting

Division 6

Councillor Eric Van Essen

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 7	Coaldale Chamber Awards Banquet
February 13	Meeting with Director, Growth & Engagement
February 19	Lethbridge County Council Meeting

Division 7

Councillor Tony Ankermann

February 5	Lethbridge County Council Meeting
February 5	Land Use Bylaw Workshop
February 19	Lethbridge County Council Meeting
February 21	SACA Year of the Horse Spring Festival

February 23

Water Reservoir Tour, Town of Coaldale

February 28

Turin Community Pancake Breakfast Meet & Greet

J. CLOSED SESSION

J.1. Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

J.2. Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

J.3. CAO Report - C. Beck (ATIA Sections 19, 20, 28 and 29)

81-2026 Deputy Reeve Kurbis MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:16 a.m. for the discussion on the following:

J.1. - Land Disposition - (ATIA Section 30 - Disclosure harmful to economic & other interests of a public body)

J.2. - Land Disposition - (ATIA Section 30 - Disclosure harmful to economic & other interests of a public body)

J.3. - 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

82-2026 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 12:10 p.m.

CARRIED

J.1. Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

83-2026 Councillor Slomp MOVED that Council approve the sale of Plan 6481DI; Block 1; Lot 7 to the highest offered purchase price.

CARRIED

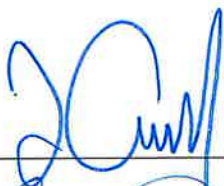
J.2. Land Disposition - (ATIA Section 30 - Disclosure harmful to economic and other interests of a public body)

84-2026 Councillor Van Essen MOVED that Council approve the sale of Plan IRR146; Block RW; Lot 8 for the offered purchase price.

CARRIED

K. ADJOURN

85-2026	Councillor Van Essen	MOVED that the Lethbridge County Council Meeting adjourn at 12:14 p.m.	CARRIED
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Reeve	
	
CAO	