

TOWN OF RIMBEY

TOWN COUNCIL AGENDA

AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON TUESDAY JULY 24, 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, JUNE 26, 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 Curle
Councillor Payson
Councillor Rondeel
Chief Administrative Officer – Lori Hillis, CPA, CA
Director of Finance – Wanda Stoddart
Development Officer - Liz Armitage
Director of Public Works – Rick Schmidt
Recording Secretary – Kathy Blakely
- Absent:
- Public:
- Treena Mielke, Rimbey Review
6 members of the public
2. Adoption of Agenda 2.1 June 26, 2018 Agenda
7.4 New Boiler at the Pool (addition)
- Motion 207/18
- Moved by Councillor Payson to accept the Agenda for the June 26, 2018 Regular Council Meeting, as amended.
- In Favor Opposed
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel
- CARRIED
3. Minutes 3.1. Minutes of Regular Council June 12, 2018
- Motion 208/18
- Moved by Councillor Coulthard to accept the Minutes of the Regular Council Meeting of June 12, 2018, as presented.
- In Favor Opposed
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel
- CARRIED
4. Public Hearings 4.1 Bylaw 944/18 Amendment to Land Use Bylaw 917/16
- Mayor Pankiw opened the Public Hearing for Bylaw 944/19 Amendment to Land Use Bylaw 917/16 at 5:01 pm.
- Mayor Pankiw advised the members of the public the purpose of Bylaw 944/18 Amendment to Land Use Bylaw 917/16 is to update the Land Use Bylaw to reflect the requirements of the Modernized MGA, administrations review and public input

Mayor Pankiw requested confirmation of notice from Development Officer Liz Armitage.

Mrs. Armitage advised notice of the Public Hearing for Bylaw 944/18 Amendment to Land Use Bylaw 917/16 was placed in the May 29th and June 5th editions of the Rimbey Review, on the Town of Rimbey web site under important notices with a copy of the complete package available for public review, on the front and back doors of the Town of Rimbey Administration and at the front counter.

Mayor Pankiw requested a report from Mrs. Armitage.

Mrs. Armitage reported Council gave first reading to Bylaw 944/18 Amendment to Land Use Bylaw 917/16 on May 22, 2018. Council set the Public Hearing date of June 26, 2018 and directed administration to advertise the Public Hearing in the Rimbey Review for 2 consecutive weeks prior to the Public Hearing.

These amendments are recommended because:

- Modernized MGA compliance
- Administrative review
- Public input

A copy of the Land Use Bylaw which includes all the proposed changes has been made available to the public for review. Significant proposed changes included, but are not limited to:

- Inclusion of cannabis regulations, per MMGA
- Update of application process, per MMGA
- Update of item's not 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 dynamic sign regulations
- Revised manufactured home regulations

Mayor Pankiw inquired if there were written submissions received regarding Bylaw 944/18 Amendment to Land Use Bylaw 917/16.

Mrs. Armitage advised Administration received the following written responses by April 4, 2018:

- Alberta Transportation – provided comments pertinent to dynamic signs. The sign section of the LUB has been updated to reflect these comments.
- Alberta Health – comments provided were in respect to amendments required in the Nuisance Bylaw.
- 6 letters were received from Residents of Evergreen Estates regarding the inclusion of Housing, Modular as a permitted uses in the Residential Estate District.

Mayor Pankiw asked if any persons wished to be heard regarding Bylaw 944/18 Amendment to Land Use Bylaw 917/16.

Mrs. Armitage indicated there are 5 people who have signed the Public Hearing Sign In Sheet who wish to speak.

(Bart Carswell – Carswell Planning) – In Favor- Indicated the Town has put in all the proper requirements in the bylaw for the inclusion of Cannabis, including keeping cannabis out of the hands of children and youth, protecting roads, workplaces and public spaces, public health and limiting the illegal market. Mr. Carswell spoke about the requirements in the development permit, building permit and business licenses. He noted the definitions provide consistent messaging with federal, provincial and municipal direction, the location of cannabis stores, separation, and location. He indicated the Town is on the leading edge with Edmonton and Calgary. He spoke on the legislation from the province. Mr. Carswell advised he has been in cannabis stores in Vancouver and they are neat, clean and offer a boutique experience.

Dwayne Adams - Opposed – Mr. Adams spoke regarding the Town proposing the inclusion of Housing, modular, as a permitted use in the designation. He noted when they purchased and built in Evergreen Estates, The building restrictions by the developer included a 1500 square foot minimum for the main floor of properties to be built. He indicated 2 modular homes had been allowed to be built in the subdivision which are far less square feet than that required and indicated it has been three years and the construction of them are still incomplete. He spoke on how the smaller homes, which were not supposed to be allowed in that subdivision, are bringing down the value of the homes.

Jean Tytler - Opposed – The modular homes which moved in three years ago are still not completed. They do not meet the requirements of the developers restrictions. She noted 25% of frontage had to be natural products, stone, brick, etc. If you start moving in modular homes, you bring the values down of the rest of the properties.

Mayor Pankiw asked a second time if there are any other persons wishing to be heard.

There were no replies.

Mayor Pankiw asked a third time if there are any other persons wishing to be heard.

There were no replies.

Mayor Pankiw closed the Public Hearing for Bylaw 944/18 Amendment to Land Use Bylaw 917/16 at 5:17 pm.

5. Delegations

Delegations - None

6. Bylaws

6.1 Bylaw 944/18 Amendment to Land Use Bylaw 917/16

Mayor Pankiw departed the Council Meeting at 5:29 pm.

Mayor Pankiw returned to the Council Meeting at 5:32 pm.

Motion 209/18

Moved by Mayor Pankiw table discussion regarding Bylaw 944/18 to the July 24, 2018 Regular Council Meeting to allow administration to make recommended changes to Bylaw 944/18 Amendment to Land Use Bylaw 917/16 as a result of the Public Hearing.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 210/18

Moved by Councillor Curle to have Development Officer Liz Armitage investigate the modular homes in Evergreen Estates as to the completion of the homes and bring the information back to the July 24, 2018 Regular Council Meeting.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

1 member of the public departed the Council Meeting.

6.2 Bylaw 945/18 Town of Rimbey Cemeteries

Motion 211/18

Moved by Councillor Curle to give first reading to Bylaw 945/18 Town of Rimbey Cemetery Bylaw.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

Motion 212/18

Moved by Councillor Coulthard to give second reading to Bylaw 945/18 Town of Rimbey Cemetery Bylaw.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

Motion 213/18

Moved by Councillor Curle to unanimously agree to give third and final reading to Bylaw 945/18 Town of Rimbey Cemetery Bylaw.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

Motion 214/18

Moved by Councillor Coulthard to give third and final reading to Bylaw 945/18 Town of Rimbey Cemetery Bylaw.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

7. New and
Unfinished
Business7.1 Memorandum of Agreement Yard Waste Compost DisposalMotion 215/18

Moved by Councillor Coulthard accept and execute the Memorandum of Agreement Yard Waste Compost Disposal with the Town of Ponoka for the period of May 1, 2018 to April 30, 2019 at a cost of \$1.50 per cubic yard.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson

Opposed
Councillor Rondeel

CARRIED

7.2 Alberta Transportation Access AgreementMotion 216/18

Moved by Mayor Pankiw to accept and execute the Alberta Transportation Access Agreement for the test wells on the condition the Town of Rimbey is provided the results of the tests.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7.3 Request for Municipal Property Tax CancellationMotion 217/18

Moved by Councillor Curle to deny the request for 2017 Municipal Property Tax cancellation for Plan 0727008, Block 1, Lot 6, in the amount of \$717.16.

In Favor
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed
Mayor Pankiw

CARRIED

Motion 218/18

Moved by Councillor Rondeel to deny the request for 2018 Municipal Property Tax cancellation for Plan 0727008, Block 1, Lot 6, in the amount of \$749.87.

In Favor
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed
Mayor Pankiw

CARRIED

Director of Community Services Cindy Bowie joined the Council meeting at 5:58 pm.

7.4 New Boiler at the PoolMotion 219/18

Moved by Councillor Coulthard to authorize the purchase of a new stainless steel boiler for the pool at a cost of \$55,000.00, with the funds coming from unrestricted reserves.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Director of Community Services Cindy Bowie departed the Council Meeting at 6:03 pm.

8. Reports

8.1 Accounts Payable ListingMotion 220/18

Moved by Councillor Rondeel to accept the Accounts Payable Listing as provided by the Chief Financial Officer, as information.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

8.2 Boards/Committee Reports

8.2.1 Tagish Engineering Project Status Update June 7, 2018

Motion 221/18

Moved by Councillor Payson to accept the Tagish Engineering Project Status Update of June 7, as information.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

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

Motion 222/18

Moved by Councillor Curle to accept the reports of Council, as information.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

9. Correspondence Correspondence

9.1 Boys & Girls Clubs of Wolf Creek

Motion 223/18

Moved by Councillor Curle to accept the correspondence from Boys & Girls Clubs of Wolf Creek, as information.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

10. Open Forum 10.1 Open Forum

No persons present wished to speak during the open forum.

Mayor Pankiw recessed the Council Meeting at 6:07 pm.

5 members of the public, Development Officer Liz Armitage, Director of Finance Wanda Stoddard, Director of Public Works Rick Schmidt and Treena Mielke of the Rimbej Review departed the Council Meeting at 6:07 pm.

Mayor Pankiw reconvened the Council Meeting at 6:08 pm.

11. In Camera 11.1 FOIP Section 25(1)(c)(iii) Disclosure harmful to economic and other interests of a public body – Evergreen Walking Trail

Motion 224/18

Moved by Councillor Coulthard the Council meeting go in camera at 6:09 pm, pursuant to Division 2, Section 25(1)(c)(iii) Disclosure harmful to economic and other interests of a public body – Evergreen Walking Trail to discuss a contract with Mayor Pankiw, Councillor Coulthard, Councillor Curle, Councillor Payson, Councillor Rondeel, Chief Administrative Officer Lori Hillis, and Recording Secretary Kathy Blakely as Administrative support.

In Favor
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

Opposed

CARRIED

Motion 225/18

Moved by Councillor Payson the Council meeting reverts back to an open meeting at 6:14 pm.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 226/18

Moved by Councillor Payson to accept and execute the Agreement for Sale between the Town of Rimbey and Kriz Farming Ltd. for the purchase of approximately 0.49 acres of land located at NE 29-42-2-W5, for the purpose of the Evergreen Walking Trail, with funding to come from Restricted Municipal Reserve.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

12. Adjournment

Motion 227/18

Moved by Councillor Curle to adjourn the meeting.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Time of Adjournment: 6:16pm.

 MAYOR RICK PANKIW

 CHIEF ADMINISTRATIVE OFFICER LORI HILLIS

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE SPECIAL MEETING OF TOWN COUNCIL HELD ON
TUESDAY JULY 10, 2018 IN THE COUNCIL CHAMBERS OF THE TOWN
ADMINISTRATION BUILDING

1. Call to Order Mayor Pankiw called the meeting to order at 9:00 AM, with the following in attendance:

Mayor Pankiw
Councillor Curle
Councillor Coulthard
Councillor Rondeel
Chief Administrative Officer – Lori Hillis, CPA, CA
Director of Finance – Wanda Stoddart
Recording Secretary – Karen Dawn

Absent:
Councillor Payson
Public:

2. Agenda
Approval

2.1. July 10, 2018 Special Council Meeting Agenda

Motion 228/18

Moved by Councillor Coulthard to accept the agenda for July 10, 2018 Special Council Meeting, as presented.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Rondeel

Opposed

CARRIED

3. 3.0 Municipal Advocacy Solutions Grant Writing Proposal

Motion 229/18

Moved by Mayor Pankiw to accept the proposal from Municipal Advocacy Solutions to complete the grant application for the 51 Street infrastructure project at a cost of \$7,900 with funds taken from Special Projects.

In Favor
Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Rondeel

Opposed

CARRIED

4. Adjournment

4.1 Adjournment

Motion 230/18

Moved by Councillor Curle to adjourn the meeting.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Rondeel

Opposed

CARRIED




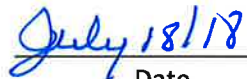
Time of Adjournment: 9:35 am.

MAYOR RICK PANKIW

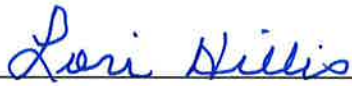

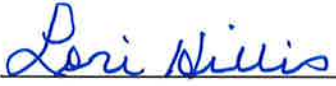

CHIEF ADMINISTRATIVE OFFICER LORI HILLIS



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	5.1
Council Meeting Date	July 24, 2018
Subject	Rimbey Kinsmen Club
For Public Agenda	Public Information
Background	At the June 12, 2018 Regular Council Meeting, Council made the following motion Moved by Mayor Pankiw to invite members of the Kinsmen Club of Rimbey to attend a Council Meeting to discuss the Scout Hall.
Attachments	Regular Council Meeting June 12, 2018 Agenda Item 7.7 Letter from Kinsmen Club of Rimbey to the Town of Rimbey – March 9, 2017 Letter from Service Master Restore of Red Deer LEX3 Engineering Final Structural Site Observation Report
Prepared By:	<p> Lori Hillis, CPA, CA Chief Administrative Officer</p> <p> Date</p>
Endorsed By:	<p> Lori Hillis, CPA, CA Chief Administrative Officer</p> <p> Date</p>

Council Agenda Item	7.7
Council Meeting Date	June 12, 2018
Subject	Scout Hall
For Public Agenda	Public Information
Background	<p>The Scout Hall located in the Lions Park on 52nd Avenue and 48th Street has been vacant since July 27, 2015. An inspection was done by Alberta Health Services and Rimbey Fire and Rescue and it was determined the building has mold in the basement, inoperable emergency lighting and smoke alarms and moisture damage. Externally, shingles and eaves troughs are in need of repair or replacement before the building can be occupied again.</p> <p>At the January 16, 2016 Budget Meeting Council made a motion to give the Scout Hall to the Kinsmen Club.</p> <p>Since March of 2016 the Kinsmen Club has been cleaning the building and has supplied the Town with the attached letter regarding the mold inspection.</p> <p>In order to ensure the building is safe to lease out, Administration requested Tagish Engineering have an assessment done on the building. Tagish Engineering contracted LEX3 Engineering of Red Deer Alberta to supply the structural engineering service.</p>
Discussion	<p>LEX3 conducted a site visit on May 10, 2018 with the purpose of observing the existing structural systems of the building and recording any defects, deficiencies or other observations which may impact the safety and or performance of the building.</p> <p>As noted in the attached report <i>“the Old Scout Hall likely has little salvageable value and would require significant financial investment in further assessment, rehabilitation and modernization to restore the facility to safe and useable facility.”</i></p> <p>And further: <i>“there is high potential for extensive structural strengthening as well as complete building envelope replacement. The cost of these work items coupled with probable electrical and mechanical system upgrades are likely to exceed the life cycle costs of replacement. New users of the facility should be prepared for substantial financial investment prior to re-opening for human occupancy.”</i></p> <p>We have not investigated the cost to restore the facility to occupancy standards or the cost to rebuild the building.</p> <p>In 2016 we received a quote of \$42,300 to demolish the building.</p> <p>The Rimbey Kinsmen Club is proposing the Town enter a no charge lease with their organization and to take care of the utilities for the facility. In return, the club will provide an outside washroom facility for playground and skate park users during the day.</p>

Options/Consequences	<ol style="list-style-type: none"> 1. Investigate the cost to restore the facility to occupancy standard. 2. Demolish the building
Financial Implications	Unknown
Attachments	<p>Letter from Kinsmen Club of Rimbey to the Town of Rimbey – March 9, 2017 Letter from Service Master Restore of Red Deer LEX3 Engineering Final Structural Site Observation Report</p>
Recommendation	Administration recommends Council determine a course of action.
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  _____ Lori Hillis, CPA, CA Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  _____ Lori Hillis, CPA, CA Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>

Kinsmen Club of Rimbey
Box 79
Rimbey Alberta
T0C2J0
RimbeyKinsmen@gmail.com



March 9, 2017

To: Mayor Rick Pankiw & Town Council

The Kinsmen Club of Rimbey would like to consider taking over the vacant building, known as the old Scout Hall, (a former Kinsmen project) located at the corner of 52nd ave and 48st. in the Lions park. The building has been considered condemned. The Kinsmen club would like to bring the building back into a usable state and use the building as our Club House, as headquarters for the club.

We would like to enter a no charge lease with the town. With the town continuing to take care of the utilities to the facility. In return the Kinsmen club would provide an outside washroom facility for the playground/skateboard park for daytime use.

Representatives from the Kinsmen club can be made available for further discussion if required.

Thank you for your consideration of this proposal.

Kinsmen Club of Rimbey

President

Al Adam _____

Treasurer

Steve Schrader _____

Mold Inspection at 52 49 Street Rimbey Alberta

ServiceMaster was contacted to inspect building post mold remediation. Affected areas are in basement of building. Affected building materials such as, drywall, flooring and insulation were removed. Framing where large crack in foundation was removed. Foundation walls and floor were then cleaned. Bathrooms, hallway area and under stairs storage area had the suspected building materials removed. Bottom four feet of drywall was torn out and insulation removed. Framing and suspected areas were then cleaned. Framing that was left in place appears to be in good condition and free of mold growth. At time of inspection no signs of mold growth or odor was found. All framing in affected areas is in good condition, all foundation walls were cleaned and free of any signs of mold growth. At this time I have found that there is no cause for concern and mold remediation is completed and is satisfactory.

Best Regards,

A handwritten signature in black ink, appearing to read 'Dylon Cardinal', written in a cursive style.

Dylon Cardinal



Old Scout Hall
Rimbey, Alberta

**Final Structural Site Observation
Report**

LEX3 Engineering Inc.
403-4909 49th Street
Red Deer, AB T4N 1V1
Tel 403-340-1117

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2 BACKGROUND 1

3 SITE OBSERVATION 1

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APPENDIX A: Photo Log

1 INTRODUCTION

The Town of Rimbey, Alberta (Town) has retained LEX3 Engineering Inc. (LEX3) to conduct a Structural Site Observation of the Old Scout Hall to review the condition of the building and summarize conclusions related to its future viability as a safe and useable asset. The following report will outline the background, site observations, and recommendations of the site observation.

2 BACKGROUND

The Old Scout Hall has a long and remarkable history within the community of Rimbey, Alberta. Research indicates that the superstructure of the building was originally used as an intermediate schoolroom until 1925 when it was moved onto foundations in the southwest corner of Lions Park and converted to a Masonic lodge. It was used for this purpose until the mid-1960's when it was sold to the Boy Scouts and subsequently moved to new foundations in the northeast corner of Lions Park. Recently, the Town has condemned the building due to safety and performance concerns. LEX3 was retained to complete a review of the structural systems to confirm and validate the condemnation measures. Detailed analysis of the structural capacity of individual structural elements and connections was not part of the scope of this assignment.

