

TOWN OF RIMBEY
TOWN COUNCIL AGENDA

AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON TUESDAY MAY 8, 2018 AT 5:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

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10.	Open Forum (Bylaw 939/18- Council Procedural Bylaw Part XXI 1.The open forum shall be for a maximum total of twenty (20) minutes in length to allow members of the public present at the meeting to address Council regarding issues arising from the meeting in progress. No formal decision shall be made on any matter discussed with Council during the open forum session.	
11.	In Camera - None	
12.	Adjournment	

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON
TUESDAY, APRIL 24, 2018 IN THE COUNCIL CHAMBERS OF THE TOWN
ADMINISTRATION BUILDING

1. Call to Order Mayor Pankiw called the meeting to order at 5:00 pm, with the following in attendance:

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel
Chief Administrative Officer – Lori Hillis, CPA, CA
Director of Finance – Wanda Stoddart
Director of Public Works – Rick Schmidt
Recording Secretary – Kathy Blakely

Absent:
Councillor Curle

Public:
Treena Mielke, Rimbey Review
Liz Armitage and Brian Austrum – Vicinia Planning + Engagement Inc.
2 members of the public

2. Adoption of Agenda

2.1 April 24, 2018 Agenda

Motion 138/18

Moved by Councillor Coulthard to accept the Agenda for the April 24, 2018 Regular Council Meeting, as presented.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

3. Minutes

3.1. Minutes of Regular Council April 10, 2018

Motion 139/18

Moved by Councillor Coulthard to accept the Minutes of the Regular Council Meeting of April 10, 2018, as presented.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

4. Public Hearings

4.1 Public Hearings None

5. Delegations

5.1 Seniuk & Company - Mike Seniuk

Mayor Pankiw welcomed Mr. Seniuk to the Council Meeting.

Mr. Seniuk presented the Town of Rimbey Audited Financial Statements for the Town of Rimbey highlighting revenues, expenses, cash flows and debt for the period ending December 31, 2017, to Council.

Motion 140/18

Moved by Councillor Coulthard to accept the Town of Rimbey Audited Financial Statements for the year ending December 31, 2017, as presented.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Mr. Seniuk departed the Council meeting at 7:35 pm.

6. Bylaws

6.1 Bylaw 942/18 2018 Property Tax Bylaw

Motion 141/18

Moved by Councillor Coulthard to give first reading to Bylaw 942/18 2018 Property Tax Bylaw.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 142/18

Moved by Councillor Payson to give second reading to Bylaw 942/18 2018 Property Tax Bylaw.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 143/18

Moved by Councillor Coulthard to unanimously agree to present Bylaw 942/18 2018 Property Tax Bylaw for third and final reading.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 144/18

Moved by Mayor Pankiw to give third and final reading to Bylaw 942/18 2018 Property Tax Bylaw.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7. New and Unfinished Business

7.1 National Public Works WeekMotion:145/18

Moved by Councillor Coulthard to proclaim May 20-26, 2018 as Public Works Week in the Town of Rimbey.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7.2 Apraxia Awareness DayMotion 146/18

Moved by Councillor Payson to proclaim May 14, 2018 as Apraxia Awareness Day in Rimbey.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7.3 Rimbey Historical Society Memorandum of UnderstandingMotion 147/18

Moved by Councillor Coulthard to approve the Rimbey Historical Society and the Town of Rimbey Memorandum of Understanding Regarding Revenue, Expense Allocation and Reporting, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7.4 Bylaw 905/15 Fees for Services Schedule AMotion 148/18

Moved by Councillor Payson to approve the Bylaw 905/15 Fees for Services Schedule A, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7.5 Intermunicipal Collaborative Frameworks and Intermunicipal Development Plans

Motion 149/18

Moved by Councillor Coulthard to accept the updates on the Inter-municipal Collaborative Frameworks and Inter-municipal Development Plans, as information.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

8. Reports

8.1 Department Reports - None

8.2 Boards/Committee Reports - None

8.3 Council Reports

- 8.3.1 Mayor Pankiw's Report
- 8.3.2 Councillor Coulthard's Report
- 8.3.3 Councillor Curle's Report
- 8.3.4 Councillor Payson's Report
- 8.3.5 Councillor Rondeel's Report

Ms. Armitage, Mr. Austrom and Treena Mielke of the Rimbey Review departed the Council Meeting at 6:23 pm.

Motion 150/18

Moved by Councillor Coulthard to accept the reports of Council, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

9. Correspondence

Correspondence

- 9.1 Letter from Rimbey & District Chamber of Commerce Letter
- 9.2 Letter from Alberta Historical Resources Foundation
- 9.3 Letter from Alberta Municipal Affairs
- 9.4 Letter from Alberta Municipal Affairs
- 9.5 Letter from Alberta Seniors and Housing
- 9.6 Letter from Jason Nixon, MLA, Rimbey-Rocky Mountain House-Sundre
- 9.7 Letter form Alberta Transportation

Motion 151/18

Moved by Mayor Pankiw to accept the correspondence from the Rimbey & District Chamber of Commerce, Alberta Historical Resources Foundation, Alberta Municipal Affairs, Alberta Seniors and Housing, Jason Nixon MLA for Rimbey-Rocky Mountain House-Sundre and Alberta Transportation, as information.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

10. Open Forum

10.1 Open Forum

One person spoke indicating she had heard many comments over the winter as to how well the Town of Rimbey Public Works staff had handled the snow removal this winter and spring.

One person spoke regarding the intersection of 51st street and 50th avenue, and inquired who owns the roads and who owns the pipes under the streets.

Mayor Pankiw recessed the Council Meeting at 6:42 pm.

2 members of the public and Director of Finance Wanda Stoddart departed the meeting at 6:42 pm.

Mayor Pankiw reconvened the Council Meeting at 6:51 pm.

11. In Camera

11.1 FOIP Section 17(2)(f) Personal Privacy Aerodrome Lease

11.2 FOIP Section 17(4)(d) Library Auditor

Motion 152/18

Moved by Councillor Coulthard the Council meeting go in camera at 6:51 pm, pursuant to Division 2, Section 17 (2)(F) Personal Privacy regarding an Aerodrome Lease with Mayor Pankiw, Councillor Coulthard, Councillor Payson, Councillor Rondeel, and Chief Administrative Officer Lori Hillis and Recording Secretary Kathy Blakely as Administrative support and the Director of Public Works Rick Schmidt for Public Works support, and Section 17(4)(d)) regarding the Library Auditor with Mayor Pankiw, Councillor Coulthard,, Councillor Payson, Councillor Rondeel, and Chief Administrative Officer Lori Hillis and Recording Secretary Kathy Blakely as Administrative support.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Director of Public Works Rick Schmidt departed at 7:19 pm.

Motion 153/18

Moved by Councillor Coulthard the Council meeting reverts back to an open meeting at 7:23 pm.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 154/18

Moved by Councillor Coulthard to authorize Administration to execute the Residential Lease Agreement with Mr. Neil Forsyth for the residential lot at the Rimbey Aerodrome, as amended to include a clause regarding performance of the duties required, and remove the maintenance of trees and planting of trees from the Rimbey Aerodrome Residential Lease Agreement Schedule B.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 155/18

Moved by Mayor Pankiw to appoint Paulette Martens to audit the Rimbey Municipal Library Board financial records.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

12. Adjournment

Motion 156/18

Moved by Councillor Coulthard to adjourn the meeting.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Time of Adjournment: 7:25 pm.

MAYOR RICK PANKIW

CHIEF ADMINISTRATIVE OFFICER LORI HILLIS

Council Agenda Item	7.1
Council Meeting Date	May 8, 2018
Subject	Bylaw 917/16 Land Use Bylaw Review
For Public Agenda	Public Information
Background	Bylaw 917/16, the Town of Rimbey Land Use Bylaw was approved by Council on July 25, 2016.
Discussion	<p>Administration has reviewed the Land Use Bylaw, and has highlighted items which Council may wish to consider amending. These amendments recommended because:</p> <ul style="list-style-type: none"> • Modernized Municipal Government Act compliance • Administrative review • Public input <p>Recommended changes include:</p> <ul style="list-style-type: none"> • Inclusion of cannabis regulations, per MMGA • Update of application process, per MMGA • Item's not requiring development permit <ul style="list-style-type: none"> • Buildings less than 13.4 m2 do not need to meet setback requirements • Decks under 60 cm (2 feet) do not need to meet setback requirements • Minimum value of development permit requiring development permit • Inclusion of new definitions • Revisions to enforcement/contravention • Review of permitted and discretionary uses in all districts • Addition of retaining wall regulations • Specific electronic sign regulations <p>Items highlighted in yellow have been added. Items which have a strike through will be deleted.</p>
Relevant Policy/Legislation	Land Use Bylaw 917/16 Municipal Government Act
Options/Consequences	Not applicable
Financial Implications	Not applicable
Attachments	Mark-up Land Use Bylaw 917/16
Recommendation	Administration recommends Council provide input on the Land Use Bylaw, and direct Administration to return for First Reading on May 22, 2018.



Prepared By:

Elizabeth Armitage

Elizabeth Armitage, MEDes, MCIP, RPP
Planning and Development Officer

May 1, 2018

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11 8

Date



Town of
Rimbey

Bylaw 917/16
LAND USE BYLAW

Schedule A
Approved July 25, 2016
Consolidation of Amendments April 10, 2018

AMENDMENTS TO LAND USE BYLAW #917/16

All amendments to the Land Use Bylaw of the Town of Rimbey #917/16 must be passed as a bylaw. Any bylaw requires three (3) separate hearings by Town Council under Section 187 of the Alberta Municipal Government Act (MGA), and a public hearing must be held by Council prior to Second Reading of the proposed bylaw under Section 692 of the MGA.

Bylaw #	Date	Affected Section	Description
928/16	2017.01.09	12.7(5)(a)(ii) 12.7(5)(a)(iii) 12.7(5)(a)(iv)	Manufactured home park setbacks.
929/16	2017.03.13	11.5(1) 11.5(2)	Signage on roadways, boulevard, sidewalks and land owned by the Development Authority.
932/17	2017.05.08	11.6(1) 12.2(1) 12.9 12.10	Deletion of Country Residential Estate district. Creation of Residential Estate district and Country Residential district.
940/18	2018.04.10	2.2 (22) 2.2 (23) 12.11.1 12.12.1	Addition of "brewery, winery and distillery" and "brewpub".
941/18	2018.04.10	2.2(30) 12.11.1 12.12.1	Addition of "commercial recreation and entertainment facility".

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PART 1 - ENACTMENT

1.1 TITLE

The title of this Bylaw shall be the Land Use Bylaw of the Town of Rimbey.

1.2 PURPOSE

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the Town to achieve the orderly and economic development of land, and for that purpose, amongst other things:

- (1) to divide the Town into districts;
- (2) to prescribe and regulate for each district the purposes for which land and buildings may be used;
- (3) to establish a method of making decisions on applications for development permits including the issuing of development permits;
- (4) to provide the manner in which notice of the issuance of a development permit is to be given; and
- (5) to establish the number of dwelling units permitted on a parcel of land.

1.3 APPLICATION

This Bylaw shall apply to the whole of the Town of Rimbey being all lands and buildings contained within its corporate limits.

1.4 EFFECTIVE DATE

- (1) This Bylaw comes into effect upon the date of its third reading.
- (2) Land Use Bylaw No.762-04, as amended, is hereby repealed.

1.5 CONFORMITY WITH THE BYLAW

- (1) No person shall commence any development within the Town except in conformity with this Bylaw.

- (2) Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted Statutory Plan.

1.6 OTHER LEGISLATIVE REQUIREMENTS

- (1) In addition to this Bylaw, an applicant is responsible for complying with any other applicable federal, provincial, or municipal legislation or law. The applicant is also responsible for complying with the conditions of any caveat, covenant, easement or other instrument affecting a building or land.
- (2) The Town is not responsible for nor does the Town have any obligation whatsoever to determine what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.
- (3) The Development Authority shall not approve an application for a development permit that is not in conformity with the Town's Statutory Plans.

1.7 SEVERABILITY

- (1) In the event any portion of this Bylaw is found invalid by a Court of Law or is overturned by a superior jurisdiction, the validity of the remaining portions of the Bylaw shall not be affected.

1.8 TRANSITION

- (1) An application for a Subdivision, Development Permit or amendment to this Bylaw commenced prior to the coming into force of this Bylaw shall be evaluated under the provisions of the Town's Land Use Bylaw No.762-04, as amended.

PART 2 – INTERPRETATION

2.1 RULES OF INTERPRETATION

- (1) Where a word is used in the singular, such a word may also mean plural.
- (2) Where a masculine or impersonal pronoun or adjective is used, such a word may also mean the feminine or impersonal pronoun or adjective.
- (3) Where a word is used in the present tense, such a word may also mean the future tense.
- (4) The word “person” includes a corporation as well as an individual.
- (5) The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to the Act or this Bylaw.
- (6) Words, phrases, and terms not defined in this part may be given their definition in the Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- (7) Where a regulation involves two or more conditions or provisions connected by the conjunction “and” means all the connected items shall apply in combination; “or” indicates that the connected items may apply singly; and “and/or” indicates the items may apply singly or in combination.
- (8) All units of measure contained within this Bylaw are metric (SI) standards, and are rounded to the nearest decimal place. For the purpose of convenience, the following conversion factors are provided:

Metric	Imperial
1 square metre (m ²)	10.8 square feet (ft ²)
1 hectare (ha)	2.47 acres (ac)
1 kilometre (km)	0.6 mile (mi)
1 metre (m)	3.3 feet (ft)
1 centimetre (cm)	0.4 inch (in)
1 millimetre (mm)	0.04 inches (in)
1 kilogram (kg)	2.2 pounds (lb)

2.2 DEFINITIONS

For the purposes of this Bylaw and any amendments made hereto, the definitions set out in the following shall be used. When no definition is provided hereunder, the Town's dictionary of choice shall be used.

- (1) "abattoir" means a building and/or site used as a slaughterhouse, where animals are killed and butchered for human or animal consumption;
- (2) "abut" or "abutting" means immediately contiguous or physically touching, and, when used with respect to a lot or site, means that the lot or site physically touches upon another lot or site, and shares a property line or boundary line with it;
- (3) "accessory building" means a building separate and subordinate to the principle building, the use of which is incidental to that principle building and is located on the same lot. A garage attached to a principle building is deemed to be part of the principle building;
- (4) "accessory use" means any use in a building and/or on a parcel of land which is supplementary or subordinate to the principle use located in the same building and/or on the same parcel of land;
- (5) "Act" means the Municipal Government Act, R.S.A. 2000, as amended;
- (6) "adjacent" means land that is contiguous to a particular parcel of land and includes land that would be contiguous if not for a highway, road, river or stream;
- (7) "adult entertainment" means any building used as "retail" in which books and/or items for a mature audience are displayed and sold, or a building that shows mature films or live entertainment;
- (8) "agricultural operation" means an agricultural operation as defined in the Agricultural Operation Practices Act;
- (9) "agricultural sales and/or service" means a building or site used for "retail" but in which the goods for sale are vehicles, equipment, or machinery for use in the agricultural industry, and/or the servicing of vehicles, equipment, or machinery related to the agricultural industry;
- (10) "amusement arcade" means a building and/or site which operates mechanical and/or electronic games, and rides, for entertainment purposes;
- (11) "animal kennel" means a building and/or site used for the breeding, care, supervision, and/or housing of animals on either a short or long term basis;
- (12) "animal shelter" means a building and/or site used for the temporary accommodation and/or impoundment of animals;
- (13) "art gallery" means a building used for the display and "retail" of works of art;
- (14) "auction mart" means a building and/or site used for "retail" but in which goods are sold by an auctioneer and where goods are sold to the highest bidder;
- (15) "automotive sales and/or rental" means a building or site used for "retail" but in which the goods for sale, and/or lease are automobiles, trucks, boats, trailers, recreational vehicles, or other similar personal vehicles;

- (16) "automotive supply store" means a building or site used for "retail" but in which the goods for sale are related to the use and operation of automobiles, trucks, boats, trailers, recreational vehicles, or other similar personal vehicles;
- (17) "automotive service and/or paint shop" means a building or site used for the repair, servicing, and/or painting of motor vehicle, boats, trailers, recreational vehicles, or other similar personal vehicles and may include the sale of automotive fuels, lubricating oils or other like automotive fluids;
- (18) "bakery" means a building used for baking food as well as the "retail" of said food;
- (19) "balcony" means a horizontal structure, with a railing, adjoining a building above the first storey floor level, and intended for use as a private outdoor amenity space with access only from within the building.
- (20) "basement" means the portion of a development which is wholly or partially below grade, having above grade no more than 1.8 m of its clear height lying below the finished level of the floor directly above;
- (21) "bed and breakfast" means a home based business in which an owner occupying a single-detached dwelling provides temporary accommodation with one meal provided to registered patrons in exchange for compensation;
- (22) "brewery, winery and distillery" means a use where beer, wine, spirits and other alcoholic beverages are manufactures and that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;
- (23) "brewpub" means a restaurant or drinking establishment where beer, wine or alcoholic spirits are produced on-site for consumption within the development and for retail sale. The facility must be appropriately licensed by the Alberta Liquor and Faming Commission;
- (24) "building" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge that forms part of a highway or road;
- (25) "bulk fuel and/or fertilizer sales and storage" means the storage of and "retail" of large quantities of fuel and/or fertilizer;
- (26) "c-can" means a specific type of portable storage container which is a metal freight container that is used for the temporary storage of materials and equipment. See portable storage container definition;
- (27) "campground" means the use of a site managed for the short term stay of tents, campers, and/or recreational vehicles, but which is not used as year round storage or accommodation;
- (28) "cannabis counselling" means a use:
- (a) where counselling on cannabis is provided,
 - (b) where consumption of cannabis must not occur,
 - (c) where the sale of cannabis must not occur, and
 - (d) that may include the ancillary retail sale or rental of merchandise;

- (29) "cannabis facility" means a building and/or site used for production of cannabis, as licensed by Health Canada, where cannabis is grown, processed, packaged, tested, destroyed, or stored;
- (30) "cannabis store" means a building used for the distribution of cannabis, as licensed by the Alberta Government:
- (a) where cannabis is sold for consumption off the premises,
 - (b) where consumption of cannabis must not occur, and
 - (c) that may include the ancillary retail sale or rental of merchandise;
- (31) "car/truck wash" means the use of a building and/or site for the cleaning of motorized vehicles either manually or through an automated process;
- (32) "cemetery" means a site used for the burying of the remains of animals and/or humans;
- (33) "Certificate of Compliance" means the endorsement by the Development Officer on a survey document indicating that the building locations on a lot are in compliance with this Bylaw.
- (34) "Child Care Facility" means a development intended to provide care, educational activities and supervision for groups of seven or more children under thirteen (13) years of age during the day or evening, but does not include overnight accommodation, and is intended to be operated for at least twelve (12) consecutive weeks each year. This includes daycares, pre-schools, out-of-school care, and other programs where the primary purpose is the care of children.
- (35) "commercial recreation and entertainment facility" means a facility or establishment that provides recreation or entertainment for gain or profit but does not include a casino or adult entertainment establishment;
- (36) "club" means a building and/or site used for the private meeting and social activities of members of a private organization and which may include space for eating, drinking, and congregating;
- (37) "community centre" means a building and/or site open to the general public and used for recreational, educational, social and/or cultural activities;
- (38) "confined feeding operation" means a confined feeding operation as defined in the Agricultural Operation Practices Act;
- (39) "contracting services" means a building or site used for the operation and storage of materials and/or vehicles related to the industries of construction, painting, plumbing, heating, electrical, landscaping, drilling and excavation, paving, maintenance and cleaning;
- (40) "convenience store" means "retail" but where the gross floor area does not exceed 186.0 m² in gross floor area;
- (41) "corner lot" means a lot having boundary lines on two or more roads or highways, or with a road and a highway, at their intersection or junction. Corner lot also means a lot having a boundary line at a point where a road or highway changes direction by a minimum of 45 degrees within the boundaries of the lot;
- (42) "Council" mean the Council of the Town of Rimbey;

- (43) "coverage" means the sum of the floor areas at grade of all buildings, both principle and accessory, on a lot divided by the area of the lot;
- (44) "date of issue" means the date on which the notice of a decision of the Development Authority is published or mailed;
- ~~(45) "day care centre, adult" means a building and/or site used to provide care and supervision of four or more adults who are over the age of 15 years, by a person not related to the adult for periods no longer than 24 consecutive hours;~~
- ~~(46) "day care centre, child" means a building used to provide care and supervision of four or more children who are under the age of 15 years, by a person not related to the children for periods no longer than 24 consecutive hours;~~
- (47) "deck" means a means an uncovered horizontal structure with a surface height greater than 0.6m (2 ft) above grade at any point, and intended for use as a private outdoor space;
- (48) "development" means:
- (a) an excavation or stockpile and the creation of either of them, or
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building; and without restricting the generality of the foregoing, includes:
 - (i) in the case of a lot used for residential purposes, alterations made to a building or an additional building on the lot whether or not the building is a dwelling or part of a dwelling unit,
 - (ii) in the case of a lot used for other than residential purposes, alterations or additions made to a building on the lot or a use of the lot which would increase either the capacity of the building or the intensity of use of the lot,
 - (iii) the display of advertisements or signs on the exterior of a building or on any land,
 - (iv) the deposit of earth, debris, waste materials, refuse, or any other material on any land, including land already being used for that purpose, or if the natural topography or drainage is altered,
 - (v) the removal of topsoil from land,
 - (vi) the recommencement of the use to which land or a building has been previously put if that use has been discontinued for a period of more than six months,
 - (vii) the use of land for storage purposes or for the repair of equipment, vehicles or other kinds of machinery, or
 - (viii) the removal or demolition of a building;
- (49) "development authority" means the development authority of the Town as established by this Bylaw;

- (50) "development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;
- (51) "discretionary use" means the use of land or a building provided for in this Land Use Bylaw for which a development permit may be issued at the discretion of the development authority upon an application having been made;
- (52) "driveway" means a vehicle access route on the parcel which provides access to the driving surface;
- (53) "dwelling unit" means a complete dwelling or self-contained portion of a dwelling, set or suite of rooms which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently, semi-permanently, or seasonally as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit;
- (54) "Family Day Home" means a dwelling unit used for the temporary supervision or care for a maximum of six (6) children 0-12 years old, including the residents' own children. In a family day home a maximum of three (3) children may be under 36 months with a maximum of two (2) children may be under 24 months. These regulations are the same for Before/After School Care or Private Babysitting service."
- (55) "farming" means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include a "Confined Feeding Operation" as defined by the Agricultural Operation Practices Act (Chapter A-7, R.S.A. 2000) and all regulations and amendments passed thereto;
- (56) "financial services" means a building used as a bank, credit union, or any other similar monetary enterprise;
- (57) "floor area" means the total area of all floors of all buildings including accessory buildings located on any lot, excluding the area of basement floors, EXCEPT THAT basement suites in apartment buildings shall be included in the calculation of floor area;
- (58) "floor/area ratio" means the ratio or decimal resulting from dividing the floor area of all buildings by the total site area of the parcel of land on which the buildings are located;
- (59) "fragmented parcel" means a parcel of land that is separated from the balance of a quarter section by a natural barrier such as a river or a coulee, or by a physical barrier such as a road or highway;
- (60) "front line" means the boundary line of a lot lying adjacent to a highway or road. In the case of a corner lot, the shorter of the two boundary lines adjacent to the highway or road shall be considered the front line;
- (61) "front yard" means a yard extending across the full width of a lot from the front line of the lot to the nearest wall of the main building situated on the lot. For the purposes of lakefront lots, the front line of the lot shall be considered to be closest to the lake;
- (62) "funeral Home" means a building and/or site used for the organization of funerals, the preparation of the deceased for burial or cremation, and/or the holding of funeral services;

- (63) "gambling and gaming hall" means a building used as a gaming establishment which offers games of chance including slot machines, table games, video lottery terminals, and/or a bingo hall;
- (64) "garage" means a building or portion thereof which is designated and used for the storage, marking or the maintenance of personal vehicles.
- (65) "gas bar" means a site or portion thereof used for the sale of gasoline, propane and other fuels, the sale of lubricating oils and other automotive fluids or motor vehicle accessories but does not include automotive service establishments;
- (66) "golf course" means a site used for the purposes of playing golf and which may include a clubhouse as an accessory use;
- (67) "grade" means the average elevation at the finished level of the ground, excluding an artificial embankment, at any point immediately adjacent to the building. Grade may have been established in conjunction with a subdivision grade plan prepared by a civil engineer.
- (68) "greenhouse" means a building and/or site used to grow and "retail" flowers, trees, shrubs, vegetables, and/or other plants;
- (69) "grocery store" means a building used for "retail" but which sells primarily food items for consumption off-site, and which has a gross floor area greater than 450 m²;
- (70) "group home" means a building and/or site use for residential purposes for individuals who require supervision because of their age, disability, or need for rehabilitation, and where qualified staff are present at all times;
- (71) "habitable floor space" means any room or enclosed space used or useable for human occupancy, including but not limited to kitchens, bedrooms, living rooms, family rooms and dens, bathrooms, laundries, pantries, foyers, hallways/entry ways, and areas containing infrastructure/servicing (furnace, circuit panel, water heater, etc.) but excludes any room or space not intended primarily for human occupancy including but limited to storage areas/cellars and undeveloped basements;
- (72) "height" means the vertical distance between the grade and the highest point of a building that is not a stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall, or a flagpole, or similar device not structurally essential to the building;
- (73) "highway" means a highway as defined in the Public Highways Development Act, R.S.A. 2000;
- (74) "Home occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use;
- (75) "hospital" means a building and/or site used for medical care, examination, treatment, surgery and recovery of patients and which may include an extended stay;
- (76) "hotel" means a building used for short term stays through the provision of rooms or suites where rooms are accessed from a common interior corridor, and which may also contain commercial uses such as restaurants, or convention space;

- (77) "Housing, apartment (low rise)" means a residential use consisting of more than four dwelling units, but which has a height less than 15 metres, but shall not mean row housing;
- (78) "Housing, apartment (high rise)" means a residential use consisting of more than four dwelling units, but which has a height greater than 15 metres, but shall not mean row housing;
- (79) "housing, duplex" means a building with two dwelling units that have sharing one common wall in the case of side-by-side units, or having the dwelling area located above the dwelling area of the other in the cases of vertical units, each with a private entry;
- (80) "housing, fourplex" means a building that contains four dwelling units;
- (81) "housing, manufactured home" means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities. Manufactured homes shall have pitched roofs and eaves and shall conform to CAN/CSA Z240 MH Series and A277 certified standards;
- (82) "housing, mixed use" means a building and/or site which has a combination of uses but which typically entails "retail" or "office" uses on the ground floor and residential uses on the upper floors;
- (83) "housing, mobile" means a factory constructed detached dwelling unit, with an integral frame, readily relocatable singly or in double modules. Due to the age of the home they do not meet the Canadian Standards Association (CSA) A277 Standard or building code standards;
- (84) "housing, modular" means a building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a foundation., and which appears indistinguishable in design and finish from a stick-built house, and does not includes "housing, manufactured home" or "housing, mobile";
- (85) "housing, row house" means a building with one of three or more dwellings joined side by side or side to back. Can also include townhouse, garden homes and townhouses attached to high-rise buildings. Have no dwellings above or below them;
- (86) "housing, secondary suite" means a self-contained living space either located in the principle building or on the same site as the principle building. Secondary suites have a separate entrance, cooking, sleeping and bathing facilities and are no larger than 70 m². Secondary suites shall include basement suites and garage suites;
- (87) "housing, single detached" means a residential building containing one dwelling unit which is intended as a permanent residence. Single detached dwellings must be of new construction and be physically separate from any other residential building. Single detached dwellings do not include a manufactured home;
- (88) "housing, triplex" means a building that contains three dwelling units;
- (89) "internal local roads" includes all roads within subdivisions, and all service roads adjacent to major two-lane highways, minor two-lane highways, and multi-lane highways;

- (90) "landfill" means a site operated by the Town for controlled waste management where waste collected within the municipality is recycled or permanently disposed of;
- (91) "lane" means a right-of-way on which motorized vehicles are normally allowed to operate which is 10 m or less in width;
- (92) "lake" means a body of water, free from large quantities of aquatic vegetation, and characterized by relatively large open water and deep water zones compared with the shore zone; and, as defined by the Council of the Town of Rimbey;
- (93) "library" means a building which primarily loans reading and/or visual material to the general public;
- (94) "livestock" means livestock as defined in the Agricultural Operation Practices Act;
- (95) "liquor store" means a building and/or site used for "retail" but in which the goods sold are liquor/alcohol for human consumption;
- (96) "lot" means:
- (a) a quarter section,
 - (b) a river lot or a lake lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a Land Titles Office,
 - (c) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or
 - (d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision;
- (97) "maintenance" means the upkeep of the physical form of any building which does not require a permit pursuant to the Safety Codes Act. Maintenance will include painting, replacing flooring, replacing roofing materials, but will not include any activity that will increase the habitable floor area of any dwelling unit or the internal volume of any building;
- (98) "major" means, when added as a prefix or suffix to a use, a use which, due to its nature or relatively larger scale, will or could have, in the sole opinion of the Development Authority, an impact on surrounding uses, or which may be intended to serve an area larger than the immediate or local area;
- (99) "Manufacturing, processing, packaging or assembly of goods or materials" means a building and/or site where materials are merged to assemble a product and where the product is then packaged for distribution;
- (100) "may" is an operative word meaning a choice is available , with no particular direction or guidance intended;
- (101) "meat processing plant" means the processing and distributing of animal carcasses to retailers, but does not include a kill floor;
- (102) "medical clinic" means a building used for the provision of physical and mental health services on an outpatient basis including dental offices, physical therapy, pharmacy, counselling, doctor's offices, and/or chiropractic offices;

- (103) "MGA" means the Municipal Government Act (Chapter M-26, R.S.A. 2000) and all regulations and amendments passed pursuant thereto;
- (104) "mini storage" means a building and/or site used for containing separate secured indoor storage units, designed to be rented or leased for private storage of personal goods;
- (105) "minor" means, when added as a prefix or suffix to a use, a use which, due to its nature or relatively smaller scale, will or could have, in the sole opinion of the Development Authority, a limited impact on surrounding uses, or which may be intended to serve a small or local area;
- (106) "motel" means a building or group of buildings on a parcel of land designed and operated for the provision of rooms or suites for temporary sleeping accommodation where each room has its own exterior access, and may include a restaurant and/or convention services;
- (107) "municipality" means the Town of Rimbey;
- (108) "museum" means a building and/or site used for the display of artefacts for cultural and educational purposes;
- (109) "nightclub" means a building and/or site featuring live entertainment such as music and dancing, and in which alcohol and food may also be served to patrons;
- (110) "non-conforming building" means a building:
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
 - (b) that on the date this land use bylaw becomes effective does not, or when constructed will not, comply with this land use bylaw;
- (111) "non-conforming use" means a lawful specific use:
- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective, and
 - (b) that on the date this land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this land use Bylaw;
- (112) "office" means a building primarily used for the provision of professional, management, administrative and consulting services but does not include the use as "retail";
- (113) "open space" means land and water areas which are retained in an essentially undeveloped state and often serve one or more of the following uses: conservation of resources; ecological protection; recreation purposes; historic or scenic purposes; enhancement of community values and safety; maintenance of future land use options;
- (114) "owner" means:
- (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
 - (b) in the case of any other land, the person shown as the owner on the Land Title.

- (115) "parcel of land" means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;
- (116) "park" means any parcel of land which is for use by the general public for recreational activities, sporting, or gathering, and which may be left in a natural state or may include man-made features including area for sporting activities, playgrounds, picnic areas, and/or walking trails;
- (117) "parking facility" means a building and/or site used for vehicular parking as a principal use;
- (118) "pawn shop" means a building and/or site used for "retail" but in which the goods for sale are second hand personal items;
- (119) "permitted use" means the use of land or a building provided for in a land use Bylaw for which a development permit shall be issued upon application having been made, provided that all of the regulations of this Bylaw, and all of the matters left to the discretion or the satisfaction of the Development Authority, have been satisfied to the satisfaction of the Development Authority;
- (120) "personal service establishment" means a use relating to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, beauty parlours, nail salons, tailors, dressmakers, shoe repair shops, dry cleaning establishments (pick-up and drop-off only), laundromats, photographic studios, personal fitness activity, and may include accessory retail sales. This use class does not include escort services, even as an accessory use;
- (121) "portable storage container" means a secure, steel/wood structure that is portable in nature (e.g. Sea Can, cargo container, shipping container etc.). See also "sea can" definition;
- (122) "porch" means means a structure abutting a dwelling having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof except for removable screens and storm sashes or awnings, used as a private outdoor amenity space;
- (123) "principle building" means a building where the principle use of the site operates from;
- (124) "principle use" means the primary purpose or purposes for which a building or lot is used;
- (125) "public administration" means the use of a building and/or site for the operation and/or provision of services by the Municipal, Provincial, and/or Federal governments;
- (126) "Real Property Report" means a codified standard adopted by the Alberta Land surveyor's Association which contains: (a) the legal description of the property and the municipal address; (b) the dimensions and bearings of all property boundaries as determined by an actual field survey in accordance with the Surveys Act; (c) the designation of adjacent properties, roads, lanes, etc.; (d) the location and description of all pertinent improvements located on the property along with their dimensions and clearances to the property boundaries. The projections of overhangs or eaves are also shown; (e) the location of any easements which may affect the property; (f) the location and dimensions of any visible encroachments onto or off of the property; (g) a list of the registered encumbrances as noted on the title to the property at the date of the survey; (h) a certification by an Alberta Land

Surveyor duly signed.

- (127) "rear line" means the boundary line of a lot lying opposite to the front line of the lot and/or farthest from a highway or road;
- (128) "rear yard" means a yard extending across the full width of a lot from the nearest wall of the main building situated on the lot, to the rear line of the lot;
- (129) "recreational facility" means a building and/or site used for sports or other active recreational activities and may include health and fitness clubs, racquet courts, dance studios, martial arts schools, basketball and volleyball courts, hockey arenas, football and soccer field, and or other similar sporting fields but not including an outdoor golf course;
- (130) "recycling depot" means a facility used for the purchasing, collection, sorting, packaging, and temporary storage of empty bottles, cans, and containers or other recyclable and reusable materials and where storage is contained within an enclosed building;
- (131) "religious institution" means a building used for the congregation, meeting, study, and prayer related to any religious faith;
- (132) "repair shop" – means a building and/or site used for the maintenance, and repair of any goods and/or equipment excluding motor and/or recreational vehicles;
- (133) "reserve land" means environmental reserve, conservation reserve, municipal reserve, community services reserve, school reserve or municipal and school reserve;
- (134) "Residential Care Facility" means a private or publicly funded seniors lodge, nursing home, extended or congregate care facility.
- ~~(135) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;~~
- (136) "restaurant" means a use where food is prepared and served on the premises for sale to patrons, and which may or may not be licensed to serve alcohol, and may include entertainment which is accessory to the preparation and service of food;
- (137) "restaurant, drive-thru" means a building where food is prepared and sold for consumption to patrons and which offers service through a drive up window;
- (138) "retail" means a use that focuses on the display and sale of goods, wares, or merchandise. This use includes, but is not limited to drug stores, clothing stores, sporting goods stores and other similar uses, but does not includes retail stores where the majority of total sales are generated through the sale of adult-oriented materials (clothing, videos, magazines, etc.);
- (139) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;
- (140) "riding arena, private" means a building or structure in which equestrian, athletic or recreational activities are carried out on the lot upon which the arena is located;
- (141) "road" means a right-of-way on which motorized vehicles are normally allowed to operate, or a road as defined in the Act, but does not include either a highway or a lane;
- (142) "salvage yard" means a building and/or site used for the storage and deconstruction of scrap materials;

- (143) "school" means a use operated by a School Board that provides grade and secondary school instruction to pupils through courses prescribed or approved by the Provincial Government;
- (144) "screening" means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites;
- (145) "sea can" see c-can;
- (146) "setback" means the perpendicular distance that a development must be set back from the front, side or rear property boundaries of the parcel as specified in the particular District in which the development is located;
- (147) "shall" is an operative word which means the action is obligatory;
- (148) "shoreline" means the bank of the body of water as determined pursuant to the Surveys Act;
- (149) "should" is an operative word which means that, in order to achieve local goals and objectives it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances;
- (150) "side line" means the boundary line of a lot lying between a front line and a rear line of a lot. In the case of a corner lot, the longer of the two boundary lines adjacent to the highway or road shall be considered a side line;
- (151) "side yard" means a yard extending from the front yard of a lot to the rear yard of the lot and lying between the side line of the lot and the nearest wall of the main building;
- (152) "sign" means any word, letter, model, picture, symbol, device or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement or direction. Any structure, or portion thereof, which is used primarily to carry, hold, maintain, support or sustain a sign is construed as being part of the sign, and except as provided for in this Bylaw, is subject to all regulations governing signs;
- (153) "site" means an area of land designed to accommodate, and intended to be rented for, a tent or recreational vehicle or cabin;
- (154) "solar collector" means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.
- (155) "subdivision and development appeal board" means a subdivision and development appeal board appointed pursuant to Town Bylaw and the Act;
- (156) "subdivision authority" means the Subdivision Authority established pursuant to the Act through the Town's Subdivision Authority Bylaw;
- (157) "substandard lot" means any lot which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the District in which the lot is located;
- (158) "temporary development" means a development for which a development permit has been issued and which exists for a limited time only;
- (159) "theatre" means a building and/or site used to show entertainment including films, live theatre, or musical performances;

- (160) "tourist information centre" means the use of a building and/or site to dispense information to the travelling public regarding the Town and may also include washrooms, picnic facilities, or other similar amenities;
- (161) "trucking establishment" means any building and/or site where commercial vehicles may park for a short or long term stay and which may include a "convenience store," "restaurant," and/or "gas bar";
- (162) "undeveloped lot" means a lot which does not contain a dwelling or any other building, but which may contain utility services;
- (163) "unique site requirements" are a set of site locational requirements which have been demonstrated to the Town's satisfaction to be necessary in order for the development of a commercial or industrial use to be carried out;
- (164) "use" means the utilization of a building or parcel of land for a particular type of operation;
- (165) "utility" means a utility as defined in the Act, as amended;
- (166) "utility installations" means a building and/or site for use by a utility company maintains to maintain or shelter any equipment used in connection with the utility;
- (167) "Variance" means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Board.
- (168) "veterinary clinic" means a building and/or site used for the medical care and treatment of animals on either a short term or long term basis;
- (169) "warehouse" means a building and/or site used for the storage of materials, goods, and products which will ultimately be distributed and for sale at "retail" stores;
- (170) "wrecking yard" means land and buildings that are used for the storage and dismantling of old or wrecked vehicles and / or machinery for the purpose of recycling their components;
- (171) "yard" means a part of a parcel of land upon or over which no building is to be erected unless otherwise provided for in this Bylaw.

PART 3 – GENERAL ADMINISTRATIVE PROCEDURES

3.1 CONTROL OF DEVELOPMENT

- (1) No development shall be undertaken within the Town unless an application for it has been approved and a development permit has been issued.
- (2) In the event of a state of emergency (local or provincial) declared pursuant to the Emergency Management Act, RSA 2000, c.E-6.8. as amended, or as a result of such an emergency, such other temporary development or class of temporary development as Council may declare may be approved in any land use district without compliance with the land use bylaw regulations.

3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- (1) The following development shall not require a development permit:
 - (a) The carrying out of works of maintenance or repair to any building or internal alteration, provided that such works do not include:
 - (i) structural alterations;
 - (ii) major works of renovation that would require a building permit under the Safety Codes Act; or
 - (iii) Exceed an estimated construction value of \$10,000.00.
 - (b) Activities as exempted by Section 618 of the Act;
 - (c) The use of any such buildings referred to in Section 3.1(2) above, for the purpose which construction was commenced.
 - (d) The use of land for a farm operation on land situated in the Urban Holdings district, provided that the use or building conforms to the minimum setback requirements specified in the Land Use Bylaw. Notwithstanding this section, all dwellings are subject to obtaining a development permit.
 - (e) The erection, construction, or maintenance, improvement or alteration of gates or fences or other means of enclosure less than 1.0 m in height in front yards or in side yards abutting a road, and less than 2.0 m in rear yards or in other side yards, and the maintenance, improvement and other alterations of any gates, fences or walls or other means of enclosure. Notwithstanding, barbs and page wire fences are only permitted in the Urban Holding and Industrial Land Use Districts.
 - (f) All types of fences and windbreaks in the Urban Holding district.
 - (g) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw;
 - (h) The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled;

- (i) The development of Town owned structures or public works, services and utilities. Notice of such structures shall be provided to adjacent landowners for information purposes.
- (j) Development within a basement which does not change or add to the uses in a dwelling, which do not require a building permit under the Safety Codes Act;
- (k) All **accessory** buildings which are less than 13.4 m² in area. ~~and which conform to the setback requirements of the Land Use District.~~
- (l) The demolition or removal of any building or structure for which erection a development permit would not be required pursuant to Subsections (d) to (l) above.
- (m) Dugouts in the Urban Holdings district provided that they conform to the regulations specified in this Land Use Bylaw.
- (n) Fire pits provided that they conform to the regulations specified in this Land Use Bylaw;
 - (i) **the combustion area is contained and screened,**
 - (ii) **the outside diameter is no more than 1.5 metres (five feet),**
 - (iii) **the pit is set back from buildings and fences in accordance with the Alberta Fire Code,**
 - (iv) **only clean wood is burned, and**
 - (v) **the location and use does not reduce the quiet enjoyment of neighbouring property.**
- (o) Landscaping provided that the grades and overland water flows are not substantially altered.
- (p) The construction of a deck, provided that the deck is uncovered, and the walking surface is less than 60cm (2 feet) above grade. ~~and it conforms to the regulations specified in this Land Use Bylaw.~~

3.3 NON-CONFORMING BUILDINGS AND USES

- (1) Non-conforming buildings and non-conforming uses shall be treated in accordance with the Act, and any amendments thereto.

3.4 DEVELOPMENT APPROVAL AUTHORITIES

- (1) The Development Authority is hereby established by Bylaw pursuant to the Act.
- (2) The Development Authority shall exercise development powers and duties on behalf of the Town.
- (3) The Development Authority shall be the Development Officer, or where the context of this Bylaw permits, the Council.

PART 4 – DEVELOPMENT APPLICATION PROCESS

4.1 APPLICATION FOR DEVELOPMENT

- (1) An application for a development permit shall be completed and submitted to the Development Authority in writing, in the form required by the Development Authority, and shall be accompanied by:
 - (a) A site plan showing the legal description; the front, rear, and side yards, if any; any provision for off-street loading and vehicle parking; and access and egress points to the site;
 - (b) The presence of abandoned oil and gas wells in accordance with the Subdivision and Development Regulation;
 - (c) The location and dimensions of all existing and proposed buildings, structures, or uses on the property;
 - (d) Statement of existing and proposed services (i.e. on-site or municipal);
 - (e) Identification of existing and proposed road infrastructure that will provide access to the development;
 - (f) A statement of the current and proposed use on the lands; and
 - (g) The authorization of the registered landowner.
- (2) The Development Authority may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include floor plans, elevations and sections of any proposed buildings; drainage, grading and landscaping plans; and, in the case of the placement of an already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located. In addition, such additional information may include assessment by a registered professional engineer of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site.
- (3) Each application for a development permit shall be accompanied by a fee as established by Council.
- (4) All applications for development permits on sites within an area covered by an inter-municipal development plan shall be referred to the other municipality for comments and recommendation.
- (5) The Development Authority may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

- (6) In the case where an application for a development permit has been refused pursuant to this Bylaw or ultimately after appeal to the Subdivision and Development Appeal Board, the submission of another application for a permit on the same property and for the same or similar use of the land by the same or any other applicant need not be accepted by the Development Authority for at least six (6) months after the date of the previous refusal.

4.2 REFERRAL OF APPLICATIONS

- (1) The Development Authority may refer for comment any matter or any application for a Development Permit to any authority he deems necessary.
- (2) Notwithstanding 4.2(1), the Development Authority may refer to any adjacent municipality for consideration and recommendation, any matter or any application for a Development Permit that relates to lands that abut the municipal boundary.
- (3) Notwithstanding 4.2(1), the Development Authority may refer development in proximity to a Highway:
 - (a) Applications for development located within 0.8 km of the right of way of a multi-lane highway or a major two-lane highway where the proposed development would have direct access from the highway shall be referred to Alberta Transportation for comment prior to any decision by the Development Authority;
 - (b) All applications for development located, within 150 m of the right of way of a minor two-lane highway where the proposed development would have direct access from the highway may be referred to Alberta Transportation for comment prior to any decision by the Development Authority.
- (4) Having received a reply on a matter referred to any authority, the Development Authority shall make a decision giving due consideration to the recommendations and comments received.
- (5) After thirty (30) days from the date of referral, the application may be dealt with by the Development Authority whether or not comments have been received.

4.3 DECISION PROCESS

- (1) In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions considered appropriate, approve the application permanently or for a limited period of time, or refuse the application.
- (2) The Development Authority may require that as a condition of issuing a development permit,

the applicant enter into an agreement to construct or pay for the construction of roads, pedestrian walkways or parking areas which serve the development or which connect the walkway with another walkway system that serves or is proposed to serve an adjacent development, to install or pay for the installation of public utilities other than telecommunications systems or works, to pay an off-site levy, and/or to give security to ensure that the terms of the agreement noted herein are carried out.

- (3) In the case where a proposed specific use of land or a building is not provided for in any District in the Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for a particular District.
- (4) The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
 - (a) The proposed development would not: (i) unduly interfere with the amenities of the neighbourhood, or (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- (5) Upon receipt of an application, the Development Authority must review the application for completeness within 20 days of the application being received. The Development Authority shall provide either:
 - (a) A complete certificate, if in the opinion of the Development Authority, the application contains the information necessary to review the application;
 - (b) An incomplete certificate. An incomplete certificate shall provide:
 - (i) the additional information require to be deemed complete
 - (ii) the deadline for submission of the additional information
 - (iii) any other information deemed necessary by the Development Authority
 - (c) In the case of an incomplete certificate, at the discretion of the Development Authority,
 - (i) the timeline for submission of additional information may be extended by an agreement in writing between the applicant and the Development authority.
 - (ii) A complete certificate shall be issued upon receipt of the necessary information.
 - (iii) If an applicant fails to submit all the outstanding items indicated in the complete certificate by the deadline set in the incomplete certificate, an application may be deemed refused and a Development Permit refusal shall be issued. The refusal must give reasons for the refusal.
 - (d) Despite the complete certificate or incomplete certificate, in the course of reviewing the application, the Development Authority may request additional information from the applicant that the Development Authority considers necessary to review the application.

- (6) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority within forty (40) days after receipt of the application by the Development Authority. The person claiming to be affected may appeal in writing as provided for in Part 4 of this Bylaw as though he has received a refusal at the end of the forty (40) day period specified in this subsection. At the descrion of the Development Authority, the 40 days may be extended by an agreement in writing between the applicant and the Development authority
- (7) A Development Authority may suspend or revoke a development permit in writing to the applicant at any time:
- (a) Where the permit was issued on the basis of incorrect information, fraud, non-disclosure, or misrepresentation on the part of the applicant; or
 - (b) Where the permit was issued in error.
- (8) Temporary Developments where a development permit application in a land use district is for a temporary development, the Development Authority:
- (a) May consider and decide upon a development for a specific period of time, not exceeding one year;
 - (b) Shall impose a condition on such a permit that the Town is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in the permit; and
 - (c) May require the applicant to post acceptable security guaranteeing the cessation or removal of the development to the greater of 25% of the value of the structure or \$1,000.

4.4 VARIANCE AUTHORITY

- (1) Notwithstanding 4.3(3) the Development Authority may approve an application for a development permit for a development that is a Permitted or Discretionary Use, but that does not otherwise comply with the provisions of this Bylaw, if in the opinion of the Development Authority:
- (a) The proposed development would not unduly interfere with the amenities of the neighbourhood.
 - (b) The proposed development conforms with the use prescribed for that land or building in this Bylaw;
- (2) Notwithstanding 4.4(1) the Development Authority shall not grant a variance from the regulations prescribing height, if the height variance results in an increase in floor area, lot coverage, floor area ratio (FAR), or density.

- (3) In addition to the considerations provided under 4.4(1), a variance may only be granted if, in the opinion of the Development Authority:
 - (a) The variance requested maintains the intent and purpose of the Municipal Development Plan;
 - (b) The variance requested maintains the intent and purpose of this Bylaw;
 - (c) The variance is desirable for the appropriate and orderly development or use of the land; and
 - (d) The variance, in the opinion of the Development Authority, is truly minor in nature.
- (4) All requests for a variance shall be accompanied by a letter from the applicant clearly stating the reasons for the variance, outlining the applicable criteria identified in 4.4(3), and the nature of the hardship incurred if the variance is not granted.
- (5) If a variance is granted pursuant to this Section, the Development Authority shall specify its nature in the Development Permit approval.
- (6) The maximum variance that may be granted by the Development Authority is 20%.

4.5 DEVELOPMENT PERMITS AND NOTICES

- (1) Except for those permits described in Section 4.5(3) hereof, a permit granted pursuant to this Part does not come into effect until fourteen (14) days after the date a decision or development permit is publicized as described in 4.5(4). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- (2) Where an appeal is made pursuant to Part 4 of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified thereby.
- (3) When a permit has been issued for the development of a permitted use, and no provisions of this Bylaw have been relaxed or varied, or when Council makes a decision on a development permit application within the DC District, no notification shall be given of the decision except to the applicant.
- (4) When a permit other than a permit described in Section 4.5(3) hereof has been issued, the Development Authority shall advertise in accordance with the Public Advertisement Policy XXXX. ~~the Development Authority shall immediately:~~
 - (a) ~~Post a notice of the decision conspicuously on the property for which the application has been made; and/or~~

- ~~(b) — Mail a notice in writing to all adjacent land owners who, in the sole opinion of the Development Authority, may be affected; and/or~~
 - ~~(c) — Publish a notice of the decision in a newspaper circulating in the Town, stating the location of the property for which the application has been made and the use approved.~~
- (5) If the development authorized by a permit is not commenced within twelve (12) months from the date of the issue of the development permit, and completed within three (3) years of the date of issue, the permit is deemed to be void, unless an extension to this period is granted by the Development Authority.
- (6) A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (7) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

4.6 DEVELOPMENT AGREEMENTS

- (1) The Town may register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the development, which said caveat shall be discharged when the agreement has been complied with.
- (2) The Town may require conditions consistent with section 4.1(1) or any other conditions as deemed appropriate, the applicant to enter into an agreement to construct or pay for the construction of public roadways or parking facilities, to install or pay for the installation of utilities and/or to pay an off-site levy imposed by bylaw. This may involve the applicant posting security with respect to the development and paying for construction, where the development requires a road or traffic infrastructure improvement specifically to accommodate the development. The applicant for a development permit may be required to provide dust control adjacent to existing residences located on roads impacted by the development. The Development Authority may require that commercial vehicular traffic be limited to certain roads when gaining access to and from a site.

PART 5 – DEVELOPMENT APPEAL PROCESS

5.1 APPEAL PROCEDURE

- (1) The Subdivision and Development Appeal Board, as established by Town Bylaw, shall hear and make a decision on an appeal where a Development Authority:
 - (a) Refuses or fails to issue a development permit to a person within forty (40) days of receipt of the application, or
 - (b) Issues a development permit subject to conditions, or
 - (c) Issues an order under Part 6 of this Bylaw; and
 - (i) The person applying for the permit or affected by the order, or any other person affected by an order, decision or development permit of a Development Authority appeals to the Subdivision and Development Appeal Board.
- (2) Notwithstanding Subsection (1) above, no appeal lies in respect of the issuance of a development permit by the Council within a DC District, or for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) An appeal shall be made by serving a written notice of appeal and submitted the applicable fee to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days after:
 - (a) The date the order, decision or permit issued by the Development Authority was publicized in accordance with this Bylaw; or
 - (b) The forty (40) day period referred to in Section 3.3(5) of this Bylaw has expired.

5.2 APPEAL HEARING

- (1) Within thirty (30) days of receipt of a notice of appeal, the Subdivision and Development Appeal Board shall hold an appeal hearing respecting the appeal.
- (2) The Subdivision and Development Appeal Board shall give at least five (5) days' notice in writing of the appeal hearing to:
 - (a) The appellant;
 - (b) The Development Authority from whose order, decision or development permit the appeal is made;
 - (c) Those adjacent land owners who were notified under this Bylaw and any other person who, in the opinion of the Subdivision and Development Appeal Board, are affected by the order, decision or permit; and
 - (d) Such other persons as the Subdivision and Development Appeal Board specifies.

- (3) The Subdivision and Development Appeal Board shall make available for public inspection before the commencement of the appeal hearing all relevant documents and materials respecting the appeal including:
 - (a) The application for the development permit, its refusal and the appeal therefrom; or
 - (b) The order of the Development Authority,
 - (c) As the case may be.

- (4) At the appeal hearing referred to in subsection (1), the Subdivision and Development Appeal Board shall hear:
 - (a) The appellant or any other person acting on his behalf;
 - (b) The Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Authority, that person;
 - (c) Any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his behalf; and
 - (d) Any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a person acting on his behalf.

5.3 APPEAL DECISION

- (1) The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the appeal hearing.

- (2) If the decision of the Development Authority to approve a development permit application is reversed by the Subdivision and Development Appeal Board, the development permit shall be null and void.

- (3) If the decision of the Development Authority to refuse a development permit application is reversed by the Subdivision and Development Appeal Board, the Development Authority shall forthwith issue the development permit in accordance with the decision of the Subdivision and Development Appeal Board.

- (4) If the decision of the Development Authority to approve a development permit is varied by the Development Appeal Board, the Development Authority shall forthwith issue the development permit in accordance with the decision of the Subdivision and Development Appeal Board.

- (5) A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:
- (a) to a judge of the Court of Appeal; and
 - (b) within thirty (30) days after the issuance of the order, decision, permit or approval sought to be appealed.

PART 6 – BYLAW AMENDMENT PROCESS

6.1 APPLICATION FOR AMENDMENT

- (1) A person may apply to have this Bylaw amended by applying in writing, furnishing reasons in support of the application and paying the fee therefore required.
- (2) Council may at any time initiate an amendment to this Bylaw by directing the Development Authority to initiate an amendment.
- (3) All applications for amendment to the Land Use Bylaw shall be made to the Council and shall be accompanied by the following, namely:
 - (a) An application fee according to the governing fee schedule as amended from time to time by resolution of Council shall be submitted for each application, but if the proposed amendment is adopted by Council, Council may determine that the whole or part of the application fee may be returned to the applicant;
 - (b) A title search for the land affected or other documents satisfactory to the Development Authority indicating the applicant's interest in the said land;
 - (c) Drawings drawn to the satisfaction of the Development Authority, which shall be fully dimensioned, accurately figured, explicit and complete; and
 - (d) Any other information deemed necessary by the Development Authority.
- (4) Notwithstanding Subsection (3)(a) above, Council may waive payment of an application fee or any part thereof.
- (5) During deliberation on the Bylaw amendment application, Council may refer the application to such agencies as it considers necessary for comment.
- (6) Council may request such information as it deems necessary to reach a decision on the proposed amendment.

6.2 PUBLIC HEARING PROCESS

- (1) All amendments to this Bylaw shall be made by Council, by Bylaw, and in conformity with the requirements of the Act with regard to the holding of a Public Hearing.
- (2) Prior to any Public Hearing, the Town shall give notice in accordance with the Act.

- (3) First reading of a proposed amendment is given before the Public Hearing, and Council may require that the applicant pay a fee for advertising according to the governing Land Use Bylaw advertising fee schedule as amended from time to time by resolution of Town.

PART 7 – ENFORCEMENT

7.1 CONTRAVENTION

(1) Where a Development Authority finds that a development or use of land or buildings is not in accordance with:

- (a) The Act or the regulations made thereunder, or
- (b) A development permit or subdivision approval, or
- (c) This Bylaw;

The Development Authority may, by notice in writing, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to:

- (d) Stop the development or use of the land or buildings in whole or in part as directed by the notice, and/or
 - (e) Demolish, remove or replace the development, and/or
 - (f) Take such other measures as are specified in the notice;
 - (i) So that the development or use of the land or buildings is in accordance with the Act, the regulations made thereunder, a development permit, subdivision approval or this Bylaw, as the case may be.
- (2) Where a person fails or refuses to comply with an order directed to him under Subsection (1) above or an order of the Subdivision and Development Appeal Board within the time specified, the Development Authority may, in accordance with Section 542 of the Act, with the support of a Peace Officer or Enforcement Officer, enter upon the land or building and take such action as is necessary to carry out the order. A person who contravenes or fails to comply with any provision of their development permit is guilty of an offence and is liable upon summary conviction of a fine.
- (3) Where the Development Authority carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.
- (4) A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to a fine not exceeding \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment, pursuant to Section 566 of the Act.
- (5) A Development Authority may suspend or revoke a development permit which has not been complied with, following notification, stating the reasons for such action.
- (6) In addition to the process and penalties described above, the Development Authority or any other person identified as a designated Peace Officer or Enforcement Officer by the Council

for the purposes of this Section, shall be authorized to inspect any development to confirm compliance, and if not in compliance to issue violation tickets in respect to any contravention of this Bylaw.

(7) Violation Tickets:

- (a) The Development Authority may direct a Peace Officer or Enforcement Officer for the purposes of this Section, to issue a violation ticket to any person alleged to have breached any provision of this Bylaw.
- (b) The violation ticket shall specify the alleged offence committed by the person to whom the violation ticket is issued and require voluntary payment, or the option of a court appearance on a date specified, and will be dealt with thereafter at the court's discretion.
- (c) Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty of \$500.00 for a first offence and \$1000.00 for a second or subsequent offence within the same calendar year. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence.
- (d) The violation ticket shall be served upon the alleged offender personally, or if the defendant cannot be conveniently found, by leaving it for the defendant at the defendant's place of residence with a person on the premises who appears to be at least 18 years of age. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.
- (e) If a person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.