3 SITE OBSERVATION

LEX3 conducted a site visit on May 10, 2018 with the purpose of observing the existing structural systems of the building and recording any defects, deficiencies or other observations that may impact the safety and / or performance of the building.

The building structure is comprised of a wood framed superstructure and cast-in-place concrete foundations accommodating a full depth basement. The following visible elements were observed during the site visit:

- Roof rafters;
- Main floor joists;
- Main floor intermediate beam and columns;
- Vestibule framing; and,
- Foundations.

Although LEX3's primary scope included a structural site observation, ancillary items potentially affecting building performance were also noted.

The roof structure was accessible for observation through an access hatch in the ceiling. The structure is comprised of 2x4 rafters that appear to have been strengthened randomly with diagonal wood members of varying dimension. Photos 5 and 6 show relevant photos of these rafters. Although no obvious defects were recorded, members of the Town indicate that winter snow loads result in visible significant deformation of the roofline peak. Visible deformations of this magnitude may indicate deficiencies in the stiffness of the roof system to meet serviceability limit states. LEX3 also noted that the roof envelope lacked appropriate vapour barrier. Much of the insulation appeared to be subject to mold growth.

The main floor joists appear to be 2x6 rough sawn wood members spaced at approximately 2 feet on centre. Although no obvious defects were recorded, the members appear to be slight and flexible for the intended use and expected loading conditions. Refer to photo 10.

An intermediate main floor beam supports the joists at approximately mid-span of the floor area. The beam is spliced at regular locations along its length which will affect capacity. Again, no obvious defects were recorded.

The opening of the vestibule / stair shafts are framed with a nail laminated beam comprised of individual stacked members on their weak axis. This is not common practice and results in a weaker beam. In addition, the interface of this beam with the foundation is beginning to rot. Refer to Photo 11.

Finally, the cast-in place concrete foundations are presumably newer than the remainder of the structure and are generally in good condition. A single wide crack was observed in the west foundation wall. Vertical cracks are not normally a concern from a structural performance perspective. However, this crack appears to have enabled water ingress. Refer to photos 12 through 14.

In summary, the structure appears to be free from any major defects. However, the member sizes and configurations are suspect. In addition, building envelope deficiencies have resulted in suspected mold growth resulting in a potentially unsafe and hazardous environment.

4 CONCLUSIONS / RECOMMENDATIONS

Although no significant structural deficiencies were recorded during LEX3's site observation, it is concluded that the Old Scout Hall likely has little salvageable value and would require significant financial investment in further assessment, rehabilitation and modernization to restore the facility to safe and useable facility. Prior to opening the facility to human occupancy, the following minimum tasks should be completed:


- A full structural analysis confirming the capacity of all structural members;
- A building wide mold assessment and abatement; and,
- Epoxy crack injection of foundation cracks.

Although LEX3 cannot presume the results of these assessments, there is high potential for extensive structural strengthening as well as complete building envelope replacement. The cost of these work items coupled with probable electrical and mechanical system upgrades are likely to exceed the life cycle costs of replacement. New users of the facility should be prepared for substantial financial investment prior to re-opening for human occupancy.

We thank you for the opportunity to provide this assessment and if there are any questions or concerns please contact us.

Sincerely,
Trevor Baragar, P.Eng.
LEX3 Engineering Inc.

Suite 403-4909 49th Street
Red Deer AB T4N 1V1
Tel 403-340-1117

<p>Permit Number: P 12203</p>	
<p>The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p>	<p>Responsible Engineer</p>

Old Scout Hall

Photo Log

May 10, 2018



Photo 1: East Elevation



Photo 2: North Elevation



Photo 3: West Elevation – Note missing sections of downspout and water damage to stucco



Photo 4: South Elevation



Photo 5: Roof rafters looking south from access hatch



Photo 6: Roof rafters looking north from access hatch



Photo 7: Intermediate support beam – Note side laminated sister beam



Photo 8: Typical intermediate support beam bearing on 4-ply post (top connection)



Photo 9: Typical intermediate support beam 4-ply post (bottom connection)



Photo 10: Typical floor joists and decking



Photo 11: Typical stair shaft floor beam



Photo 12: Typical foundation wall
- Note wide vertical crack



Photo 13: Wide vertical crack in west foundation wall – Note previous attempt to seal crack



Photo 14: Note signs of water ingress at wide crack in west foundation wall



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	6.1
Council Meeting Date	July 24, 2018
Subject	Evergreen Estates Resident Meeting
For Public Agenda	Public Information
Background	<p>On June 26, 2018 Council passed the following motion:</p> <p>Moved by Councillor Curle to have Development Officer Liz Armitage investigate the modular homes in Evergreen Estates as to the completion of the homes and bring the information back to the July 24, 2018 Regular Council Meeting.</p> <p>Council also directed administration to speak with residents of Evergreen Estates regarding concerns raised about the Residential Estate District.</p>
Discussion	<p>Lori Hillis, CAO and Elizabeth Armitage, Planning & Development Officer, met with 4 residents of Evergreen Estates on July 4, 2018 at 10:30am.</p> <p>The residents brought up the following issues:</p> <ul style="list-style-type: none">• Land Use Bylaw concerns regarding design controls. These have been added to the Land Use Bylaw 944/18 amendment to be presented to Council on July 24, 2018.• Concern regarding their tax rate. They would like a lower tax rate, similar to the Country Residential designation. Lori indicated Policy 1301 addresses the Country Residential mill rate and is in the process of being reviewed and brought to Council. Any assessment concerns regarding property values should be discussed with the Town’s Assessor.• Residents would like the addition of a no-exit sign placed at the entrance to the residential section of Evergreen Estates. We have order one “no exit” sign and one “Local Access Only” sign and expect them to be delivered in the next week.• Residents would like bollards placed at the emergency exit route at the north of Evergreen Estates to prevent through traffic. Lori and Rick reviewed this request and decided to reclaim the utility right of way to grass. We are looking to complete this later in the fall.• Concern regarding the unfinished exterior of 2 homes in Evergreen Estates. Administration spoke with legal and has been advised that we can issue a stop order requiring the work be completed by a set date. Legal does not recommend this approach due in part to the costs and lack of enforceability. Should the residents submit a complaint in writing, as per the town’s standard practice, Administration recommends sending a letter to the owner notifying them of the complaints and requesting the work be completed immediately.• Concern regarding the unfinished interiors of the same 2 homes in Evergreen



TOWN OF RIMBEY REQUEST FOR DECISION

Estates. Administration has sought the advice of Alberta Health and as they are rental properties, should a formal complaint be submitted to Alberta Health by either the renters or neighbors they will investigate the homes to determine if they are fit for human habitation.

- Residents would like to have a dust control measures applied to the residential Roads in Evergreen Estates. Due to the cost of this, administration recommends this be reviewed as part of the annual operating budget.
- Residents requested that they be notified of future discretionary development permits. The process for development permit advertisements has been more clearly laid out within the Land Use Bylaw Amendment 944/18 to be presented to Council on July 24, 2018.

Relevant Policy/Legislation Municipal Government Act

Recommendation Administration recommends Council accept this report as information.

Prepared By:

Elizabeth Armitage

 Elizabeth Armitage, MEdes, MCIP, RPP
 Planning & Development Office

July 18, 2018

 Date

Endorsed By:

Lori Hillis

 Lori Hillis, CPA, CA
 Chief Administrative Officer

July 18/18

 Date

Council Agenda Item	6.2
Council Meeting Date	July 24, 2018
Subject	Bylaw 944/18 Amendment to Land Use Bylaw 917/16
For Public Agenda	Public Information
Background	<p>Council gave first reading to Bylaw 944/18 Bylaw Amendment to Land Use Bylaw 917/16 on May 22, 2018. The Public Hearing was held on June 26, 2018. At the conclusion of the Public Hearing, Council made the following motions:</p> <p>Motion 209/18: Moved by Mayor Pankiw to table discussion regarding Bylaw 911/18 to the July 24, 2018 Regular Council Meeting to allow administration to make recommended changes to Bylaw 944/18 Amendment to Land Use Bylaw 917/16 as a result of the Public Hearing.</p>
Discussion	<p>The following is a summary of the changes made after the Public Hearing:</p> <ul style="list-style-type: none"> • Page 21 - Re-wording of Real Property Report definition • Page 25 & 26 - Re-wording of 3.2(1) regarding the permits not required for demolition of buildings. • Page 28 - Re-wording of 4.3(2) to include reference to the Municipal Government Act • Page 30 - Re-wording of 4.3(8)(c) for grammatical purposes. • Page 32 & 33 - Edits to 4.6 to provide additional direction for advertising requirements of permitted and discretionary permits. • Page 34 & 35 - Edits to 4.7 to provide requirements for securities on all developments and to require development agreements for any residential development of greater than 2 units and any new principal commercial or new principal industrial building. • Page 40 - Addition of 6.2(4) to require notification of Public Hearings be mailed to neighbours for site specific land use bylaw amendments. • Page 42 - Edits to 7.1(7) for grammatical purposes. • Page 49 - Removal section 8.12 regarding County Estate Residential guidelines. • Page 50 & 51 - Re-wording of section 8.14 pertaining to fences for clarification purposes. • Page 56 - Addition of 8.18(4) in the objects prohibited in yards to restrict the use of recreational vehicles on private property for human habitation. • Page 91 & 92– Addition of Accessory Building side and rear yard setback in R1 • Page 95 & 96 – Addition of Accessory Building side and rear yard setbacks in R2. • Page 100 & 101 - Addition of Accessory Building side and rear yard setbacks in R3 • Page 103 – Addition of Accessory Building side and rear yard setbacks in MHP.

	<ul style="list-style-type: none"> • Page 106 & 107 - Addition of Accessory Building side and rear yard setbacks in MHS. • Page 108 - Removal of Housing, modular from the Residential Estates District from the Public Hearing draft Table 12.9.1 as per the direction of 4 Evergreen Estates residents. Please note, an additional resident of Evergreen Estates, not in attendance at the resident meeting, has requested Housing, modular continue to be permitted use in the Residential Estates district. It is Development Authorities opinion that housing, modular should be a permitted use within the district. • Page 109 & 110 - Addition of Accessory Building side and rear yard setbacks in RE. • Page 110 - Addition of design regulations in the Residential Estates District section 12.9(10) as per the direction of 4 Evergreen Estates residents. • Page 113 & 114 - Addition of Accessory Building side and rear yard setbacks in CR. • Page 114 - Addition of 12.10(10)(a) to include a minimum housing size as per LUB 762-04. • Pages 115, 118 & 121 - Addition of housing, apartment (low rise), second story and above and housing, apartment (high rise), second story and above in the C1, C2 and M districts. • Page 116 - Addition of Accessory Building side and rear yard setbacks in C1. • Page 119 - Addition of Accessory Building side and rear yard setbacks in C2. • Page 122 - Addition of Accessory Building side and rear yard setbacks in M. • Page 125 - Addition of Accessory Building side and rear yard setbacks in PS. • Page 127 – Addition of Accessory Building side and rear yard setbacks in UH. • Update of numbering throughout the document. <p>In addition to the yellow highlighting utilized for the public hearing, (Items highlighted in yellow have been added, and items which have a strike through will be deleted.), the most recent revision for Second reading has all edits highlighted in green.</p>
<p>Relevant Policy/Legislation</p>	<p>Mark-up of Consolidated Land Use Bylaw 917/16 944/18 Amendment to Land Use Bylaw 917/16</p>
<p>Options/Consequences</p>	<p>None</p>
<p>Financial Implications</p>	<p>None</p>
<p>Attachments</p>	<p>Mark-up of Consolidated Land Use Bylaw 917/16 944/18 Amendment to Land Use Bylaw 917/16</p>
<p>Recommendation</p>	<p>Administration recommends Council pass Second and Third Reading for Bylaw 944/18 Amendment to Land Use Bylaw 917/16.</p>



TOWN OF RIMBEY REQUEST FOR DECISION

Prepared By:

Elizabeth Armitage
Elizabeth Armitage, MEdes, MCIP, RPP
Planning & Development Office

July 18, 2018
Date

Endorsed By:

Lori Hillis
Lori Hillis, CPA, CA
Chief Administrative Officer

July 2018
Date



Town of
Rimbey

Bylaw 917/16

LAND USE BYLAW

Schedule A

Approved July 25, 2016

Consolidation of Amendments proposed for Second Reading July 24, 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".
944/18	TBD	2.2	Addition and Deletion of definitions
		3.2(1)	Development Not Requiring Permits
		4.3	Decision Process – Development Authority
		4.4	Decision Process – Subdivision Authority
		4.5(4)	Public Advertisement
		4.6 (1), 4.6(4), 4.6(5), 4.6(6), 4.6(7), 4.6(8), 4.6(10)	Development Permits & Notices
		4.7	Development Agreements & Securities
		5.1(3)	Appeal period
		6.2(4)	Circulation notices
		7.1(6) and 7.1(7)	Enforcement
		8.1(2), 8.1(9), 8.1(10), 8.1(11)	Accessory Buildings
		8.2(1), 8.2(2) and 8.2(3)	Air supported and fabric-covered structures
		8.1(12)	deleted
		8.2	Air supported and Fabric-Covered Structures
		8.8(2), 8.8(3), 8.8(4)	Updated numbering
		8.9	Updated numbering
		8.12	Relocated to 12.10(a), 12.10(b), 12.10(c), 12.10(d)
		8.14(1)(b)(i), 8.14(1)(b)(ii), 8.14(4)	Fence

8.15	Updated numbering
8.16(15)	Landscaping
8.18(1)(h), 8.18(4)	Objectionable Items in Yards
8.21(3)	Updated numbering
8.23(3)	Updated numbering
9.2	Cannabis Production and Distribution Facility
9.3	Cannabis Retail Sales
9.6(3)(c)	Home Occupations regarding Cannabis
9.6	Updated Numbering
9.8(1)(a) and 9.8(1)(b)	Manufactured Homes
Table 10.2.1	Parking for Cannabis Facilities
10.2(2)	Parking regulations
11.2(1)(f) and 11.2(1)(g)	Sign Definitions
11.3(1) and 11.3(2)	Sign Development Permits
11.4	Sign Development Permits
Table 11.6.1	Dynamic Signs
11.6(2)(c), 11.7(6), 11.7(7)(a)	Dynamic Signs
11.7(11)	Updating numbering
11.12	Offensive Signage
12.3(2)(c), 12.3(5)	Updated numbering
Table 12.4.1	Permitted & Discretionary Uses
Table 12.5.1	Permitted & Discretionary Uses
Table 12.6.1	Permitted & Discretionary Uses
Table 12.7.1	Permitted & Discretionary Uses
12.7(3)(c)	Manufactured Homes
Table 12.8.1	Permitted & Discretionary Uses
Table 12.9.1	Permitted & Discretionary Uses
12.9(10)	Design Regulations
Table 12.10.1	Permitted & Discretionary Uses
12.10(10)(a)	Design Regulation
Table 12.11.1	Permitted & Discretionary Uses
Table 12.12.1	Permitted & Discretionary Uses
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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) "Air supported and fabric-covered structure" means a building where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell pliable membrane across rigid trusses. This may also be known as a tent structure, but it is not the same as a tent garage.
- (11) "amusement arcade" means a building and/or site which operates mechanical and/or electronic games, and rides, for entertainment purposes;
- (12) "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;
- (13) "animal shelter" means a building and/or site used for the temporary accommodation and/or impoundment of animals;
- (14) "art gallery" means a building used for the display and "retail" of works of art;
- (15) "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;

- (16) “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;
- (17) “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;
- (18) “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;
- (19) “bakery” means a building used for baking food as well as the “retail” of said food;
- (20) “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.
- (21) “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;
- (22) “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;
- (23) “brewery, winery and distillery” means a use where beer, wine, spirits and other alcoholic beverages are manufactured and that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;
- (24) “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 Gaming Commission;
- (25) “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;
- (26) “bulk fuel and/or fertilizer sales and storage” means the storage of and “retail” of large quantities of fuel and/or fertilizer;
- (27) “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;
- (28) “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;
- (29) “cannabis” means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.

- (30) "cannabis accessory" means cannabis accessory including but not limited to, rolling paper or wraps, holders, pipes, water pipes, bongs and vaporizers, or any other thing described in the Cannabis Act (Canada) that is used in the consumption or production of cannabis."
- (31) "cannabis lounge" means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for the consumption within the premises that is authorized by provincial or federal legislation. This use does not include cannabis production and distribution;
- (32) "cannabis production and distribution facility" means a development used principally for one or more of the following activities relating to cannabis:
- (a) The production, cultivation, and growth of cannabis;
 - (b) The processing of raw materials
 - (c) The making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished cannabis goods or products
 - (d) The storage or shipping of materials, goods or products, or;
 - (e) The distribution and sale of materials, goods and products to cannabis retail sales stores or to individual customers
- (33) "cannabis retail sales" means a retail store licensed by the Province of Alberta where:
- (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;
- (34) "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;
- (35) "cemetery" means a site used for the burying of the remains of animals and/or humans;
- (36) "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.
- (37) "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.
- (38) "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;
- (39) "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;

- (40) "community centre" means a building and/or site open to the general public and used for recreational, educational, social and/or cultural activities;
- (41) "confined feeding operation" means a confined feeding operation as defined in the Agricultural Operation Practices Act;
- (42) "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;
- (43) "convenience store" means "retail" but where the gross floor area does not exceed 186.0 m² in gross floor area;
- (44) "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;
- (45) "Council" mean the Council of the Town of Rimbey;
- (46) "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;
- (47) "date of issue" means the date on which the notice of a decision of the Development Authority is published or mailed;
- ~~(48) "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;~~
- ~~(49) "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;~~
- (50) "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;
- (51) "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;
- (52) "development authority" means the development authority of the Town as established by this Bylaw;
- (53) "development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;
- (54) "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;
- (55) "driveway" means a vehicle access route on the parcel which provides access to the driving surface;
- (56) "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;
- (57) "Essential Public Service" means a fire station, police station or similar service.
- (58) "family care facility" means a development which provides resident care service in a dwelling unit to six (6) or fewer individuals. These individuals may be handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. Family care facilities include boarding homes for children and group homes;
- (59) "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.
- (60) "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;

- (61) "financial services" means a building used as a bank, credit union, or any other similar monetary enterprise;
- (62) "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;
- (63) "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;
- (64) "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;
- (65) "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;
- (66) "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;
- (67) "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;
- (68) "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;
- (69) "garage" means a building or portion thereof which is designated and used for the storage, marking or the maintenance of personal vehicles.
- (70) "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;
- (71) "golf course" means a site used for the purposes of playing golf and which may include a clubhouse as an accessory use;
- (72) "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.
- (73) "greenhouse" means a building and/or site used to grow and "retail" flowers, trees, shrubs, vegetables, and/or other plants;
- (74) "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;
- ~~(75) "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;~~