PART 8 – GENERAL REGULATIONS

8.1 ACCESSORY BUILDINGS AND USES

- (1) No person shall construct or utilize an accessory building except in compliance with this section.
- (2) All accessory buildings shall be located at least 2.0 m from any principal building.
- (3) An accessory building shall not be used as a dwelling unit and shall not contain sanitation facilities.
- (4) An accessory building shall not be constructed within the required front yard setback area of any district.
- (5) Accessory buildings shall be constructed with exterior finish materials that compliment those of the principal building.
- (6) An accessory building shall not be located on an easement or utility right-of-way.
- (7) An accessory building shall not be developed or approved on a lot prior to the issuance of a development permit for the principal building or use on the lot.
- (8) Decks, balconies, sunrooms and the like shall not be constructed on top of an accessory building unless the setbacks of the accessory building comply with the allowable setbacks for the principal building in that district.
- (9) Accessory buildings under 13.4 m² in size and decks which are uncovered, and the walking surface is less than 60cm (2 feet) above grade do not have to meet the setback requirements for the District in which is it located. All other accessory buildings are required to meet the setback requirements for the District in which it is located.
- ~~(10) An accessory building, regardless of size, is required to meet the setback requirements for the District in which it is located.~~
- ~~(11) Any building or use which is accessory to a lawful use in any land use designation is deemed to be permitted in all land use districts in Part 12.~~

8.2 BARE LAND CONDOMINIUM

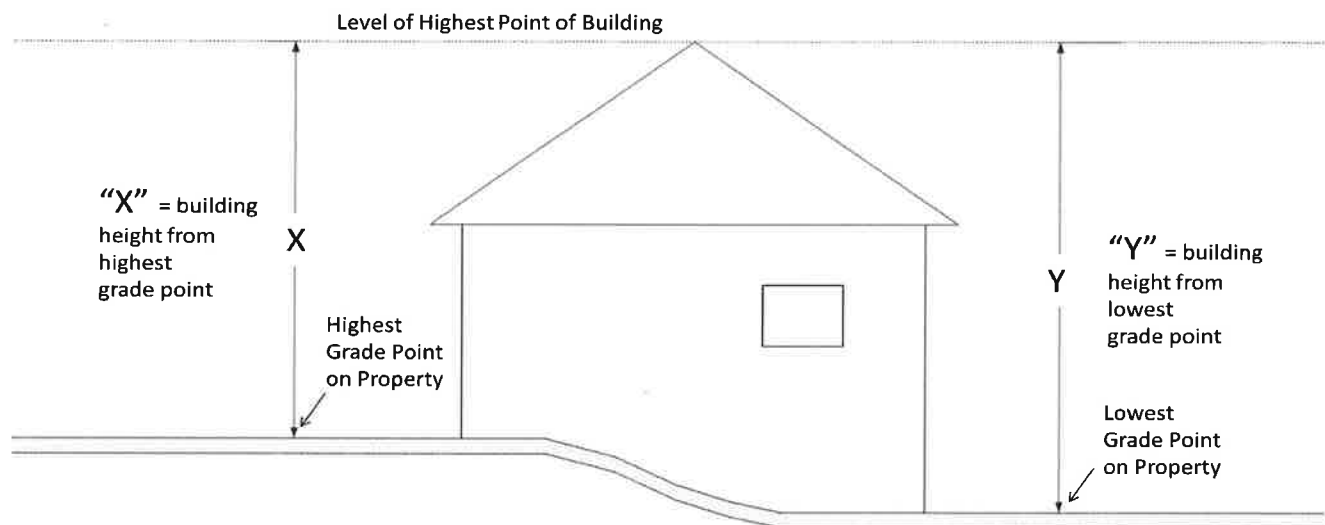
- (1) Structures constructed on bare land condominium units shall comply with the general regulations of this bylaw, including the regulations for the land use district in which the unit is located.

- (2) For the purposes of this Bylaw, a bare land condominium plan is a plan of subdivision.

8.3 BUILDING HEIGHT

- (1) If the height of a building is required to be measured or determined, it shall be measured by calculating the average vertical distance between the natural grade, or the average natural grade in the case of a sloping grade, and the highest point of the building as determined under Subsection (2).
- (2) In determining the highest points of a building, the following structures shall not be considered to be part of the building: an elevator housing; mechanical housing; roof stairway entrance; ventilations; a skylight; a steeple; a smokestack; a parapet wall, or a flagpole or similar device not structurally essential to the building.

FIGURE 8.3.1 – BUILDING HEIGHT CALCULATIONS



$$\text{Height Average} = (X+Y)/2$$

8.4 CORNER AND DOUBLE FRONTING PARCELS

- (1) In all districts, a site abutting onto two streets or more shall have a front yard setback on each street in accordance with the front yard regulations of this Bylaw.
- (2) In all cases, the location of building on corner sites shall be subject to approval of the Development Authority who may, at their discretion, relax the front yard setback requirements taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist.

- (3) On corner parcels contiguous to a highway the Alberta Infrastructure Highway “Minimum Site Triangle” Design Guidelines shall apply.

8.5 CURB CUTS

- (1) The nearest edge of a proposed curb cut to the nearest curblines of the street intersection shall not be less than 12.0 m.
- (2) The maximum width of the curb cut shall not exceed 9.1 m in industrial districts and 6.0 m in all other districts, unless otherwise specified by the Development Authority for reasons of public safety or convenience.

8.6 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- (1) The purpose of this Section is to provide the Town with controls and guidance in order to ensure that aesthetically attractive and compatible development is provided throughout the Town.
- (2) The quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority for permitted uses and discretionary uses.
- (3) Pursuant to Subsection (2), the Development Authority shall consider, but not be limited to the following criteria when evaluating the design, character and appearance of development proposals in all Districts.
 - (a) General Guidelines:
 - (i) The design, character and appearance of all buildings must be compatible with any other buildings existing in the vicinity unless the building is setting a new standard of design and character for the land use district or a particular location of it;
 - (ii) The design of the building or development must be consistent with the purpose and intent of the land use district in which it is located;
 - (iii) The building shall comply with any provisions of a statutory plan or architectural control guidelines adopted by Council.
 - (b) Guidelines for Commercial and Industrial Development:
 - (i) The harsh contrasts of very large or massive buildings mixed with small buildings can be softened by using similar sizes and shapes of massing elements, like roof lines, exterior design and treatment;

- (ii) Blank, unfinished walls give a very bland appearance to the streetscape. Particular attention should be given to reduce large vacant spaces between buildings which are left open to public view;
 - (iii) Rooftop mechanical equipment should be hidden from view from public streets and from adjacent buildings;
 - (iv) Utility installations and buildings should be located in such a manner so as to be compatible with adjacent buildings and development. This may be achieved by placing utility installations within buildings wherever possible, or development utility buildings which blend into the surrounding area;
 - (v) Natural features are an important part of the urban environment and should be given a high priority in developing a site. This may be achieved by preserving existing trees wherever possible;
 - (vi) Corner sites at the intersection of major streets should be given special consideration. Sight lines for drivers and more pedestrian space are features which should be incorporated into the design of buildings on corner lots;
 - (vii) Buildings should provide weather protective overhangs at outdoor pedestrian areas and at building entrances. The overhangs can be achieved through the use of cantilevers, awnings and canopies;
 - (viii) Long buildings along the street front should include a public route through the building which can be accessed by pedestrians to parking areas or simply to reduce having to walk around the building;
 - (ix) Large pedestrian areas or parcels should be designed for safety and at a pedestrian scale. The combination of landscaping and pedestrian walkway connections from the parking area to the shopping areas can act as a windbreak, slow the traffic in the parking area, and soften the harsh visual impact of large asphalt areas;
 - (x) The site illumination of commercial and industrial sites should not shine into residential windows;
 - (xi) On-site parking, loading and shipping areas are less attractive elements of a streetscape and should be hidden from public roadways by buildings, screening and landscaping;
 - (xii) Outdoor storage and garbage collection areas are generally unsightly and undesirable elements from public roadways and should be screened or hidden behind buildings. Existing storage and garbage collection areas should be screened from roadways by using berms, walls and landscaping.
- (c) Guidelines for Residential Development:
- (i) Visual privacy of internal living space and areas should be maintained in new and existing developments. The use of berms, landscaping and the orientation of the dwellings and the living space windows can improve the visual privacy between developments;
 - (ii) Identical or similar housing styles, models, designs and colors should be discouraged. The same housing color, design or treatment should not be used for any more than three adjacent dwellings;

- (iii) Corner lot houses should be generally lower lying houses as height and mass is emphasized beside a void such as a road.
- (iv) Any accessory building built on a lot, such as a detached garage or garden shed should be of proportional mass, roof line and treatment as the principal building.
- (v) Developments should be encouraged to possess good proportion in the front elevations through the use of such elements as dormers, bay windows, shutters, brickwork, roof lines and variations of window sizes.

8.7 DEVELOPMENTS ON OR NEAR SLOPES

- (1) Notwithstanding the yard requirements prescribed in the land use districts, no permanent buildings shall be permitted within 20.0 m of the top of the bank of any waterbody and no development shall be permitted within 20.0 m of the top or bottom of an escarpment bank or slope where the grade exceeds 15% (fifteen percent).
- (2) The Development Authority may require greater setback than is prescribed in Section 8.7(1).
- (3) Notwithstanding that a proposed development conforms in all respects with this Bylaw, including Sections 8.7(1) and 8.7(2), where the application is for development on lands that are or may be subject to subsidence, the Development Authority shall not issue a development permit unless the applicant can demonstrate that preventative engineering and construction measures can be instituted to make the parcel suitable for the proposed development.
- (4) Subject to Section 8.7(3), the Development Authority may, at their discretion, reduce the setback requirements established pursuant to Sections 8.7(1) and 8.7(2) if the applicant provides satisfactory proof of bank stability.

8.8 DEVELOPMENTS NEAR WATER

- (1) Notwithstanding 8.13, the Development Authority may require reports to be submitted by qualified consultants to help determine the setback distance from water bodies. The setback may be reduced if supported by a report submitted by a qualified engineer.

8.9 DWELLING UNITS ON A PARCEL

- (1) The number of dwelling units allowed on any single parcel shall be one, except where additional dwellings are:
 - (a) Contained in a building designed for, or divided into, two or more dwelling units and is located in a land use district which permits multiple units; and

- (b) A building defined in the Condominium Property Act (Chapter C-22, R.S.A. 2000) and all regulations and amendments thereto and is the subject of an approved condominium plan registered under that Act.

8.10 EMERGENCY ACCESS TO BUILDINGS

- (1) Sites shall be so designed that, in the opinion of the Development Authority, appropriate access for firefighting equipment is afforded to all buildings, moreover,
 - (a) In the case of industrial, commercial, multiple family, or public or quasi-public sites, the distance between the fire hydrant and any driveway or access point shall be a minimum of 3.0 m. In the case of single family sites, the distance between the fire hydrant and any driveway or access point shall be a minimum of 1.85m; and
 - (b) No person shall in any manner obstruct the fire access to any hydrant, valve or curb stop. No vehicle, building, structure, or vegetation higher than 0.5 m, shall be placed within 1.5 m from a hydrant.
- (2) On at least two sides, one of which shall be the longest side, of any building used as an apartment building and which exceeds two storeys in height, there shall be firm level areas accessible for firefighting equipment for at least 75% (seventy five percent) of the length of each of the two sides of the building. Such areas shall not be less than 4.25 m in width and not more than 3.0 m from the building, and no permanent structure or vehicular parking shall be permitted thereon.
- (3) A lane or lanes for the purpose of permitting the access of firefighting equipment to all major access points of shopping centre buildings shall be provided, and no permanent structures or vehicular parking may be permitted thereon.

8.11 COUNTRY ESTATE RESIDENTIAL DEVELOPMENT

- (1) The size of a lot for an estate residential use shall be the minimum required to accommodate the proposed use as determined by the Development Authority and shall not be less than 0.4 ha or greater than 2.0 ha in size.
- (2) Estate residential development shall not be permitted within an area likely to be subject to hazards or high levels of noise, dust or odours from industrial, transportation or intensive agricultural operations or intensive livestock operations.
- (3) No subdivision shall be allowed and no development permit shall be issued for an estate residential use, until the Town has first reclassified the land to the Estate Residential District.
- (4) Each estate residential lot shall be connected to municipal sewer and water facilities.

8.12 EXCAVATION, STRIPPING AND GRADING

- (1) For the purpose of this Section, excavation shall mean excavation other than for construction or building purposes, including, but not limited to, sand and gravel mining, topsoil stripping, and construction of artificial bodies of water.
- (2) An applicant for a development permit for the excavation, stripping or grading of land, which is proposed without any other development on the same land, shall include with his or her application the following information:
 - (a) Location of the lot, including the municipal address if any, and legal description;
 - (b) The area of the lot on which the development is proposed;
 - (c) The type of excavation, stripping or grading proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed;
 - (d) Location on the lot where the excavation, stripping or grading is to be made on the lot; and
 - (e) The condition in which the excavation, stripping or grading is to be left when the operation is complete or the use of the area from which the topsoil is removed.
- (3) Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, coverage of 0.15 m shall be provided upon occupancy of the development, and the affected area shall be graded and landscaped to the satisfaction of the Development Authority.

8.13 EXISTING SUBSTANDARD LOTS

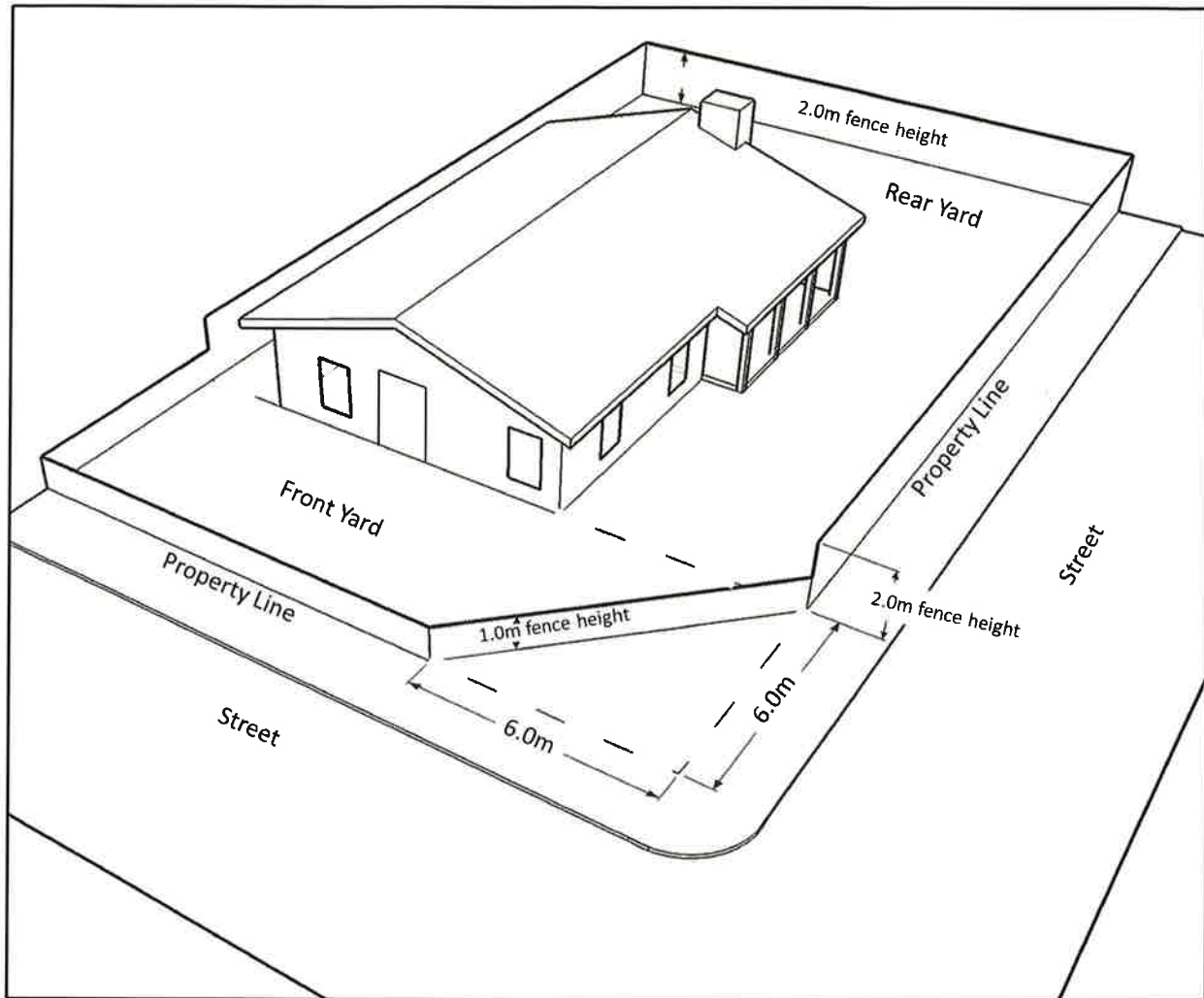
- (1) Development on existing substandard lots may be considered by the Development Authority who shall have due regard for compliance with the Safety Codes Act and its regulations prior to granting approval.

8.14 FENCES

- (1) In any district, except as herein provided,
 - (a) No fence shall be constructed that is located on public property;
 - (b) No fence shall be constructed that is:
 - (i) For internal lots, no higher than 2.0 m for that portion of the fence that does not extend beyond the foremost portion of the principal building on the site and 1.0 m for that portion of the fence that does extend beyond the foremost portion of the principal building on the lot;
 - (ii) For corner lots, no higher than 2.0 m for that portion of fence that does not extend beyond the foremost portion of the principal building abutting the front yard on the narrow frontage and 2.0 m on the property line on the front yard

- abutting a public road and lane if, in the opinion of the Development Authority, it will not prejudice the safety and amenities of the adjoining lots;
- (iii) In the case of corner lots, no person shall construct a fence or other screening, including landscaping, more than 1.0 m high within the triangular area 6.0 m back from the intersecting front boundary lines of the lot, regardless of whether or not a corner cut-off has been taken; and
 - (iv) Where lots have both their front and rear yards facing onto a street, special approval of the Development Authority must be obtained prior to the erection of any fences on such properties. Size and specifications for fences in these areas must conform with the overall standard set for the area by the Town.
- (2) Apartments or row houses adjacent to a single detached residential dwelling shall provide a wooden fence, or other such screening approved by the Development Authority, of not more than 2.0 m in height along the side abutting the single detached dwelling;
 - (3) In the case of commercial, public and quasi-public uses abutting a residential area, a solid fence shall be provided of at least 1.5 m in height and no higher than 2.0 m along the sides abutting the residential area;
 - (4) Notwithstanding Subsection (2) above, the maximum height of a fence in an Industrial or Urban Reserve District shall be determined by the Development Authority. Where a fence has been permitted to be higher than 2.0 m in an Industrial or Urban Reserve District, no barbed wire fences shall be permitted below a height of 2.0 m. This requirement may be relaxed by the Development Authority at his/her discretion in an area where residences would not be in close proximity to the fence proposed;
 - (5) No electrification of fences shall be permitted; and
 - (6) No barbed wire fences shall be permitted in residential districts.

FIGURE 8.14.1 – FENCE DIAGRAM



8.15 FLOODPLAIN DEVELOPMENT

- (1) Notwithstanding Subsection 8.13 no new development or the expansion of existing development shall be allowed within the 1:100 year flood plain of any watercourse or water body as determined by Alberta Environment.
- (2) Development Permit Applications where a portion of a parcel in the 1:100 year floodplain, shall be accompanied by the following information requirements:
 - (a) Elevation of the site as prepared by a qualified surveyor or engineer;
 - (b) Proposed elevation of main floor of residential buildings as prepared by a qualified surveyor or engineer; and
 - (c) A statement and/or analysis, which demonstrates the suitability of the development to the site as compared to other locations on the parcel.

8.16 LANDSCAPING

- (1) As a condition of the development permit, all landscaping and planting required must be carried out to the satisfaction of the Development Authority, and within one year of occupancy or commencement of operation of the proposed development. All plant material shall be hardy to the Town of Rimbey.
- (2) The Development Authority may require that landscaping and/or screening is provided in conjunction with any development, and is addressed as part of the Development Permit application. The intent of landscaping and screening is to contribute to a reasonable standard of appearance for developments, to provide a positive overall image for the Town.
- (3) Landscaping and screening requirements may be applied to commercial and industrial uses.
- (4) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
- (5) On corner parcels, setbacks for landscaping and fencing must be in accordance with Section 8.2.
- (6) Prior to issuing a development permit the Development Authority may require submission of a detailed landscape plan to a standard satisfactory to the Development Authority, outlining at a minimum the following:
 - (a) The location of the trees and shrubs to be planted, including distance between trees and the anticipated full growth radius at maturity;
 - (b) The number of trees and shrubs to be planted; and
 - (c) The common name of the trees and shrubs to be planted.
- (7) In addition to the landscaping standards specified in each Land Use District the Development Authority may require the applicant of any development permit to:
 - (a) Retain any natural feature in its original state including, but not limited to, the following:
 - (i) Any water feature, including swamps, gullies and drainage courses;
 - (ii) Land with a natural gradient of 15% or greater;
 - (iii) Land subject to flooding by a 1:100 year flood;
 - (iv) Land located within a minimum distance as determined by the Development Authority from the top of bank of any river, stream, creek, lake or other body of water;
 - (v) Any land deemed unstable by the Development Authority.
 - (vi) Conserve trees, shrubs or any other natural vegetation to the maximum extent possible.

- (vii) Screen any objectionable effect or potential objectionable effect from adjacent properties;
 - (viii) Retain topsoil on the site;
 - (ix) Enhance the site by adding topsoil, grass, rock, gravel, vegetation or other landscaping materials to complement the appearance of the site and the character of the neighbourhood; and
 - (x) Restricting the amount and location of hard surfacing on the site.
- (8) Trees and Shrubs provided for landscaping shall meet the following minimum requirements:
- (a) A minimum height of 1.8 m (6.0 ft.) for coniferous trees;
 - (b) A minimum height of 0.46 m (1.5 ft.) for coniferous shrubs;
 - (c) A minimum caliper width of 5.08 cm (2 in) at 0.46 m (1.5 ft.) above ground level for deciduous trees; and
 - (d) A minimum height of 0.61 m (2 ft.) for deciduous shrubs.
- (9) Unless otherwise specified in this Bylaw a minimum of thirty-three percent (33%) of the total amount of trees and shrubs provided shall be coniferous.
- (10) All trees shall be separated a minimum distance from each other to allow sufficient space for the tree's maximum potential growth radius at maturity and to ensure healthy, uninhibited growth.
- (11) All landscaping requirements must be completed within one (1) year of completion of construction or the commencement of the use, whichever occurs first.
- (12) The owner of the property, or his/her assignees or successor(s), shall be responsible for the proper up keep and maintenance of the required landscaping. If the required landscaping does not survive, the applicant/owner must replace it with a similar type of species and with a similar caliper, width and height or to the satisfaction of the Development Authority.
- (13) The Development Authority may, as a condition of a development permit, require submission of a security up to the value of the estimated cost of providing the proposed landscaping to ensure that such landscaping is carried out with reasonable diligence. The condition of the security is that, if the landscaping is not completed in accordance with this Bylaw and development permit within one (1) growing season after completion of the development, then the specified security amount shall be made available to the Town to use to ensure the landscaping is installed according to the Town's standards.
- (14) A minimum of 30% soft surfaced green landscaped features (i.e. grass, shrubs and trees) shall be maintained in all residential front yards.
- (15) Development Permits are required for all retaining walls over 60 cm (2 feet).

8.17 LIMITED ACCESS TO MAJOR ROADS

- (1) No access for vehicles will be permitted from an arterial road as designated by the Municipal Development Plan, or Area Structure Plans to:
 - (a) Any residential site, unless the access serves three or more dwelling units; or
 - (b) Any site, unless turning space is provided on the site such that vehicles entering upon the site may turn before re-entering the street; or
 - (c) Any site where, in the opinion of the Development Authority, there would be an excessive number of access points approved by Alberta Transportation.
- (2) Access to Highways 20, 20A and 53 shall be limited to arterial roads, collector and services roads, and where no service roads are provided, access shall be limited to those access points approved by Alberta Transportation.

8.18 OBJECTIONABLE ITEMS IN YARDS

- (1) No person shall keep or permit in any part of a yard in any residential district:
 - (a) Any dismantled or wrecked vehicle for more than fourteen (14) successive days; or
 - (b) Any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district; or
 - (c) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work; or
 - (d) Any vehicle not parked on a prepared hard surface (i.e. concrete pad or gravel) in the front yard; or
 - (e) A commercial vehicle loaded or unloaded of a maximum weight in excess of 2000 kg; or
 - (f) A commercial vehicle in a front yard; or
 - (g) A recreational vehicle in the front yard of a laned subdivision.
 - (h) Contravene the Town of Rimbey **Nuisance Community Standards** Bylaw.
- (2) No person maintaining more than one recreation vehicle or more than two (2) motor vehicles in a residential district shall allow them to be kept in a manner which, in the opinion of the Development Authority is unsightly or tends to adversely affect the amenities of the district.
- (3) In commercial districts garbage shall be stored in weatherproof containers screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority and shall be in a location easily accessible for pickup.

8.19 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

- (1) Where any on-site services or improvements, or any off-site local improvements are required to service a proposed development, a person shall not begin the excavation for the foundation nor commence the development until the Development Authority or is satisfied that such services will be provided or improvements will be undertaken.
- (2) No development permit shall be issued for a development to be served by private sewer and water systems until the systems have been approved by the appropriate Municipal or Provincial authorities having jurisdiction.

8.20 PROJECTIONS OVER YARDS

- (1) The following encroachments into required front, side and rear yard setbacks in land use districts may be permitted for canopies, balconies, eaves, box-outs, chimneys, gutters, sills, steps/stairs, and, in addition, cantilevers may be permitted to encroach into the front and rear yards only:
 - (a) Front Yard: 2.0 m for balconies; and 1.0 m for cantilevers, eaves, gutters, landings, and window sills (see Figure 8.20.1).
 - (b) Rear Yard: 2.0 m for balconies; and 1.0 m for box-outs, cantilevers, eaves, gutters, landings, and window sills (see Figure 8.20.2).
 - (c) Side Yard (Interior): 1.0 m for balconies; and 0.6 m for box-outs, eaves, gutters, landings and window sills (see Figure 8.20.1).
 - (d) Side Yard (Exterior): 1.0 m for balconies; and 0.6 m for box-outs, cantilevers, eaves, gutters, landings and window sills (see Figure 8.20.2).
- (2) For multi-attached dwellings, balconies and decks may be extended to the lot line or common wall, provided that the common wall is extended for separation/privacy.
- (3) No projection will be permitted if, in the opinion of the Development Authority, it may interfere with a loading space, parking area, driveway, or other vehicle or pedestrian circulation or access.
- (4) No projection will be permitted into the side yard required for vehicular access to the rear yard, unless a minimum vertical height of 3.0 m from finished grade to the lowest point of the projection is maintained.
- (5) The projection length limitations are as follows:
 - (a) The individual projection maximum length shall not exceed 3.0 m; and
 - (b) The sum of all projections maximum length shall not exceed one-third (1/3) of the length of the building wall (not including the garage walls). This does not apply to front or rear yards.

FIGURE 8.20.1: PERMITTED PROJECTIONS – FRONT AND INTERIOR SIDE YARD SETBACKS

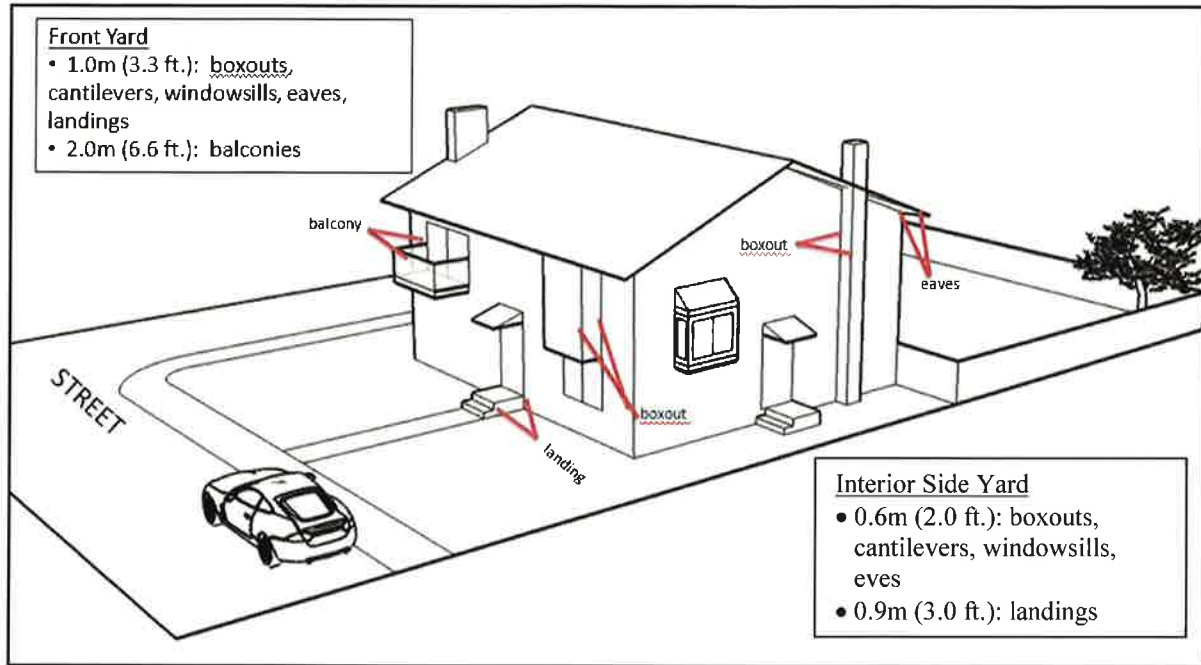
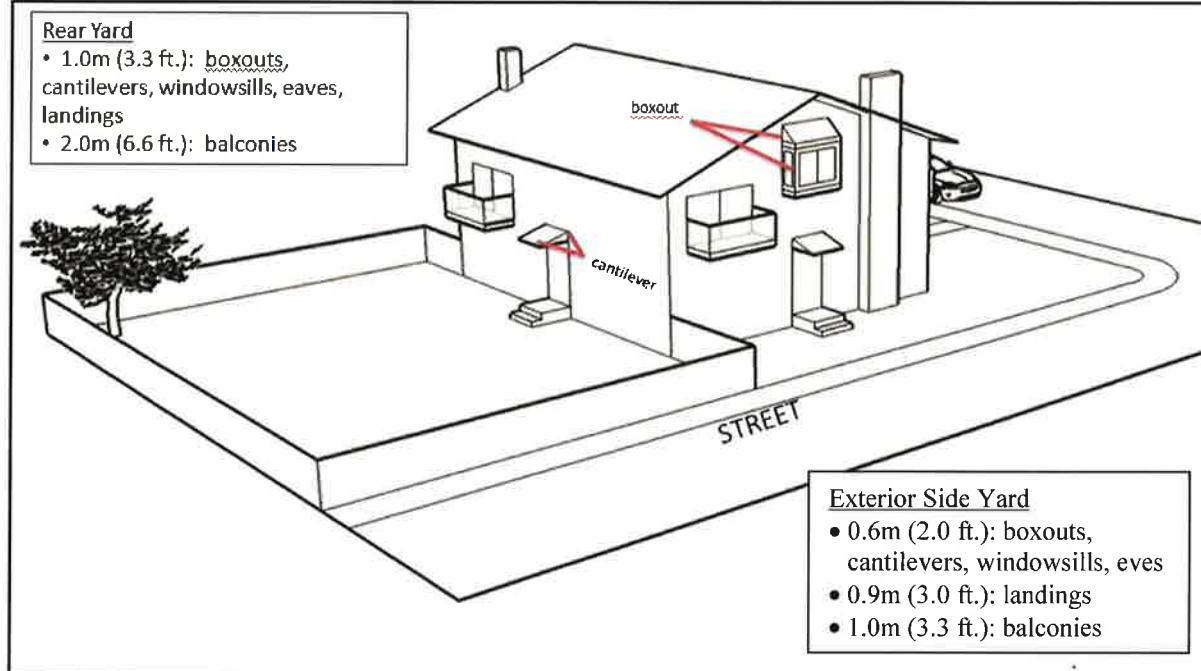


FIGURE 8.20.2: PERMITTED PROJECTIONS – REAR AND EXTERIOR SIDE YARD SETBACK



8.21 PUBLIC LANDS AND TOWN BOULEVARDS

- (1) There shall be no unauthorized encroachments onto municipal property, including parks and road rights-of-way. Where an encroachment exists without Town approval, the owner shall

be required to remove the encroachment at his/her own expense, or seek permission from the Town CAO or Council for the encroachment to remain.

- (a) There shall be no encroachments into Alberta Transportation Highway Right-Of-Ways without written approval from Alberta Transportation.
- (2) All developments on lands owned by the Town of Rimbey shall not require a development permit.
- (3) Notwithstanding Subsection (1) above, the owner(s) of a lot may develop the boulevard abutting their property by excavating, backfilling, levelling or consolidating to final grade, and seed or perform other works that may be necessary to develop a turf boulevard provided that all work shall be entirely at the owner's expense.
- (4) Any development, planting or other development not authorized by a development permit shall be done at the owner's risk, and any damage to municipal services caused by the growth, removal or maintenance of such development shall be the responsibility of the owner.
- (5) Every owner or occupant of land shall be responsible for maintaining any development allowed under this Section, and for controlling the weeds on boulevards owned by the Town abutting their property.

8.22 PUBLIC UTILITY BUILDINGS AND EASEMENTS

- (1) Notwithstanding other regulations in this Bylaw, a person erecting a public utility facility or placing utility equipment on a site shall cause it to be placed in a location and with yard setbacks which are satisfactory to the Development Authority.
- (2) Utility lots, utility buildings and publicly owned buildings may be permitted in any district except as specifically regulated elsewhere in this bylaw.
- (3) Subject to the conditions of a utility easement, no permanent structure other than a fence shall be constructed or placed on that utility easement unless:
 - (a) In the opinion of the Development Authority the said structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility; and
 - (b) Written consent has been obtained from the person whose use the easement has been granted.

8.23 RELOCATION OF BUILDINGS OR STRUCTURES

- (1) No person shall:

- (a) Place on a lot a building which has previously been erected or placed on a different lot; or
 - (b) Alter the location on a lot of a building which has already been constructed on that lot,
 - (c) Unless the Development Authority approves the placement or alteration.
- (2) An approval shall not be granted under Subsection (1) above unless the Development Authority is satisfied that:
 - (a) The placement or location of the building would meet the requirements of the Bylaw; and
 - (b) The building and the lot meet the requirements of this Bylaw and the land use district in which it is proposed to be located.
- (3) Before considering any application for a Moved-in Building and in addition to the requirements of Section 8.22(1) and Section 8.22(2), the Development Official shall require a development permit application that includes:
 - (a) Recent colour photographs of all elevations including additions;
 - (b) A statement of the age, size, and structural condition of the building; and
 - (c) Documentation from a certified safety code officer that the building meets the requirements of the Safety Codes Act or, if it does not, how the building will be brought up to these requirements.
- (4) As a condition of issuing a development permit approval for a Moved-In Building, the Development Authority shall require a letter of undertaking (agreement) and the posting of security in the form of an irrevocable letter of credit or cash, in the amount of the total estimated costs to relocate the building, to be provided prior to the issuance of a building permit and the building being moved on site. This security will ensure that any required modifications to the design, construction, siting, finishing and cladding of the relocated building are completed.
- (5) The conditions shall be completed within one year of the issuance of the development permit, as determined by the Development Authority.
- (6) The security will be released once all the conditions have been completed by the applicant to the satisfaction of the Development Authority, and are met within the time frame as set out in the development permit.
- (7) Upon expiry of the Development Permit, if the required work has not been completed to Town's satisfaction, the Town may use the security to have the work completed and bring the building into compliance.
- (8) The applicant shall be advised not less than 30 days prior to the expiration time set out in the development permit, that action will be undertaken by the Town to use the security in

completing the required renovations if they have not been completed by the expiration date. Only Council may direct Administration to delay action to complete the requirements of the permit.

8.24 RESIDENTIAL AND INDUSTRIAL USES ADJACENT

- (1) In considering subdivision or development permit applications for residential uses adjacent to existing industrial developments or industrial uses adjacent to existing residential developments, the Development Authority may impose conditions addressing:
 - (a) Providing proper services and access to the site,
 - (b) Screening, aesthetics and landscaping,
 - (c) Control of signage,
 - (d) Noise control,
 - (e) A development agreement, with the need to provide security, and
 - (f) Any other issue deemed necessary by the Development Authority.

8.25 TEMPORARY STRUCTURES

- (1) A temporary structure may not be erected without permission of the Development Authority which may be granted as follows:
 - (a) In a residential district provided that:
 - (i) No such temporary structure shall be more than 3.0 metres in height or set back less than 1 metre from the side and rear property lines; and
 - (ii) The owner enters into an agreement to remove such a structure in accordance with the terms and conditions stipulated by the Development Authority;
 - (iii) There shall be no more than one temporary structure per site;
 - (iv) A temporary structure must be placed in the rear yard only;
 - (v) In the case of a pre-manufactured temporary structure, the elevations shall be subject to approval of the Development Authority; and
 - (vi) The structure is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary structure development permit shall expire at the end of one year, unless renewed by the Development Authority for a further term, and that such temporary structure must comply with this Bylaw.
- (2) Temporary Structures include, but are not limited to:
 - (a) Portable Storage Containers, including c-cans;
 - (b) Tent Garages.
- (3) If an owner fails to comply with the terms and conditions of a temporary structure development permit, the Development Authority may remove or cause to be removed such structure as the case may be, the costs of which shall be charged against the lands upon

which the temporary structure is situated and shall be payable by the owner to the Town on demand.

- (4) A temporary structure shall not be used as a dwelling.

PART 9 – SPECIFIC USE REGULATIONS

9.1 BED AND BREAKFAST ESTABLISHMENTS

- (1) Bed and Breakfast Accommodation shall be reviewed as Home Business permit.
- (2) All persons operating bed and breakfast facilities must provide evidence of compliance with municipal, provincial and/or federal regulations in regard to their operation.
- (3) A bed and breakfast is an accessory use to a main residential use.
- (4) A Development Authority may permit a Bed and Breakfast Accommodation use only if in the opinion of the Development Authority it will:
 - (a) Be restricted to the dwelling unit;
 - (b) Not change the principal character or external appearance of the dwelling involved; except where minimal exterior modification of the structure or grounds are compatible with the character of the area or neighborhood and pursuant to a Development Permit;
 - (c) Not create a nuisance by way of noise, parking or traffic generation;
 - (d) Not employ anyone but the residents of the dwelling;
 - (e) Be limited to one (1) identification sign no more than 0.3 m² in size and displayed from within the establishment;
 - (f) Not occupy more than three (3) bedrooms;
 - (g) Be limited to one meal provided on a daily basis to registered guests only; and
 - (h) One on-site parking stall shall be provided for each bedroom provided for compensation and shall meet the signage requirements of this Bylaw.

9.2 CANNABIS FACILITY

- (1) Cannabis facilities must have a licence issued by the Health Canada.
- (2) The following regulations apply to cannabis facilities:
 - (a) An ancillary building or structure used for security purposes may be located on the parcel containing the use.
 - (b) Facilities must include equipment designed and intended to remove odours from the air where it is discharged from the facility as part of a ventilation system.
 - (c) Facilities must not be within 75 metres of a residential district measured from the building containing the use to the nearest property line of a parcel designated as a residential district.
- (3) Where the development authority may require, as a condition of a development permit, reports to be completed by a qualified professional, that includes details on:
 - (a) the incineration of waste products and air borne emission, including smell;

- (b) the quantity and characteristics of liquid and waste material discharged by the facility; and
- (c) the method and location of collection and disposal of liquid and waste material.

9.3 CANNABIS STORE

- (1) Cannabis stores and where all cannabis that is offered for sale or sold must be from a federally approved and licensed facility.
- (2) Cannabis stores must be licensed by the Alberta Government.
- (3) Cannabis stores must be a stand-alone use, which means it cannot be combined with another use, such as a convenience store. However, cannabis stores can occur in a multi-tenant building or as part of a mixed-use development.
- (4) To avoid clustering in communities, cannabis stores shall not be located within 100 metres of any other Cannabis Store, when measured from the closest point of a Cannabis Store to the closest point of another Cannabis Store with the following exceptions:
 - (a) A proposed cannabis store is at the same location as an existing retail store that currently sells cannabis-related paraphernalia as its main merchandise,
 - (b) There is only one other cannabis store within the minimum separation distance,
 - (c) A proposed cannabis store is located on a different street or on the opposite side of the same street as the existing cannabis store,
 - (d) A major road, expressway or river separates the proposed cannabis store from the existing cannabis store,
 - (e) A proposed cannabis store is located in an enclosed shopping centre, or
 - (f) An existing approved cannabis store proposes to relocate to a new location within 100 metres of its original location, provided that it does not move within the separation distance of a different cannabis store.
- (5) To discourage the mixed consumption of cannabis and alcohol through availability, cannabis stores shall not abut a Liquor Store.
- (6) To limit convenient access and lower the profile and visibility of cannabis to younger persons, cannabis stores shall not be located within 150 metres of the following:
 - (a) A building containing a public or private school or a boundary of the parcel of land which the facility is located, or
 - (b) A parcel that does not have a school located on it and is designated as a municipal and school reserve or school reserve on the certificate of title.
- (7) To support keeping cannabis out of the hands of the vulnerable, cannabis stores shall not be located within 150 metres of the following:
 - (a) A provincial health care facility, or a boundary of the parcel of land on which the facility is located, or

- (b) Emergency shelter.

9.4 CHILD CARE FACILITIES AND FAMILY DAY HOMES

- (1) Child Care Facilities:
 - (a) Shall follow the Child Care Licensing Regulations that may provide programming for the social, creative, educational and physical development of children;
 - (b) Shall have privacy screening or other buffering techniques designed to limit impact on other uses or the surrounding residential properties;
 - (c) In any Residential District:
 - (i) Shall not change the principal character or external appearance of the dwelling in which it is located;
 - (ii) Shall have an outdoor play area designed and secured according to Provincial regulations and must be shown on the plan submitted for a development permit; and
 - (iii) Shall provide parking according to the regulations outlined in *Part 10 Parking & Loading Facilities* of this Bylaw. In addition, a drop-off area shall be provided at the rate of one (1) drop-off space for every five (5) children, or at the discretion of the Development Authority.
- (2) A Family Day Home/ After School Care:
 - (a) shall not be located in a dwelling unit containing another Home Business;
 - (b) require privacy screening that prevents visual intrusion into any outdoor play areas; and

9.5 GAS BAR

- (1) Must not have a canopy that exceeds 5.0 m in height when measured from grade;
- (2) Must have fully recessed canopy lighting;
- (3) May have an outdoor display of products related to the use, provided they are within 4.5 m of the building entrance or on gas pump islands;

9.6 HOME OCCUPATIONS

- (1) All home businesses shall:
 - (a) require a development permit; and,
 - (b) be considered temporary uses.
- (2) Only one Home Business permit shall be issued per residence. Multiple Home Businesses may be allowed under the single permit provided that the requirements are not exceeded by the combined businesses.

- (3) Uses that are not considered Home Businesses include, but are not limited to:
 - (a) Adult Entertainment Facilities;
 - (b) Auto Body and Paint Shop, Auto Detailing Facility, Automotive, Equipment and Vehicle Services, Automotive Services, and Automotive Specialty;
 - (c) Child Care Facilities;
 - (d) Escort Services; or
 - (e) Veterinary services.
- (4) The Development Authority has the discretion to refuse a Home Business permit application if the proposed use would be better suited in a commercial or industrial district.
- (5) All home occupations shall comply with the following general regulations:
 - (a) All home occupations shall be operated as a secondary use only and shall not change the principal character and external appearance of the dwelling in which it is located.
 - (b) One professionally manufactured non-illuminated fascia sign or nameplate to identify a home occupation not greater than 0.3 square metres (3.2 square feet) in an area placed within the dwelling unit or any accessory building is permitted.
 - (c) A home occupation, whether or not a development permit has been issued, shall be reviewed by the Development Officer, when complaints are registered against a home occupation by an affected landowner. A development permit issued for a home occupation is liable to recall and cancellation on the basis of non-compliance on 60 days notice.
- (6) Home occupations shall meet all the requirements of 8.5(5) and shall comply with the following regulations:
 - (a) The home occupation shall be operated by the permanent resident(s) of the principal dwelling and shall employ no more than one non-resident, on-site employee.
 - (b) There shall be no more than four (4) home occupation clients or customers on site during any period of 24 hours for a minor home business.
 - (c) The home occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
 - (d) Any storage of materials or goods related to the home occupation must be located within the principal dwelling and/or accessory structure and no exterior storage is permitted.
 - (e) The home occupation shall have no more than two (2) home occupation vehicles used in conjunction with the home occupation, parked and maintained on site. There shall be no heavy vehicles (> 4,500 kg or 9,900 lbs) parked on-site of a home occupation.

9.7 KENNEL REGULATIONS

- (1) An Animal Shelter, Veterinary Clinic, Veterinary Hospital or Commercial Kennel may need to provide soundproofing pens, rooms, exercise runs, or holding stalls to the satisfaction of the Development Authority.

- (2) An Animal Shelter, Veterinary Clinic, Veterinary Hospital or Commercial Kennel shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
- (3) Commercial Kennel, including any outdoor runs or exercise areas shall be located a minimum of 3m from any Property Line.
- (4) Commercial Kennel including any outdoor runs or exercise areas may be required to be visually screened from existing dwellings on adjoining parcels to the satisfaction of the Development Authority.
- (5) All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Development Authority with a minimum Height of 1.8 m.
- (6) All exterior exercise areas (runs) shall be sited behind the Principal building.
- (7) The Development Authority may regulate the hours that the animals are allowed outdoors.

9.8 MANUFACTURED HOMES

- (1) Development Permits for a Manufactured home units shall have:
 - (a) Canadian Standard Association Certification.
 - (b) model number.
 - (c) Manufactured home unit serial number.
- (2) Manufactured home units shall be built after XX year.
- (3) All accessory structures, such as patios, porches, additions and skirtings, shall be
 - (a) Factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home units,
 - (b) Considered as part of the main building, and
 - (c) Erected only after obtaining a Development Permit.
- (4) A manufactured home unit shall be skirted from the floor level to the ground level. The skirting shall compliment the external finish of the manufactured home unit.
- (5) The maximum permitted floor area of porches and additions shall be no more than 50% of the floor area of the manufactured home unit.
- (6) No accessory building or use, other than parking spaces, shall be located in the front yard of a manufactured home unit.

- (7) Furniture, domestic equipment, or seasonally-used equipment shall be stored in adequate covered storage or screened area, either individually on the stall or lot or communally, which storage facility shall conform to the regulations passed under the Safety Codes Act.
- (8) The following regulations apply to all manufactured home units:
- (a) The hitch and wheels are to be removed from the manufactured home unit.
 - (b) All manufactured home units shall be placed on a foundation or base.
 - (c) The lot or stall is to be fully landscaped within one (1) year from the date of issuance of the development permit for the manufactured home unit.
- (9) The following regulations also apply to manufactured home parks developed after 2015:
- (a) The stalls shall be located at least 3.0 m from a property boundary line. This 3.0 m wide strip shall be landscaped and/or fenced to the satisfaction of the Development Authority.
 - (b) All roadways shall be constructed and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 12 m with a paved carriage way of at least 8 m.
 - (c) A safe, convenient, all season pedestrian walkway of at least 1.0 m in width shall be provided for access between individual manufactured home units, the park roadways, and all community facilities provided for park residents.
 - (d) Visitor parking spaces shall be located at convenient locations throughout the manufactured home park, and shall not be used for the storage of boats, trailers, etc.
 - (e) The design of manufactured home parks shall be to the satisfaction of the Development Authority.
 - (f) All municipal utilities shall be provided underground to stalls.
 - (g) A minimum of 5% of the gross site area shall be devoted to recreational use.
 - (h) All areas not occupied by manufactured home units and their additions, roadways, footpaths, driveways, permanent buildings and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where deemed necessary by the Development Authority around maintenance yards, refuse collection points and playgrounds.
 - (i) No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.
 - (j) Manufactured home park facilities shall be arranged to create a homelike atmosphere. This objective may be achieved by variations in street pattern, block shapes, and the location of manufactured home unit stalls.
 - (k) Each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
 - (l) Street lighting shall be to the same standard as that in a conventional residential neighbourhood.
 - (m) Only one main, free-standing, identification sign of residential character and appearance may be erected at the entrance to a manufactured home park, unless the Development Authority is of the opinion that a second and similar sign shall be allowed

under exceptional circumstances relating to the layout, location and size of the park in relation to surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority. Directional signs within the manufactured home park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.

- (n) Manufactured home units shall be separated from each other by at least 3.5 m. Any porch or addition to the manufactured home unit shall be regarded as part of the manufactured home unit for the purpose of this separation.
- (o) The minimum distance between a manufactured home unit and the front, side, or rear lines of its stall shall be 3.0 m.
- (p) The minimum lot area of the manufactured home park shall be 2.0 ha (4.9 ac.).
- (q) The maximum permissible density for a manufactured home park shall be 20 manufactured home units per gross developable hectare (8 per ac.) of the lot being developed at each stage of development.
- (r) The minimum area for a manufactured home stall shall be 370 m².

9.9 RIDING ARENA, PRIVATE

- (1) A Development Permit is required for a Riding Arena, Private.
- (2) A Riding Arena, Private shall be an Accessory use on a Lot with a Principal residence.
- (3) A Riding Arena, Private shall not have a building or structure larger than 1,500 m² (16,146 ft²) in area.
- (4) A Riding Arena, Private shall be used solely by the occupants of the residence and/or by not more than four (4) non-resident users per day in addition to the residents.
- (5) The Approving Authority may require a manure management plan as a condition of development permit.

9.10 SOLAR COLLECTORS

- (1) A solar collector may be located on the roof or wall of a building or structure.
- (2) A solar collector mounted on a roof with a pitch of less than 4:12, may project:
 - (a) A maximum of 0.5 m from the surface of a roof, when the solar collector is located 5.0 m or less from a side lot line, measured directly due south from any point along the side lot line; and
 - (b) In all other cases, maximum of 1.3 m from the surface of a roof.
- (3) A solar collector mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 m from the surface of a roof.

- (4) A solar collector mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A solar collector that is mounted on a wall:
 - (a) Must be located a minimum of 2.4 m above grade; and
 - (b) May project a maximum of:
 - (i) 1.5m from the surface of that wall, when the wall is facing a rear lot line; and
 - (ii) In all other cases, 0.6 m from the surface of that wall.
- (6) A solar collector mounted on a structure must meet yard setback and district height regulations.

9.11 USES PERMITTED IN ALL LAND USE DISTRICTS

- (1) The following Uses are permitted in all Land Use Designations:
 - (a) Public utility;
 - (b) Road;
 - (c) Highway; and
 - (d) Park.

9.12 WRECKING YARD (AUTO AND EQUIPMENT WRECKAGE SITE)

- (1) Wrecking Yards shall have a minimum area of 1.0 ha and a maximum area of 4.0 ha for storage, and must be completely fenced and screened by a type of fence approved by the Development Authority to a height of 2.4 m.
- (2) All vehicles within a Wrecking Yards shall be stored within the enclosure and maintenance of the site shall be in accordance with any standards deemed necessary by the Development Authority.

PART 10 – PARKING & LOADING FACILITIES

10.1 PARKING FACILITIES – GENERAL REGULATIONS

- (1) Parking stalls and loading spaces shall be clearly marked in the parking facility. Such marking shall be regularly maintained to ensure legibility to users and shall be to the satisfaction of the Development Authority.
- (2) All off-street parking facilities shall be so constructed that:
 - (a) Necessary curb cuts are located and flared to the satisfaction of the Development Authority;
 - (b) Every off-street parking space provided, and the access thereto, shall be hard-surfaced if the access is from a street or lane which is hard-surfaced;
 - (c) Parking facilities used at night shall have adequate lighting for the entire parking facility. Such lighting shall be directed away from adjacent residential properties and other properties where in the opinion of the Development Authority they would have adverse effects;
 - (d) Grades and drainage shall dispose of surface water. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority or Municipal Planning Commission; and
 - (e) Parking for the physically handicapped shall be provided as provincial regulations require and shall be considered as part of the number of stalls required for the project.
- (3) Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site to the satisfaction of the Development Authority or Municipal Planning Commission.
- (4) Pursuant to 10.1(3), the Development Authority shall consider the following criteria when reviewing off-street loading regulations:
 - (a) Off-street loading spaces shall have dimensions of not less than 4.0 m in width and 8.0 m in length;
 - (b) Have overhead clearance of not less than 5.3 m above grade;
 - (c) Have vehicular access to and exit from a street or lane either directly or by a clearly defined traffic aisle;
 - (d) Be sited at an elevation or elevations convenient to a major flood level in the building or to a utility elevator serving each major flood level;
 - (e) Be so graded and drained as to dispose of all surface water. In no case shall grades be established that would permit drainage to cross site boundaries or sidewalks without the approval of the Development Authority or Municipal Planning Commission;

- (f) Be paved or hard-surfaced where an off-street parking facility is required to be paved or hard-surfaced;
- (g) Have adequate lighting to the satisfaction of the Development Authority or Municipal Planning Commission; and
- (h) Be screened on each side adjoining or fronting on any property in a residential district by a wall, fence, earth berm or hedge of not less than 2.0 m in height, to the satisfaction of the Development Authority or Municipal Planning Commission.

10.2 PARKING AREAS

- (1) Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 10.2.1.

Table 10.2.1 – Parking Requirements

Use of a Building or Site	Minimum Number of Parking Spaces
Residential Uses	
Multi-family dwellings	2 per dwelling unit
Seniors apartments	1 per dwelling unit, or as required by the Development Authority
Boarding houses	1 per bedroom
Senior citizen homes	1 per dwelling unit
Secondary suites	1 per bedroom
All other dwellings	2 per dwelling unit
Manufactured home parks	In addition to 2 per dwelling unit, 1 visitor parking space per 4 manufactured home units
Commercial and Industrial Uses	
Cannabis Facilities	the greater of: (1) 1 per 100 m ² (1,076 ft ²) of gross floor area for the first 2,000 m ² , and then 1 per each subsequent 500 m ² , or (2) 1 per three (3) employees based on the maximum number of employees at the use at any given time
Cannabis Stores	4 per 100 m ² (1,076 ft ²) of gross leasable floor area
Eating and drinking establishments	1 per 5 seating spaces
Eating and drinking establishments (take out)	1 per 13 m ² (140 ft ²) of gross leasable area plus 1 per 3 employees on maximum shift
Drive thru restaurants	2 per drive thru window
Other drive thru businesses	2 per drive thru window
Hotels and motels	1.5 per rentable unit
Bed and breakfast	1 per bedroom
Home occupations	1 in addition to the requirements for the residential use
All other commercial uses	1 per 28 m ² (301.4 ft ²) of gross leasable area
All industrial uses	1 per 46 m ² (495 ft ²) of gross leasable area
Institutional Uses	
Places of Public Assembly	1 per 5 seating spaces
Schools (elementary/junior high)	2 per classroom
High schools	3 per classroom
Commercial schools	1 per student

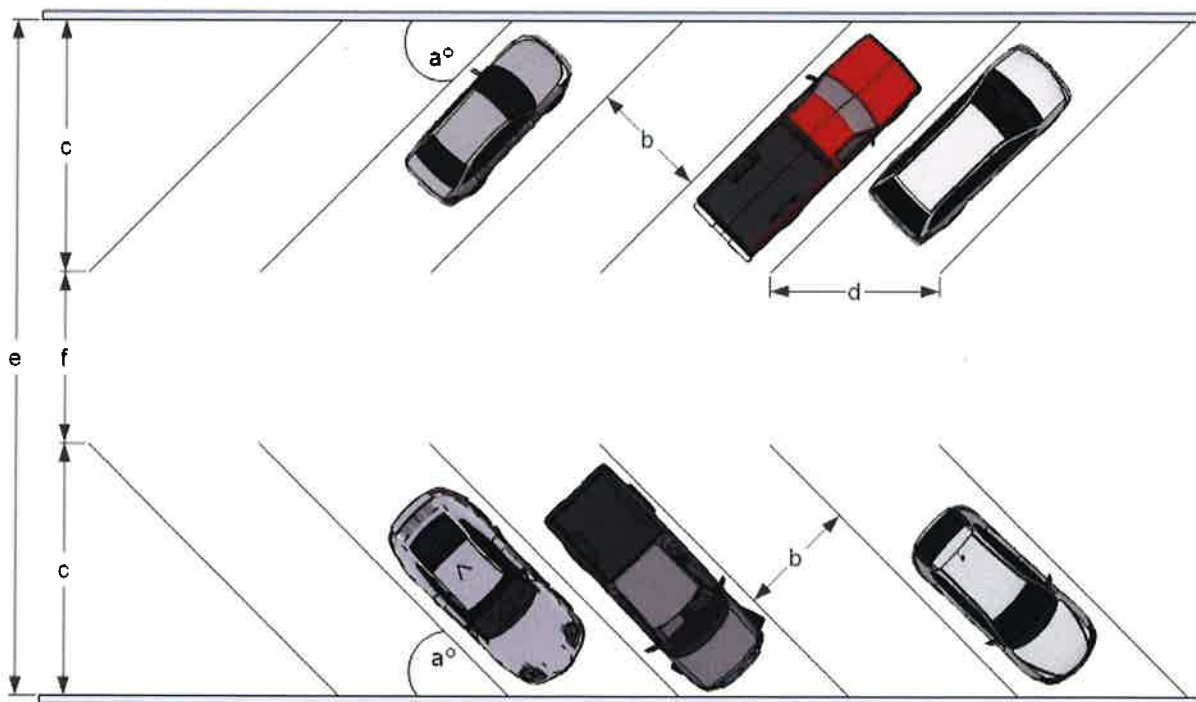
Hospitals and similar uses	2 per bed
Nursing homes	0.75 per bed

- (a) In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
 - (b) Where a development contains more than one use as listed, the required number of parking spaces shall be the sum of the requirements for each of the uses listed.
 - (c) Where a fractional number of parking spaces are required, the next highest number of spaces shall be provided.
 - (d) If the Development Authority approves, one or more developments or uses may pool their minimum required parking spaces within one or more communal parking areas and may thereby collectively fulfill the requirements of this Bylaw.
- (3) At the discretion of the Development Authority, a developer may pay money to the Town in lieu of providing parking spaces. The amount of money will be determined by Council and be based on the amount of money needed to acquire land and to develop the required number of parking spaces on adjacent lands.
- (4) Surfacing and Drainage
- (a) All parking areas shall be clearly marked, landscaped and adequately lit with lighting away from adjacent sites, adequately graded and drained to dispose of all stormwater run-off, contain the necessary curb cuts, and surfaced in a manner to match the road or lane from which the parking area gains access.
 - (b) The approach or access to every off-street parking area shall be surfaced in the same manner as the adjoining road from which access is gained.
 - (c) Drainage shall only be allowed to cross sidewalks if approved by the Development Authority.
- (5) All parking areas shall conform to the requirements shown in Table 10.2.2 and Figure 10.2.3.