- (76) "group home" means a building and/or site use in a residential setting for individuals who require supervision because of their age, disability, or need for rehabilitation, and where qualified staff are present at all times;
- (77) "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;
- (78) "head shop" means a retail outlet which specializes in drug paraphernalia related to consumption of cannabis, other recreational drugs and new age herbs, as well as counterculture art, magazines, music, clothing and home décor. This does not include cannabis retail sales or cannabis production and distribution facility;
- (79) "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;
- (80) "highway" means a highway as defined in the Public Highways Development Act, R.S.A. 2000;
- (81) "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;
- (82) "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;
- (83) "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;
- (84) "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;
- (85) "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;
- (86) "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;
- (87) "housing, fourplex" means a building that contains four dwelling units;
- (88) "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;
- (89) “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;
- (90) “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;
- (91) “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”;
- (92) “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;
- (93) “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;
- (94) “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;
- (95) “housing, triplex” means a building that contains three dwelling units;
- (96) “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;
- (97) “landfill” means a site operated by the Town for controlled waste management where waste collected within the municipality is recycled or permanently disposed of;
- (98) “lane” means a right-of-way on which motorized vehicles are normally allowed to operate which is 10 m or less in width;
- (99) “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;
- (100) “library” means a building which primarily loans reading and/or visual material to the general public;
- (101) “livestock” means livestock as defined in the Agricultural Operation Practices Act;
- (102) “liquor store” means a building and/or site used for “retail” but in which the goods sold are liquor/alcohol for human consumption;

- (103) "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;
- (104) "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;
- (105) "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;
- (106) "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;
- (107) "may" is an operative word meaning a choice is available , with no particular direction or guidance intended;
- (108) "meat processing plant" means the processing and distributing of animal carcasses to retailers, but does not include a kill floor;
- (109) "medical clinic" means a building used for the provision of physical and mental health services on an outpatient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Health services may include dental offices, physical therapy, pharmacy, counselling, doctor's offices, chiropractic offices and medical cannabis clinics;
- (110) "medical cannabis clinic" means any business or enterprise whether or not operated for profit intended to serve as a means of distributing or providing cannabis for medical purposes as defined by provincial or federal legislation;
- (111) "MGA" means the Municipal Government Act (Chapter M-26, R.S.A. 2000) and all regulations and amendments passed pursuant thereto;
- (112) "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;
- (113) "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;

- (114) "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;
- (115) "municipality" means the Town of Rimbey;
- (116) "museum" means a building and/or site used for the display of artefacts for cultural and educational purposes;
- (117) "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;
- (118) "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;
- (119) "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;
- (120) "office" means a building primarily used for the provision of professional, management, administrative and consulting services but does not include the use as "retail";
- (121) "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;
- (122) "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.
- (123) "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;
- (124) "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;
- (125) "parking facility" means a building and/or site used for vehicular parking as a principal use;

- (126) “pawn shop” means a building and/or site used for “retail” but in which the goods for sale are second hand personal items;
- (127) “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;
- (128) “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;
- (129) “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;
- (130) “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;
- (131) “principle building” means a building where the principle use of the site operates from;
- (132) “principle use” means the primary purpose or purposes for which a building or lot is used;
- (133) “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;
- (134) “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; (e) the projections of overhangs or eaves are also shown; (f) the location of any easements which may affect the property; (g) the location and dimensions of any visible encroachments onto or off of the property; (h) a list of the registered encumbrances as noted on the title to the property at the date of the survey; (i) a certification by an Alberta Land Surveyor duly signed.
- (135) “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;
- (136) “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;
- (137) “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;

- (138) "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;
- (139) "religious institution" means a building used for the congregation, meeting, study, and prayer related to any religious faith;
- (140) "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;
- (141) "reserve land" means environmental reserve, conservation reserve, municipal reserve, community services reserve, school reserve or municipal and school reserve;
- (142) "Residential Care Facility" means a private or publicly funded seniors lodge, nursing home, extended or congregate care facility.
- (143) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;
- (144) "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;
- (145) "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;
- (146) "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.);
- (147) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;
- (148) "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;
- (149) "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;
- (150) "salvage yard" means a building and/or site used for the storage and deconstruction of scrap materials;
- (151) "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;
- (152) "screening" means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites;
- (153) "sea can" see c-can;
- (154) "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;

- (155) "shall" is an operative word which means the action is obligatory;
- (156) "shoreline" means the bank of the body of water as determined pursuant to the Surveys Act;
- (157) "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;
- (158) "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;
- (159) "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;
- (160) "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;
- (161) "site" means an area of land designed to accommodate, and intended to be rented for, a tent or recreational vehicle or cabin;
- (162) "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.
- (163) "subdivision and development appeal board" means a subdivision and development appeal board appointed pursuant to Town Bylaw and the Act;
- (164) "subdivision authority" means the Subdivision Authority established pursuant to the Act through the Town's Subdivision Authority Bylaw;
- (165) "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;
- (166) "temporary development" means a development for which a development permit has been issued and which exists for a limited time only;
- (167) "theatre" means a building and/or site used to show entertainment including films, live theatre, or musical performances;
- (168) "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;
- (169) "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";
- (170) "undeveloped lot" means a lot which does not contain a dwelling or any other building, but which may contain utility services;

- (171) “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;
- (172) “use” means the utilization of a building or parcel of land for a particular type of operation;
- (173) “utility” means a utility as defined in the Act, as amended;
- (174) “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;
- (175) “Variance” means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Board.
- (176) “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;
- (177) “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;
- (178) “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;
- (179) “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; or,
 - (ii) major works of renovation that would require a building permit under the Safety Codes Act.
 - (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 (j) above. The demolition or removal of any building or structure for which a development permit would not have been required pursuant to Subsections (d) to (k) when the building or structure was constructed~~
- (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 1.0 metres (three 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 60 cm (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 – DEVELOPMENT AUTHORITY

- (1) In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to ~~these conditions considered appropriate,~~ approve the application ~~permanently~~ or for a limited period of time ~~as specified in the approval,~~ 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 in accordance with Section 650 of ~~the Municipal~~

Government Act 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 **the definition of** a permitted or discretionary use prescribed for a particular District.
- (4) The Development Authority may approve an application for a development permit for new development or an application for a development permit that authorizes a **non—conforming building to be enlarged, added to, structurally altered** ~~is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if,~~ even though the proposed development does not comply with the regulations of this Bylaw, **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 the applicant 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 if in the opinion of the Development Authority, the application is incomplete. An incomplete certificate shall specify:
 - (i) the additional information that the Development Authority will require in order for the application to be considered complete;
 - (ii) the deadline for submission of the additional information or at such other later date as agreed between the applicant and the Development Authority; and
 - (iii) any other information identified as being necessary by the Development Authority
 - (c) Applications that have been issue an incomplete certificate, will be
 - (i) Issued a complete certificate shall be issued once the Development Authority receives the necessary information.
 - (ii) deemed refused if an applicant fails to submit all the outstanding items indicated as being outstanding in the incomplete certificate by the deadline set in the

incomplete certificate, If an application is deemed refused the Development Authority shall issue a Development Permit refusal. The refusal must give reasons for the refusal.

- (d) Despite the issuance of a complete certificate or incomplete certificate, the Development Authority may request additional information from the applicant if, in the course of reviewing the application, the Development Authority determines that additional information is 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~~ if a decision ~~thereon~~ on the application is not made by the Development Authority within forty (40) days after receipt of the complete application by the Development Authority. The person claiming to be affected by the deemed refusal 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. The Development Authority and the applicant, may in a written agreement extend the 40 day period in which the Development Authority is to make a decision on the application.
- (7) A Development Authority may suspend or revoke a development permit in writing to the applicant at any time:
- Where the permit was issued on the basis of incorrect information, fraud, non-disclosure, or misrepresentation on the part of the applicant; or
 - 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,~~ If an application is made for a development that is identified as a temporary development in a land use bylaw, the Development Authority:
- May consider and ~~decide upon~~ approve a development for a specific period of time, not exceeding one year;
 - 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
 - May require the applicant to post acceptable security guaranteeing the cessation or removal of the development. The amount of the security shall be ~~to~~ the greater of 25% of the value of the structure or \$1,000.

4.4 DECISION PROCESS – SUBDIVISION AUTHORITY

- (1) Upon receipt of an application for subdivision, the Subdivision Authority must review the application for completeness twenty (20) days of the application being received. The Subdivision Authority shall provide the applicant either:
- A complete certificate, if in the opinion of the Subdivision Authority, the application contains the information necessary to review the application;

- (b) An incomplete certificate if in the opinion of the Subdivision Authority, the application is incomplete. An incomplete certificate shall specify:
 - (i) the additional information that the Subdivision Authority will require in order for the application to be considered complete;
 - (ii) the deadline for submission of the additional information or such other later date as agreed between the applicant and the Subdivision Authority; and
 - (iii) any other information identified as being necessary by the Subdivision Authority
 - (c) Applications that have been issue a an incomplete certificate, will be
 - (i) Issued a complete certificate once the Subdivision Authority receives the necessary information.
 - (ii) deemed refused if an applicant fails to submit all the outstanding items indicated as being outstanding in the incomplete certificate by the deadline set in the incomplete certificate. If an application is deemed refused the Subdivision Authority shall issue a notice to the applicant that the subdivision application has been refused. The refusal must give reasons for the refusal.
 - (d) Despite the issuance of a complete certificate or incomplete certificate, the Subdivision Authority may request additional information from the applicant if, in the course of reviewing the application, ~~that~~ the Subdivision Authority determines that additional information is necessary to review the application.
- (9) An application for a subdivision shall, at the option of the applicant, be deemed to be refused ~~when~~ if a decision ~~thereon~~ on the application is not made by the Development Authority within forty (40) days after receipt of the complete application by the Development Authority. The person claiming to be affected by the deemed refusal 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. The Development Authority and the applicant, may in a written agreement extend the 40 day period in which the Development Authority is to make a decision on the application.

4.5 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%.

4.6 DEVELOPMENT PERMITS AND NOTICES

- (1) ~~Except for those permits described in Section 4.5(3) hereof, a development permit granted pursuant to this Part~~ does not come into effect until ~~fourteen (14)~~ **twenty-one (21)** days after the date a decision or development permit is publicized as described in ~~4.5(5) through 4.5(8)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 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) ~~When a Development Permit has been issued for a Permitted Use, with or without conditions, the Notice of Decision must be delivered to the applicant.~~
- (6) ~~When a Development Permit for a Permitted Use requiring a variance or a Discretionary Use is approved, with or without conditions or variances, the Notice of Decision must be given to the applicant.~~
- (7) ~~In addition to 4.6(6), the Development Officer may, at their discretion, do any or all of the following:~~
- (a) ~~Immediately post a notice of the decision conspicuously on the property for which the development permit application has been issued; and/or~~
 - (b) ~~Immediately mail a notice in writing to all owners of land adjacent to the subject site; and/or~~
 - (c) ~~Advertise a notice of the decision to be published in a newspaper circulating in the municipality; and/or~~
 - (d) ~~Advertise a notice of the decision to be published on the Town of Rimbey's website.~~
- (8) ~~The notice indicated in Subsection 4.6(7) shall state:~~
- (a) ~~the legal description and the street address of the site of the proposed development,~~
 - (b) ~~the uses proposed for the subject development,~~
 - (c) ~~any discretion that was granted in the approval of the development, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the Development Officer when the development permit was approved,~~
 - (d) ~~the date the development permit was issued, and~~
 - (e) ~~how an appeal may be made to the Subdivision and Development Appeal Board and the deadline for such appeal.~~
- (9) 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.
- (10) ~~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.~~

- (11) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

4.7 DEVELOPMENT AGREEMENTS AND SECURITIES

- (1) Where a development permit has been granted for the development for any development, as a condition of approval, the applicant shall be required to provide a cash security, in the sum outlined in current Fees and Services Bylaw Schedule A, to ensure the completion of any repairs to Town property. The Town may draw on this security to cover the costs of any repairs to Town property in the event the applicant fails to complete the repairs within thirty (30) days of being notified by the Town of the damages.
- (2) Where a development permit has been granted for the development of a housing unit consisting of two or less units, including housing, duplex; housing, modular; housing, secondary suite; and, housing, single detached, as a condition of approval, the applicant shall be required to provide an irrevocable Letter of Credit, as a security, in the sum outlined in the current Fees and Services Bylaw, Schedule A, to ensure construction is completed to the satisfaction of the Development Authority.
- (3) Where a development permit has been granted for the development of a multi-family residential building, consisting of greater than two units or a new principal commercial or new principal industrial building, as a condition of approval, the applicant shall be required to provide an irrevocable Letter of Credit, as a security, in the sum outlined in the current Fees and Services Bylaw, Schedule A, to ensure construction is completed to the satisfaction of the Development Authority. The Town shall register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of a Development 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.
- (4) Notwithstanding 4.7(3), in all other circumstances the Town may, at its sole discretion require the registration of register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of an agreement a Development 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.
- (5) The Town may require conditions consistent with section 4.1(1) 4.1(3) and 4.1(4) or any other conditions as deemed appropriate, any 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 or any other conditions as deemed appropriate. 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 ~~fourteen (14)~~ **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.

- (4) Prior to any Public Hearing for a site specific land use bylaw amendment only, the Development Authority shall mail a notice in writing to all owners of land adjacent to the subject site.

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, **Peace Officer, Bylaw Officer** or any other person identified as a ~~designated officer~~ **Peace Officer** by

the CAO 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, Peace Officer, Bylaw Officer or any other person identified by the CAO for the purposes of this section, ~~may direct a Peace 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, unless under 13.4 m² and on a non-permanent foundation.
- (3) An accessory building shall not be used as a dwelling unit. ~~and shall not contain sanitation facilities.~~
- (4) An accessory building that contains sanitation facilities shall contain a sump and be designed to the satisfaction of the Development Authority.
- (5) An accessory building shall not be constructed within the required front yard setback area of any district.
- (6) Accessory buildings shall be constructed with exterior finish materials that compliment those of the principal building.
- (7) An accessory building shall not be located on an easement or utility right-of-way.
- (8) 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.
- (9) 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.
- (10) Accessory buildings under 13.4 m² in size and decks which are uncovered, and the walking surface is less than 60 cm (2 feet) above grade are not required to meet the setback requirements for the District in which it is located.
- (11) An accessory building, over 13.4m², is required to meet the setback requirements for the District in which it is located.
- ~~(12) 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 AIR SUPPORTED AND FABRIC-COVERED STRUCTURES

- (1) All air supported and fabric-covered structures over 13.4 m² and will be erected for more than (3) three days require a development permit.
- (2) Air supported and Fabric-Covered Structures used for recreational purposes will be permitted as a discretionary main building.
- (3) All other Air Supported and Fabric-Covered Structures will be permitted as a discretionary accessory building.

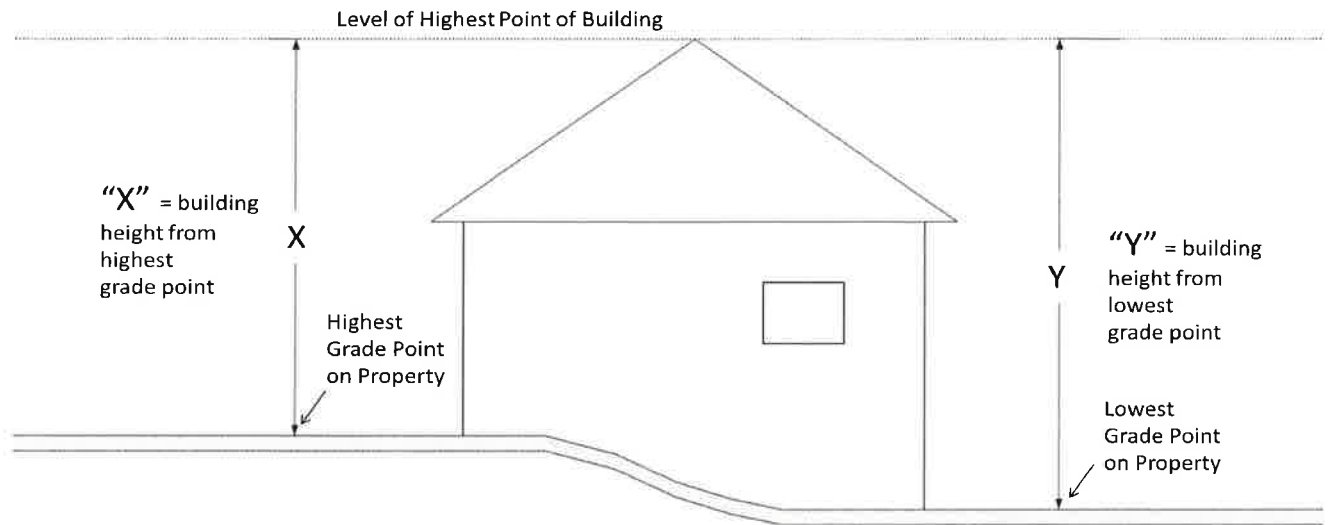
8.3 BARE LAND CONDOMINIUM

- (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.

8.4 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 8.4.1 – BUILDING HEIGHT CALCULATIONS



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

8.5 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.

8.6 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.

8.7 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.

8.8 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) 8.8(1)~~.
- (3) Notwithstanding that a proposed development conforms in all respects with this Bylaw, including Sections ~~8.7(1) 8.8(1)~~ and ~~8.7(1) 8.8(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(1) 8.8(3)~~, the Development Authority may, at their discretion, reduce the setback requirements established pursuant to ~~8.7(1) 8.8(1)~~ and ~~8.7(1) 8.8(2)~~ if the applicant provides satisfactory proof of bank stability.

8.9 DEVELOPMENTS NEAR WATER

- (1) Notwithstanding ~~8.8-13~~, 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.

8.10 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.

8.11 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.

8.12 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 purposed, 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.