Table 10.2.2 – Required Parking Stall Dimensions

(a) Parking Angle (in degrees)	(b) Width of Space in m (ft)	façade Stall Depth Perpendicular to Aisle	(d) Width of Space Parallel to Manoeuvring Aisle in m (ft)	façade Overall Depth in m (ft)	(f) Width of Manoeuvring Aisle in m (ft)
0	2.7 (9)	2.7 (9)	7.0 (23)	9.1 (30)	3.6 (12)
30	2.7 (9)	5.2 (17)	5.5 (18)	14.0 (46)	3.6 (12)
45	2.7 (9)	5.9 (19)	4.0 (13)	15.2 (50)	4.0 (13)
60	2.7 (9)	6.1 (20)	3.1 (10)	18.3 (60)	6.1 (20)
90	2.7 (9)	6.1 (20)	2.7 (9)	19.5 (64)	7.3 (24)

Figure 10.2.1 – Parking Guide to Correspond with Table



10.3 OFF-STREET LOADING AREAS

- (1) Where a proposed development will, in the opinion of the Development Authority, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site.
- (2) When required by the Development Authority, loading spaces shall:
 - (a) Have dimensions of not less than 3.5 m (11.5 ft.) in width, 7.5 m (24.6 ft.) in length, and 4.0 m (13.1 ft.) in height above grade;
 - (b) Have vehicular ingress to, and egress from, a road or lane either directly or by a clearly defined traffic aisle such that no backing or turning movements of vehicles going to or from the loading space shall cause interference with traffic in the abutting road or lane;
 - (c) Be sited at an elevation or elevations convenient to a major floor level in building or to a utility elevator serving each major floor level;
 - (d) Be so graded and drained as to dispose of all storm water runoff. Drainage shall only be allowed to cross sidewalks if approved by the Development Authority;
 - (e) Be surfaced in the same manner as the adjacent road or lane; and
 - (f) Be screened on each side adjoining any Residential District by a wall, fence, earth berm or hedge of not less than 1.5 m (4.9 ft.) and not more than 2.0 m (6.6 ft.) in height.
- (3) The number of loading spaces required to be provided in a development shall be as follows:
 - (a) For a retail, industrial, warehouse, or similar development,
 - (i) One (1) space for a development of less than 460 m² (4951.6 ft²) of gross leasable area, plus
 - (ii) One (1) space for the next 1840 m² (19,805.6 ft²) of gross leasable area or fraction thereof in a development, plus
 - (iii) One (1) additional space for each additional 2300 m² (24,757.0 ft²) of gross leasable area or fraction thereof in a development.
 - (b) For an office use, place of public assembly, convalescent home, institution, club or lodge, school or any similar use, one (1) space for a development of less than 2800 m² (30,139.9 ft²) of gross floor area, and one (1) additional space for each additional 2800 m² (30,139.9 ft²) of gross floor area or fraction thereof.
 - (c) For multi-family dwellings, one (1) space for each twenty (20) dwelling units or fraction thereof.
 - (d) Any other building or use shall provide loading spaces as required by the Development Authority.
 - (e) Where a fractional number of loading spaces are required, the next highest number of spaces shall be provided.

PART 11 – SIGNS

11.1 PURPOSE

- (1) The purpose of this Chapter is to regulate the development and display of signage within the Town of Rimbey. This Chapter provides signage development standards related to:
- (a) Location.
 - (b) Type.
 - (c) Quantity.
 - (d) Height.
 - (e) Size.

11.2 DEFINITIONS

- (1) For the purpose of this Part the following definitions shall apply, in addition to those contained in Section 2.2:
- (a) “A-Frame Sign” means a temporary, movable, self-supporting A-shaped sign consisting of two flat surfaces joined at the upper end and resting on the ground
 - (b) “Awning Sign” means a non-illuminated sign painted on the fabric surface supported by an exterior wall of a building
 - (c) “Billboard” means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located
 - (d) “Building Face” means the total area of the wall of a building
 - (e) “Copy” means the text, illustrations and symbols that make up the message on a sign
 - (f) Dynamic Sign means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Dynamic Sign includes any display that incorporates a technology or other method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or “digital ink”. A Dynamic Sign does not include a sign whose message or image is changed by physically removing and replacing the sign or its components.
 - (g) “Electronic Message Centre” means a sign or component of a sign on which the copy can be changed by electrical or electronic means.
 - (h) “Freestanding Sign” means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structure
 - (i) “Identification Sign” any sign which is used to display the address, and name of a building or parcel of land
 - (j) “Illuminated Sign” means any sign illuminated either directly from a source of light incorporated in or connected with the sign, or indirectly from an artificial source

- (k) "Portable Sign" means a sign, excluding A-board and temporary signs that can be carried or transported from one site to another
- (l) "Projecting Sign" means a sign, which is attached to a building or structure so that part of the sign projects beyond the face of the building or structure
- (m) "Real-Estate Sign" means any temporary sign which advertises for the sale, lease, or rent of a building or parcel of land
- (n) "Roof Sign" means any sign placed on or over a roof
- (o) "Rotating Sign" means any sign or part of a sign which moves in a clockwise or counter-clockwise motion
- (p) "Sign" means any word, letter, model, picture, symbol, device or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement or direction. Any structure, or portion thereof, which is used primarily to carry, hold, maintain, support or sustain a sign is construed as being part of the sign, and except as provided for in this Bylaw, is subject to all regulations governing signs.
- (q) "Sign Area" means the total surface area within the outer periphery of the said sign, and in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.
- (r) "Sign Height" means the vertical distance measured from natural grade at the base of the sign to the highest point of such sign.
- (s) "Temporary Sign" means a sign or banner that is not permanently installed or affixed, advertising a product, activity or event on a limited time basis and does not include a portable sign.
- (t) "Third Party Sign" typically associated with a "Billboard Sign" means a sign, which directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premise on which the sign is located
- (u) "Vehicle Sign" means a sign mounted, posted or otherwise adhered on or to a motor vehicle, including but not limited to trailers, wagons, tractors, and recreational vehicles
- (v) "Wall Sign" means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building
- (w) "Window Sign" means a sign which is painted on or affixed to a window and faces towards an adjacent sidewalk or roadway

11.3 SIGNS

- (1) Sign **Development** Permit Required:
 - (a) Except as stated in Section 10.3(2), no sign shall be erected or altered on land or affixed to any exterior surface of a building or structure unless a sign permit for this purpose has been issued by the Development Authority

- (b) Unless otherwise specified in this Bylaw a permit is required for the following signs:
- (i) Free standing sign
 - (ii) Wall sign
 - (iii) Canopy sign
 - (iv) Rotating sign
 - (v) Projecting sign
 - (vi) Roof sign
 - (vii) Billboard sign
 - (viii) Portable sign
- (2) Sign **Development** Permit Not Required:
- (a) Unless otherwise specified in this Bylaw no sign **development** permit is required for the following signs:
- (i) Signs posted or displayed within the interior space of a building
 - (ii) Signs posted or displayed in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign
 - (iii) A statutory or official notice of a function of the Town
 - (iv) Signs posted by a municipal, provincial, or federal government agency
 - (v) Traffic and directional signs authorized by the Town and/or Alberta Provincial Authorities
 - (vi) The erection of campaign signs for federal, provincial, municipal, or school board elections on private properties for no more than thirty (30) days, or such other time as regulated under provincial or federal legislation provided that
 - (1) Such signs are removed within ten (10) days of the election date
 - (2) The consent of the property owner or occupant is obtained
 - (3) Such signs do not obstruct or impair vision or traffic
 - (4) Such signs are not attached to utility poles
 - (5) Such signs indicate the name and address of the sponsor and the person responsible for removal
 - (vii) A non-illuminated sign that is posted or exhibited solely for the identification of the address or name of the land or building on which it is displayed including signs identifying the occupants, if the sign:
 - (1) Does not exceed 1.0 m² in area, and
 - (2) Is posted only at each entrance from which access from a public roadway To the building is provided
 - (3) Does not advertise for a home-based business or bed and breakfast establishment
 - (viii) A non-illuminated sign that is posted or exhibited for sale, lease or rentals of land or a building if the sign:
 - (1) Is 3.0 m² of less in area
 - (2) Is posted only on each side of the building or land facing a different public roadway
 - (ix) Window Sign

- (x) An A-Frame sign:
 - (1) Provided it is advertising for goods or services which are located for sale or offered on the same lot or on a sidewalk adjacent to the same lot
 - (2) Does not obstruct vehicular or pedestrian traffic
- (xi) A non-illuminated sign of a building contractor relating to construction work in progress on the land on which such signs are erected, provided that:
 - (1) Such signs are removed within fourteen (14) days of occupancy, and
 - (2) Such sign are limited in size to a maximum of 3.0 m², and in number to one sign for each boundary of the property under construction which fronts onto a public street.

11.4 SIGNS DEVELOPMENT PERMIT SUBMISSION

- (1) An application for a Development Permit to structurally alter or erect a Sign that requires a Development Permit shall be made to the Development Authority and shall include the following:
 - (a) A letter of consent from the registered owner of the land or building upon which the sign will be located.
 - (b) A letter outlining the contact information of the owner of the Sign.
 - (c) The location of all existing and proposed Signs on the building façade or on a site plan of the parcel indicating the front and side property lines, setbacks and distances from existing buildings.
 - (d) Two copies of a rendering / illustration of the proposed Sign with dimensions and total Sign Area, height of top and bottom of the Sign above average ground level and thickness of the Sign.
 - (e) Materials, finishes, colours, size of lettering and graphics.
 - (f) Mounting or installation details: the Development Authority may require that a structural drawing be prepared and sealed by a Professional Engineer.
 - (g) Mounting height or clearance to grade.
 - (h) The appropriate fee.

11.5 PROHIBITED LOCATION

- (1) No part of any sign, including any accessory components, shall be located on any roadway, boulevard, sidewalk. Only 'A-Frame' type signs may be permitted on a sidewalk abutting a business but must first receive the written consent of the Development Authority.

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- (2) No part of any sign, including any accessory components, shall be located on any land owned by the Development Authority without a council motion granting use of the land prior to the Development Authority issuing a Development Permit.

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11.6 SIGN DEVELOPMENT STANDARDS

- (1) Unless provided elsewhere in this Bylaw, signs shall be erected in accordance with the standards specified in Table 11.6.1.

Type	Land Use Designation and Development Standards
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of Sign	PS			R1, R1A, R2, R3, RE, CR, MHP, MHS 932/17			C1			C2, M		
	#	H	SA	#	H	SA	#	H	SA	#	H	SA
Freestanding Sign	1	4.0 m	3.0 m ²	1	1.5 m	1.5 m ²	1	10m	10 m ²	1	10 m	12 m ²
Wall Sign	1	N/A	3.0 m ²	1	N/A	1.0 m ²	1^	N/A	20 m ²	1^	N/A	24 m ²
A-Frame Sign	1*	1.0 m	0.7 m ²	Not Permitted			1*	1.0 m	0.7 m ²	1*	1.0 m	0.7 m ²
Temporary Sign	1	4.0 m	3.0 m ²	Not Permitted			1	6.0 m	9.0 m ²	1	6.0 m	9.0 m ²
Canopy Sign	1*	2.5 m**	1.5 m ²	Not Permitted			1*	2.5 m**	1.5 m ²	1*	2.5 m**	1.5 m ²
Rotating Sign	Not permitted			Not Permitted			1	10 m	10 m ²	1	12 m	15 m ²
Projecting Sign	Not permitted			Not Permitted			1	2.5 m**	1.5 m ²	1	2.5 m**	1.5 m ²
Roof Sign	Not Permitted			Not Permitted			1	7.5 m	10 m ²	1	10 m	15 m ²
Billboard Sign	Not Permitted			Not Permitted			1	10 m	10 m ²	1	9.5 m	12 m ²
Portable Sign	Not Permitted			Not Permitted			1	2.5 m	3.0m ²	1	2.5 m	3.0 m ²

Key
 # = Refers to the maximum Number of Signs permitted per lot
 H = Refers to the maximum Sign Height permitted
 SA = Refers to the maximum Sign Area permitted
 ^ = Refers to the maximum number of permitted signs per each side of a building facade
 * = Refers to the maximum number of permitted signs per business on a lot
 ** = Refers to the minimum vertical clearance from grade or, if applicable, a sidewalk to the bottom of the sign

Table 11.6.1 – Sign Development Standards

- (2) In addition to the standards specified in Table 3, the following regulations will also apply:
 - (a) Awning/Canopy Sign

- (i) No portion of the canopy/awning shall be closer than 600 mm to a vertical line drawn from the adjacent curb.
- (b) Billboard Sign
 - (i) Where a billboard shares a lot with a building, no billboard shall be located in the front or side yard which runs parallel to an adjacent roadway.
 - (ii) Billboards shall be spaced at a distance of 90 metres from one another.
 - (iii) Where a portable sign is serving as a billboard it shall be spaced 45 metres from other portable or permanent signs serving as billboards.
- (c) Dynamic Signs
 - (i) No Dynamic Sign may be erected except as permitted in this Section;
 - (ii) The Development Authority shall only approve a Dynamic Sign as a portion of a permitted Community, Canopy, Free Standing or Fascia Sign.
 - (iii) A Dynamic Sign may display public service announcements, but shall not include third party advertising or sponsor recognition except when it is located on a site in a Public Service (PS) district.
 - (iv) Dynamic Signs shall only be permitted in Commercial, Industrial and Public Service Districts, and must meet the following requirements:
 - (1) not be located within 30.0 m radius of a residential district, and when site or lot of a proposed dynamic sign location is adjacent to a residential district, notification will be sent within a 100.0 m radius of the proposed site,
 - (2) be limited to one sign per building or site, with the exception of Public Service sites over 17 ha will be limited to two (2) signs provided that one of the signs must be a fascia sign and the other must be a portion of a freestanding sign, and further provided that the two (2) signs must be at least 50.0 m apart,
 - (3) not be located on a lot within a 50.0 m radius of the boundary of a lot containing an existing dynamic sign,
 - (4) comprise of not more than 25% of the total freestanding or fascia sign area.
 - (v) Dynamic signs shall not be permitted adjacent to a Highway.
 - (vi) A development permit for a dynamic sign shall be valid for a maximum of two (2) years, at which time a new permit must be applied for. The conversion of an existing sign to a dynamic sign shall require a development permit.
 - (vii) A dynamic sign may not allow the display or message to change more frequently than once every eight (8) seconds, with a transition period of one (1) second or less.
 - (viii) Brightness of digital signs shall be measured as follows:

- (1) at least thirty (30) minutes following sunset, a foot candle meter shall be used to obtain an ambient light reading for the location. This is done while the sign is off or displaying black copy. The reading shall be made with the meter aimed directly at the sign area at the pre-set location,
 - (2) the sign shall then be turned on to full white copy to take another reading with the meter at the same location,
 - (3) if the difference between the readings is 2.15 lumens/m² (0.2 foot candles) or less, the brightness is properly adjusted.
- (ix) Any digital sign located within 50 m of a residential district may be subject to restricted operating hours at the discretion of the Development Authority.
- (x) The use, size and location of digital signs must comply with all other relevant municipal and provincial regulations.
- (d) Freestanding Signs
- (i) No freestanding sign shall be located within 10 m of the intersection of lanes/streets, or a street or lane.
 - (ii) For any lot located in the C2 or M designations, one Freestanding Sign shall be permitted for every 90 metres of frontage.
 - (iii) Illuminated Freestanding Signs shall be permitted only in C1, C2 and M designations.
 - (iv) Copy is permitted on both sides of Freestanding Signs, including signs angled up to 90 degrees, therefore allowing the Sign Area to be double the permitted Sign Area.
 - (v) Freestanding Signs shall not be located closer than 1.0 m to any front, rear, or side property line.
 - (vi) In accordance with Alberta Transportation's setback requirements where abutting a highway.
- (e) Wall Signs
- (i) Wall signs shall be restricted to the first storey of the building in the R1, R2, R3, MHP, MHS, RCE, PS zone designations.
 - (ii) Wall signs shall not project more than 0.4 m horizontally from the Building Face to which it is attached.
 - (iii) Illuminated Wall Signs shall be permitted only in C1, C2, and M designations.
- (f) Portable Signs
- (i) Copy is permitted on both sides of Projecting Signs, therefore allowing the Sign Area to be double the permitted Sign Area.
 - (ii) Maximum one (1) Portable Sign shall be displayed per lot.
 - (iii) Portable Signs shall not be located within a required off street parking space or a driveway.

- (g) Projecting Signs
 - (i) Copy is permitted on both sides of Projecting Signs, therefore allowing the Sign Area to be double the permitted Sign Area.
 - (ii) The height of a Projecting Sign shall refer to the minimum vertical clearance from grade or, if applicable, a sidewalk, and shall be a minimum of 2.5m.

- (h) Temporary Signs
 - (i) Large Temporary Signs relating to the sale or renting of land, the sale of goods or livestock, the carrying out of building or similar work, or announcement of any local event must obtain a development permit and meet the following conditions:
 - (1) Maximum two (2) Temporary Signs not exceeding a total Sign Area of 9.0 m²;
 - (2) Copy is permitted on both sides of the Temporary Sign, including signs angled up to 90 degrees, therefore allowing Sign Area to be double the permitted Sign Area;
 - (3) The maximum Sign Height shall not exceed 6.0 m;
 - (4) The Temporary Sign shall be removed by the advertiser within fifteen (15) days of the completion of the event, sale, or works to which such signs relate.

 - (i) Signage for a Bed and Breakfast
 - (i) Each Bed and Breakfast homestay shall provide one (1) on-site Freestanding Sign for the purpose of identification and shall be regulated in accordance with the following requirements:
 - (1) The sign shall be located within the front yard and must be visible from a public road;
 - (2) The sign be attached to either existing fencing or on independent posts to the satisfaction of the Development Authority;
 - (3) The sign shall be constructed using high density plywood or solid wood and shall be finished with high density reflective finish or equivalent, with dye cut lettering or silk screen lettering.

11.7 ADDITIONAL SIGN REGULATIONS

- (1) All signs requiring a sign permit shall follow the development permit process as specified under Section 4.1 of this Bylaw.
- (2) Council may require the removal of any sign, which is in its opinion, has become unsightly, or is in such a state of disrepair as to constitute a hazard.
- (3) Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.

- (4) Where, in the opinion of the Development Authority, a proposed sign in a Commercial or Industrial District might be objectionable to a resident in any adjacent residential district, the Development Authority may impose such other regulations as they feel would protect the interests of residents.
- (5) Flashing, animated or interiorly illuminated signs shall not be permitted in any district where in the opinion of the Development Authority they might:
 - (a) Affect residents in adjacent housing, or residential districts;
 - (b) Interfere with or obstruct a motor vehicle driver's vision or interpretation of oncoming traffic signs or traffic signal lights.
- (6) Notwithstanding Subsection (5), no person shall exhibit or place an illuminated sign that permits or provides for:
 - (a) A current interrupting or flashing device, unless there is a continuous source of concealed illumination on the translucent portions of the sign;
 - (b) A flashing beacon of a type that is the same or similar to those used by emergency vehicles;
 - (c) A flashing device, animator or revolving beacon within 50.0 m of the intersection of two or more public roadways;
 - (d) A device described in 11.7(5) that would be directly visible from any residential building within a distance of 50.0 m of the sign.
- (7) No person shall erect or place a sign so that it would be considered, in the opinion of the Development Authority, to be a traffic hazard or an obstruction to the vision of persons driving motor vehicles.
 - (a) Billboard signs and electronic signs which are visible from Highway 20, Highway 20A and Highway 53, but located outside of the Highway Right-Of-Way, may be circulated to Alberta Transportation at the discretion of the Development Authority.
- (8) Notwithstanding section 11.7(7) no the Development Authority may not approve any signs located within an Alberta Transportation Highway Right-Of-Way without written approval from Alberta Transportation.
- (9) The area around sign structures shall be kept clean and free of overgrown vegetation, and free from refuse material.
- (10) The Development Authority may at their discretion require an engineer-approved plan prior to the issuance of a sign permit in order to ensure the safety of a sign, awning or canopy design and placement.
- (11) Notwithstanding Section 4.1 of this Bylaw, the Development Authority may, with respect to an application for a sign permit,
 - (a) Grant a sign permit to an applicant subject to such conditions considered necessary to ensure this Bylaw is complied with;

(b) Refuse the application.

(12) Offensive Signage

(a) No sign shall be erected which promotes intolerance, hatred or ridicule of any race, religion or other segment of society.

(b) No sign shall be allowed to feature nudity.

PART 12 – DISTRICTS AND REGULATIONS

12.1 ESTABLISHMENT OF DISTRICTS AND DISTRICT REGULATIONS

- (1) Land use district and land use regulations shall be set forth in Part 12 and may be amended in the same manner as any other Part or Section of this Bylaw.

12.2 LAND USE DISTRICTS

- (1) The Town is hereby divided into the following districts:

Designation Name	Designation Acronym
Low Density Residential	R1
Low Density General Residential	R2
High Density Residential	R3
Manufactured Home Park	MHP
Manufactured Home Subdivision	MHS
Residential Estate	RE
	932/17
Country Residential	CR
	932/17
Central Commercial	C1
Highway Commercial	C2
Industrial	M
Public Service	PS
Urban Holdings	UH
Direct Control	DC

12.3 LAND USE DISTRICT MAP

- (1) Land use districts specified under 12.2 are described in the short form on the LAND USE DISTRICT MAP which is an integral part of this Bylaw.
- (2) Throughout this Bylaw and amendments thereto, a District may be referred to either by its full name or its abbreviation.

- (3) The district regulations are delineated on the LAND USE DISTRICT MAP. Where uncertainty arises as to the precise location of the property of any district, the following rules shall apply:
 - (a) Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centreline thereof.
 - (b) Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
 - (c) In circumstances not covered by Subsections (a) and (b) above the location of the district boundary shall be determined by:
 - (i) Where dimensions are set out on the Land Use District Map, by the dimensions so set, or
 - (ii) Where dimensions are set out on the Land Use District Map with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.
- (4) Where the application of the above rules does not determine the exact location of the boundary of a district, the Council either on its motion or upon written application being made to it by a person requesting the determination of the exact location of the boundary shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the regulations of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.
- (5) After Council has fixed a district boundary pursuant to the provisions of subsection (3), the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Bylaw.
- (6) The Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

12.4 LOW DENSITY RESIDENTIAL (R1)

(1) Purpose

The R1 – Low Density Residential designation is intended to accommodate the development of low-density residential development on moderately sized lots throughout the community.

(2) Permitted and Discretionary Uses

Table 12.4.1 outlines the permitted and discretionary uses contemplated in the R1 designation where approval is subject to the issuance of an authorized development permit.

Table 12.4.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Housing, secondary suite • Housing, single-detached • Home based business • Park 	<ul style="list-style-type: none"> • Bed and breakfast • Child care facility • Day care centre, adult • Day care centre, child • Group home • Housing, modular • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

The minimum lot area shall be in accordance with the following table:

Table 12.4.2

Use	Minimum Lot Area
Housing, single-detached	550 m ²
Other principle uses listed in Table 12.4.1	550 m ²

(4) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.4.3

Use	Minimum Lot Frontage (m)
Housing, single-detached	15 metres
Other principle uses listed in Table 12.4.1	15 metres

(5) Lot Coverage

The maximum lot coverage of buildings (principle and accessory) shall be in accordance with the following table:

Table 12.4.4

Use	Maximum Lot coverage (%)
Housing, single-detached	40%
Other principle uses listed in Table 12.4.1	40%

(6) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.4.5

Use	Minimum Front Yard Setback (m)
Housing, single-detached	6 metres
Other principle uses listed in Table 12.4.1	6 metres

(7) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.4.6

Use	Minimum Rear Yard Setback (m)
Housing, single-detached	6 metres
Other principle uses listed in Table 12.4.1	6 metres
Accessory buildings	1.5 metres

(8) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.4.7

Use	Minimum Side Yard Setback (m)
Housing, single-detached (side property line of a flanking street)	3.0 metres
Housing, single-detached (on one side of the lot where there is no road or lane access from the rear yard)	3.0 metres
Other principle uses listed in Table 12.4.1	1.5 metres

(9) Height

The maximum building height shall be in accordance with the following table:

Table 12.4.8

Use	Maximum Building Height (m)
Housing, single-detached	11 metres
Other principle uses listed in Table 12.4.1	11 metres

(10) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.5 LOW DENSITY GENERAL RESIDENTIAL (R2)

(1) Purpose

The R2 – Low Density General Residential designation is intended to provide opportunities for innovation in residential development. Through the provision of narrower lots the development of low density housing types will be provided at higher than conventional densities.

(2) Permitted and Discretionary Uses

Table 12.5.1 outlines the permitted and discretionary uses contemplated in the R2 designation where approval is subject to the issuance of an authorized development permit.

Table 12.5.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Housing, duplex • Housing, single-detached • Housing, secondary suite • Home based business • Park 	<ul style="list-style-type: none"> • Bed and breakfast • Child care facility • Day care centre, adult • Day care centre, child • Group home • Housing, modular • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

The minimum lot area shall be in accordance with the following table:

Table 12.5.2

Use	Minimum Lot Area
Housing, duplex	200 m ² (per unit)
Housing, single detached (with adjacent rear lane)	250 m ²
Housing, single detached (without adjacent rear lane)	400 m ²
Other principle uses listed in Table 12.5.1	325 m ²

(4) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.5.3

Use	Minimum and Maximum Lot Frontage (m)
Housing, duplex	Minimum 7.5 metres but maximum 10.5 metres
Housing, single detached (with adjacent rear lane)	Minimum/maximum of 7.5 metres
Housing, single detached (without adjacent rear lane)	Minimum/maximum of 10.5 metres
Other principle uses listed in Table 12.5.1	Minimum 7.5 metres but maximum 10.5 metres

(5) Lot Coverage

The maximum coverage of buildings (principle and accessory) on a lot shall be in accordance with the following table:

Table 12.5.4

Use	Maximum Lot coverage (%)
Housing, duplex	55%
Housing, single detached (with adjacent rear lane)	55%
Housing, single detached (without adjacent rear lane)	55%
Other principle uses listed in Table 12.5.1	55%

(6) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.5.5

Use	Minimum Front Yard Setback (m)
Housing, duplex	6 metres
Housing, single detached (with adjacent rear lane)	6 metres
Housing, single detached (without adjacent rear lane)	6 metres
Other principle uses listed in Table 12.5.1	6 metres

(7) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.5.6

Use	Minimum Rear Yard Setback (m)
Housing, duplex	5 metres
Housing, single detached (with adjacent rear lane)	5 metres
Housing, single detached (without adjacent rear lane)	5 metres
Other principle uses listed in Table 12.5.1	5 metres
Accessory buildings	1.5 metres

(8) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.5.7

Use	Minimum Side Yard Setback (m)
Housing, duplex	1.5 metres
Housing, single-detached (side property line of a flanking street)	3.0 metres
Housing, single-detached (on one side of the lot where there is no road or lane access from the rear yard)	3.0 metres
Other principle uses listed in Table 12.5.1	1.5 metres

(9) Height

The maximum building height shall be in accordance with the following table:

Table 12.5.8

Use	Maximum Building Height (m)
Housing, duplex	11 metres
Housing, single detached (with adjacent rear lane)	11 metres
Housing, single detached (without adjacent rear lane)	11 metres
Other principle uses listed in Table 12.5.1	11 metres

(10) Design Regulations

- (a) Where a lot has access to an adjacent rear lane, no vehicular access to the lot shall be provided from the fronting public roadway.
- (b) Where there is an attached garage accessed via the fronting public roadway, the garage shall not extend more than 1.0 metre in front of the living space of the dwelling.
- (c) Where there is an attached garage accessed via the fronting public roadway, the width of the garage facing the fronting roadway shall not exceed 50 percent of the total front façade/elevation of a dwelling.

(11) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.6 HIGH DENSITY RESIDENTIAL (R3)

(1) Purpose

The R3 - High Density Residential designation is intended to provide opportunities for the development of higher density residential. The intent of this zone is to encourage residential development at higher densities in close proximity to key nodes and/or corridors

(2) Permitted and Discretionary Uses

Table 12.6.1 outlines the permitted and discretionary uses contemplated in the R3 designation where approval is subject to the issuance of an authorized development permit

Table 12.6.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Housing, duplex • Housing, triplex • Housing, fourplex • Housing, row housing • Housing, secondary suite • Public parks and recreation areas 	<ul style="list-style-type: none"> • Bed and breakfast • Child care facility • Day care centre, adult • Day care centre, child • Group home • Home businesses • Housing, high rise apartment • Housing, low rise apartment • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

The minimum lot area shall be as specified in the following table:

Table 12.6.2

Use	Minimum Lot Area (m ²)
Housing, duplex	250 m ²
Housing, low rise/high rise apartment	500 m ²
Housing, triplex	500 m ²
Housing, fourplex	500 m ²
Housing, row	120 m ² (per unit)
Other principle uses listed in Table 12.6.1	500 m ²

(4) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.6.3

Use	Minimum Lot Frontage (m)
Housing, duplex	7.5 metres
Housing, low rise/high rise apartment	15 metres
Housing, triplex	15 metres
Housing, fourplex	15 metres
Housing, row	4 metres (per unit)
Other principle uses listed in Table 12.6.1	15 metres

(5) Lot Coverage

The maximum coverage of buildings (principle and accessory) on a lot shall be in accordance with the following table:

Table 12.6.4

Use	Maximum Lot coverage (%)
Housing, duplex	50%
Housing, low rise/high rise apartment	50%
Housing, triplex	50%
Housing, fourplex	50%
Housing, row	50%
Other principle uses listed in Table 12.6.1	50%

(6) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.6.5

Use	Minimum Front Yard Setback (m)
Housing, duplex	6 metres
Housing, low rise/high rise apartment	6 metres
Housing, triplex	6 metres
Housing, fourplex	6 metres
Housing, row	6 metres
Other principle uses listed in Table 12.6.1	6 metres

(7) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.6.6

Use	Minimum Rear Yard Setback (m)
Housing, duplex	5 metres
Housing, low rise/high rise apartment	5 metres
Housing, triplex	5 metres
Housing, fourplex	5 metres
Housing, row	5 metres
Other principle uses listed in Table 12.6.1	5 metres

(8) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.6.7

Use	Minimum Side Yard Setback (m)
Housing, duplex	1.5 metres
Housing, low rise/high rise apartment	3 metres
Housing, triplex	1.5 metres
Housing, fourplex	1.5 metres
Housing, row	1.5 metres
Other principle uses listed in Table 12.6.1	1.5 metres

(9) Height

The maximum building height shall be in accordance with the following table:

Table 12.6.8

Use	Maximum Building Height (m)
Housing, duplex	11 metres
Housing, low rise/high rise apartment	20 metres
Housing, triplex	11 metres
Housing, fourplex	11 metres
Housing, row	11 metres
Other principle uses listed in Table 12.6.1	11 metres

(10) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.7 MANUFACTURED HOME PARK (MHP)

(1) Purpose

The MHP – Manufactured Home Park designation is intended to provide for and regulate the development of land for the use of manufactured homes on lots in comprehensively designed parks wherein no individually titled parcels have been created.

(2) Permitted and Discretionary Uses

Table 12.7.1 outlines the permitted and discretionary uses contemplated in the MHP designation where approval is subject to the issuance of an authorized development permit.

Table 12.7.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Housing, manufactured home • Housing, modular • Park 	<ul style="list-style-type: none"> • Accessory Buildings • Group homes • Home businesses • Utility installations • Solar Collectors

(3) General Regulations

- (a) A Comprehensive site plan shall be required for manufactured home parks developed after 2015.
- (b) Prior to the development of a new Manufactured Home Park the applicant will submit to the Development Authority a comprehensive site plan and/or any other supporting documentation that will identify the following elements:
 - (i) Site area with lot lines of the manufactured home park and any titled lots clearly delineated.
 - (ii) Proposed layout and placement of individual housing units.
 - (iii) Internal and adjacent pedestrian or walkway connections.
 - (iv) Internal and adjacent roadways.
 - (v) Internal and perimeter landscaping.
 - (vi) Garbage areas.
 - (vii) Parking areas.
 - (viii) Recreational areas.
 - (ix) Storage areas.
- (c) A development permit and move-in permit are required anytime a new manufactured home unit is moved onto a Manufactured Home Park site. Move-in permits shall

require the Manufactured home unit serial number, model number and Canadian Standard Association Certification.

- (d) A move-out permits is required when units vacate a site. A new move-in permits shall not be issued until a move-out permit has been completed for the lot.
- (e) All permits are the responsibility of the Manufactured Home Park site.

(4) Manufactured Home Park Size

- (a) The gross density of a residential home park is 17 manufactured homes per hectare
- (b) A residential home park shall have a minimum park area of 2 hectares but a maximum park area of 4 hectares

(5) Setbacks

- (a) The minimum yard requirements for manufactured homes shall be at least:
 - (i) 3.5 m from a similar manufactured home unit.
 - (ii) 6.0 m from the rear lot line of the manufactured home park. 928/16
 - (iii) 2.4 m from any internal access road or common parking area. 928/16
 - (iv) 1.2 m from front lot line of the manufactured home park. 928/16

(6) Height

- (a) The maximum height as specified in Section 12.8(10) shall apply.

(7) Design Regulations

- (a) All additions shall be designed in a manner that complements the manufactured homes.
- (b) Five percent of the gross area of a manufactured home park shall be developed for recreational use either in the form of indoor community building and/or outdoor recreational space.

(8) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.

- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.8 MANUFACTURED HOME SUBDIVISION (MHS)

(1) Purpose

The MHS – Manufactured Home Subdivision designation is intended to provide for and regulate the development of land for the use of manufactured homes on separately titled parcels.

(2) Permitted and Discretionary Uses

Table 12.8.1 outlines the permitted and discretionary uses contemplated in the MHS designation where approval is subject to the issuance of an authorized development permit.

Table 12.8.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Housing, manufactured home • Housing, modular • Public parks and recreation areas 	<ul style="list-style-type: none"> • Group homes • Home businesses • Utility installations • Uses accessory to the above • Solar Collectors

(3) Manufactured Home Subdivision

The following development standards apply to areas where individually titled parcels have been created.

(4) Lot Area

The minimum lot area shall be as specified in the following table:

Table 12.8.2

Use	Minimum Lot Area (m ²)
Housing, manufactured home	375 m ²
All other principle uses	500 m ²

(5) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.8.3

Use	Minimum Lot Frontage (m)
Housing, manufactured home	7.5 metres
All other principle uses	15 metres

(6) Lot Coverage

The maximum coverage of buildings (principle and accessory) on a lot shall be in accordance with the following table:

Table 12.8.4

Use	Maximum Lot coverage (%)
Housing, manufactured home	50%
All other principle uses	50%

(7) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.8.5

Use	Minimum Front Yard Setback (m)
Housing, manufactured home	6 metres
All other principle uses	6 metres

(8) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.8.6

Use	Minimum Rear Yard Setback (m)
Housing, manufactured home	3 metres
All other principle uses	5 metres

(9) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.8.7

Use	Minimum Side Yard Setback (m)
Housing, manufactured home	1.5 metres
All other principle uses	1.5 metres

(10) Height

The maximum building height shall be in accordance with the following table:

Table 12.8.8

Use	Maximum Building Height (m)
Housing, manufactured home	5 metres
All other principle uses	11 metres

(11) Design Regulations

- (a) All additions shall be designed in a manner that complements the manufactured homes.
- (b) Ten percent of the gross area of a manufactured home park shall be developed for recreational use either in the form of indoor community building and/or outdoor recreational space.

(12) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.9 RESIDENTIAL ESTATE (RE)

932/17

(1) Purpose

The RE – Residential Estate designation is intended to accommodate low-density residential development in a comprehensively designed naturalized environment.

(2) Permitted and Discretionary Uses

Table 12.9.1 outlines the permitted and discretionary uses contemplated in the RE designation where approval is subject to the issuance of an authorized development permit

Table 12.9.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Bed and breakfast • Child care facility • Day care centre, adult • Day care centre, child • Group home • Home businesses • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

The minimum lot area shall be in accordance with the following table:

Table 12.9.2

Use	Minimum Lot Area
Housing, single-detached	0.5 acres
Other principle uses listed in Table 12.9.1	0.5 acres

(4) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.9.3

Use	Minimum Lot Frontage (m)
Housing, single-detached	15 metres
Other principle uses listed in Table 12.9.1	15 metres

(5) Lot Coverage

The maximum coverage of buildings (principle and accessory) on a lot shall be in accordance with the following table:

Table 12.9.4

Use	Maximum Lot coverage (%)
Housing, single-detached	50%
Other principle uses listed in Table 12.9.1	50%

(6) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.9.5

Use	Minimum Front Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(7) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.9.6

Use	Minimum Rear Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(8) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.9.7

Use	Minimum Side Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(9) Height

The maximum building height shall be in accordance with the following table:

Table 12.9.8

Use	Maximum Building Height (m)
Housing, single-detached	11 metres
Other principle uses listed in Table 12.9.1	11 metres

(10) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.10 COUNTRY RESIDENTIAL (CR)

932/17

(1) Purpose

The CR – Country Residential designation is intended to accommodate low-density residential development in a comprehensively designed naturalized environment but where minimal urban infrastructure and services are provided.

(2) Permitted and Discretionary Uses

Table 12.10.1 outlines the permitted and discretionary uses contemplated in the RE designation where approval is subject to the issuance of an authorized development permit

Table 12.10.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Bed and breakfast • Child care facility • Day care centre, adult • Day care centre, child • Group home • Home businesses • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

The minimum lot area shall be in accordance with the following table:

Table 12.10.2

Use	Minimum Lot Area
Housing, single-detached	2.5 acres
Other principle uses listed in Table 12.9.1	2.5 acres

(4) Lot Frontage

The minimum lot frontage shall be in accordance with the following table:

Table 12.10.3

Use	Minimum Lot Frontage (m)
Housing, single-detached	10 metres
Other principle uses listed in Table 12.9.1	10 metres

(5) Lot Coverage

The maximum coverage of buildings (principle and accessory) on a lot shall be in accordance with the following table:

Table 12.10.4

Use	Maximum Lot coverage (%)
Housing, single-detached	50%
Other principle uses listed in Table 12.9.1	50%

(6) Front Yard Setback

The minimum front yard setback shall be in accordance with the following table:

Table 12.10.5

Use	Minimum Front Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(7) Rear Yard Setback

The minimum rear yard setback shall be in accordance with the following table:

Table 12.10.6

Use	Minimum Rear Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(8) Side Yard Setback

The minimum side yard setback shall be in accordance with the following table:

Table 12.10.7

Use	Minimum Side Yard Setback (m)
Housing, single-detached	5 metres
Other principle uses listed in Table 12.9.1	5 metres

(9) Height

The maximum building height shall be in accordance with the following table:

Table 12.10.8

Use	Maximum Building Height (m)
Housing, single-detached	11 metres
Other principle uses listed in Table 12.9.1	11 metres

(10) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.11 CENTRAL COMMERCIAL (C1)

(1) Purpose

The C1 – Central Commercial designation is intended to provide for a wide variety of commercial, institutional and residential uses within the town centre. The intent is to foster mixed-use development and encouraging vibrancy in a manner that facilitates pedestrian movement.

(2) Permitted and Discretionary Uses

Table 12.11.1 outlines the permitted and discretionary uses contemplated in the C1 designation where approval is subject to the issuance of an authorized development permit.

Table 12.11.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Art gallery • Bakery • Club • Convenience store • Dry cleaning/Laundromat services • Financial Services • Funeral home • Grocery store • Hotel • Housing, mixed use • Office • Medical clinic • Motel • Personal Services • Public administration • Religious Institution • Restaurant • Retail • Sign • Theatre 	<ul style="list-style-type: none"> • Adult entertainment • Automotive sales and/or rental • Automotive supply store • Brewery, winery and distillery • Brewpub • Cannabis counselling • Cannabis store • Car/Truck wash • Child care facility • Commercial recreation & entertainment facility • Contracting services • Day care, child • Gas bar • Housing, apartment (low rise) • Housing, apartment (high rise) • Liquor store • Nightclub • Parking facility • Pawn shop • Recycling depot • Repair shop • Restaurant – drive thru • Solar Collectors • Utility installations

(3) Development Standards

The Development Standards for all uses listed in Table 12.11.1 shall adhere to the standards listed in Table 12.11.2.

Table 12.11.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	250 m ²
Minimum Lot Frontage (m)	6 m
Maximum Lot Coverage (%)	80%
Minimum Front Yard Setback (m)	nil
Minimum Rear Yard Setback (m)	6 m
Minimum Side Yard Setback (m)	Nil
Maximum Height	15 m

(4) Design Regulations

- (a) The façade of any principle building should be finished in brick, rock, stone, stucco, wood, glass, and/or precast concrete. Exterior finishes should require minimal maintenance but demonstrate high quality workmanship.
- (b) Buildings should be built to the property line in order to create a defined relationship with the public realm.
- (c) A minimum of 60% of the ground floor of any building should be finished in clear glazing to allow for natural surveillance, and to create an engaging and vibrant public realm. Reflective or tinted glazing should be discouraged.
- (d) The street wall, where it runs parallel to a roadway, should be designed to occupy 100% of a lot's frontage.
- (e) The provision of canopies or awnings are encouraged in order to provide weather protection for pedestrians.
- (f) No parking area shall be located within the front yard of any lot. Parking areas should be located within the rear yard, with vehicular access from an adjacent lane.
- (g) The ground floor of any residential building should be utilized for commercial purposes.
- (h) Additional design regulations may be required at the discretion of the Development Authority.

(5) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.12 HIGHWAY COMMERCIAL (C2)**(1) Purpose**

The C2 – Highway Commercial designation is intended to accommodate the development of a wide array of commercial uses on lots adjacent to roadways that facilitate large volumes of automotive traffic.

(2) Permitted and Discretionary Uses

Table 12.12.1 outlines the permitted and discretionary uses contemplated in the C2 designation where approval is subject to the issuance of an authorized development permit.

Table 12.12.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Auction mart • Automotive sales and/or rental • Automotive supply store • Bakery • Car/Truck wash • Club • Convenience store • Dry cleaning/laundromat services • Financial Services • Funeral home • Gas bar • Grocery store • Hotel • Office • Medical clinic • Motel • Personal Services • Public administration • Religious Institution • Restaurant • Restaurant – drive thru • Retail • Sign 	<ul style="list-style-type: none"> • Any permitted use with a height exceeding 10 metres • Adult entertainment • Amusement arcade • Automotive service and/or paint shop • Brewery, winery and distillery • Brewpub • Cannabis counselling • Cannabis store • Child care facility • Commercial recreation & entertainment facility • Contracting services • Daycare, child • Gambling and gaming hall • Liquor store • Nightclub • Pawn shop • Recycling depot • Repair shop • Solar Collectors • Theatre • Trucking establishment • Utility installations • Warehouse

(3) Development Standards

The Development Standards for all uses identified in Table 12.12.1 shall adhere to the standards listed in Table 12.12.2.

Table 12.12.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	1000 m ²
Minimum Lot Frontage (m)	6 m
Maximum Lot Coverage (%)	65%
Minimum Front Yard Setback (m)	8 m
Minimum Rear Yard Setback (m)	5 m
Minimum Side Yard Setback (m)	3 m
Maximum Height	15 m

(4) Design Regulations

- (a) The façade of any principle building should be finished in brick, rock, stone, stucco, wood, glass, and/or precast concrete. Exterior finishes should require minimal maintenance but demonstrate high quality workmanship.
- (b) Additional design regulations may be required at the discretion of the Development Authority.

(5) Additional Regulations

- (a) No access to a lot shall be provided from Highway 20 or Highway 53 without obtaining the approval of Alberta Transportation.
- (b) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (c) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (d) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (e) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (f) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (g) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.13 INDUSTRIAL (M)

(1) Purpose

The M – Industrial designation is intended to accommodate the development of a wide array of industrial uses but which will not cause any objectionable or noxious conditions, be it noise, odour, dust, vibration or any other similar sensation, beyond the lot on which they are located.

(2) Permitted and Discretionary Uses

Table 12.13.1 outlines the permitted and discretionary uses contemplated in the M designation where approval is subject to the issuance of an authorized development permit.

Table 12.13.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Agricultural sales and/or service • Animal kennel • Animal shelter • Auction mart • Automotive sales and/or rental • Automotive service and/or paint shop • Automotive supply store • Bakery • Car/Truck wash • Club • Convenience store • Contracting services • Dry cleaning/Laundromat services • Gas bar • Greenhouse • Manufacturing, processing, packaging or assembly of goods or materials • Mini storage • Public Administration • Repair shop • Sign • Trucking establishment • Warehouse • Veterinary clinic 	<ul style="list-style-type: none"> • Abattoir • Amusement arcade • Adult entertainment • Auction mart • Bulk fuel and/or fertilizer sales and storage • Cannabis facility • Gambling and gaming hall • Liquor store • Meat processing plant • Recycling depot • Restaurant • Restaurant, drive-thru • Salvage yard • Solar Collectors • Wrecking yard

(3) Development Standards

The Development Standards for all uses identified in Table 12.13.1 shall adhere to the standards listed in Table 12.13.2.

Table 12.13.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	500 m ²
Minimum Lot Frontage (m)	15 m
Maximum Lot Coverage (%)	50%
Minimum Front Yard Setback (m)	6 m
Minimum Rear Yard Setback (m)	5 m
Minimum Side Yard Setback (m)	3 m
Maximum Height	15 m

(4) Design Regulations

- (a) The façade of any principle building should be finished in brick, rock, stone, stucco, wood, glass, and/or precast concrete. Exterior finishes should require minimal maintenance but demonstrate high quality workmanship.
- (b) No outdoor storage of goods, materials, or equipment shall be permitted within any portion of a front, side, or rear yard, which runs parallel to an adjacent roadway.
- (c) All loading facilities should be located and accessed from a side and/or rear yard.
- (d) Additional design regulations may be required at the discretion of the Development Authority.

(5) Additional Regulations

- (a) No access to a lot shall be provided from Highway 20 or Highway 53 without obtaining the approval of Alberta Transportation.
- (b) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (c) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (d) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (e) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (f) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (g) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.14 PUBLIC SERVICE (PS)

(1) Purpose

The PS – Public Services designation is intended to accommodate the development of uses which serve the public and which are of benefit to the community.

(2) Permitted and Discretionary Uses

Table 12.14.1 outlines the permitted and discretionary uses contemplated in the PS designation where approval is subject to the issuance of an authorized development permit.

Table 12.14.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory building • Cemetery • Community centre • Hospital • Landfill • Library • Museum • Park • Public administration • Recreational facility • Residential care facility • School • Tourism information centre • Utility installations 	<ul style="list-style-type: none"> • Animal shelter • Campground • Child care facility • Day care centre, adult • Day care centre, child • Golf course • Retail • Restaurant • Sign • Solar Collectors

(3) Development Standards

The Development Standards for all uses identified in Table 12.14.1 shall adhere to the standards listed in Table 12.14.2.

Table 12.14.2

Development Standards	Site Standard
Minimum Lot Area (m ²)	500 m ²
Minimum Lot Frontage (m)	15 m
Maximum Lot Coverage (%)	75%
Minimum Front Yard Setback (m)	7.5 m
Minimum Rear Yard Setback (m)	5 m
Minimum Side Yard Setback (m)	3 m
Maximum Height	12.2 m

(4) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.15 URBAN HOLDINGS (UH)

(1) Purpose

The UH – Urban Holdings designation is intended to retain land in an undeveloped manner for future urban expansion, while contemplating a limited number of interim uses, and allowing existing uses to remain until development proceeds

(2) Permitted and Discretionary Uses

Table 12.15.1 outlines the permitted and discretionary uses contemplated in the UH designation where approval is subject to the issuance of an authorized development permit.

Table 12.15.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, excluding intensive livestock operations • Park • Public administration • Stormwater Management Facility • Utility installations 	<ul style="list-style-type: none"> • Animal shelter • Campground • Golf course • Sign • Solar collectors

(3) Development Standards

The Development Standards for all uses identified in Table 12.15.2 shall adhere to the standards listed in Table 12.15.2.

Table 12.15.2

Development Standards	Site Standard
Minimum Lot Area (m ²)	500 m ²
Minimum Lot Frontage (m)	15 m
Maximum Lot Coverage (%)	75%
Minimum Front Yard Setback (m)	7.5 m
Minimum Rear Yard Setback (m)	5 m
Minimum Side Yard Setback (m)	3 m
Maximum Height	12.2 m

(4) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.16 DIRECT CONTROL (DC)**(5) Purpose**

The DC – Direct Control designation is intended to provide control over the use and development of land or buildings for which Council has determined that, because of unique land use characteristics, innovative ideas, or special environmental concerns, such development could not be effectively accommodated under any other land use designation in this Bylaw.

(6) Permitted and Discretionary Uses

- (a) All permitted and discretionary uses shall be as prescribed in the previously written Statutory Plan.
- (b) In the absence of an adopted Area Structure Plan or Area Redevelopment Plan, any use which, in the opinion of the Development Authority, is compatible with the character of existing surrounding uses and adjacent designated Land Use Districts may also be allowed.

(7) Development Standards

- (a) The Development Authority may require additional information to properly evaluate the proposed development in terms of its compliance with this Bylaw, and any applicable Statutory Plan.
- (b) All development shall comply with the lot sizes, building setback requirements and other development criteria as prescribed in any applicable Statutory Plan.

(8) Additional Regulations

- (a) All other development requirements shall be at the discretion of the Development Authority. In determining the appropriate requirements for a development in the DC District, the Development Authority shall have regard to any provisions in this Bylaw for similar uses or developments.
- (b) In the absence of an adopted Area Structure Plan or Area Redevelopment Plan, the regulations which will be applied to a development will be those which, in the opinion of the Development Authority, are compatible with the character of existing surrounding uses and adjacent designated Land Use Districts.



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.2
Council Meeting Date	May 8, 2018
Subject	Waste Management Service Agreement
For Public Agenda	Public Information
Background	Waste Management of Canada Corporation and the Town of Rimbey have a service agreement for the provision and hauling of the recycle bins located at the Rimbey Recycle Facility.
Financial Implications	As per the proposed service agreement.
Attachments	Waste Management Service Agreement Town of Rimbey Recycling Proposal
Recommendation	Administration recommends Council authorize Administration to execute the Waste Management Service Agreement, as presented.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18
Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18
Date



Waste Management of Canada Corporation
 4668 25 St SE
 Calgary, AB, T2B 3M2
 (877) 784-7336

WM Agreement # S0009388117
 Customer Acct # 203-4219
 Acct. Name TOWN OF RIMBEY CANADA
 Salesperson Sean Gillis
 Effective Date 10/13/2017
 Last API Date 01/09/2017

Service Agreement Non-Hazardous Waste Service Summary

Service Information

Name TOWN OF RIMBEY CANADA Contact Adele McIntyre
 Address 6200 40TH STREET Telephone # (403) 843-2950
 City Province Postal Code RIMBEY, AB T0C 2J0 Fax #
 County/ District/ Division Email adele@rimbey.com
 Customer Comments: Renewal of Service Agreement

Billing Information

Name TOWN OF RIMBEY CANADA Contact Adele McIntyre
 Address PO BOX 350 Telephone # (403) 843-2950
 City Province Postal Code RIMBEY, AB T0C 2J0 Fax #
 County/ District/ Division Canada Email adele@rimbey.com
 PO#

Service Description & On Demand Rates*

Quantity	Equipment	Material Stream	Frequency	Haul Rate	\$	325.00
1	30 Yard Open Top	Recycle Material	On Call	Disposal Rate per Ton	\$	0.00
				Container Usage/Month	\$	65.55
				Minimum Haul/Month (Over 30 days)	\$	225.00
Minimum Tons:		Minimum Hauls: 1 (Hauls)				
Quantity	Equipment	Material Stream	Frequency	Haul Rate	\$	325.00
1	30 Yard Open Top	Recycle Material	On Call	Disposal Rate per Ton	\$	75.00
				Container Usage/Month	\$	65.55
				Minimum Haul/Month (Over 30 days)	\$	225.00
Minimum Tons:		Minimum Hauls: 1 (Hauls)				

Customer's Waste Materials not to exceed an average weight of kgs/yard.
 Initial One Time Service Charges* As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*Fuel Surcharge, Environmental Charge, and Regulatory Cost Recovery ("RCR") Charge apply to all other Charges whether or not listed on this summary; any amounts shown above are estimated, and actual amounts will be calculated at the time of invoicing based on a percentage of the Charges. Information about these charges can be found at www.wmcanada.com. Provincial & other taxes, and/or fees and a Recycle Material Offset, if applicable, will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.

Contract Term for monthly rate services is for 3 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 36 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature _____ Printed Name _____ Title _____ Date _____
 Company Waste Management of Canada Corporation _____ Waste Management Sales Rep. _____
 Printed Name _____ Title _____ Date _____

Terms and Conditions on following page(s)

1. SERVICES RENDERED; WASTE MATERIALS. Customer grants to Waste Management of Canada Corporation ("Company") the exclusive right, and Company through itself and its subsidiaries and corporate affiliates, shall furnish equipment and services, to collect and dispose of and/or recycle all of Customer's Waste Materials. Customer represents and warrants that the materials to be collected under this Agreement shall be only "Waste Materials" as defined herein. For purposes of this Agreement, "Waste Materials" means all non-hazardous solid waste, organic waste and recyclable materials generated by Customer or at Customer's Service Address. Waste Materials includes Special Waste, such as industrial process wastes, asbestos-containing material, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of, any waste tires, radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, biohazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, provincial, or local laws or regulations, or Special Waste not approved in writing by Company (collectively, "Excluded Materials"). Title to and liability for Excluded Material shall remain with Customer at all times. Title to Customer's Waste Materials is transferred to Company upon Company's receipt or collection unless otherwise provided in this Agreement or applicable law.

2. TERM. The initial term of this Agreement is the initial period after the Effective Date set forth on the service summary sheet of this Agreement, which shall automatically be extended from time to time thereafter for successive periods equivalent to the period set forth for renewal on the service summary sheet of this Agreement (such initial term as so extended from time to time being referred to as the "Term") unless either party gives to the other party written notice (See Section 10(e)) of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term. Notwithstanding the foregoing, in no circumstances will the initial term or any of the successive renewal terms exceed thirty-six (36) months in length.

3. SERVICES GUARANTEE; CUSTOMER TERMINATION. If the Company fails to perform the services described within five business days of its receipt of a written demand from Customer (See Section 10(e)), Customer may terminate this Agreement with the payment of all monies due through the termination date. If Company increases the Charges payable by Customer hereunder for reasons other than as set forth in Section 4 below, Customer shall have the right to terminate this Agreement by written notice to the Company no later than thirty (30) days after Company notifies Customer of such increase in Charges in writing. If Customer so notifies Company of its termination of this Agreement, such termination shall be of no force and effect if Company withdraws or removes such increase within fifteen (15) days after Customer provides timely notification of termination. Absent such termination, the increased Charges shall be binding and enforceable against Customer under this Agreement.

4. CHARGES; PAYMENTS; ADJUSTMENTS. Upon receipt of an invoice, Customer shall pay for the services and/or equipment (including repair and maintenance) furnished by Company in accordance with the Charges on the Service Summary, as they may be adjusted over the term of this Agreement as noted herein (the "Charges"). Company reserves the right to increase the Charges payable by Customer during the Term: (a) for any changes to, or differences between, the actual equipment and services provided by Company to Customer as specified on the Service Summary; (b) for any change in the composition of the Waste Materials or if the average weight per yard of Customer's Waste Materials exceeds the amount specified on the Service Summary; (c) for any increase in or other modification to the Company's Fuel Surcharge, Regulatory Cost Recovery Charge, Recycle Material Offset, Environmental Charge, and/or any Fees/Charges outlined in the Service Summary; (d) to cover any increases in disposal and/or third party transportation costs, including fuel surcharges; (e) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes in local, provincial or federal laws or regulations, imposition of taxes, fees or surcharges or acts of God such as floods, fires, hurricanes and natural disasters; and (f) no more often than annually from the Effective Date (or if specified on the Service Summary, Customer's Last Annual Price Increase ("API") Date) for increases in the Consumer Price Index plus four percent of the then current Charges. Any increase in Charges enumerated in clauses (a) through (e) above may include an amount for Company's operating or gross profit margin. Company also reserves the right to charge Customer additional fees if the following additional services are provided to Customer: Enclosure Charge, Services on High Demand Days, Pull/Push Out Services, Container Relocation Fee, or Seasonal Restart Fee, or if recycling containers are contaminated. In the event Company adjusts the Charges as provided in this Section 4, the parties agree that this Agreement as so adjusted will continue in full force and effect. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late fee, and any Customer cheque returned for insufficient funds is subject to a Non Sufficient Funds fee, both to the maximum extent allowed by applicable law. Customer acknowledges that any late fee charged by the Company is not to be considered as interest on debt, is not a penalty, and is a reasonable charge for late payment. In the event that payment is not made when due, Company retains the right to suspend service until the past due balance is paid in full. If Company reinstates suspended services after receipt of an outstanding balance, Customer shall pay a reactivation fee. In the event that service is suspended in excess of fifteen (15) days, Company may terminate this Agreement for such default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.

5. CHANGES. Changes in the frequency of collection service, schedule, number, capacity and/or type of equipment, may be agreed to orally, in writing, by payment of the invoice or by the actions and practices of the parties. If Customer changes its Service Address during the Term, this Agreement shall remain valid and enforceable with respect to services rendered at Customer's new service location if such location is within Company's service area.

6. EQUIPMENT, ACCESS. All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer's location. Customer shall not overload, move or alter the equipment and shall use it only for its intended purpose. At the termination of this Agreement, Customer shall return the equipment to Company in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, an additional fee for any service modifications caused by or resulting from Customer's failure to provide access. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and that Company shall not be responsible for any damage to the Customer's pavement or any other surface resulting from the equipment or Company's services.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Term for any reason other than as set forth in Section 3, or in the event Company terminates this Agreement for Customer's default, Customer shall pay the following liquidated damages in addition to the Company's legal fees: (a) if the remaining Term under this Agreement is six or more months, Customer shall pay the average of its six most recent monthly Charges multiplied by six (or, if the Effective Date is within six months of WM's last invoice date, the average of all monthly Charges); or (b) if the remaining Term under this Agreement is less than six months, Customer shall pay the average of its six most recent monthly Charges multiplied by the number of months remaining in the Term. Customer shall pay liquidated damages of \$100 for every Customer waste tire that is found at the disposal facility. Customer acknowledges that the actual damage to Company in the event of termination is difficult to fix or prove, and the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting from such termination and is an agreed upon fee and is not imposed as a penalty.

8. INDEMNITY. The Company agrees to indemnify, defend and save Customer, its parent, subsidiaries, and corporate affiliates, harmless from and against any and all liability which Customer may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of law, to the extent caused by any negligent act or omission or willful misconduct of the Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by the Company or a Waste Management company, provided that the Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save the Company, its parent, subsidiaries, corporate affiliates and their joint venture partners, harmless from and against any and all liability which the Company may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of the Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by the Company.

Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. NO CLASS ACTION, WITH RESPECT TO ANY MATTER PERTAINING TO THIS SERVICE AGREEMENT, NEITHER CUSTOMER NOR COMPANY SHALL JOIN OR CONSOLIDATE CLAIMS BY, OR AGAINST, OTHER CUSTOMERS, OR PURSUE ANY CLAIM AS A REPRESENTATIVE OF OR IN A CLASS ACTION OR IN A PRIVATE ATTORNEY GENERAL CAPACITY.

10. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) This Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same services, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the province in which the services are provided. (e) All written notification to Company required by this Agreement shall be by registered mail. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event the Company successfully enforces its rights against Customer hereunder, the Customer shall be required to pay the Company's attorneys' fees and court costs. (h) Customer may, in good faith, dispute the correctness of any invoice, or any adjustment to an invoice related to the Services or adjust any invoice for any arithmetic or computational error, within twelve (12) months of the date of the invoice or adjustment. Any dispute with respect to an invoice is waived unless Company receives notice under this section within twelve (12) months after the date of the invoice or any specific adjustment to the invoice is made. (i) Any reference to tons or imperial tons on the Service Summary of this Agreement will be deemed in Canada to be a reference to metric tonnes.