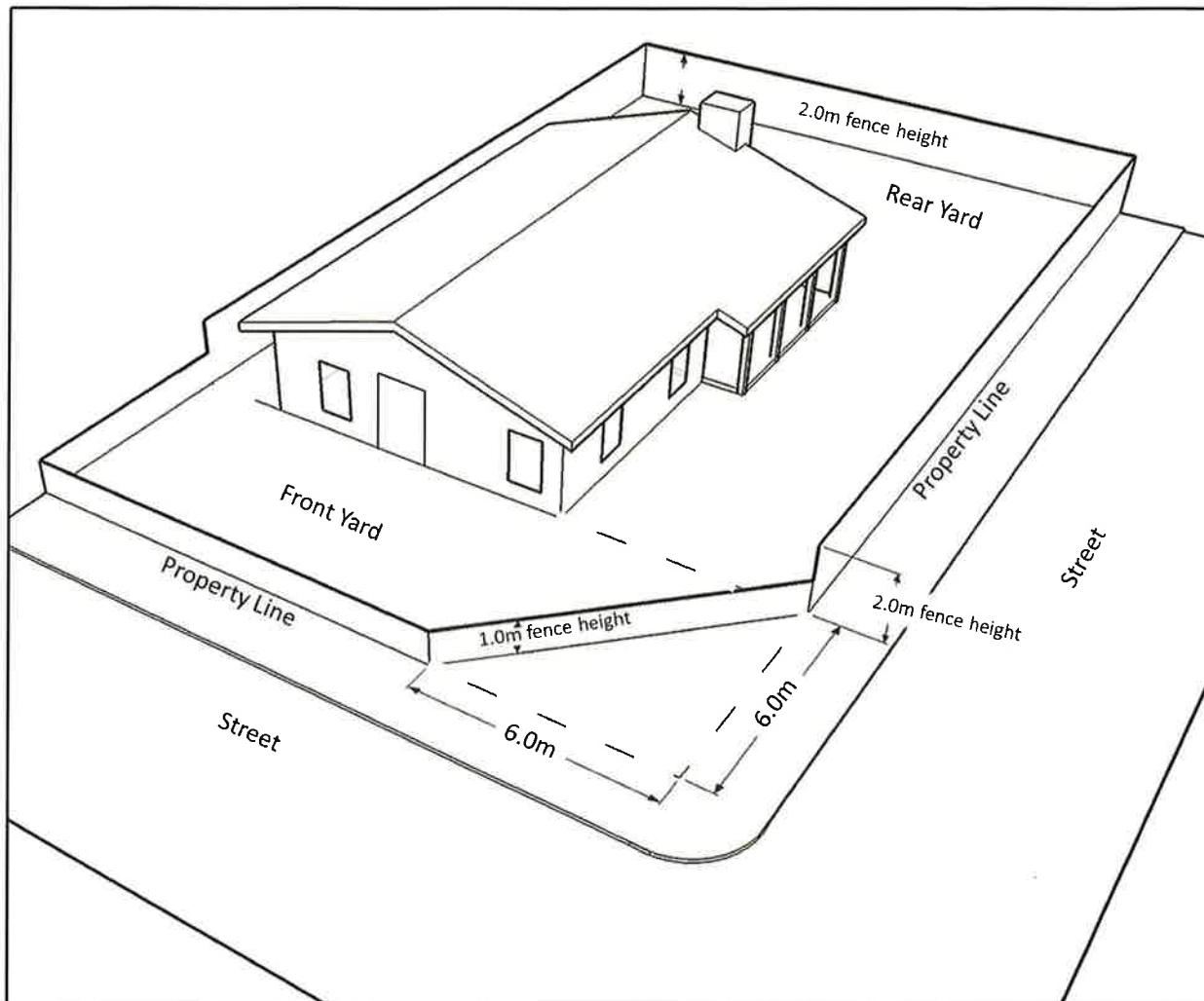
8.14 FENCES

- (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 ~~the 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, as per Figure 8.14.1, fences shall be no higher than 2.0 m for the portion of the fence that does not extend beyond the foremost portion of the principal building if in the opinion of the Development Authority, it will not prejudice the safety and amenities of the adjoining lots. Fences shall be no

higher than 1.0 m for the portion of the fence that does extend beyond the foremost portion of the principal building on the lot. For corner lots, as per Figure 8.15.1, fences shall be 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 8.14(3)(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 8.98-13 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.

- (4) No Recreational Vehicle may be parked, kept or stored outside on any parcel in town for the purposes of human habitation for more than 48 hours.

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.).
 - (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

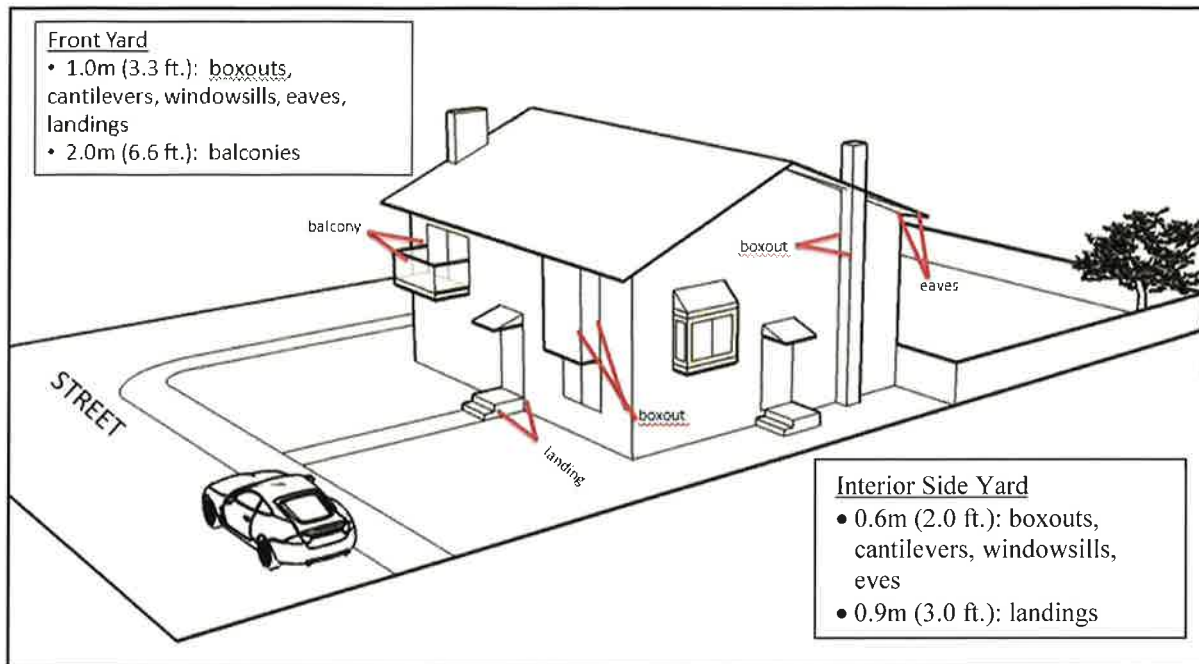
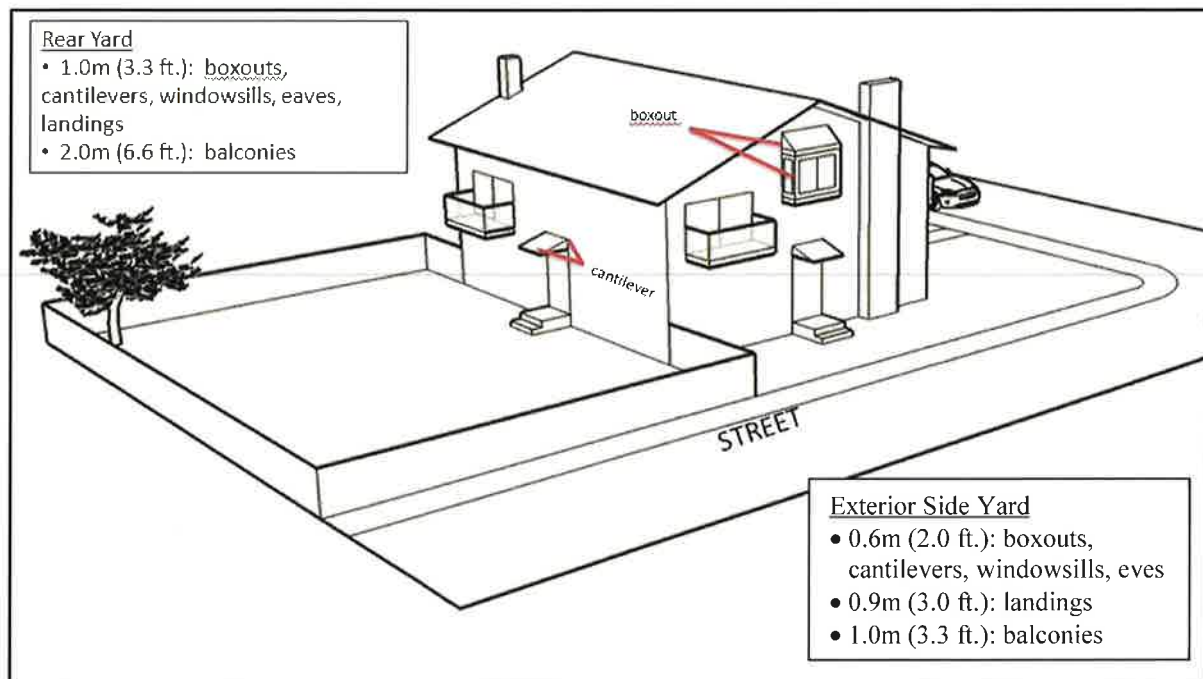


FIGURE 8.20.2: PERMITTED PROJECTIONS – REAR AND EXTERIOR SIDE YARD SETBACK



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 ~~8.21(3) 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 ~~8.23(1)8-22(1)~~ and Section ~~8.23(2)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

- (13) 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 PRODUCTION AND DISTRIBUTION 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 as an accessory building which meets the regulations of this Land Use Bylaw.
 - (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 100 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) An application for a Development Permit for Cannabis Production and Distribution Facility requires a Development Permit shall be made to the Development Authority and shall include reports prepared by the appropriate professionals for the following:
 - (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.
 - (d) Additional information as required by the Development Authority.
- (4) The operator of a Cannabis Production and Distribution Facility must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.

9.3 CANNABIS RETAIL SALES

- (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) The operator of a Cannabis Retail Sales must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.
- (5) Cannabis stores shall not be located within 100 metres of any other Cannabis Store, when measured from the closest point of a parcel of land containing a Cannabis Store to the closest point of another parcel of land containing a 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.
- (6) Cannabis stores shall not abut a Liquor Store.

- (7) Cannabis stores shall not be located within 100 metres of the following:
- (a) A building containing a public school, private school, or a boundary of the parcel of land which the facility is located, or
 - (b) All properties which are designated as School Reserve or municipal and school reserve on the certificate of title.
 - (c) A provincial health care facility, or a boundary of the parcel of land on which the facility is located, or
 - (d) 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) Cannabis Retail Sales, Cannabis Production and Distribution;
 - (d) Child Care Facilities;
 - (e) Escort Services; or
 - (f) 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 ~~9.6(5) & 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) Third party certification from an accredited inspection agency including the Canadian Standard Association (CSA), Intertek or Quality Auditing Institute (QAI).
 - (b) Alberta Municipal Affairs Label.
 - (c) Model number.
 - (d) Manufactured home unit serial number.
- (2) 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.

- (3) 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.
- (4) The maximum permitted floor area of porches and additions shall be no more than 50% of the floor area of the manufactured home unit.
- (5) No accessory building or use, other than parking spaces, shall be located in the front yard of a manufactured home unit.
- (6) 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.
- (7) 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.
- (8) 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 wither 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 Production Facilities	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
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

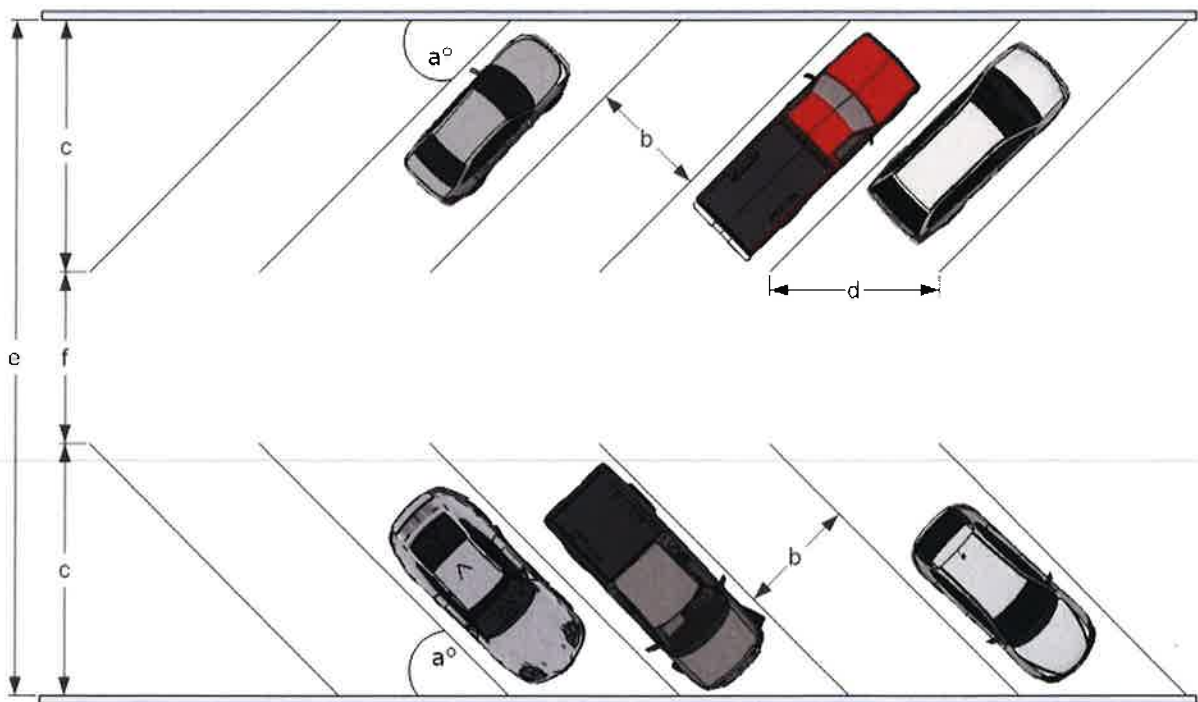
- (a) In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.

- (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.
- (2) At the discretion of the Development Authority, minimum parking requirements may be relaxed for existing buildings where historical site design is not being altered, and cannot accommodate the required number of parking stalls.
- (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 Permit Not Required:~~ Unless otherwise specified in this Bylaw no sign **development** permit is required for the following signs:
- (a) Signs posted or displayed within the interior space of a building
 - (b) Signs posts 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
 - (c) A statutory or official notice of a function of the Town
 - (d) Signs posted by a municipal, provincial, or federal government agency
 - (e) Traffic and directional signs authorized by the Town and/or Alberta Provincial Authorities
 - (f) 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
 - (i) Such signs are removed within ten (10) days of the election date
 - (ii) The consent of the property owner or occupant is obtained
 - (iii) Such signs do not obstruct or impair vision or traffic
 - (iv) Such signs are not attached to utility poles
 - (v) Such signs indicate the name and address of the sponsor and the person responsible for removal
 - (g) 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:
 - (i) Does not exceed 1.0 m² in area, and
 - (ii) Is posted only at each entrance from which access from a public roadway To the building is provided
 - (iii) Does not advertise for a home-based business or bed and breakfast establishment
 - (h) A non-illuminated sign that is posted or exhibited for sale, lease or rentals of land or a building if the sign:
 - (i) Is 3.0 m² of less in area

- (ii) Is posted only on each side of the building or land facing a different public roadway
- (i) Window Sign
- (j) An A-Frame sign:
 - (i) 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
 - (ii) Does not obstruct vehicular or pedestrian traffic
- (k) 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:
 - (i) Such signs are removed within fourteen (14) days of occupancy, and
 - (ii) 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.
- (l) A non-illuminated temporary sign advertising a garage sale, estate sale or open house. Such signs may be posted for a maximum period of 48 hours, and may not exceed 1.0 m² in area or 1.0 m in height.

11.4 SIGNS DEVELOPMENT PERMIT SUBMISSION

- (14) 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

Type	Land Use Designation and Development Standards
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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.

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
Dynamic 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	3.0 m 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 as a discretionary use 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) 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.
 - (vi) 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.
 - (vii) The use, size and location of digital signs must comply with all other relevant municipal and provincial regulations.
 - (viii) The sign panel does not contain or display flashing, intermittent, or moving lights, including animated or scrolling text.
 - (ix) A sign panel provided as a public service showing the time and temperature shall not be considered a flashing or moving sign.

- (x) The sign content remains fixed/static for a minimum message display duration, where: $\text{Min. Display Duration (sec)} = \text{Sight distance to sign (m)} / \text{Speed limit (m/sec)}$.
 - (1) In lower speed areas, the formula above should be used with a minimum sight distance to sign of 350 m.
 - (2) In areas with speed limit ≥ 80 km/h, the minimum message display duration is 60 seconds, unless the sight distance to the sign is less than 1 kilometre
 - (xi) When a message is changed electronically, it must be accomplished within an interval of 0.1 seconds or less so that an approaching driver cannot perceive any blanking of the display screen.
 - (xii) There shall be no visual effects between successive displays.
 - (xiii) The sign panel must contain a default design that will freeze the sign panel message in one position if a malfunction occurs.
 - (xiv) The sign panel shall be equipped with a control system that automatically adjusts light emission level to ambient light conditions so as not to cause glare or excessive brightness.
 - (xv) In no case shall the light level of any sign panel exceed 300 nits (candelas per square metre) between the time of sunset and sunrise, nor 5,000 nits at other times.
 - (xvi) The sign must not diminish the conspicuity of nearby traffic control devices.
 - (xvii) In cases where the sign is adjacent to an Alberta Transportation right-of-way, Alberta Transportation shall have the ongoing discretion to require the brightness, frequency, colours or other qualities of the sign panel be adjusted in order to address safety concerns.
 - (xviii) All dynamic sign applications fronting onto Alberta Transportation roadways shall be circulated to Alberta Transportation for comment.
- (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 ~~11.7(5) Subsection (5)~~, no person shall exhibit or place an illuminated sign, ~~rotating sign or dynamic 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, ~~dynamic signs and rotating signs~~ which are visible from Highway 20, Highway 20A and Highway 53, but located outside of the Highway Right-Of-Way, ~~may~~ ~~shall~~ be circulated to Alberta Transportation for comment. ~~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 ~~Part 4~~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.

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 12.3(a) and 12.3(b) 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 12.3 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Housing, secondary suite • Housing, single-detached • Home based business • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres
Other principle uses listed in Table 12.4.1	6 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, duplex • Housing, modular • Housing, single-detached • Housing, secondary suite • Home based business • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Day care centre, adult • Day care centre, child • Group home • Housing, manufactured • 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%

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

(6) 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, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres
Other principle uses listed in Table 12.5.1	1.5 metres

(7) 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

(8) 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.

(9) 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**.

1.6 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, duplex • Housing, triplex • Housing, fourplex • Housing, row housing • Housing, secondary suite • Public parks and recreation areas 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	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**.

1.7 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, manufactured home • Housing, modular • Park 	<ul style="list-style-type: none"> • Additional 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.

- (i) Third party certification from an accredited inspection agency including the Canadian Standard Association (CSA), Intertek or Quality Auditing Institute (QAI).
 - (ii) Alberta Municipal Affairs Label.
 - (iii) Model number.
 - (iv) Manufactured home unit serial number.
- (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.
- (iii) 2.4 m from any internal access road or common parking area.
- (iv) 1.2 m from front lot line of the manufactured home park.

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(b) The minimum side yard and rear yard setback requirements for accessory buildings shall be at least:

- (i) Nil for accessory buildings, under 13.4m².
- (ii) 1.5 m for accessory buildings, over 13.4m².