TOWN OF RIMBEY RECYCLING

CURRENT PRICING

	Cardboard	Single Stream
Lift	\$325.59	\$403.79
Rental	\$65.55	\$65.55
Processing (single stream only)	\$0.00	\$75.00

NEW PROPOSAL

	Cardboard	Single Stream
Lift	\$325.00	\$325.00
Rental	\$65.55	\$65.55
Processing (single stream only)	\$0.00	\$75.00

ESTIMATED ANNUAL SAVINGS

	CURRENT	NEW
ESTIMATED MONTHLY HAULS (3)	\$1,094.07	\$975.00
Estimated Invoice charges (fuel/enviro/RCR)	\$328.22	\$292.50
	\$1,422.29	\$1,267.50
ANNUAL HAULS (36)	\$13,128.84	\$11,700.00
Estimated Invoice charges (fuel/enviro/RCR)	\$3,938.65	\$3,510.00
	\$17,067.49	\$15,210.00

Estimated Annual Savings

\$1,857.49



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.3
Council Meeting Date	May 8, 2018
Subject	Seniors Week 2018
For Public Agenda	Public Information
Background	In past years, the Town of Rimbey has proclaimed a week in June as Seniors Week.
Discussion	Administration received a letter on April 26, 2018 from the Honorable Minister of Seniors and Housing, Lori Sigurdson requesting the Town proclaim Jun 3 to 9, 2018 as Seniors Week. For more than 30 years, the Government of Alberta has recognized Senior's Week in the province.
Attachments	<ol style="list-style-type: none">1. Letter from Honorable Lori Sigurdson, Minister of Seniors and Housing2. Declaration form provided by the Government of Alberta
Recommendation	Administration recommends Council proclaim June 3-9, 2018 as Senior's Week in Rimbey.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18

Date



ALBERTA
SENIORS AND HOUSING

AR 44893

*Office of the Minister
MLA, Edmonton-Riverview*

April 20, 2018

His Worship
Rick Pankiw
Mayor, Town of Rimbey
PO Box 350
Rimbey, AB T0C 2J0

Dear His Worship Pankiw:

For more than 30 years, the Government of Alberta has recognized Seniors' Week to honour and celebrate seniors for their many contributions to our province. As Minister of Seniors and Housing, I encourage communities, organizations and all Albertans to take the opportunity to recognize and celebrate seniors during this year's Seniors' Week, which takes place from June 3 to 9, 2018.

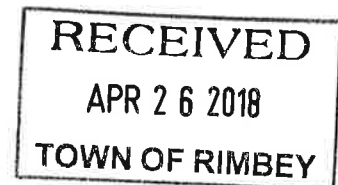
Enclosed is a Seniors' Week 2018 promotional poster as well as a Declaration, which was designed to support communities in recognizing Seniors' Week and to generate greater awareness of the importance of seniors in our communities. Please notify our government of your declaration by May 26, 2018, so that this information can be highlighted on my ministry's website. To register your declaration or to request additional copies of the poster, please email seniorsinformation@gov.ab.ca.

Across Alberta, organizations and communities host various events during Seniors' Week, and Seniors and Housing is pleased to host an online special events calendar. Please visit www.seniors-housing.alberta.ca/seniors/seniors-week.html to print additional posters, register for a special event or to see what events are happening in your community.

Please join me in celebrating Seniors' Week 2018!

Sincerely,

Lori Sigurdson
Minister of Seniors and Housing



Enclosures

404 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-415-9550 Fax 780-415-9411
9202B - 149 Street, Edmonton, Alberta T5R 1C3 Canada Telephone 780-414-0719 Fax 780-414-0721

Declaration

Seniors' Week 2018

In honour of the past, present and future contributions of the seniors of this community and throughout Alberta, I do hereby declare June 3 – 9, 2018, to be Seniors' Week.

Dated this _____ Day of _____, 2018,

in _____.

Official

Lori Sigurdson

Honourable Lori Sigurdson
Minister of Seniors and Housing



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.4
Council Meeting Date	May 8, 2018
Subject	Victims and Survivors of Crime Week
For Public Agenda	Public Information
Background	Administration has received an email from Kristine Stebanuk, Program Manager of the Rimbey & District Victims Services to request Council to proclaim the week of May 27 to June 2, 2018 Victims and Survivors of Crime Week in Rimbey.
Discussion	In the aftermath of all the recent tragedies across our Country, this proclamation shows support not only to the victim of crime, but their families and communities as well
Attachments	Victims and Survivors of Crime Week Proclamation
Recommendation	Administration recommends Council proclaim the week of May 27 to June 2, 2018, as Victims and Survivors of Crime Week, in the Town of Rimbey.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18

Date



Victims and Survivors of Crime

- WHEREAS: When a crime occurs, it doesn't affect just one person, but their family members and the entire community; and
- WHEREAS: Victims and survivors of crime and their families deserve support from their community; and
- WHEREAS: Many victim service providers, police officers, and professionals working in the criminal justice system provide assistance to victims and survivors of crime and their families; and
- WHEREAS: Victim and survivors of crime need to know that they have a voice in our criminal justice system and that there are laws in place to help them; and
- WHEREAS: Victim and Survivors of Crime Week, May 27 – June 2, 2018 offers an opportunity to raise awareness about victim issues, and about the services and laws in place to help victims, survivors and their families; and
- WHEREAS: The theme for Victims and Survivors of Crime Week – Transforming the Culture Together – will help provide greater understanding of victim issues; and
- WHEREAS: An increased awareness of issues faced by victims and survivors of crime will encourage citizens to discuss the impact of crime; and
- WHEREAS: Public demonstrations of support for victims and survivors of crime help to build a community's capacity for compassion to assist them and their families and the community as a whole; and
- WHEREAS: Addressing victim and survivor issues require the support and dedication of the whole community; and
- WHEREAS: The support of the Town of Rimbey will encourage a greater number of citizens to participate in Victims and Survivors of Crime Week; therefore be it
- RESOLVED That I, Mayor Pankiw of the Town of Rimbey, do hereby proclaim May 27 – June 2, 2018 as Victims and Survivors of Crime Week, and be it
- RESOLVED That during Victims and Survivors of Crime Week and throughout the year, the Town of Rimbey will recognize victims and survivors of crime and those who assist them and be it further
- RESOLVED That the Town of Rimbey will remain committed to addressing and advancing the issues faced by victims and survivors of crime.

Mayor

Council Agenda Item	7.5
Council Meeting Date	May 8, 2018
Subject	Rimbey Aerodrome
For Public Agenda	Public Information
Background	<p>At the Regular Meeting of Council held June 13, 2013 Council passed the following motion:</p> <p><u>Motion 265/16</u></p> <p><i>Moved by Mayor Pankiw to sell the Rimbey Airport.</i></p> <p style="text-align: right;"><i>CARRIED</i></p> <p>At the Regular Council Meeting of July 25, 2016 Council passed the following motion:</p> <p><u>Motion 327/16</u></p> <p><i>Moved by Councillor Jaycox to advertise a public notice of sale of land – Rimbey Airport, with the following conditions:</i></p> <ol style="list-style-type: none"> 1. <i>No terms or conditions of sale will be considered other than those specified by the municipality.</i> 2. <i>The parcel of land must remain an airport.</i> 3. <i>The purchaser(s) must create an Airport Authority.</i> 4. <i>The parcel of land offered for sale will be subject to a reserve bid of \$125,000, plus closing costs and to the reservations and conditions contained in the existing certificate of title.</i> 5. <i>The lands are being offered for sale on an “as is, where is” basis, and the Municipality makes no representation and gives no warranty whatsoever as to the state of the parcel, or its suitability of the lands for any intended use by the successful bidder.</i> 6. <i>The Mayor, Councillors, Chief Administrative Officer, Designated Officers and Employees of the municipality or immediate family members are not eligible to bid or buy the land.</i> 7. <i>The purchaser will be required to execute a Sale Agreement in form and substance provided by the municipality.</i> 8. <i>The successful purchaser must, at the time of sale, make payment in cash or bank draft payable to the municipality as follows:</i> <ol style="list-style-type: none"> a. <i>The full purchase price if it is \$10,000 or less; OR</i> b. <i>If the purchase price is greater than \$10,000, the purchaser must provide a non-refundable deposit in the amount of \$10,000 and the balance of the purchase price must be paid within 20 days of the sale.</i> 9. <i>GST will be collected on the property.</i> 10. <i>The risk of the property lies with the purchaser immediately following the sale.</i> 11. <i>The purchaser will be responsible for registration of the transfer including registration fees.</i> 12. <i>If no offer is received on the property or if the reserve bid is not met, the property will not be sold.</i>

13. *The Town of Rimbey will register a caveat on title to have first right of refusal to purchase at current market value.*

CARRIED

The Advertisement for the Public Notice of Sale of Land, Rimbey Airport ran in the Rimbey Review for the Weeks of August 2-8 and August 9-15, 2016.

At the August 22, 2016 Regular Council Meeting passed the following motions:

Motion 343/16

Moved by Councillor Jaycox to reject the tender bid submitted of \$50,000.00 from Paul Kusch, Gerald Ernst, Wayne Danser and Peter Couchman for the purchase of the Rimbey Airport.

CARRIED

Motion 344/16

Moved by Mayor Pankiw to leave the existing lease price for the Airport Hangers at the 2015 rates until the September 30, 2016 while Council contemplates what they wish to do.

CARRIED

At the September 12, 2016 Regular Council Meeting Council passed the following motions:

Motion 370/16

Moved by Councillor Godlonton to re-advertise the sale of the Rimbey Airport with the same previous advertisement with the addition of a clause in the advertisement to include a business case showing the benefits to the Town of Rimbey, and the advertisement is to run for 2 weeks with a closing date October 14, 2016.

CARRIED

The new advertisement as shown below was run in the Rimbey review for the weeks of September 20-26, 2016 and Sept 27-Oct 3, 2016. It was also posted on the doors and at the front counter at the Town of Rimbey Administration Building and on the Town of Rimbey Website.

Public Notice of Sale of Land Rimbey Airport

Please be advised, at the Regular Council Meeting held Monday, June 13, 2016, Council passed a motion to sell the Rimbey Airport.

LOCATION: NW 04-43-02-W5M, 8521951 (60.560346 acres)

The Municipal Government Act outlines the following in regard to municipal disposal of such land:

Disposal of land

70(1) If a municipality proposes to transfer or grant an estate or interest in

- a) land for less than its market value, or*
- b) a public park or recreation or exhibition grounds,*

the proposal must be advertised.

(2) The proposal does not have to be advertised if the estate or interest is

- (a) to be used for the purposes of supplying a public utility,*
- (b) transferred or granted under Division 8 of Part 10 before the period of redemption under that Division, or*
- (c) to be used by a non-profit organization as defined in section 241(f)*

1994 cM-26.1 s70;1995 c24s9

Terms & Conditions of Sale

1. No terms or conditions of sale will be considered other than those specified by the municipality.
2. The parcel of land must remain an airport.
3. The purchaser(s) must create an Airport Authority.
4. The parcel of land offered for sale will be subject to a reserve bid of \$125,000, plus closing costs and to the reservations and conditions contained in the existing certificate of title.
5. The lands are being offered for sale on an "as is, where is" basis, and the Municipality makes no representation and gives no warranty whatsoever as to the state of the parcel, or its suitability of the lands for any intended use by the successful bidder.
6. The Mayor, Councillors, Chief Administrative Officer, Designated Officers and Employees of the municipality or immediate family members are not eligible to bid or buy the land.
7. The purchaser will be required to execute a Sale Agreement in form and substance provided by the municipality.
8. The successful purchaser must, at the time of sale, make payment in cash or bank draft payable to the municipality as follows:
 - a. The full purchase price if it is \$10,000 or less; OR
 - b. If the purchase price is greater than \$10,000, the purchaser must provide a non-refundable deposit in the amount of \$10,000 and the balance of the purchase price must be paid within 20 days of the sale.
9. GST will be collected on the property.
10. The risk of the property lies with the purchaser immediately following the sale.
11. The purchaser will be responsible for registration of the transfer including registration fees.

12. If no offer is received on the property or if the reserve bid is not met, the property will not be sold.
13. The Town of Rimbey will register a caveat on title to have first right of refusal to purchase at current market value.

A business case showing the benefits to the Town of Rimbey must be included with the sealed bid.

The prescribed form may be picked up at the Town of Rimbey Administration Office during regular office hours.

Sealed bids, containing the prescribed form, the business case and a deposit in the form of a bank draft will be received until 4:30 pm, local time October 14, 2016. The bid should be addressed to:

Sale of Land – Rimbey Airport
Attention: Lori Hillis, Chief Administrative Officer
Town of Rimbey
Box 350
Rimbey, Alberta
TOC 2J0

The highest bid or any other bid will not necessarily be accepted.

Inquiries should be directed to Lori Hillis, Chief Administrative Officer at 403.843.2113.

Lori Hillis, CPA, CA
Chief Administrative Officer

Closing date for tender submission was Friday, October 14, 2016 at 4:30 pm local time. Two (2) tender submissions were received.

Tenders were opened earlier in the meeting and accepted as information.

After an in-camera discussion at the October 24, 2016 Regular Council Meeting, Council passed the following motions:

Motion 431/16


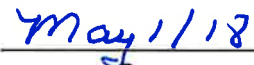

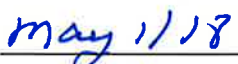
Moved by Councillor Godlonton to refuse the offer to purchase from Ponoka County in the amount of \$1.00 for the purchase of the Rimbey Airport.

CARRIED

Motion 432/16

Moved by Councillor Godlonton to refuse the offer from the Rimbey Airport Group in the amount of \$50,000.00 plus GST, to purchase the Rimbey Airport.


CARRIED

Discussion	There has been renewed interest in the Rimbey Aerodrome (Rimbey Airport).
Relevant Policy/Legislation	MGA 70 Disposal of land 70(1) If a municipality proposes to transfer or grant an estate or interest in a) land for less than its market value, or b) a public park or recreation or exhibition grounds, the proposal must be advertised. (2) The proposal does not have to be advertised if the estate or interest is a) to be used for the purposes of supplying a public utility, b) transferred or granted under Division 8 of Part 10 before the period of redemption under that Division, or c) to be used by a non-profit organization as defined in section 241(f) 1994 cM-26.1 s70;1995 c24s9
Options/Consequences	1. Council may reopen the issue of the sale of the Rimbey Aerodrome (Rimbey Airport) 2. Council may advise the interested party, Council is no longer interested in selling the Rimbey Aerodrome (Rimbey Airport).
Recommendation	Administration recommends Council determine a course of action.
<p>Prepared By:</p> <p style="text-align: center;">  _____ Lori Hillis, CPA, CA Chief Administrative Officer </p> <p style="text-align: right;">  _____ Date </p> <p>Endorsed By:</p> <p style="text-align: center;">  _____ Lori Hillis, CPA, CA Chief Administrative Officer </p> <p style="text-align: right;">  _____ Date </p>	

Council Agenda Item	7.6
Council Meeting Date	May 8, 2018
Subject	Condominium Conversion
For Public Agenda	Public Information
Background	An application was received on January 18, 2018 for a Condominium Conversion located at: 951374 Alberta Ltd. o/a Gord's Mini Mart Lot 3 and 4, Block 8, Plan 148Bt and part of SW 28-42-2-5
Discussion	<p>Administration has conducted a review of the application. Due to the nature of the application Administration has researched how other municipalities complete condominium conversions of existing buildings. Ultimately, as Condominium Conversations are governed under the Condominium Property Act, not the Municipal Government Act, municipalities appear to have very little authority on the matter.</p> <p>The Condominium Property Act requires:</p> <p><i>10(1)(b)(ii) a certificate of the municipal authority or of a person designated by the municipal authority stating that the proposed division of the building, as illustrated in the plan, has been approved by the municipal authority.</i></p> <p><i>(2) If an application is made for a certificate under subsection (1)(b)(ii), the municipal authority</i></p> <p><i>(a) may, with respect to a building that was constructed prior to August 1, 1966 or for which the building permit was issued prior to August 1, 1966, prohibit the issue of the certificate if it considers it proper to do so, and</i></p> <p><i>(b) shall, with respect to a building for which a building permit was issued on or after August 1, 1966, direct the issue of the certificate if it is satisfied that the building conformed to</i></p> <p><i>(i) the development scheme, development control bylaw, zoning bylaw or land use bylaw, as the case may be, and</i></p> <p><i>(ii) any permit issued under that scheme or bylaw, that existed at the time the building permit was issued.</i></p> <p>As both units have individual water and electrical servicing, Administration is of the position that Council, as the Municipal Authority, should provide approval for this application.</p>
Relevant Policy/Legislation	Condominium Property Act



TOWN OF RIMBEY REQUEST FOR DECISION

Attachments	Application Superior Safety Codes Inspection Report Condominium Property Act, Section 8 through 10
Recommendation	Approve the Condominium Conversion application as presented by 951374 Alberta Ltd. o/a Gord's Mini Mart, located at Lot 3 and 4, Block 8, Plan 148Bt and part of SW 28-42-2-5 in accordance with Condominium Property Act, 10(1)(ii) and 10(2)
Prepared By: <p style="text-align: center;"> _____ Elizabeth Armitage, MEdes, MCIP, RPP Planning and Development Officer</p> <p style="text-align: right;"><u>May 2, 2018</u> Date</p> Endorsed By: <p style="text-align: center;"> _____ Lori Hillis, CPA, CA Chief Administrative Officer</p> <p style="text-align: right;"><u>May 2/18</u> Date</p>	



January 18, 2018

File No: LN004567

Town of Rimbey
Box 350
Rimbey, AB T0C 2J0

ATTENTION: Lori Hillis, CAO

Dear Madam:

Re: Proposed Condominium
951374 Alberta Ltd. o/a Gord's Mini Mart
Lot 3 and 4, Block 8, Plan 148BT and part of SW 28-42-2-5
Town of Rimbey

Enclosed for your review and endorsement, please find the following with respect to the above noted proposed subdivision:

- Condominium Plan dated January 17, 2018 (Drawing No. LN004567-001_CP_00)
- Certificate of Local Authority
- Condominium Property Act Section 8 to 10

Upon endorsement, please return the Certificate of Local Authority back to our office for further processing at Land Titles Office.

Should you require any additional information or have any questions related to the enclosed please contact our Lacombe office at 403-782-5358 or Lacombe.info@lnldt.ca. Thank you.

Yours truly,
LN LAND DEVELOPMENT TECHNOLOGIES INC.

Leonard R. Olson, A.L.S.

/lh
Enclosures
Via email and originals package mailed

VANCOUVER

306, 5033
52 Street
Vancouver
BC V6C 3E2
Ph: 604.641.1216

EDMONTON

101, 10634
178 Street NW,
Edmonton,
AB T5S 1H4
Ph: 780.788.9064
Fax: 780.488.9065

LACOMBE

306, 5033
52 Street,
Lacombe,
AB T4L 2A6
Ph: 403.782.5358
Fax: 403.782.3508

FORT MCMURRAY

200A - 427
Gregoire Drive
Fort McMurray,
AB T9H-4K7
Ph: 780.791.0075
Fax: 780.488.9065

CALGARY

201, 127
Commercial Drive,
Calgary,
AB T3Z 2A7
Ph: 403.107.0383
Fax: 403.782.3508



SHEET 1 OF 1

NOTE:
For any endorsement, registration or other information, registration that is to be made on the plan, please refer to the Condominium Additional Sheet (CAS) and the Condominium Plan to the Condominium Property Regulations.

PLAN No.
ENTRÉE AND MUSTFIELD
OFFSHORE

REGISTRATION No.
A.C. REGISTRATION



NAME: LEONARD K. OLSON, A.L.S.
SURVEYED BETWEEN THE DATES OF: DECEMBER 16, 2017
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT

LEGEND

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PLAN ACCOMPANIED BY CERTIFICATE REGARDING PART TENION: CALLER SIGNED BY

LEONARD K. OLSON, A.L.L.S.
REGISTERED OWNERS
35174 ALBERTA LTD.

CONDOMINIUM PLAN

AFFECTING
Lot 3 and Part of Lot 4, Block 8, Plan 148 B.T. and
Part of the S.W. 1/4 of Sec. 28, Twp. 42, Rge. 2, W. 5M.
ALL WITHIN THE
S.W. 1/4 of Sec. 28, Twp. 42, Rge. 2, W. 5M.
**TOWN OF RIMBEY
ALBERTA**

SCALE 1:1000
IN-LAND DEVELOPMENT TECHNOLOGIES
10000 10th Street, Suite 101, Edmonton, Alberta T5C 1H6
403-443-1111
www.inlanddevelopmenttechnologies.com

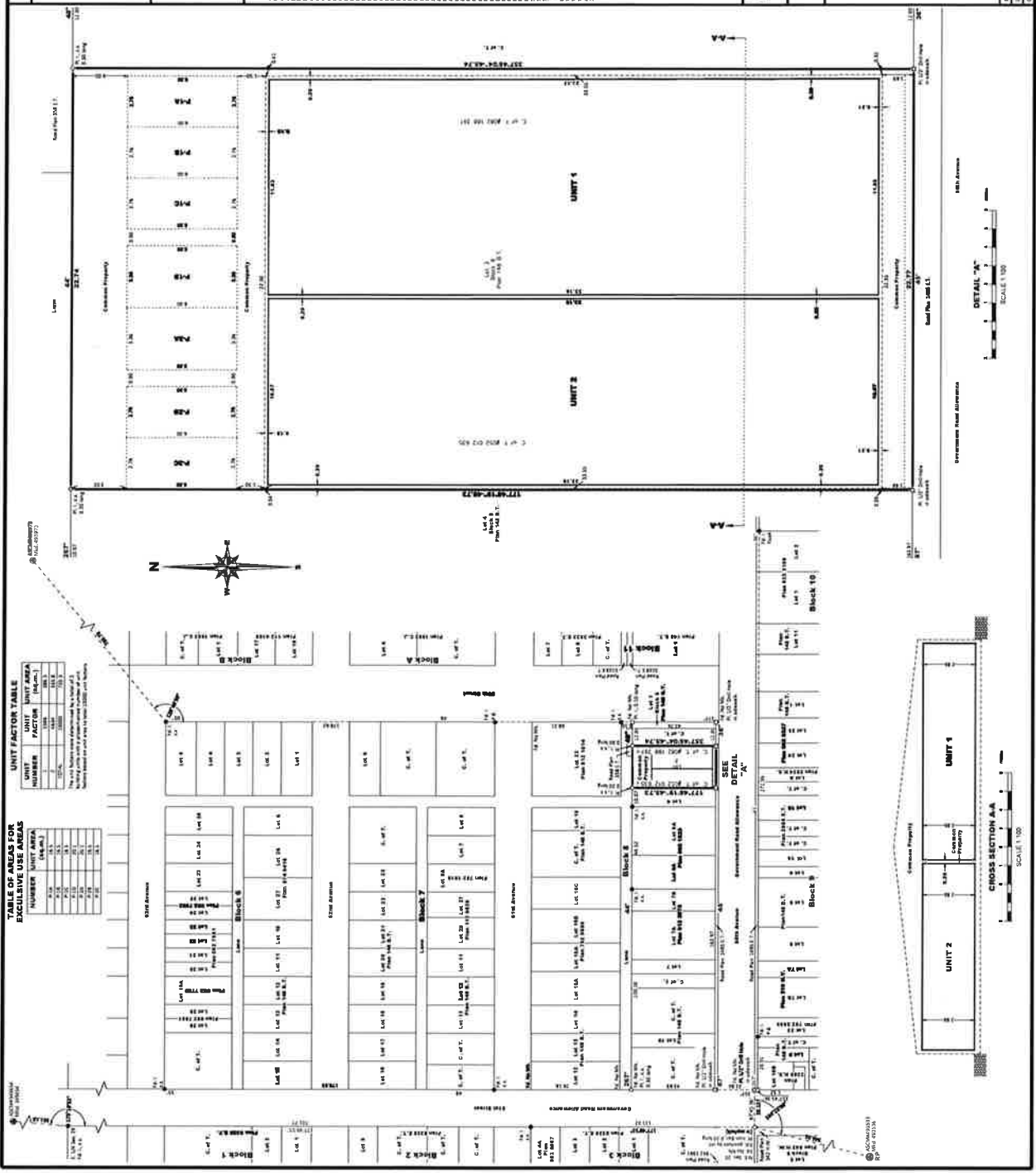
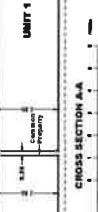


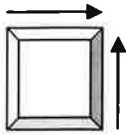
TABLE OF AREAS FOR EXCLUSIVE USE AREAS

UNIT NUMBER	UNIT AREA (sq.m.)	UNIT FACTOR	UNIT AREA (sq.ft.)
1	100.00	1.00	1076.41
2	100.00	1.00	1076.41
3	100.00	1.00	1076.41

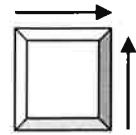
UNIT FACTOR TABLE

UNIT NUMBER	UNIT AREA (sq.m.)	UNIT FACTOR	UNIT AREA (sq.ft.)
1	100.00	1.00	1076.41
2	100.00	1.00	1076.41
3	100.00	1.00	1076.41





RICHARDS CONSULTING AND ASSOCIATES LTD.



27317 Twp Rd 372, Red Deer, Alberta T4E 1N9

Specializing in the design and structural engineering of commercial, industrial, agricultural and residential wood, precast and steel frame buildings.

Phone: 403-886-2919 Fax: 403-886-2733

December 15, 2017

Grant Peabody Construction Incorporated
Box 1181
Rimbey, Alberta
TOC 2J0

RE: STRUCTURAL ENGINEERING INSPECTION OF EXISTING FIRE SEPARATION WALL
LOCATION: 5006 50 AVE RIMBEY, AB
BUILDING MAJOR OCCUPANCY CLASSIFICATION: GROUP D AND E
APPLICABLE BUILDING CODE: 1990

A structural engineering inspection was completed at the noted location. It was completed to verify the existing attic fire separation wall assembly located between the east and west sides of noted facility.

Completion of the inspection verified that the structure was constructed with a gable type roof assembly with its peak located in the center of the roof system extending from the north to the south. The building roof supporting walls were located on the east and west side of the facility, as well as the interior center suite to suite wall was also designed to provide support to the roof assembly. The inspection focused solely on the completed fire separation detail within the attic structure. The attic fire separation detail was located between the two mono truss structures and extended from the building gable end wall on its north side to the backside of the gable end on its south side. It was completed using a single layer of 5/8" drywall which was placed between the existing single slope mono trusses.

Based on a completed building code review it has been concluded that at the time this facility was constructed it required a 1 hr fire separation between the two respective sides of it within the attic structure (sections 3.1.3.1, sub section 3.2.2 and 3.3.1.1). Review of appendix D of the building code section 2.3.4 indicated that the construction in place will safely provide a 1 hour fire separation. Thus the facility in its current condition and construction satisfies the building code in place at the time of original construction.

Best Regards

Michael Richards
P. Eng



Project #17237

SURVEYOR'S AFFIDAVIT

Plan prepared by:

Leonard R. Olson , A.L.S.
LN Land Development Technologies Inc.

Registration Information

FTP Site: 814
Job No. LN004567
Drawing No. LN004567-001_CP_00

LEGAL DESCRIPTION:

CONDOMINIUM PLAN
Lot 3 and Part of Lot 4, Block 8, Plan 148 B.T. and
Part of the S.W. 1/4 of Sec. 28, Twp. 42, Rge. 2, W.5M.
all within the
S.W. 1/4 of Sec. 28, Twp. 42, Rge. 2, W.5M.
TOWN OF RIMBEY ALBERTA

I, Leonard R. Olson of Lacombe, Alberta, Alberta Land Surveyor, Make oath and say:

1. That the survey represented by this plan was made under my personal supervision;
2. That the survey was made in accordance with good surveying practices and in accordance with the provisions of the Surveys Act;
3. That the survey was performed between the dates of December 15, 2017 and January 16, 2018, and that this plan is true and correct, and is prepared in accordance with the provisions of the Condominium Property Act and the Land Titles Act.
4. That there are no projections from other property infringing on the external boundaries of the parcel.
5. That the building(s) situated on the parcel that is (are) the subject of this plan is (are) wholly within the external boundaries thereof and that the units shown on this land are the same as those existing at the time of survey.
6. That there are no post-tension cables located anywhere on or within the building or the property on which that building is located.

SWORN before me at the City of
Lacombe in the Province of
Alberta this ____ day of _____, 20____

Alberta Land Surveyor

A Commissioner for Oaths in and for Alberta

Print Name _____

My commission expires _____ year _____

Inspection Stage: Foundation Framing Insulation / HVAC
 Progress Final Other Interim Condo

Owner:

Doug Hong
951374 Alberta Ltd. o/a Gord's Mini Mart

Permit #: _____ Discipline: Building

File #: _____

Ph: _____ Fax: _____

Municipality: Town of Rimbey

Contractor:

LN Land Development Technologies Inc.
306, 5033-52 St.
Lacombe, AB T4L 2A6

Address: _____

Lot: 3&4 Block: 8 Plan: 148BT

Part of: SW Sect: 28 Twp: 42 Rg: 2 W of: 5

Subdivision: _____

Ph: _____ Fax: _____

Description of Work: Condominium Plan

Outstanding deficiencies from previous inspection and plan reviews have been corrected: Yes No Not Applicable

Agency unable to meet QMP time frame due to construction progress

VOC Required Unsafe Conditions Unable to Enter Permit Expired Permit is Cancelled Deficiencies

Observations No Deficiencies Observed at Time of Inspection No More Site Inspections Required (Permit Services Report to Follow)

1. an inspection was carried out as requested by Loretta Hullmann representing LN Land Development Technologies Inc.
2. The letter of inspection from engineer involved verifies that the attic space fire separation meets the requirements of the 1990 ABC.
3. There is no air communication apparent between the two suites. each suite has it's own HVAC system.
4. There is no common door access between the suites. only access if from front or rear for both suites.
5. Gas & Electrical meters are separate for each suite, as per e-mail from Liz Armitage March 21, 2018, this email also stated that the Town of Rimbey suspects there is 1 water service and possibly 1 sanitary service.(confirmation on sanitary service may be required). Find email attached to information package.
6. If water and sewer services are to be separated, this is within the scope of the Town of Rimbey.