(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

- (g) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (h) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (i) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (j) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (k) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (l) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

1.8 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"> • First Accessory Buildings 13.4 m² and under • First Accessory Buildings 13.4 m² and over • Accessory Uses • Housing, manufactured home • Housing, modular • Public parks and recreation areas 	<ul style="list-style-type: none"> • Additional Accessory Buildings • 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	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

- (m) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (n) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (o) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (p) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (q) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (r) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

1.9 RESIDENTIAL ESTATE (RE)

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(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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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) Design Regulations

- (a) Upon initial construction the following design regulations shall apply:
 - (i) Shingles are to be asphalt, tile or wooden shake.
 - (ii) The façade of any principle building shall be finished 25% masonry, stone or brick.
 - (iii) Vinyl siding shall not be permitted on any structure, including principal and accessory buildings.
 - (iv) Notwithstanding Landscaping regulations in Section 8.16, a minimum of three (3) trees must be placed in the front yard.
- (b) The main floor of the residence, not including attached garage, shall be a minimum of 140 square meters (1,500 square feet).
- (c) All developments shall be located in a manner which the garage entrance faces onto the front road and maintains privacy of the neighbouring parcels.
- (d) The quality of exterior treatment and design of all buildings and fences shall be to the satisfaction of the Development Authority for permitted uses and discretionary uses. Additional design regulations may be required at the discretion of the Development Authority.
- (e) No moved in or relocated buildings shall be permitted in the Residential Estates (RE) district.
- (f) A maximum of one vehicular approach shall be permitted per lot.

(11) Additional Regulations

- (s) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (t) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (u) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (v) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (w) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (x) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

1.10 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Accessory buildings • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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
Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 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) The main floor of the residence, not including attached garage, shall be a minimum of 150 square meters (1,614 square feet).
- (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**.

1.11 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • 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, excluding dynamic sign • Theatre 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Adult entertainment • Automotive sales and/or rental • Automotive supply store • Brewery, winery and distillery • Brewpub • Cannabis retail sales • Car/Truck wash • Child care facility • Commercial recreation & entertainment facility • Contracting services • Day care, child • Dynamic Sign • Gas bar • Head shop • Housing, apartment (low rise), second story and above • Housing, apartment (high rise), second story and above • Liquor store • Nightclub • Parking facility • Pawn shop • Recycling depot • Repair shop • Restaurant – drive thru

	<ul style="list-style-type: none"> • Solar Collectors • Utility installations
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(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 Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m)	Nil
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
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

- (y) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (z) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (aa) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (bb) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (cc) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (dd) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

1.12 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • 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, excluding dynamic sign 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Air supported structure and fabric-covered structure • 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 retail sales • Child care facility • Commercial recreation & entertainment facility • Contracting services • Dynamic Sign • Daycare, child • Gambling and gaming hall • Head shop • Housing, apartment (low rise), second story and above • Housing, apartment (high rise), second story and above • Liquor store • Nightclub • Pawn shop • Recycling depot

	<ul style="list-style-type: none"> • Repair shop • Solar Collectors • Theatre • Trucking establishment • Utility installations • Warehouse
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(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 Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m)	3 m
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
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**.

1.13 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"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • 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, excluding dynamic sign • Trucking establishment • Warehouse • Veterinary clinic 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Abattoir • Air supported structure and fabric-covered structure • Amusement arcade • Adult entertainment • Auction mart • Bulk fuel and/or fertilizer sales and storage • Cannabis facility • Dynamic Sign • Gambling and gaming hall • Housing, apartment (low rise), second story and above • Housing, apartment (high rise) , second story and above • 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 Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m)	3 m
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
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) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (d) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (e) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (f) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (g) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (h) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

1.14 PUBLIC SERVICE (PS)

(2) 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.

(3) 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"> • First Accessory Buildings 13.4 m² and under • First Accessory Buildings 13.4 m² and over • 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"> • Additional Accessory Buildings • Animal shelter • Campground • Child care facility • Day care centre, adult • Day care centre, child • Golf course • Medical clinic • Retail • Restaurant • Sign • Solar Collectors

(4) 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 Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m)	3 m
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Maximum Height	12.2 m

(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**.

1.15 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"> • Accessory Uses • 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 Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m)	3 m
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
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**.

1.16 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.



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WHEREAS Part 6, Section 6.1(2), of the Town of Rimbey Land Use Bylaw 917/16 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE After due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

PART I - TITLE

This Bylaw may be cited as the Amendment to the Land Use Bylaw.

PART II – TEXT AMENDMENTS

Section 2.2 shall be amended to add:

(10) "Air supported and fabric-covered structure" means a building where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell pliable membrane across rigid trusses. This may also be known as a tent structure, but it is not the same as a tent garage.

(29) "cannabis" means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and it's regulations, as amended from time to time and includes edible products that contain cannabis.

(30) "cannabis accessory" means cannabis accessory including but not limited to, rolling paper or wraps, holders, pipes, water pipes, bongs and vaporizers, or any other thing described in the Cannabis Act (Canada) that is used in the consumption or production of cannabis."

(31) "cannabis lounge" means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for the consumption within the premises that is authorized by provincial or federal legislation. This use does not include cannabis production and distribution;

(32) "cannabis production and distribution facility" means a development used principally for one or more of the following activities relating to cannabis:

- a. The production, cultivation, and growth of cannabis;
- b. The processing of raw materials
- c. The making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished cannabis goods or products
- d. The storage or shipping of materials, goods or products, or;
- e. The distribution and sale of materials, goods and products to cannabis retail sales stores or to individual customers

(33) "cannabis retail sales" means a retail store licensed by the Province of Alberta where:

- f. where cannabis is sold for consumption off the premises,
- g. where consumption of cannabis must not occur, and
- h. that may include the ancillary retail sale or rental of merchandise;

(36) "Certificate of Compliance" means the endorsement by the



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Development Officer on a survey document indicating that the building locations on a lot are in compliance with this Bylaw.

(37) "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.

(57) "Essential Public Service" means a fire station, police station or similar service.

(58) "family care facility" means a development which provides resident care service in a dwelling unit to six (6) or fewer individuals. These individuals may be handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. Family care facilities include boarding homes for children and group homes;

(59) "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.

(76) "group home" means a building and/or site use for individuals in a residential setting who require supervision because of their age, disability, or need for rehabilitation, and where qualified staff are present at all times;

(79) "head shop" means a retail outlet which specializes in drug paraphernalia related to consumption of cannabis, other recreational drugs and new age herbs, as well as counterculture art, magazines, music, clothing and home décor. This does not include cannabis retail sales or cannabis production and distribution facility;

(109) "medical clinic" means a building used for the provision of physical and mental health services on an outpatient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Health services may include dental offices, physical therapy, pharmacy, counselling, doctor's offices, chiropractic offices and medical cannabis clinics;

(110) "medical cannabis clinic" means any business or enterprise whether or not operated for profit intended to serve as a means of distributing or providing cannabis for medical purposes as defined by provincial or federal legislation;

(135) "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; (e) the projections of overhangs or eaves are also shown; (f) the location of any easements which may affect the property; (g) the location and dimensions of any visible encroachments onto or off of the property; (h) a list of the registered encumbrances as noted on the title to the property at the date of the survey; (i) a certification by an Alberta Land Surveyor duly signed.



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(141) "reserve land" means environmental reserve, conservation reserve, municipal reserve, community services reserve, school reserve or municipal and school reserve;

(142) "Residential Care Facility" means a private or publicly funded seniors lodge, nursing home, extended or congregate care facility.

(147) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;

(175) "Variance" means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Board.

Section 2.2 shall be amended to delete:

(40) "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;

(41) "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;

(64) "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;

(126) "retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;

Section 3.2(1)(a), 3.2(1)(i), 3.2(1)(k), 3.2(1)(l), 3.2(1)(n), 3.2(1)(p) shall be amended to read:

- (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; or,
 - ii. major works of renovation that would require a building permit under the Safety Codes Act.
 - i. The development of Town owned structures or public works, services and utilities.
 - k. All accessory buildings which are less than 13.4 m² in area.
 - l. The demolition or removal of any building or structure for which a development permit would not have been required pursuant to Subsections (d) to (k) when the building or structure was constructed
 - n. Fire pits provided that they conform to the regulations specified in this Land Use Bylaw;
 - iii. the combustion area is contained and screened,
 - iv. the outside diameter is no more than 1.0 metres (three feet),
 - v. the pit is set back from buildings and fences in accordance with the Alberta Fire Code,
 - vi. only clean wood is burned, and
 - vii. the location and use does not reduce the quiet enjoyment of neighbouring property.
 - p. The construction of a deck, provided that the deck is



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uncovered, and the walking surface is less than 60 cm (2 feet) above grade.

Section 4.3 shall be amended to read:

4.3 DECISION PROCESS – DEVELOPMENT AUTHORITY

- (1) In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to conditions, approve the application for a limited period of time as specified in the approval, 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 in accordance with Section 650 of the Municipal Government Act 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 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 the definition of a permitted or discretionary use prescribed for a particular District.
- (4) The Development Authority may approve an application for a development permit for new development or an application for a development permit that authorizes a non-conforming building to be enlarged, added to, structurally alter even though the proposed development does not comply with the regulations of this Bylaw, 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 the applicant 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 if in the opinion of the Development Authority, the application is incomplete. An incomplete certificate shall specify:
 - i. the additional information that the Development Authority will require in order for the application to be considered complete;



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- ii. the deadline for submission of the additional information or at such other later date as agreed between the applicant and the Development Authority; and
 - iii. any other information identified as being necessary by the Development Authority
 - c. Applications that have been issue an incomplete certificate, will be
 - i. Issued a complete certificate shall be issued once the Development Authority receives the necessary information.
 - ii. deemed refused if an applicant fails to submit all the outstanding items indicated as being outstanding in the incomplete certificate by the deadline set in the incomplete certificate, If an application is deemed refused the Development Authority shall issue a Development Permit refusal. The refusal must give reasons for the refusal.
 - d. Despite the issuance of a complete certificate or incomplete certificate, the Development Authority may request additional information from the applicant if, in the course of reviewing the application, the Development Authority determines that additional information is 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~~ if a decision on the application is not made by the Development Authority within forty (40) days after receipt of the complete application by the Development Authority. The person claiming to be affected by the deemed refusal 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. The Development Authority and the applicant, may in a written agreement extend the 40 day period in which the Development Authority is to make a decision on the application.
- (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) If an application is made for a development that is identified as a temporary development in a land use bylaw, the Development Authority:
- a. May consider and approve 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. The amount of the security shall be ~~to~~ the



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greater of 25% of the value of the structure or \$1,000.

Section 4.4 shall be added:

4.4 DECISION PROCESS – SUBDIVISION AUTHORITY

- (9) Upon receipt of an application for subdivision, the Subdivision Authority must review the application for completeness twenty (20) days of the application being received. The Subdivision Authority shall provide the applicant either:
- a. A complete certificate, if in the opinion of the Subdivision Authority, the application contains the information necessary to review the application;
 - b. An incomplete certificate if in the opinion of the Subdivision Authority, the application is incomplete. An incomplete certificate shall specify:
 - i. the additional information that the Subdivision Authority will require in order for the application to be considered complete;
 - ii. the deadline for submission of the additional information or such other later date as agreed between the applicant and the Subdivision Authority; and
 - iii. any other information identified as being necessary by the Subdivision Authority
 - c. Applications that have been issue a an incomplete certificate, will be
 - i. Issued a complete certificate once the Subdivision Authority receives the necessary information.
 - ii. deemed refused if an applicant fails to submit all the outstanding items indicated as being outstanding in the incomplete certificate by the deadline set in the incomplete certificate. If an application is deemed refused the Subdivision Authority shall issue a notice to the applicant that the subdivision application has been refused. The refusal must give reasons for the refusal.
 - d. Despite the issuance of a complete certificate or incomplete certificate, the Subdivision Authority may request additional information from the applicant if, in the course of reviewing the application, the Subdivision Authority determines that additional information is necessary to review the application.
- (10) An application for a subdivision shall, at the option of the applicant, be deemed to be refused if a decision on the application is not made by the Development Authority within forty (40) days after receipt of the complete application by the Development Authority. The person claiming to be affected by the deemed refusal 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. The Development Authority and the applicant, may in a written agreement extend the 40 day period in which the Development Authority is to make a decision on the application.



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Section 4.6(1) shall be amended to read:

- (1) A development permit does not come into effect until ~~fourteen (14)~~ twenty-one (21) days after the date a decision or development permit is publicized as described in 4.5(5) through 4.5(8). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

Section 4.6(4) shall be deleted:

- (4) When a permit other than a permit described in Section 4.5(3) hereof has been issued, 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.

Section 4.6(5), 4.6(6), 4.6(7) and 4.6(8) shall be added to read:

- (5) When a Development Permit has been issued for a Permitted Use, with or without conditions, the Notice of Decision must be delivered to the applicant.
- (6) When a Development Permit for a Permitted Use requiring a variance or a Discretionary Use is approved, with or without conditions or variances, the Notice of Decision must be given to the applicant.
- (7) In addition to 4.6(6), the Development Officer may, at their discretion, do any or all of the following:
- (a) Immediately post a notice of the decision conspicuously on the property for which the development permit application has been issued; and/or
 - (b) Immediately mail a notice in writing to all owners of land adjacent to the subject site; and/or
 - (c) Advertise a notice of the decision to be published in a newspaper circulating in the municipality; and/or
 - (d) Advertise a notice of the decision to be published on the Town of Rimbey's website.
- (8) The notice indicated in Subsection 4.6(7) shall state:
- (a) the legal description and the street address of the site of the proposed development,
 - (b) the uses proposed for the subject development,
 - (c) any discretion that was granted in the approval of the development, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the Development Officer when the development permit was approved,
 - (d) the date the development permit was issued, and
 - (e) how an appeal may be made to the Subdivision and Development Appeal Board and the deadline for such appeal.



Section 4.6(10) shall be deleted:

- (10) 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.

Section 4.7 shall be amended to read:

4.7 DEVELOPMENT AGREEMENTS AND SECURITIES

- (1) Where a development permit has been granted for the development for any development, as a condition of approval, the applicant shall be required to provide a cash security, in the sum outlined in current Fees and Services Bylaw Schedule A, to ensure the completion of any repairs to Town property. The Town may draw on this security to cover the costs of any repairs to Town property in the event the applicant fails to complete the repairs within thirty (30) days of being notified by the Town of the damages.
- (2) Where a development permit has been granted for the development of a housing unit consisting of two or less units, including housing, duplex; housing, modular; housing, secondary suite; and, housing, single detached, as a condition of approval, the applicant shall be required to provide an irrevocable Letter of Credit, as a security, in the sum outlined in the current Fees and Services Bylaw, Schedule A, to ensure construction is completed to the satisfaction of the Development Authority.
- (3) Where a development permit has been granted for the development of a multi-family residential building, consisting of greater than two units or a new principal commercial or new principal industrial building, as a condition of approval, the applicant shall be required to provide an irrevocable Letter of Credit, as a security, in the sum outlined in the current Fees and Services Bylaw, Schedule A, to ensure construction is completed to the satisfaction of the Development Authority. The Town shall register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of a Development 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.
- (4) Notwithstanding 4.7(3), in all other circumstances the Town may, at its sole discretion require the registration of a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of a Development 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.
- (5) The Town may require 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 or any other conditions as deemed appropriate. 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



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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.

Section 5.1(3) shall be amended to read:

- (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.

Section 6.2(4) shall be added to read:

- (4) Prior to any Public Hearing for a site specific land use bylaw amendment only, the Development Authority shall mail a notice in writing to all owners of land adjacent to the subject site.

Section 7.1(6) and 7.1(7) shall be amended to read:

- (6) In addition to the process and penalties described above, the Development Authority, Peace Officer, Bylaw Officer or any other person identified by the CAO 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, Peace Officer, Bylaw Officer or any other person identified by the CAO for the purposes of this section, may issue a violation ticket to any person alleged to have breached any provision of this Bylaw.

Section 8.1(2), 8.1(9), 8.1(10), 8.1(11) shall be amended to read:

- (2) All accessory buildings shall be located at least 2.0 m from any principal building, unless under 13.4 m² and on a non-permanent foundation
- (3) An accessory building shall not be used as a dwelling unit.
- (4) An accessory building that contains sanitation facilities shall contain a sump and be designed to the satisfaction of the Development Authority.
- (10) 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 are not required 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.
- (11) An accessory building, over 13.4m², is required to meet the setback requirements for the District in which it is located.

Section 8.1(12) shall be deleted:

- (12) 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.



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Section 8.2 shall be added:

- (1) All air supported and fabric-covered structures over 13.4 m² and will be erected for more than (3) three days require a development permit.
- (2) Air supported and Fabric-Covered Structures used for recreational purposes will be permitted as a discretionary main building.
- (3) All other Air Supported and Fabric-Covered Structures will be permitted as a discretionary accessory building.

Section 8.8(2), 8.8(3) and 8.8(4) shall be amended to read:

- (2) The Development Authority may require greater setback than is prescribed in Section 8.8(1).
- (3) Notwithstanding that a proposed development conforms in all respects with this Bylaw, including Sections 8.8(1) and 8.8(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 8.8(3), the Development Authority may, at their discretion, reduce the setback requirements established pursuant to 8.8(1) and 8.8(2) if the applicant provides satisfactory proof of bank stability.

Section 8.9 shall be amended to read:

- (1) Notwithstanding 8.8, 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.

Section 8.12 shall be deleted:

8.12 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.



Section 8.14(1)(b)(i), 8.14(1)(b)(ii), and 8.14(4) shall be amended to read:

- (i) For internal lots, no higher than 2.0 m for the 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, as per Figure 8.14.1, fences shall be no higher than 2.0 m for the portion of the fence that does not extend beyond the foremost portion of the principal building if in the opinion of the Development Authority, it will not prejudice the safety and amenities of the adjoining lots. Fences shall be no higher than 1.0 m for the portion of the fence that does extend beyond the foremost portion of the principal building on the lot.
- (4) Notwithstanding Subsection 8.14(3), 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;

Section 8.15(1) shall be amended to read:

- (1) Notwithstanding Subsection 8.9-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.

Section 8.16(15) shall be added:

- (15) Development Permits are required for all retaining walls over 60 cm (2 feet).

Section 8.18(1)(h) shall be amended to read:

- (1) No person shall keep or permit in any part of a yard in any residential district:
 - h. Contravene the Town of Rimbey Nuisance Bylaw.

Section 8.18(4) shall be added:

- (4) No Recreational Vehicle may be parked, kept or stored outside on any parcel in town for the purposes of human habitation for more than 48 hours.

Section 8.21(3) shall be amended to read:

- (3) Notwithstanding 8.21(3), 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.



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Section 8.23(3) shall be amended to read:

- (3) Before considering any application for a Moved-in Building and in addition to the requirements of Section 8.23(1) and Section 8.23(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.

Section 9.2 shall be added:

9.2 CANNABIS PRODUCTION AND DISTRIBUTION 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 as an accessory building which meets the regulations of this Land Use Bylaw.
 - 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 100 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) An application for a Development Permit for Cannabis Production and Distribution Facility requires a Development Permit shall be made to the Development Authority and shall include reports prepared by the appropriate professionals for the following:
 - 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.
 - d. Additional information as required by the Development Authority.
- (4) The operator of a Cannabis Production and Distribution Facility must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.

Section 9.3 shall be added:

9.3 CANNABIS RETAIL SALES

- (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.



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- (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) The operator of a Cannabis Retail Sales must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.
- (5) Cannabis stores shall not be located within 100 metres of any other Cannabis Store, when measured from the closest point of a parcel of land containing a Cannabis Store to the closest point of another parcel of land containing a 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.
- (6) Cannabis stores shall not abut a Liquor Store.
- (7) Cannabis stores shall not be located within 100 metres of the following:
 - a. A building containing a public school, private school, or a boundary of the parcel of land which the facility is located, or
 - b. All properties which are designated as School Reserve or municipal and school reserve on the certificate of title.
 - c. A provincial health care facility, or a boundary of the parcel of land on which the facility is located, or
 - d. Emergency shelter.

Section 9.6(3)(c) shall be added:

- c. Cannabis Retail Sales, Cannabis Production and Distribution

Section 9.6(6) shall be amended to read:

- (6) Home occupations shall meet all the requirements of 9.6(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.



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- (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.

Section 9.8(1)(a) and 9.8(1)(b) shall be amended to read:

- a. Third party certification from an accredited inspection agency including the Canadian Standard Association (CSA), Intertek or Quality Auditing Institute (QAI).
- b. Alberta Municipal Affairs Label.



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Table 10.2.1 shall be amended to read:

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 Production Facilities	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
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

Section 10.2(2) shall be added:

- (2) At the discretion of the Development Authority, minimum parking requirements may be relaxed for existing buildings where historical site design is not being altered, and cannot accommodate the required number of parking stalls.



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Section 11.2(1)(f) and 11.2(1)(g) shall be added:

- 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.

Section 11.3(1) and 11.3(2) shall be amended to read:

- (1) Sign Development Permit Required:
- (2) Unless otherwise specified in this Bylaw no sign development permit is required for the following signs:
 - a. Signs posted or displayed within the interior space of a building
 - b. Signs posts 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
 - c. A statutory or official notice of a function of the Town
 - d. Signs posted by a municipal, provincial, or federal government agency
 - e. Traffic and directional signs authorized by the Town and/or Alberta Provincial Authorities
 - f. 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
 - i. Such signs are removed within ten (10) days of the election date
 - ii. The consent of the property owner or occupant is obtained
 - iii. Such signs do not obstruct or impair vision or traffic
 - iv. Such signs are not attached to utility poles
 - v. Such signs indicate the name and address of the sponsor and the person responsible for removal
 - g. 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:
 - i. Does not exceed 1.0 m² in area, and
 - ii. Is posted only at each entrance from which access from a public roadway To the building is provided
 - iii. Does not advertise for a home-based business or bed and breakfast establishment
 - h. A non-illuminated sign that is posted or exhibited for sale, lease or rentals of land or a building if the sign:



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- i. Is 3.0 m² of less in area
- ii. Is posted only on each side of the building or land facing a different public roadway
- i. Window Sign
- j. An A-Frame sign:
 - i. 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
 - ii. Does not obstruct vehicular or pedestrian traffic
- k. 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:
 - i. Such signs are removed within fourteen (14) days of occupancy, and
 - ii. 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.
- l. A non-illuminated temporary sign advertising a garage sale, estate sale or open house. Such signs may be posted for a maximum period of 48 hours, and may not exceed 1.0 m² in area of 1.0 m in height.

Section 11.4 shall be amended to read:

11.4 SIGN DEVELOPMENT PERMIT SUBMISSION



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Table 11.6.1 shall be amended to read:

Type of Sign	Land Use Designation and Development Standards											
	PS			R1, R1A, R2, R3, RE, CR, MHP, MHS			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	10 m	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
Dynamic 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	3.0 m ²	1	2.5 m	3.0 m ²

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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

Section 11.6(2)(c) shall be added:

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



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- 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. 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.
 - vi. 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.
 - vii. The sign panel does not contain or display flashing, intermittent, or moving lights, including animated or scrolling text.
 - viii. A sign panel provided as a public service showing the time and temperature shall not be considered a flashing or moving sign.
 - ix. The sign content remains fixed/static for a minimum message display duration, where: Min. Display Duration (sec) = Sight distance to sign (m)/ Speed limit (m/sec).
 1. In lower speed areas, the formula above should be used with a minimum sight distance to sign of 350 m.
 2. In areas with speed limit ≥ 80 km/h, the minimum message display duration is 60 seconds, unless the sight distance to the sign is less than 1 kilometre
 - x. When a message is changed electronically, it must be accomplished within an interval of 0.1 seconds or less so that an approaching driver cannot perceive any blanking of the display screen.
 - xi. There shall be no visual effects between successive displays.
 - xii. The sign panel must contain a default design that will freeze the sign panel message in one position if a malfunction occurs.
 - xiii. The sign panel shall be equipped with a control system that automatically adjusts light emission level to ambient light conditions so as not to cause glare or excessive brightness.
 - xiv. In no case shall the light level of any sign panel exceed 300 nits (candelas per square metre) between the time of sunset and sunrise, nor 5,000 nits at other times.
 - xv. The sign must not diminish the conspicuity of nearby traffic control devices.
 - xvi. In cases where the sign is adjacent to an Alberta Transportation right-of-way, Alberta Transportation shall have the ongoing discretion to require the brightness, frequency, colours or



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other qualities of the sign panel be adjusted in order to address safety concerns.

- xvii. All dynamic sign applications fronting onto Alberta Transportation roadways shall be circulated to Alberta Transportation for comment.

Section 11.7(6) shall be amended to read:

- (3) Notwithstanding 11.7(5), no person shall exhibit or place an illuminated sign, rotating sign or dynamic 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.

Section 11.7(7)(a) shall be amended to read:

- e. Billboard signs, ~~and~~ electronic signs, dynamic signs and rotating signs which are visible from Highway 20, Highway 20A and Highway 53, but located outside of the Highway Right-Of-Way, shall be circulated to Alberta Transportation for comment.

Section 11.7(11) shall be amended to read:

- (11) Notwithstanding Part 4 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.

Section 11.12 shall be added:

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

Section 12.3(2)(c) shall be amended to read:

- (c) In circumstances not covered by 12.3(a) and 12.3(b) above the location of the district boundary shall be determined by:

Section 12.3(5) shall be amended to read:

- (5) After Council has fixed a district boundary pursuant to the provisions of 12.3, the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Bylaw.



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Table 12.4.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Housing, secondary suite • Housing, single-detached • Home based business • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Religious institution • Utility installations • Solar Collectors

Table 12.4.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.4.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.5.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, duplex • Housing, modular • Housing, single-detached • Housing, secondary suite • Home based business • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Housing, manufactured • Religious institution • Utility installations • Solar Collectors

Table 12.5.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.5.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres



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Table 12.6.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, duplex • Housing, triplex • Housing, fourplex • Housing, row housing • Housing, secondary suite • Public parks and recreation areas 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Home businesses • Housing, high rise apartment • Housing, low rise apartment • Religious institution • Utility installations • Solar Collectors

Table 12.6.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.6.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.7.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, manufactured home • Housing, modular • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Group homes • Home businesses • Utility installations • Solar Collectors

Section 12.7(5)(b) shall be added to read:

- b. The minimum side yard and rear yard setback requirements for accessory buildings shall be at least:
 - i. Nil for accessory buildings, under 13.4m².
 - ii. 1.5 m for accessory buildings, over 13.4m².

Section 12.7(3)(c) shall be amended to read:

- 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:
 - i. Third party certification from an accredited inspection agency including the Canadian Standard Association (CSA), Intertek or Quality Auditing Institute (QAI).
 - ii. Alberta Municipal Affairs Label.
 - iii. Model number.
 - iv. Manufactured home unit serial number.



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Table 12.8.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Buildings 13.4 m² and over • Accessory Uses • Housing, manufactured home • Housing, modular • Public parks and recreation areas 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Family care facility • Home businesses • Utility installations • Uses accessory to the above • Solar Collectors

Table 12.8.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.8.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.9.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Home businesses • Religious institution • Utility installations • Solar Collectors

Table 12.9.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.9.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Section 12.9(10) shall be added:

(10) Design Regulations

- (a) Upon initial construction the following design regulations shall apply:
 - (i) Shingles are to be asphalt, tile or wooden shake.
 - (ii) The façade of any principle building shall be finished 25% masonry, stone or brick.
 - (iii) Vinyl siding shall not be permitted on any structure, including principal and accessory buildings.
 - (iv) Notwithstanding Landscaping regulations in Section 8.16, a minimum of three (3) trees must be placed in the front yard.



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

- (b) The main floor of the residence, not including attached garage, shall be a minimum of 140 square meters (1,500 square feet).
- (c) All developments shall be located in a manner which the garage entrance faces onto the front road and maintains privacy of the neighbouring parcels.
- (d) The quality of exterior treatment and design of all buildings and fences shall be to the satisfaction of the Development Authority for permitted uses and discretionary uses. Additional design regulations may be required at the discretion of the Development Authority.
- (e) No moved in or relocated buildings shall be permitted in the Residential Estates (RE) district.
- (f) A maximum of one vehicular approach shall be permitted per lot.

Table 12.10.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • Accessory Uses • Housing, modular • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and breakfast • Child care facility • Family care facility • Home businesses • Religious institution • Utility installations • Solar Collectors

Table 12.10.6 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Table 12.10.7 shall be amended to add:

Accessory buildings, under 13.4m ²	Nil
Accessory buildings, over 13.4m ²	1.5 metres

Section 12.10(10)(a), shall be added:

- (a) The main floor of the residence, not including attached garage, shall be a minimum of 150 square meters (1,614 square feet).



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

Table 12.11.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • 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, excluding dynamic signs • Theatre 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Adult entertainment • Automotive sales and/or rental • Automotive supply store • Brewery, winery and distillery • Brewpub • Cannabis retail sales • Car/Truck wash • Child care facility • Commercial recreation & entertainment facility • Contracting services • Dynamic Signs • Gas bar • Head shop • Housing, apartment (low rise), second story and above • Housing, apartment (high rise) , second story and above • Liquor store • Nightclub • Parking facility • Pawn shop • Recycling depot • Repair shop • Restaurant – drive thru • Solar Collectors • Utility installations

Table 12.11.2 shall be amended to add:

Minimum Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

Table 12.12.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • 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, excluding dynamic signs 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Air supported structure and fabric-covered structure • 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 retail sales • Child care facility • Commercial recreation & entertainment facility • Contracting services • Dynamic sign • Gambling and gaming hall • Head shop • Housing, apartment (low rise), second story and above • Housing, apartment (high rise), second story and above • Liquor store • Nightclub • Pawn shop • Recycling depot • Repair shop • Solar Collectors • Theatre • Trucking establishment • Utility installations • Warehouse

Table 12.12.2 shall be amended to add:

Minimum Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

Table 12.13.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 13.4 m² and under • First Accessory Building 13.4 m² and over • 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, excluding dynamic signs • Trucking establishment • Warehouse • Veterinary clinic 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Abattoir • Air supported structure and fabric-covered structure • Amusement arcade • Adult entertainment • Auction mart • Bulk fuel and/or fertilizer sales and storage • Cannabis facility • Dynamic Sign • Gambling and gaming hall • Housing, apartment (low rise), second story and above • Housing, apartment (high rise) , second story and above • Liquor store • Meat processing plant • Recycling depot • Restaurant • Restaurant, drive-thru • Salvage yard • Solar Collectors • Wrecking yard

Table 12.13.2 shall be amended to add:

Minimum Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

Table 12.14.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Buildings 13.4 m² and under • First Accessory Buildings 13.4 m² and over • 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"> • Additional Accessory Buildings • Animal shelter • Campground • Child care facility • Golf course • Medical clinic • Retail • Restaurant • Sign • Solar Collectors

Table 12.14.2 shall be amended to add:

Minimum Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres

Table 12.15.1 shall be amended to read:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Uses • 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

Table 12.15.2 shall be amended to add:

Minimum Rear Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Rear Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres
Minimum Side Yard Setback (m) – Accessory buildings, under 13.4m ²	Nil
Minimum Side Yard Setback (m) – Accessory buildings, over 13.4m ²	1.5 metres



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 917/16.

PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a First Time in Council this _____ day of _____ 2018.

Mayor Rick Pankiw

Chief Administrative Officer Lori Hillis

READ a Second Time in Council this _____ day of _____ 2018.

Mayor Rick Pankiw

Chief Administrative Officer Lori Hillis

READ a Third Time and Finally Passed this _____ day of _____, 2018.

Mayor Rick Pankiw

Chief Administrative Officer Lori Hillis

Council Agenda Item	6.3
Council Meeting Date	July 24, 2018
Subject	Bylaw 946/18 Advertisement Bylaw
For Public Agenda	Public Information
Background	<p>Section 606.1 of the Municipal Government Act allows municipalities to create an Advertising Bylaw to provide for one or more method, which may include electronic means, for advertising proposed bylaws, resolutions, meetings, public hearings and other things referred to in section 606.</p> <p>Section 606.1(3) of the Municipal Government Act requires that Council conduct a public hearing before making an Advertisement Bylaw.</p>
Discussion	<p>The Town of Rimby regularly advertises proposed bylaws, resolutions, meetings and public hearings on the Town's website and by posting the notice prominently on the front doors, back doors and at the front counter of the Town of Rimby Administration Office located at 4938 50th Avenue.</p> <p>In order for these to be official forms of advertising, the Town of Rimby has prepared an Advertising Bylaw.</p> <p>In preparing this Bylaw administration reviewed similar bylaws from the following municipalities:</p> <ul style="list-style-type: none"> • Town of St. Paul • Town of Eckville • Saddle Hills County <p>All three bylaws were nearly identical, and as such the Town of Rimby administration recommends utilizing the same bylaw format and content.</p>
Relevant Policy/Legislation	Municipal Government Act
Attachments	Bylaw 946/18 Advertisement Bylaw
Recommendation	<ol style="list-style-type: none"> 1. Administration recommends Council give first reading to Bylaw 946/18 Advertisement Bylaw. 2. Administration recommends advertisement of the public hearing for Bylaw 946/18 Advertisement Bylaw in the Rimby Review for 2 consecutive weeks prior to the Public Hearing, and further that Administration circulate notice of Bylaw 946/18 to relevant agencies. 3. Administration recommends Council set the Public Hearing for Bylaw 946/18 Advertisement Bylaw for August 28, 2018 at 5:00pm.



TOWN OF RIMBEY REQUEST FOR DECISION

Prepared By:

Elizabeth Armitage

Elizabeth Armitage, MEDES, MCIP, RPP
Planning & Development Office

July 17, 2018

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, FOR THE PRUPOSE OF AUTHORIZING ALTERNATIVE ADVERTISING METHODS FOR THE TOWN OF RIMBEY

WHEREAS

Pursuant to section 606 of the Municipal Government Act, a council must give notice of certain bylaws, resolutions, meetings, public hearings or other things by advertising in a newspaper or other publication circulating in the area, mailing or delivering a notice to every residence in the affected area or by another method provided for in a bylaw under section 606.1;

AND
WHEREAS

Pursuant to section 606.1(1) of the Municipal Government Act, a council may, by bylaw, provide for one or more methods, which may include electronic means, for advertising proposed bylaws, resolutions, meetings, public hearings and other things referred to in section 606;

AND
WHEREAS

Council is satisfied that the advertising method set out in this Bylaw is likely to bring matters advertised by that method to the attention of substantially all residents in the area to which the bylaw, resolution or other thing relates or in which the meeting or hearing is to be held;

NOW
THEREFORE

The Municipal Council of the Town of Rimbey, duly assembled, hereby enacts as follows:

SECTION 1 - Title

1. This Bylaw may be cited as the Town of Rimbey Advertisement Bylaw.

SECTION 2 – Advertising method

1. Any notice required to be advertised under Section 606 of the Municipal Government Act of a bylaw, resolution, meeting, public hearing or other thing may be given, in accordance with the timelines prescribed in Section 606:
 - a. Electronically by posting a notice prominently on the Town of Rimbey’s website.
 - b. By posting the notice prominently on the front doors, back doors and at the front counter of the Town of Rimbey Administration Office located at 4938 50th Avenue.

This Bylaw shall come into effect on the date of final passage thereof.



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, FOR THE PRUPOSE OF AUTHORIZING ALTERNATIVE ADVERTISING METHODS FOR THE TOWN OF RIMBEY

READ a First Time in Council this _____ day of _____ 2018.

READ a Second Time in Council this _____ day of _____ 2018.

READ a Third Time and Finally Passed this _____ day of _____, 2018.

Mayor Rick Pankiw

Chief Administrative Officer Lori Hillis

Council Agenda Item	7.1
Council Meeting Date	July 24, 2018
Subject	Temporary Closure of a Back Alley Review
For Public Agenda	Public Information
Background	<p>On December 7, 2017 the Town of Rimby received a letter requesting barricades be placed on the alley south of 54 Avenue between 44 Street and 43 Street. The request was signed by representatives from Centerline Auto Service, CP Drilling, Pitstop Parts and Performance and Castle Truss.</p> <p>Wally Latimer of Centerline Auto Services has indicated that they are not requesting a formal road closure as per the Municipal Government Act. Further, Mr. Latimer has provided confirmation of the preferred location of the barricades is in accordance with the following image:</p>  <p>Mr. Latimer also indicated that they would like the Town to provide the barricades and install them.</p> <p>As the request was not for a formal road closure, Administration viewed the request as a temporary road closure request. In accordance with Traffic Bylaw 909/15, the Town is able to authorize a temporary road closure for any special circumstance:</p> <p><i>4.1 In any case where, by reason of an emergency or any other special circumstances, it is the opinion of the C.A.O or his authorized designate that it is desirable and in the public interest to do so, the C.A.O or his designate may:</i></p> <ul style="list-style-type: none"> <i>(a) Temporarily close within the Town, any roadway, sidewalk, boulevard or public parking lot, in whole or in part, to traffic;</i> <i>(b) temporarily suspend parking privileges granted by the provisions</i>

of this or any other bylaw and take such measures necessary for the temporary closing of such roadways, sidewalks, boulevards or public parking lots or suspension of parking and place barricades or post appropriate notices on or near the roadways, sidewalks, boulevards or public parking lots concerned;

The Planning & Development Officer and the Director of Public Works reviewed the request and had no concerns with the temporary road closure, but only if the entire road between 44 Street and 43 Street was closed (as per the following image). The partial closure depicted by the applicant was not preferred as it would require continued road maintenance and may create unsafe vehicle turning as the dead-end would essentially create a cul-de-sac without a turning bulb to provide appropriate road surface at the end of the shorter road.



At the January 9, 2018 Regular Council Meeting, Council passed the following motion:

Moved by Mayor Pankiw to allow the closure of the alley, located south of 54 Avenue between 44 Street and 43 Street to June 30, 2018, at which time Administration will revisit the situation and the Director of Public Works will determine the best locations for placement of cement barriers to close the alley.