This inspection request in in reference to Job # LN 004567

EXEMPTION: The permit applicant/owner acknowledges that as per section 12(2) of the Alberta Safety Codes Act; Superior Safety Codes Inc. is not liable for any damage caused by any decision related to the system of inspections, examinations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out.

Safety Codes Officer Name: Jeff Soppit

Code K: _____ Code H: _____

Safety Codes Officer Signature: _____

Designation Number: D5626

A copy has been: Left on site Mailed Faxed Emailed

Inspection Date: April 11, 2018

Verification of Compliance (VOC): Once the above noted items have been corrected, please sign and return to Superior Safety Codes Inc.

I verify that the above noted deficiencies have been corrected to meet the intent of the Safety Codes Act.

Applicant Owner Contractor Professional Other

Date Completed _____ Confirmed Receipt (SCO) _____ Date VOC Received _____
Designation Number _____

Calgary	25, 2015 - 32 Avenue N.E.	T2E 6Z3	Ph. 403.717.2344	Fax: 403.717.2340	Toll Free Phone: 1.888.717.2344
Edmonton	14613 - 134 Avenue	T5L 4S9	Ph. 780.489.4777	Fax: 780.489.4711	Toll Free Phone: 1.866.999.4777
Grande Prairie	1st Floor 10525 - 100 Avenue	T8V 0V8	Ph. 780.882.8777	Fax: 780.882.7677	Toll Free Phone: 1.877.882.8777
Lethbridge	422 North Mayor Magrath Dr.	T1H 6H7	Ph. 403.320.0734	Fax: 403.320.9969	Toll Free Phone: 1.877.320.0734
Lloydminster	Bay 1, 2914 - 50 Avenue	T9V 2S5	Ph. 780.870.9020	Fax: 780.870.9036	
Red Deer	3, 6264 - 67A Street	T4P 3E8	Ph. 403.358.5545	Fax: 403.358.5085	Toll Free Phone: 1.888.358.5545
Fort McMurray	165, 101 Signal Road	T9H 4N6	Ph. 780.715.7726	Fax: 780.715.7731	Toll Free Phone: 1.877.715.7726

Jeff Soppit

From: Loretta Hullmann <Loretta.Hullmann@lnldt.ca>
Sent: Friday, March 09, 2018 4:34 PM
To: Jeff Soppit
Subject: Proposed Building Condominium (Gord's Mini Mart LN004567)
Attachments: LN004567-001_CP_00 CK2.pdf; LN004567-2017-12-15-Inspection Letter for Mini Mart Fire Separation (RCA 17237) Dec 2017.pdf

Attention: Jeff Soppit, Superior Safety Codes

Good Afternoon,

Please find attached Condominium Plan dated January 17, 2018 (Drawing No. LN004567-001_CP_00) with respect to the condominiumization of the building located on Lot 3 & Lot 4, Block 8, Plan 148BT and part of the SW ¼ of 28-42-2-5, in the Town of Rimbey.

Also attached, please find a letter from Richards Consulting & Associates, Michael Richards, P. Eng. (structural) in respect to the dividing wall within the existing building. Please note this is not a subdivision of the land and it is not a Bareland Condominium.

We are requesting a building inspection on behalf of the registered owner, Doug Hong (951374 Alberta Ltd.; 403-843-3101) for the condominiumization of the existing building. Please contact Mr. Hong to arrange a meeting date and for payment.

Should you have any questions or concerns, please contact our Lacombe office.

Loretta Hullmann

LN Land Development Technologies Inc.
306, 5033 – 52 Street, Lacombe, AB T4L 2A6
O: 403-782-5358 F: 403-782-3508
Loretta.Hullmann@lnldt.ca
Our File No.: LN004567



Jeff Soppit

From: Liz Armitage <liz@viciniaplanning.com>
Sent: Wednesday, March 21, 2018 2:25 PM
To: Jeff Soppit
Cc: Rick Schmidt; Lori Hillis
Subject: Lots 3 and 4, Block 8, Plan 148BT and part of SW-42-2-5

Hello Jeff,

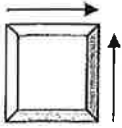
As per our conversation earlier today, the Town's Public Work's Director conducted an outdoor site visit at Lots 3 and 4, Block 8, Plan 148BT and part of SW-42-2-5. Based on his site visit today, he confirmed that the units have:

- 2 separate gas meters.
- 2 separate power services.
- 1 water service that enters the property through Gord's Mini Mart.
- We suspect there is 1 sanitary service, but this cannot be confirmed without completing a scope of the line.

Please let me know if you require further information.

Cheers,
Liz

Elizabeth Armitage, MEDES, RPP, MCIP
Vicinia Planning & Engagement Inc.
p. 403-383-2366
e. liz@viciniaplanning.com

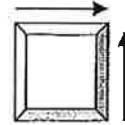


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Phone: 403-886-2919 Fax: 403-886-2733



December 15, 2017

Grant Peabody Construction Incorporated
Box 1181
Rimbey, Alberta
TOC 2J0

RE: STRUCTURAL ENGINEERING INSPECTION OF EXISTING FIRE SEPARATION WALL

LOCATION: 5006 50 AVE RIMBEY, AB

BUILDING MAJOR OCCUPANCY CLASSIFICATION: GROUP D AND E

APPLICABLE BUILDING CODE: 1990

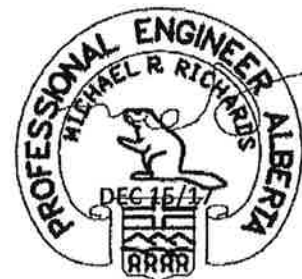
A structural engineering inspection was completed at the noted location. It was completed to verify the existing attic fire separation wall assembly located between the east and west sides of noted facility.

Completion of the inspection verified that the structure was constructed with a gable type roof assembly with its peak located in the center of the roof system extending from the north to the south. The building roof supporting walls were located on the east and west side of the facility, as well as the interior center suite to suite wall was also designed to provide support to the roof assembly. The inspection focused solely on the completed fire separation detail within the attic structure. The attic fire separation detail was located between the two mono truss structures and extended from the building gable end wall on its north side to the backside of the gable end on its south side. It was completed using a single layer of 5/8" drywall which was placed between the existing single slope mono trusses.

Based on a completed building code review it has been concluded that at the time this facility was constructed it required a 1 hr fire separation between the two respective sides of it within the attic structure (sections 3.1.3.1, sub section 3.2.2 and 3.3.1.1). Review of appendix D of the building code section 2.3.4 indicated that the construction in place will safely provide a 1 hour fire separation. Thus the facility in its current condition and construction satisfies the building code in place at the time of original construction.

Best Regards

Michael Richards
P. Eng



Project #17237

Liability of owner

7 Except to the extent that an interest endorsed on a certificate of title relates to that particular unit, the owner of the unit is only liable in respect of that interest in proportion to the unit factor for the owner's unit.

RSA 1980 cC-22 s5

Condominium Plans**Requirements of condominium plan**

8(1) Every plan presented for registration as a condominium plan shall

- (a) be described in the heading of the plan as a condominium plan,
- (b) delineate the external surface boundaries of the parcel and the location of the building, if any, in relation to them,
- (c) except where the condominium plan is to divide a building referred to in section 2(2), delineate that portion of the land that is to be provided for the purposes of roads, public utilities and reserve land under Part 17 of the *Municipal Government Act*,
- (d) bear a statement containing those particulars as may be necessary to identify the title to the parcel,
- (e) include a drawing illustrating the units and distinguishing the units by numbers or other symbols,
- (f) define the boundaries of each unit,
- (g) where a building is to be divided into units, show the approximate floor area of each unit,
- (h) where land is to be divided into bare land units, show the approximate area of each unit,
- (i) where in accordance with section 50 an owner may be permitted to exercise exclusive possession in respect of an area or areas of common property, delineate to the satisfaction of the Registrar the boundaries of the area of common property over which the owner may be permitted to exercise exclusive possession,
- (j) have endorsed on it a schedule specifying in whole numbers the unit factor for each unit in the parcel,
- (k) where the property for which the plan is presented for registration is to be developed into units and common

property in phases, contain the information required under the regulations with respect to the development of property in phases,

- (l) be signed by the owner of the property,
 - (m) have endorsed on it the address at which documents may be served on the corporation concerned in accordance with section 71, and
 - (n) contain any other features prescribed by the regulations.
- (2) Where, with respect to units included in a condominium plan, there are qualifications or restrictions respecting the use of a unit that are not prohibited under the law, those qualifications or restrictions may be endorsed on the condominium plan.
- (3) The Registrar shall, within 28 days from the day a condominium plan is registered, mail to the municipal authority of the municipality in which the parcel is located, a copy of the registered condominium plan.

RSA 1980 cC-22 s6;1983 c71 s5;1995 c24 s100;1996 c12 s4

Boundaries of condominium units

9(1) Unless otherwise stipulated in the condominium plan, if

- (a) a boundary of a unit is described by reference to a floor, wall or ceiling, or
- (b) a wall located within a unit is a load bearing wall,

the only portion of that floor, wall or ceiling, as the case may be, that forms part of the unit is the finishing material that is in the interior of that unit, including any lath and plaster, panelling, gypsum board, panels, flooring material or coverings or any other material that is attached, laid, glued or applied to the floor, wall or ceiling, as the case may be.

(2) Notwithstanding subsection (1),

- (a) all doors and windows of a unit that are located on interior walls of the unit are part of the unit unless otherwise stipulated in the condominium plan, and
- (b) all doors and windows of a unit that are located on exterior walls of the unit are part of the common property unless otherwise stipulated in the condominium plan.

(3) For the purposes of subsection (2), a reference

- (a) to a door includes the door, the door frame and the door assembly components, if any, but does not include the door casing, trim or mouldings, and
 - (b) to a window includes the glazing, the window frame and the window assembly components, if any, but does not include the window casing, trim or mouldings.
- (4) Notwithstanding subsections (1) and (2), if a condominium plan was registered prior to January 1, 1979, the common boundary of any unit described in the condominium plan with another unit or with common property is, unless otherwise stipulated in the condominium plan, the centre of the floor, wall or ceiling, as the case may be.

RSA 1980 cC-22 s7;1996 c12 s5

Certificates to accompany condominium plan

10(1) Every plan presented for registration as a condominium plan shall be endorsed with or accompanied with

- (a) a certificate of a land surveyor stating
 - (i) that the boundaries of the parcel have been established or re-established in accordance with the *Surveys Act*,
 - (ii) that there are not any projections from other property infringing on the external boundaries of the parcel, or if there are projections from other property infringing on the external boundaries of the parcel, that an appropriate easement exists in respect of the parcel for those projections, and
 - (iii) where there is a building shown on the plan, that the building is within the external surface boundaries of the parcel that is the subject of the plan and, if any projections project beyond those external boundaries, that an appropriate easement has been granted as an appurtenance to the parcel,

and

- (b) where there is a building shown on the plan that is to contain units,
 - (i) a certificate of an architect, an engineer or a land surveyor stating, with respect to that building,
 - (A) that the units shown in the plan are the same as those existing, and

- (B) whether there are any post tensioned cables located anywhere on or within that building or the property on which that building is located,

and

- (ii) a certificate of the municipal authority or of a person designated by the municipal authority stating that the proposed division of the building, as illustrated in the plan, has been approved by the municipal authority.

(2) If an application is made for a certificate under subsection (1)(b)(ii), the municipal authority

- (a) may, with respect to a building that was constructed prior to August 1, 1966 or for which the building permit was issued prior to August 1, 1966, prohibit the issue of the certificate if it considers it proper to do so, and
- (b) shall, with respect to a building for which a building permit was issued on or after August 1, 1966, direct the issue of the certificate if it is satisfied that the building conformed to
 - (i) the development scheme, development control bylaw, zoning bylaw or land use bylaw, as the case may be, and
 - (ii) any permit issued under that scheme or bylaw,

that existed at the time the building permit was issued.

RSA 1980 cC-22 s8;RSA 1980 cA-44.1 s77;1981 cE-11.1 s88;
1981 cL-4.1 s77;1983 c71 s6;1996 c12 s6;2000 c11 s4

Duties of a Developer

Appointment of interim board

10.1(1) A developer shall, no later than 30 days after registration of a condominium plan, appoint an interim board of directors and file at the land titles office a notice in the prescribed form stating the names and addresses of the members of the interim board.

(2) A developer shall, following a change in

- (a) the membership of the interim board,
- (b) the name of a member of the interim board, or
- (c) the address of a member of the interim board,

promptly file at the land titles office a notice in the prescribed form stating the change.

- (3) The interim board holds office until a board is elected pursuant to section 29.
- (4) Every member of the interim board, in exercising the powers and performing the duties of the office of member of the interim board, shall
- (a) act honestly and in good faith with a view to the best interests of the corporation, and
 - (b) exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances.
- (5) A resolution adopted by the interim board must be recorded and is valid even if no meeting is held on the resolution.
- (6) The interim board of directors shall make reasonable efforts to pursue any remedies or claims under warranties or insurance policies respecting the real and personal property of the corporation, the common property and managed property.
- (7) Where a member of the interim board has a material interest in any agreement, arrangement or transaction to which the corporation is or is to become a party, that person
- (a) shall declare to the interim board that person's interest in the agreement, arrangement or transaction,
 - (b) shall not vote in respect of any matter respecting that agreement, arrangement or transaction, and
 - (c) shall not be counted when determining whether a quorum exists when a vote or other action is taken in respect of the agreement, arrangement or transaction.
- (8) Subsection (7) does not apply to an agreement, arrangement or transaction in which the member of the interim board has a material interest if that material interest exists only by virtue of that member of the interim board owning a unit.
- (9) All acts done in good faith by an interim board are, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the interim board, as valid as if the member had been properly appointed or had properly continued in office.

2014 c10 s5

Developer's obligation to apply for certificates, approvals and permits

10.2 Where a developer is under an obligation to apply for a certificate, approval or permit required by law that relates to the real property of a corporation, the common property or managed property, that obligation does not expire by virtue of

- (a) the registration of the condominium plan,
- (b) the election of a board pursuant to section 29, or
- (c) the developer no longer being an owner.

2014 c10 s5

Payment of contributions

10.3 Notwithstanding anything to the contrary in a bylaw, where units are located in a building in which one or more units have been transferred to a purchaser, the developer must pay contributions in respect of each unit in the building it owns on the same basis as owners of other units are required to pay contributions.

2014 c10 s5

Fair dealing

11 Every agreement to sell a unit imposes on the developer selling the unit and the purchaser of the unit a duty of fair dealing with respect to the entering into, performance and enforcement of the agreement.

1996 c12 s7

Sale of units by developers

12(1) A developer shall not sell or agree to sell a unit or a proposed unit unless the developer has delivered to the purchaser a copy of

- (a) the purchase agreement,
- (b) the bylaws or proposed bylaws,
- (c) any management agreement or proposed management agreement,
- (d) any recreational agreement or proposed recreational agreement,
- (e) the lease of the parcel, if the parcel on which the unit is located is held under a lease and the certificate of title to the unit or proposed unit has been or will be issued under section 5(1)(b),
- (f) any mortgage that affects or proposed mortgage that will affect the title to the unit or proposed unit or, in respect of



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.2
Council Meeting Date	May 8, 2018
Subject	Boards/Committee Reports
For Public Agenda	Public Information
Background	Various community groups supply minutes of their board meetings to Council for their information.
Options/Consequences	Accept the various community groups' board meeting minutes submitted to Council as information. Discuss items in question from the submitting community boards with Council members who sit as a member on the Board.
Attachments	8.2.1 Beatty Heritage House Society Minutes of March 5, 2018 8.2.2 Beatty Heritage House Society Special Minutes of April 3, 2018 8.2.3 Rimoka Housing Foundation Minutes of March 28, 2018
Recommendation	Motion by Council to accept the Beatty Heritage House Society Minutes of March 5, 2018, Beatty Heritage House Society Special Meeting Minutes of April 3, 2018 and the Rimoka Housing Foundation Minutes of March 28, 2018, as information.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18
Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11/18
Date

Beatty Heritage House Society
Minutes
March 5, 2018

Present: Murray Ormberg, Anneliese Wettstein, ~~Audreyann Bresnehan~~, Teri Ormberg, Annette Boorman, Bronwen Jones, Lana Curl, Nancy Adams, Mike Boorman, Annette Boorman *Fred Schutz Jackie Anderson*

1. Call to order by Teri Ormberg @ 8:06 pm
2. Minutes of previous meeting: moved adoption by Annette, 2nd Lana, passed unanimously
3. Correspondence
 - a) Judy discussed "Thank You" to be prepared for Elaine Barberre
 - b) Teri discussed Volunteer Week notice invitation Theatre Dessert Night 20th Annual Wed, April 18th, with possibility to include a recruitment table or pamphlets for the Beatty House Society
 - Teri volunteered to write volunteer names onto window "Stars"
 - Bron to develop a brochure to highlight what the Society does
 - Fred/Marie/Murray/Teri to attend.
4. Treasurer's Report *Jackie*
Jackie moved adoption of report, ~~Lana~~ 2nd, passed unanimously.
5. Old Business
 - a) Tourism Info. 2018
 - grant applied for
 - May 18 anticipated start date
 - wage \$15/hour, \$13.60/hr requested
 - Jackie didn't ask for grant to pay "MERCs" this year, in hope for longer period of funding
 - application deadline March 26
 - Jackie asked Land, Town Rep, if Society doesn't get grant will Town still go ahead with funding and by how much; Lana said preliminary budget discussions on so far, with final budget April 10th
 - Teri suggested to advertise for whole amount at Town website, Neighbourhood Place, Rimbey Review, and Facebook
 - interviews by Lana, Judy, Sheldon Ibbotson on Easter weekend
 - b) Home Routes Concerts
 - Dirty Dishes \$76 tickets. \$61 bar*
 - Casati \$57 tickets, \$77 bar*
 - Tyson Prior tickets & bar \$183*
 - (*didn't include some expenses)
 - discussion of a donation jar – Mike B. to make

- next concert Young Novelists Sunday April 8 – Annette & Mike to host.
Workers: Jackie, Lance & Carol, Annelise, Teri on standby. Bron to set up chairs only.

- c) Display signs – tabled
- d) Earth Day – April 21 1-3 or 4 pm
- billet may be needed for Kath Smythe
- e) Hole in basement: Judy – assess during Spring
- f) (already discussed, above)
- g) Back entrance to porch – needs to be rehung, Lance Hannesson to look at it.
- h) Procedure – tabled
- i) Energy efficient lighting – installed by Ken & Murray
- j) Snow shoveling – been done by volunteer child and Jackie
- k) Christmas Lights – mostly done by Annette & Mike, rest need a pole – will wait till Spring
- l) Installation of period lights – Murray has built a bracket but may have to modify it. Need to pick timing between concerts. Jackie said Wade Weller hung the light; Teri removed paint from donated fixture.

6. New Business

- a) Coop BBQ dates: need 4 people (pop/money/condiments/slice buns)
- dates to submit June 1st June 8th, or August 10th.
- b) Window cleaner for storm windows – quoted \$120 for outside only, inside and outside \$300; including soffits \$540, and no pressure washing
- to review next meeting
- c) Gerry McKay – ideas to commemorate/acknowledge his passing? A gift or tree or other idea?
- d) NEET program?
- e) Brass push plate for kitchen swing door – Murray to install (has one 25yrs older)
- f) St. Patrick's Day paraphernalia – Annette asked if could be donated to Library.

7. Next meeting – Monday April 9th at 7:30 pm

8. Adjournment @9:25 pm by Fred.

Minutes recorded ^{by} Bronwen Jones in the absence of the Secretary Florence Stemo.

Minutes adopted as corrected at April 9/18 meeting.



Beatty Heritage House Society Special Meeting April 3, 2018

Called to order at 8:10 by Chairperson Terry.

In Attendance:	Teri Ormberg	Jackie Anderson
	Florence Stemo	
	Nancy Adams	Judy Larmour
	Annette Boorman	Murray ormberg
	Audreyann Bresnahan	Annel;ise Wettstein
	Bronwen Jones	Lana Curle - Rimbey Town Councillor

Re Hiring of Employee for Summer Season

Since neither of the applicants plans to begin/continue post-secondary education in the coming year, neither qualifies for the Federal student-assistance grant of \$4500. as applied for by the treasurer on behalf of the BHH Society.

How to proceed:

- Re-advertise the position?
- Close the House for the Summer Season and hire someone by the hour to care for the grounds?
- Ask the Rimbey Town Council for added financial assistance towards the \$4500. the Society will not be receiving in grant-form?
- Hire one of the applicants and pay the ~~██████████~~ required wage. *JS*

Moved by Jackie, second by Bron that the Society hire Kyla Street for 35 hours a week for the period between May 18 and August 31 (exact dates to be determined.) Carried.

Moved by Jackie, seconded by Florence that we ask the Rimbey Town Council for assistance in the amount of ~~██████████~~, with the understanding that the Society would pay \$2500. of the required amount. ~~██████████~~ Carried. *JS*

Moved by Florence seconded by Jackie that the hourly wage for the position be \$16/hour. (\$1.00 more than 2017 rate.) Carried.

Meeting was adjourned by Teri at 9:10 pm by Teri.

Note: Lana will telephone the unsuccessful applicant on behalf of the Interviewing Committee, which was Judy Larmour, Sheldon Ibbotson, and Lana Curle.

Florence Stemo Secretary

Errors corrected at April 9/18 meeting JS

Minutes adopted as corrected at April 9/18 meeting JS



BOARD MEETING
Wednesday, March 28, 2018
9:00 am
Legacy Place, Ponoka

PRESENT: P. McLauchlin, Board Chair L. Curle T. Dillon B. Liddle
D. MacPherson R. Pankiw P. Hall, CAO W. Sheppard, Recorder
ABSENT: C. Prediger
GUESTS: G. Parkker & D. Krochak, Rowland Parker & Associates

1. CALL TO ORDER

P. McLauchlin, Board Chair called the meeting to order at 9:00 a.m.

2. ADOPTION OF AGENDA

MOVED by B. Liddle that the Board meeting agenda be adopted as presented.
(RHF 18-03-02)

Carried

3. AUDIT REVIEW - ROWLAND PARKER

G. Parker from Rowland Parker & Associates presented the 2017 draft audited financial statements and outlined the process and parameters involved in the audit.

The overall surplus after requisition and before amortization and other expenses related to Valley View Manor adjustments was \$100,000 as opposed to the budget of \$1,310. The 2017 expenses were within 0.5% of the budget.

G. Parker reviewed the audit findings letter with the Board, including recommendations for the amortization of capital items and deficiencies in internal controls.

G. Parker & D. Krochak left the meeting at 9:38 a.m.

MOVED by T. Dillon the Board accept the draft audited 2017 financial statements as presented. (RHF 18-03-03)

Carried

4. APPROVAL OF MINUTES

MOVED by L. Curle the Board accept the minutes of the January 24, 2018 Board meeting. (RHF 18-03-04)

Carried

MOVED by T. Dillon the Board accept the minutes of the February 12, 2018 conference call. (RHF 18-03-05)

Carried

MOVED by B. Liddle the Board accept the minutes of the February 16, 2018 email conference. (RHF 18-03-06)

MOVED by R. Pankiw the Board accept the minutes of the March 8, 2018 email conference. (RHF 18-03-07)

Carried

5. BUSINESS ARISING FROM MINUTES

The development agreement with SJC Development Corporation has been completed.

6. FINANCIAL REPORTS

P. Hall provided an overview of the financial reports for the first month ending January 31, 2018 and two months ending February 28, 2018.

Presently there are six vacant units at Legacy Place which once purchased will provide a significant increase in our financial position.

The operations with the social housing facilities are starting to stabilize as we move forward and become more prepared and familiar with the buildings.

MOVED by D. MacPherson that the Board accept for first month ending January 31, 2018 and two months ending February 28, 2018 as information:

- Statement of Financial Position;
- Lodges and Legacy Place Financial Statements;
- and Cash in Bank report (RHF 18-03-08)

MOVED by L. Curle that the Board accept the Cheque Registers, Online and Pre-authorized Payment registers. (RHF 18-03-09)

Carried

7. CAO REPORT

P. Hall expressed appreciation to the Board for their participation in the strategic planning session on March 26th. An operational document will be developed from the session for future plans moving forward.

MOVED by B. Liddle that the Board accept the CAO report as information. (RHF 18-03-10)

Carried

8. STANDING AGENDA ITEMS

SOCIAL HOUSING

As discussed at strategic planning session, the social housing portfolio will be developed into the strategic plan moving forward.

The Board recommended we invite some of our local partners to the June Board meeting for discussion on our future path.

SAFETY

The outcome of the COR audit will be reviewed prior to the opening of Valley View Manor.

Fire evacuations for Valley View Manor will be reviewed with the residents and the evacuation maps posted.

9. RIMBEY PROJECT

UPDATE FROM BUILDING COMMITTEE

The closets and tap sets are being replaced in all the resident rooms and signage should be in place soon. The scooter shed is completed.

Our health inspection is tentatively scheduled for April 4th, then if approved, will contact Alberta Government for our Accommodation Standards review.

Once all the inspections are completed and approved we can schedule the resident's move.

10. NEW BUSINESS & CORRESPONDENCE

ADDITIONAL SPENDING REQUIREMENTS FOR VALLEY VIEW MANOR

P. Hall and L. MacInnis have compiled a list of some additional items required to purchase for Valley View Manor:

- office furniture - \$10,300;
- linens - \$6,300;
- janitorial equipment - \$9,800;
- and supplies - \$4,600 for a total of \$31,000.

MOVED by R. Pankiw that the Board approve the additional expenditure for the items presented.
(RHF 18-03-11)

Carried

P Hall will finalize the quotes for the acoustic panels in the dining room and provide through email motion to the Board.

P. McLauchlin left the meeting at 10:14 a.m. and R. Pankiw assumed the Chair.

11. NEXT MEETING

The next meeting is scheduled for April 18th at Parkland Manor in Rimbey at 9:00 am.

MOVED by B. Liddle that the meeting adjourn at 10:18 a.m. (RHF 18-03-12)

Carried



 Paul McLauchlin, Board Chair

April 18/2018
 Date Signed



 Peter Hall, CAO

April 18/2018
 Date Signed



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	9.0
Council Meeting Date	May 8, 2018
Subject	Correspondence
For Public Agenda	Public Information
Attachments	9.1 Thanks you from Blindman Youth Action Society
Recommendation	Administration recommends Council accept the correspondence from the Blindman Youth Action, as information.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11, 18

Date

Endorsed By:

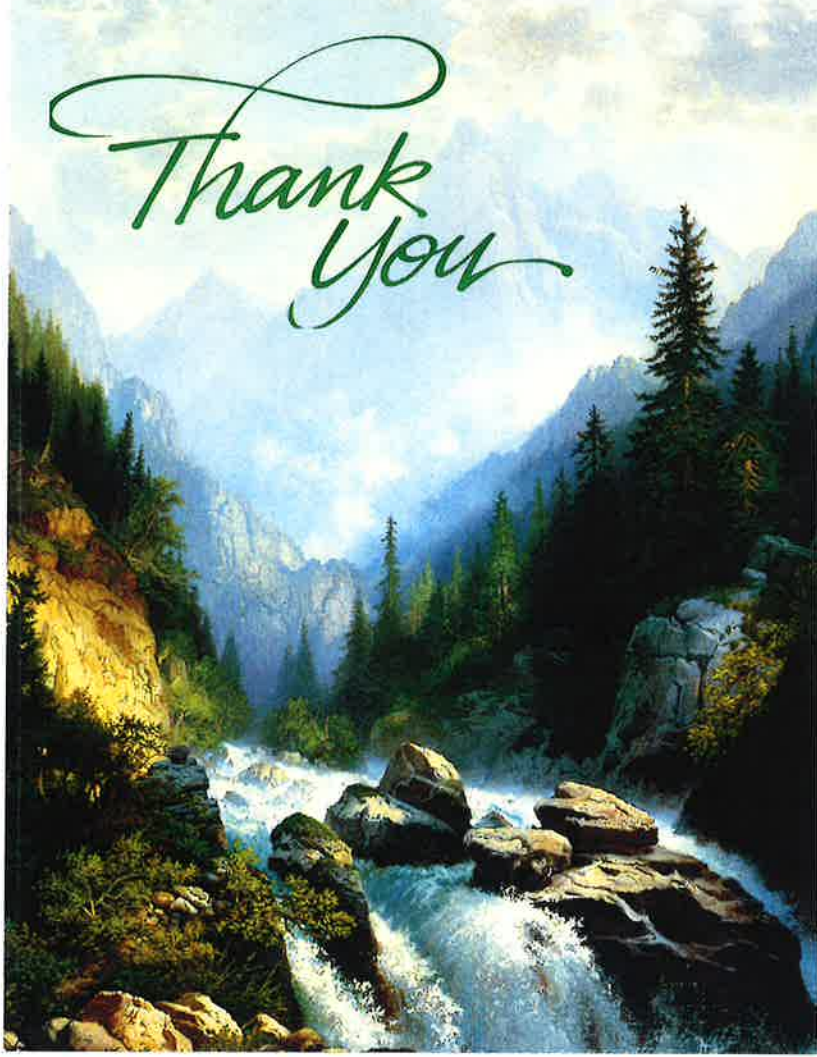
Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

May 11, 18

Date

Thank
You



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April 24/2018

Dear Mayor Rick Parkin, CAO Ron Hiller
and all the councilors,

We would like to acknowledge
and say thank you for the
Community Events Grant. We truly
appreciate your involvement in
the youth center and because of
your generous donation we will
be able to have a Community
Awareness B.B.O. This B.B.O will
be held at the youth center on
May 31/2018 from 11:00 a.m to 2 p.m.
We would be delighted if
you could attend. The youth
center will be open and this
would give you the opportunity
to meet and enjoy the different
groups involved in this center.
Once again we thank you for
your support of our community
and its future.

With sincere gratitude,
Forest Stout, on behalf
of Blindman youth center