Cement barricades were set up at either end of the alley.

Discussion

Mr. Wally Latimer of Centerline Auto has indicated the temporary road closure has been very effective in reducing crime in the area. They have had no issues since the barricades have been in place. He would like to extend the temporary road closure to an undetermined date.

As the temporary road closure has been effective in reducing crime in the back alley we



TOWN OF RIMBEY REQUEST FOR DECISION

	<p>are recommending the temporary road closure be extended until such time the Town either receives a request to open the alley or we need to use the alley for our purposes.</p> <p>In order keep the area neat and tidy and to prevent erosion of the soil, we are suggesting planting grass. Public works will maintain the grass in the alley, however the adjacent land owners are still responsible to maintain their properties on the outside of any fences they may have.</p> <p>The alternative to a temporary road closure is a formal Road Closure as per the Municipal Government Act. We are not recommending this option at this time as this road may provide future access from currently undeveloped lands.</p>
Relevant Policy/Legislation	909/15 Traffic Bylaw.
Options/Consequences	<p>Options council may wish to consider are:</p> <ol style="list-style-type: none"> 1. Refuse the temporary road closure extension and keep the road open to traffic. 2. Approve the temporary road closure extension request, for an undetermined period of time. 3. Approve the temporary road closure extension for a time period determined by council.
Recommendation	Extend the temporary road closure located at the alley south of 54 Avenue between 44 Street and 43 Street for an undermined period.

Prepared By:

Elizabeth Armitage MCIP, RPP
Contract Planning & Development Officer
Vicinia Planning & Engagement Inc.

July 17, 2018

Date

Endorsed By:

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Council Agenda Item	7.2				
Council Meeting Date	July 24, 2018				
Subject	2018 Hydrant & Valve Replacement Program				
For Public Agenda	Public Information				
Background	2018 Hydrant & Valve Replacement Program was approved in the 2018 Capital Budget for \$103,000. Tagish Engineers prepared a Request for Quote which was sent to two central Alberta companies.				
Discussion	<p>Two Price Quotations were received and reviewed for accuracy as follows:</p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;">Urban Dirtworks Inc.</td> <td style="text-align: right;">\$88,499.25</td> </tr> <tr> <td>Northside Construction Partnership</td> <td style="text-align: right;">\$177,821.70</td> </tr> </table> <p>Tagish Engineering advises references were checked and are confident the Contractor is capable to complete the work. Urban Dirtworks Inc. has indicated that work would begin August 27, 2018 and finish by September 7, 2018.</p> <p>Tagish Engineering recommends awarding the contract to Urban Dirtworks Inc. for the price of \$88,499.25 including GST.</p> <p>Upon receipt of notification of acceptance from the Town of Rimbey, Tagish Engineering Ltd. will issue a "Notice of Award" to Urban Dirtworks Inc.</p> <p>The remaining budget will be used for pavement and concrete repairs, landscaping repairs and engineering costs.</p>	Urban Dirtworks Inc.	\$88,499.25	Northside Construction Partnership	\$177,821.70
Urban Dirtworks Inc.	\$88,499.25				
Northside Construction Partnership	\$177,821.70				
Options/Consequences	<ol style="list-style-type: none"> 1. Council could accept the recommendation of Tagish Engineering Ltd. and award the contract to Urban Dirtworks Inc. 2. Council could select an alternate contractor. 3. Council could redirect Tagish Engineering Ltd to retender the project. 				
Financial Implications	As per the awarded tender.				
Attachments	Tagish Engineering Letter of Recommendation				
Recommendation	Administration recommends Council approve the recommendation from Tagish Engineering Ltd to award the contract for the 2018 Hydrant & Valve Replacement Project, as duly submitted, to Urban Dirtworks Inc. for the tendered price of \$88,499.25, including GST.				



TOWN OF RIMBEY REQUEST FOR DECISION

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18
Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18
Date



July 10, 2018

File# RB00
Sent By: E-mail

Town of Rimbey
Box 350
Rimbey, Alberta
T0C 2J0

ATTENTION: Lori Hillis, CAO

Dear Madam;

**RE: Town of Rimbey, 2018 – Hydrant & Valve Replacement
Letter of Recommendation**

The Request for Quote (RFQ) for the above project closed on June 28, 2018. The RFQ was an invitational bid and documents were sent to two (2) central Alberta companies. Two (2) Price Quotation submission were received, and checked for accuracy and are outlined as follows:

Urban Dirtworks Inc.	\$88,499.25	(GST Included)
Northside Construction Partnership	\$177,821.70	(GST Included)

The Contractors references were checked and Tagish Engineering Ltd. is confident that the Contractor is capable to complete the work. Urban Dirtworks Inc. have indicated that work will begin August 27, 2018 and finish by September 7, 2018.

We respectfully recommend awarding the RFQ submitted by Urban Dirtworks Inc., for the bid price of **\$88,499.25 (GST Included)**. Upon receipt of notification of acceptance from the Town of Rimbey, Tagish Engineering Ltd, will issue a "Notice of Award" to Urban Dirtworks Inc.

If you require additional information please contact our office at your earliest convenience.
Yours truly,

TAGISH ENGINEERING LTD.



Gerald Matichuk
Senior Project Manager

RB00_LH01_Hydrant & Valve_Letter of Recommendation _July 10, 2018

Council Agenda Item	7.3
Council Meeting Date	July 24, 2018
Subject	2019 Energy Program
For Public Agenda	Public Information
Background	Our electricity and natural gas contracts will expire on December 31, 2018. We have been approached by Alberta Municipal Services Corporation again to extend our contract with the AMSC Energy Program for the period January 1, 2019 to December 31, 2023. Since our contract is ending with AMSC we also requested rates from another service provider – DNE Resources.
Discussion	Please see attached Request for Decision document regarding Contract Extension in the AMSC Energy Program as well as financial data regarding current proposed rates.
Options/Consequences	<ol style="list-style-type: none"> 1. Council may choose to extend the Contract in the AMSC Energy Program for both electricity and natural gas. 2. Council may choose not to extend the Contract in the AMSC Energy Program for both electricity and natural gas. 3. Council may choose to sign on with DNE Resources as the Town’s provider for electricity and natural gas.
Attachments	Request for Decision – Alberta Municipalities Services Corp. Financial information regarding current proposed rates for both AMSC and DNE Resources.
Recommendation	Administration recommends Council accept and approve the Request for Decision to extend the Contract in the AMSC Energy Program effective January 1, 2019 for both electricity and natural gas, as presented.
Prepared By:	
	<p style="text-align: center;"><u>Wanda Stoddart</u> Wanda Stoddart Director of Finance</p> <p style="text-align: right;"><u>July 13/18</u> Date</p>
Endorsed By:	
	<p style="text-align: center;"><u>Lori Hillis</u> Lori Hillis, CPA, CA Chief Administrative Officer</p> <p style="text-align: right;"><u>July 13/18</u> Date</p>

Request for Decision

Date: July 24, 2018

Re: Contract Extension in the AMSC Energy Program

Recommendation:

THAT Council or senior management authorizes the execution of the Pricing Schedule to participate in the AMSC Energy Program for procurement of electricity for the period January 1, 2019 to December 31, 2021 and natural gas for the period January 1, 2019 to December 31, 2023.

Background:

The AMSC Energy Program is available for municipal and not-for-profit organization's energy needs relating to the procurement of electricity and natural gas. Municipalities have the ability to extend Electricity contracts to 2019, 2020 and 2021 and Natural Gas contracts to 2019 through 2023.

Incorporated in 2005, Alberta Municipal Services Corporation (AMSC) is a wholly-owned subsidiary of the Alberta Urban Municipalities Association (AUMA) that provides aggregated services to member municipalities, their employees, associates and Community Related Organizations (CROs) and Not-for-Profit Organizations. AMSC's suite of aggregated services include: benefits, general insurance, risk management, casual legal, retirement products, investment, and energy services.

The AMSC Energy Program was launched at the time Alberta deregulated its electric utility industry in response to member's needs. The AUMA membership participating in the program has benefited since the program's inception in 2001 through the cost effective supply of aggregated energy. The AMSC Energy Program is a member owned program governed by the elected and appointed AMSC Board of Governors and is delivered through strategic partnerships with industry. AMSC Energy partners are TransAlta Energy Marketing Corp. and Cognera Corporation.

As experts in Alberta's Municipalities and Not-for-Profit Organizations, AMSC Energy provides a strong focus on customer service and support, consistently accurate billing practices, varied products and terms, energy efficiency services (assisting in implementation) and energy management (Carbon and GHG Quantification and Management). The AMSC Energy Program is the **RIGHT PRODUCT**, the **RIGHT PARTNERSHIP**, and the **RIGHT PRICE** to Municipalities, Municipally Related Organizations and Not-for-Profit Organizations in Alberta for Natural Gas, Electricity and Green Power.

AMSC Energy as a Retailer

AMSC Energy has direct control of retailing functions and costs. That means cost savings, enhanced flexibility and customization of products, processes and program direction, while strategic decisions are made from a non-profit perspective. By being an Energy Retailer AMSC increases efficiency by functioning as an aggregator, energy marketer, customer care provider, billing provider and agent for commodity purchases on behalf of members. By combining all of these functions in one organization that is not focused on profit maximization, AMSC Energy removes multiple layers and parties that would otherwise receive profit and increase costs for members.

Transparent Fees:

Typically, margins and fees are added to a pure market price to cover various costs and generate profit. With the AMSC Energy Program, all fees are fully disclosed and transparent, ranging from retail service

charges to aggregation fees to procurement fees. This is not the case in many other programs where margin and fees are hidden into what is deemed a “market price” giving the perception of low retail and administration fees.

Products:

The AMSC Energy Program carries a wide range of natural gas and electricity products to balance cost and risk tolerance, very similar to options available for mortgages. Members can choose from a variety of products including load-following / full requirements products to customized block products.

Term:

Program members can benefit significantly from long term products when prices fall below the expected spot price or short term products when prices are higher than the spot market. The new program offers flexibility and choice in product term. This flexibility includes the option to extend the current contract.

Economies of Scale:

Participating in a group provides economies of scale to many members who may otherwise not be able to access wholesale markets and reduced pricing. AMSC Energy acts as an agent in wholesale procurement of energy, which reduces the administrative costs and burden facing municipalities and not-for-profit organizations in managing energy. It also negates the need for in-house or costly contracted energy procurement specialists while still maintaining competitive procurement practices. For those members who prefer non-aggregated transactions, AMSC offers competitive, “off-the-desk” pricing.

AMSC is a trusted expert in the needs of municipalities and not-for-profit organizations and with a track record of responding to member needs, AMSC is continually evolving the energy program in ways that maximize value, increase customer service and reduce members’ costs. AUMA is the sole shareholder of AMSC and uses revenue generated for funding advocacy on behalf of its members. AMSC’s Energy Program is created by members for members.

Administration has thoroughly reviewed the detailed program package supplied by AMSC Energy and recommends committing to the AMSC Energy Program with a contract extension effective January 1, 2019 to December 31, 2021 for electricity and with a contract extension effective January 1, 2019 to December 31, 2023 for natural gas.

Financial Implications:

AMSC’s fee structure is below.

Commodity	Procurement Fee	Retail Service Charge (RSC)	Imbalance Volumes
Electricity	\$1.00/Mwh	\$3.15/Mwh (subject to \$20.00 min/site/month excluding unaggregated Streetlights)	N/A
Natural Gas	\$0.15/GJ ≤ 2,500 GJ/day \$0.05/GJ > 2,500 GJ/day	\$0.20/GJ (subject to \$20.00 min/site/month)	\$0.15/GJ

Electricity and Natural Gas proposed rates:

	Alberta Urban Municipalities Association Alberta Municipal Services Corp.	DNE Resources
Electricity 3 year term	5.9 cents/kWh	6.36 cents/kWh
Natural Gas 5 year term	\$2.30 /GJ	\$2.19/GJ

For comparison purposes:

The fees from AUMA include the administration fees built in to the costs and for DNE Resources they charge an administration fee of \$3.00 per site. We currently have 39 sites.

AUMA - normally does 5 year electricity contracts but they suggested only a 3 year contract for electricity ending in 2021 due to the introduction of the capacity market in 2022. The rules are not yet set for the new market (today we have an Energy only market). It is very possible that the new rules will have a capacity charge that will appear on the regulated part of the bill so if we buy a contract now for 2022 we might end up overpaying.

Comparisons based on the rates proposed were done on a three month basis using July, January and May to get the overall high and low amounts included for usages.

The average electricity consumption for the three months was 523206.28 kWh divided by 3 = 174402.10 kWh

Cost AUMA	174402.10 x 5.9 cents/kWh =	\$ 10,289.73	Cost DNE Resources	174402.10 x 6.36 cents/kWh =	\$ 11,091.98
				Plus 25 x 3.00/site	\$ 75.00
	Sub-total	<u>\$ 10,289.73</u>		Sub-total	<u>\$ 11,166.98</u>

The average natural gas consumption for the three months was 3029.17 gj divided by 3 = 1009.73 gj

Cost AUMA	1009.73 x 2.30/gj =	2,322.38	Cost DNE Resources	1009.73 x 2.19 gj =	2,211.31
				Plus 14 x 3.00/site	42.00
	Sub-total	<u>2,322.38</u>		Sub-total	<u>2,253.31</u>
	Overall cost comparison	<u>\$ 12,612.11</u>			<u>13,420.29</u>
			Difference for an average month	<u>-\$ 808.18</u>	

The rates provided by both AUMA and DNE Resources are the most current rates they can provide based on the fluctuating market - these rates change each day so our locked in rates may end up a little different.

Also AUMA provides a Loyalty program whereby they provide a rebate each year based on money spend - the Town received \$750.00 back for 2017.

Administration recommends staying with AUMA for our energy contract.

Council Agenda Item	7.4																																																
Council Meeting Date	July 24, 2018																																																
Subject	Policy 1108 Reimbursement for Council, Staff, Boards and Committees																																																
For Public Agenda	Public Information																																																
Background	During Council's recent trip to Halifax to attend the 2018 Federation of Canadian Municipalities Conference and during other conferences attended by staff it has been noted our reimbursement rates for travel expenses as per Policy 1108 do not reflect current meal prices. Policy 1108 was last updated in October, 2016.																																																
Discussion	<p>We have compared our rates to several towns throughout Alberta with the following results:</p> <table border="1" data-bbox="581 693 1404 1138"> <thead> <tr> <th>Town</th> <th>Actual receipts</th> <th>Daily Maximums No receipts</th> <th>Incidentals No receipts</th> </tr> </thead> <tbody> <tr> <td>Drumheller</td> <td>Yes (Max \$100/day)</td> <td>\$50</td> <td></td> </tr> <tr> <td>Blackfalds</td> <td>Yes</td> <td>\$51</td> <td></td> </tr> <tr> <td>Innisfail</td> <td>Yes</td> <td>\$60</td> <td></td> </tr> <tr> <td>Crossfield</td> <td>Yes</td> <td>\$60</td> <td></td> </tr> <tr> <td>Sundre</td> <td>Yes</td> <td>None</td> <td></td> </tr> <tr> <td>Airdrie</td> <td>Yes</td> <td>\$70</td> <td>\$25</td> </tr> <tr> <td>Stettler</td> <td>Yes</td> <td>\$80</td> <td></td> </tr> <tr> <td>Three Hills</td> <td>Yes</td> <td>\$80</td> <td>\$20</td> </tr> <tr> <td>Ponoka</td> <td>Yes</td> <td>\$86.80</td> <td>\$10</td> </tr> </tbody> </table> <p>After review of the above rates we are recommending Council increase the Town of Rimbey reimbursement rate to the following:</p> <table border="1" data-bbox="841 1318 1136 1465"> <tbody> <tr> <td>Breakfast</td> <td>\$18.00</td> </tr> <tr> <td>Lunch</td> <td>\$22.00</td> </tr> <tr> <td>Dinner</td> <td>\$40.00</td> </tr> <tr> <td>Total per day</td> <td>\$80.00</td> </tr> </tbody> </table>	Town	Actual receipts	Daily Maximums No receipts	Incidentals No receipts	Drumheller	Yes (Max \$100/day)	\$50		Blackfalds	Yes	\$51		Innisfail	Yes	\$60		Crossfield	Yes	\$60		Sundre	Yes	None		Airdrie	Yes	\$70	\$25	Stettler	Yes	\$80		Three Hills	Yes	\$80	\$20	Ponoka	Yes	\$86.80	\$10	Breakfast	\$18.00	Lunch	\$22.00	Dinner	\$40.00	Total per day	\$80.00
Town	Actual receipts	Daily Maximums No receipts	Incidentals No receipts																																														
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Total per day	\$80.00																																																
Relevant Policy/Legislation	Policy 1108 Reimbursement for Council, Staff, Boards & Committees																																																
Options/Consequences	<ol style="list-style-type: none"> Council may choose to amend Policy 1108 in regards to its maximum daily meal allowances. Council may choose to not amend Policy 1108 in regards to its maximum daily meal allowances. 																																																
Financial Implications	Change in daily maximum meal reimbursement.																																																
Attachments	Policy 1108 Reimbursement for Council, Staff, Boards & Committees																																																

Recommendation	Administration recommends Council amend Policy 1108 Reimbursement for Staff, Council, and all Board & Committee members to increase the reimbursement rates to breakfast \$18.00, lunch \$22,00, and dinner \$40,00; maximum daily rate of \$80 per day.
Prepared By:	<p><i>for</i> <u><i>Lori Hillis</i></u> <u><i>July 18/18</i></u> Wanda Stoddart Date Director of Finance</p>
Endorsed By:	<p><u><i>Lori Hillis</i></u> <u><i>July 18/18</i></u> Lori Hillis, CPA, CA Date Chief Administrative Officer</p>



Town of Rimbey Policy Manual

Title:	Reimbursement for Council, Staff, Boards & Committees	Policy No:	1108
Date Approved:	October 24, 2016	Resolution No:	419/16
Date Effective:	October 24, 2016		
Purpose:	To provide equitable compensation for those traveling on municipal business.		

Policy Statement:

Meals

When required by the Town of Rimbey to be absent from Rimbey during meal hours, the following rates shall apply for the Staff, Council, and all Board & Committee members:

Breakfast	\$15.00 (including gratuities)
Lunch	\$20.00 (including gratuities)
Supper	<u>\$30.00</u> (including gratuities)
Total per day	\$65.00

Or receipts may be submitted for full compensation, including a maximum gratuity of 15%.
No alcoholic beverages shall be paid for by the Town at any time.

Mileage

Shall be set at the simplified per kilometer rate for Alberta according to Canada Revenue Agency.

Lodging

Actual receipted cost.
No receipt required for stay in private accommodations - \$50.00 per night

Registration Fees

Actual receipted cost

Other Items

Actual receipted cost. May include incidentals such as parking and use of public transportation.

Employees will be reimbursed hourly wages for travel time to and from functions outside regular working hours.

Initial Policy Date:	October 23, 1991	Resolution No:	754/91
Revision Date:	February 23, 2001	Resolution No.	49/11
Revision Date:	May 27, 2008	Resolution No.	183/08
Revision Date:	October 24, 2016	Resolution no.	419/16
Supercedes Policy 151, 1107, 1109, 1110, 1111			



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.5
Council Meeting Date	July 24, 2018
Subject	Rimbey Municipal Library Request for Space in Parkland Manor
For Public Agenda	Public Information
Background	As per attached letter
Discussion	
Options/Consequences	<ol style="list-style-type: none"> 1. Contact the Alberta Seniors Housing to discuss the possibility of a leasing agreement to the Town. 2. Contact the Alberta Seniors Housing to discuss the possibility of a sale to the Town for a nominal cost. 3. Deny the Rimbey Municipal Library request for space in Parkland Manor.
Financial Implications	To be determined
Attachments	Rimbey Municipal Library Letter to Town Council
Recommendation	Council determines a course of action regarding the Rimbey Municipal Library request for space in Parkland Manor.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date



July 16, 2018

Town of Rimbey Councilors
Box 350
Rimbey, Alberta
T0C 2J0

Dear Mayor Pankiw and Council;

As you know, the Rimbey Municipal Library is desperately short on space. For several years various town councils have been working with the library to find us a larger space. One of the several possibilities was to refurbish the old Parkland Manor and have the library be one of the tenants. It is my understanding that the costs of the refurbishing is prohibitive and that the Alberta Government is just going to let the building sit empty.

Empty buildings soon become a liability in a community. They not only attract rodents, but also often undesirable humans as a place for drug deals and other illegal activities.

I would like to propose that the Rimbey Municipal Library take over a portion of the existing building. We would be willing to pay for the small renovations needed to make it safe, such as the addition of walls at the beginning of some of the corridors to prevent patrons from going down all the halls. We would also be financially responsible for the installation of the supernet. We would also install a couple of security cameras to give us the ability to see where there is no line of sight. The existing parts that we would like to use would require no structural renovations.

I would propose that we use the part of the lodge that includes the A wing, the kitchen, dining room, and the games room. In addition we may be interested in using the board room. This will give us increased space for our collection, office space, programming space, storage space, and access to a beautiful green space outdoors. It would also leave lots of space for people to sit and visit, or quietly read a book. Being that close to the existing seniors' homes would also afford us the opportunity to do some senior's programming.

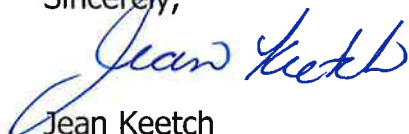
It is the municipality's responsibility to provide a space for the library, so I believe that the province would need to be contacted by the municipality, and not us. I am aware that the utility costs of the building are unreasonably high, however in the past the whole building was filled with residents using electricity and water. I can only assume that without residents the utilities would be a fraction of the price. As well, whether we occupy space or not, the government will need to keep the heat and electricity on, so

hopefully they would be willing to lease space for less than they pay for the whole building. As well, the insurance costs on an unoccupied building are much higher than one with tenants.

I believe that if you were able to convince the province to lease the space to you, for us, on a long term basis that it would be a win/win/win situation. They would have someone in their building and have a small portion of their utilities paid. The town would not have an empty building that they would need to worry about, and the library would have more space.

If you could please consider this we would be most appreciative.

Sincerely,



Jean Keetch
Library manager



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.1
Council Meeting Date	July 24, 2018
Subject	Department Reports
For Public Agenda	Public Information
Background	Department managers supply a report to Council, bi-monthly advising Council of the work progress for the time period.
Attachments	8.1.1 Chief Administrative Officer Report 8.1.2 Chief Financial Officer Report 8.1.3 Director of Public Works Report 8.1.4 Director of Community Services Report 8.1.5 Development Officer Report 8.1.6 Bylaw Enforcement Report
Recommendation	Motion by Council to accept the department reports as information.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Highlights

May 2-4/18 – Attended Capital Budgeting and Planning course put on by the Government Finance Officers Association hosted in Edmonton.

May 10/18 – Attended the semi-annual Regional Emergency Management Partnership Agency Meeting

May 15-18/18 – Attended the Society of Local Government Administrators conference in Kananaskis

May 30 – June 4/18 – Attended the FCM Conference in Halifax

June 25/18 – Attended the Disaster Recovery Workshop in Sylvan Lake

Lori Hillis
Chief Administrative Officer

Highlights

- Worked on reports for WinFin – input the budget figures for 2018 and worked on operating statement for 2018.
- Attended the Alberta Pension Services Spring 2018 session in Red Deer on May 1, 2018.
- Attended the 3 day Government Finance Officers Association Capital Budgeting and Planning Workshop in Edmonton from May 2 to May 4, 2018.
- Met with Chuck Robertson to discuss renewal of group benefits.
- Worked on balancing asset and liability accounts for month end reports year to date.
- Worked on MSI capital grants and submitted them for the 2018 year.
- Worked on Federal Gas Tax Fund capital grant and submitted it for 2018.
- Working on the Tangible Capital Asset amounts and project worksheets for 2018.
- Attended the Government Finance Officers Association Conference June 4 to June 6, 2018.
- Attended Council meetings – May 8, May 22, June 12 and June 26, 2018.
- Dealing with Local Authorities Pension Plan re queries, balancing, final year-end audit papers, etc.
- Met with Jennifer Espanol and Darrell Neuman from Alberta Urban Municipalities Association on June 13, 2018 to discuss and go over the reporting portal for AMSC Energy.
- Met with Jim McPherson and Chuck Robertson regarding our group benefits on June 14, 2018.
- Attended the Disaster Recovery Program Workshop in Sylvan Lake on June 25, 2018.

Wanda Stoddart
Chief Financial Officer
Town of Rimbey

TOWN OF RIMBEY
VARIANCE REPORT
FOR THE SIXTH MONTH PERIOD ENDING JUNE 30, 2018

OPERATING	2018 Revenues				2018 Expenses			
	Budget	Year to Date	% Revenue to Date	Variance	Budget	Year to Date	% Expenses to Date	Variance
General Municipal Revenues	4,141,892	3,778,913	91%	362,979	926,981	469,461	51%	457,520
Council (11)					206,942	103,087	50%	103,855
Administration (12)	26,935	11,697	43%	15,238	620,424	324,513	52%	295,911
General Administration (13)					107,080	46,550	43%	60,530
Police (21)	37,760	18,880	50%	18,880	69,403	28,298	41%	41,105
Fire (23)						12,986		
Disaster Services (24)				0	3,125	0	0%	3,125
Intern	0	0	0%	0	0	0	0%	0
Bylaw Enforcement (26)	18,000	21,857	121%	(3,857)	130,357	30,319	23%	100,038
Public Works (32)	4,000	7,851	196%	(3,851)	774,669	326,199	42%	448,470
Airport (33)	1,162	0	0%	1,162	14,735	4,149	28%	10,586
Storm sewer (37)					10,800	2,865	27%	7,935
Water (41)	553,032	277,163	50%	275,869	359,001	157,060	44%	201,941
Sewer (42)	322,850	161,247	50%	161,603	313,800	99,203	32%	214,597
Garbage (43)	207,476	103,624	50%	103,852	114,753	45,654	40%	69,099
Recycle (43-01)	40,828	21,701	53%	19,127	93,780	39,554	42%	54,226
Compost	1,925	898	47%	1,027	17,498	3,540	20%	13,958
Community Services (FCSS)	190,424	101,718	53%	88,706	286,148	165,752	58%	120,396
Cemetery (56)	15,800	6,776	43%	9,024	49,729	16,475	33%	33,254
Development (61)	20,860	7,612	36%	13,248	92,489	40,466	44%	52,023
Econ. Development (61-01)	22,500	15,365	68%	7,135	39,473	21,149	54%	18,324
Recreation Office (72)	15,150	14,755	97%	395	62,251	14,279	23%	47,972
Pool (72-04)	107,150	89,896	84%	17,254	307,505	76,537	25%	230,968
Parks (72-05)	10,500	10,537	100%	(37)	138,571	24,733	18%	113,838
Fitness Center (72-06)	31,300	17,001	54%	14,299	49,657	11,859	24%	37,798
Arena (72-09)	153,380	112,860	74%	40,520	253,920	141,473	56%	112,447
Recreation Programs (72-11)	25,750	19,522	76%	6,228	52,603	18,855	36%	33,748
Community Centre (74)	131,900	81,033	61%	50,867	308,721	127,883	41%	180,838
Library (74-06)	10,850	0	0%	10,850	135,734	73,407	54%	62,327
Scout Hall (74-08)					4,280	3,024	71%	1,256
Curling Club (74-09)	700	690	99%	10	23,300	11,224	48%	12,076
Museum (74-12)					76,000	59,893	79%	16,107
Total Revenues	6,092,124	4,881,596		1,210,528	5,643,729	2,500,447		3,143,282
Debenture & Loan Principal Payments					341,305	217,763		123,542
Total operating and debt repayment	6,092,124	4,881,596		1,210,528	5,985,034	2,718,210		3,266,824

TOWN OF RIMBEY

VARIANCE REPORT

FOR THE SIXTH MONTH PERIOD ENDING JUNE 30, 2018

CAPITAL	Grants and reserves	Operating surplus				Year to Date		Variance
New Computers	16,500							16,500
Planning ICF and IDP	65,000							65,000
Town Office - Roof Repair	25,000					20,330		4,670
Library Flooring	22,000					22,011		(11)
RCMP Building Repair, new roof, garage door opener, lighting	49,100					40,285		8,815
Fitness Centre - cable machine	8,000							8,000
Pool Concrete Surface	60,000							60,000
Water Well Drilling Program (Multi-Year program) 2018/2019 - 1.6 M	630,100					34,869		595,231
Comm Centre - LED lights for upper auditorium, Lions Room CC Lobby	6,000					5,474		526
Comm Centre Backup generator	100,000					7,171		92,829
Public Works Building Upgrades - Alarm System \$6500	6,500					5,795		705
Public Works Building Upgrades - Flooring \$7,500	7,500					5,795		1,705
Water - Main Valve Stand Replacements	8,000							
Water Valve replacements	40,000							40,000
Hydrant Replacements	40,000					1,445		38,555
Main Valve Replacements	15,000							15,000
NE Lagoon Outlet Ditch Upgrade	700,000					8,997		691,003
Stormwater - Drader Crescent - Fence (99000, Cement Swale (8500) and Re-Survey Storm Pond (2200)	20,600					20,600		0
Storm Main Installations on 40th Ave	181,100							181,100
Cemetery	9,800							9,800
2018 Street Improvements	610,300					25,583		584,717
Simpson Road - with County of Ponoka	200,000					185,985		14,015
Oil, gravel, grade and pack - Roads	42,000							42,000
Trail from Westview Dr. (Evergreen Subdivision) to 56 Ave.	110,000					5,667		104,333
Trail from CC to Drader Cres	236,000							236,000
	3,208,500	0				390,007		2,810,493
Total operating and capital	9,300,624	4,881,596			1,210,528	5,985,034	3,108,217	6,077,317

Town of Rimbey 2018
Accounts Payable Cheque List
From: 22-Jun-2018 To: 18-Jul-2018

Vendor Name	Purpose	Cheque	Date	Amount
Canada Revenue Agency	RP0001 / 02 - June 10-23/18 (June 29/18)	PAW4866	25-Jun-2018	17702.19
LAPP	LAPP payment for June 29/18 biweekly payroll...	PAW4867	25-Jun-2018	8720.41
LAPP	LAPP - June 2018 - monthly payroll - J.Keetch	PAW4868	25-Jun-2018	806.62
LAPP	LAPP payment for July 04/18 (biweekly payroll...	PAW4869	05-Jul-2018	1272.92
Great West Life	GWL - July 2018	PAW4870	05-Jul-2018	10472.83
Waste Management	July 2018 - waste management - recycle	PAW4871	10-Jul-2018	2536.02
Telus Mobility Inc.	cell invoice	PAW4872	10-Jul-2018	160.31
EPCOR	Scout Hall - power	PAW4873	10-Jul-2018	88.17
Alberta Municipal Services...	gas / power - July 09/18	PAW4874	10-Jul-2018	35009.52
Eastlink	cable	PAW4875	10-Jul-2018	87.31
LAPP	LAPP - July 13/18 biweekly payroll - June 24 -...	PAW4876	10-Jul-2018	8720.41
Canada Revenue Agency	July 13/18 (June 24-July 7/18) CRA	PAW4877	10-Jul-2018	16343.82
LAPP	LAPP - July 18/17 biweekly payroll - FCSS...	PAW4878	10-Jul-2018	1272.92
Direct Energy Regulated Services	Curling Club - gas	PAW4879	10-Jul-2018	39.84
Direct Energy Regulated Services	Scout Hall - gas	PAW4880	10-Jul-2018	60.18
Blindman Handivan Society		43555	25-Jun-2018	20000.00
Municipal Property Consultants...		43556	25-Jun-2018	3590.29
Rimbey Family & Community...		43557	25-Jun-2018	28000.00
Rimbey Historical Society		43558	25-Jun-2018	39000.00
Wood Environment &...		43559	25-Jun-2018	12373.49
Abou Ghanim, Salim & Wafa		43560	05-Jul-2018	100.00
Academy of European...		43561	05-Jul-2018	350.00
Accu-Flo Meter Service Ltd.		43562	05-Jul-2018	30.72
AGAT Laboratories		43563	05-Jul-2018	157.50
Alberta NWT Command		43564	05-Jul-2018	285.00
AN Adventure Distribution &...		43565	05-Jul-2018	295.58
Blue Spruce Phone Books		43566	05-Jul-2018	315.00
Canadian Pacific Railway...		43567	05-Jul-2018	248.00
Central Alberta Fire Protection		43568	05-Jul-2018	367.50
Clean Harbors Canada, Inc.		43569	05-Jul-2018	2352.00
Davidson, John		43570	05-Jul-2018	25.00
Digitex Inc.		43571	05-Jul-2018	688.18
Expert Security Solutions		43572	05-Jul-2018	94.34
Gull Lake Deer Creek Gas Co-...		43573	05-Jul-2018	650.00
Hatch, Landon		43574	05-Jul-2018	25.00
Holly's Greenhouse		43575	05-Jul-2018	2860.20
Hunter Hydrovac Inc.		43576	05-Jul-2018	2887.50
Kansas Ridge Mechanical Ltd.		43577	05-Jul-2018	413.28
Kriz Farming Ltd.		43578	05-Jul-2018	5000.00
Longhurst Consulting		43579	05-Jul-2018	3391.50
MLA Benefits Inc.		43580	05-Jul-2018	1524.62
Nikirk Bros. Contracting Ltd.		43581	05-Jul-2018	15226.58
OK Tire (773664 AB Ltd.)		43582	05-Jul-2018	34.39
Peters, Darrell		43583	05-Jul-2018	2000.00
PitneyWorks		43584	05-Jul-2018	2100.00
Red Deer Royals Concert &...		43585	05-Jul-2018	1500.00
Regency Flooring & Interiors Ltd.		43586	05-Jul-2018	8721.64
Rimbey Implements Ltd.		43587	05-Jul-2018	318.32
Rimbey Janitorial Supplies		43588	05-Jul-2018	219.45

Town of Rimbey 2018
Accounts Payable Cheque List
From: 22-Jun-2018 To: 18-Jul-2018

Vendor Name	Purpose	Cheque	Date	Amount
Rimbey Lions Club		43589	05-Jul-2018	500.00
Rimbey Municipal Library		43590	05-Jul-2018	24166.67
Rimbey Value Drug Mart		43591	05-Jul-2018	9.94
Rubicon Pharmacies Canada Inc.		43592	05-Jul-2018	7276.89
Rural Municipalities of Alberta		43593	05-Jul-2018	2100.55
Sanitec		43594	05-Jul-2018	209.31
Stationery Stories & Sounds...		43595	05-Jul-2018	448.98
The Government of Alberta		43596	05-Jul-2018	90.00
Towle, Jeanette		43597	05-Jul-2018	1484.29
Town Of Rimbey		43598	05-Jul-2018	2860.75
True Way Tire Ltd.		43599	05-Jul-2018	42.95
Uni First Canada Ltd.		43600	05-Jul-2018	222.46
Vicinia Planning & Engagement...		43601	05-Jul-2018	4710.64
W.R. Meadows		43602	05-Jul-2018	238.14
Wolseley Industrial Canada INC		43603	05-Jul-2018	1133.37
AGAT Laboratories		43604	10-Jul-2018	1207.92
Alsco		43605	10-Jul-2018	1283.44
Animal Control Services		43606	10-Jul-2018	1428.00
Automated Aquatics Canada Ltd.		43607	10-Jul-2018	485.99
Border Paving Ltd.		43608	10-Jul-2018	65867.44
Brownlee LLP		43609	10-Jul-2018	644.11
E.M. Chopiuk		43610	10-Jul-2018	293.60
Longhurst Consulting		43611	10-Jul-2018	1575.00
Nikirk Bros. Contracting Ltd.		43612	10-Jul-2018	1688.92
Peters, Susan		43613	10-Jul-2018	50.00
Pyrotec Alarms Inc.		43614	10-Jul-2018	1391.21
Rimbey Express Inc.		43615	10-Jul-2018	207.25
Rimbey Family & Community...		43616	10-Jul-2018	44353.00
Rimbey Home Hardware		43617	10-Jul-2018	300.52
Rimbey Janitorial Supplies		43618	10-Jul-2018	634.20
SANDS Dust Control Ltd.		43619	10-Jul-2018	21595.19
Sinclair Supply Ltd.	Cancelled	43620	10-Jul-2018	41.07 *
Superior Safety Codes Inc.		43621	10-Jul-2018	290.06
United Farmers Of Alberta		43622	10-Jul-2018	172.64
Wolseley Industrial Canada INC		43623	10-Jul-2018	2266.74

84 cheques for \$449,668.72

Highlights

ROADS

- Street sweeping ongoing.
- Pothole repairs ongoing.
- Crack Filling completed.
- Curb & Crosswalk painting completed.
- Applied SB 90 on 43 Street & 54 Avenue
- Dust Suppressant on RV Park Road
- Concrete replacement project started

WATER

- Routine maintenance and testing;
- AEP reporting, meter reading and other related work is ongoing;
- Spring Hydrant flushing;
- Valve Exercising;

WASTEWATER

- Routine maintenance and testing;
- AEP reporting and other utility related work is ongoing;
- Walk Drainage Ditch to check for Beaver Dams;

RECYCLE

- Haul Yard Waste to Town of Ponoka;
- Held E-Waste/Household Hazardous Waste & Paint Round-Up;
- Ongoing grass maintenance, water cotoneasters as required;
- Assist Ponoka County staff as required;

R.C.M.P. STATION

- Building maintenance as required;
- Ongoing grass maintenance;

COMPOST

- Weekly Yard Waste Pick-Up started on May 14, 2018;

CEMETERY

- Cleaned up Cemeteries for Mother's Day;
- Water new trees in Mount Auburn Cemetery;
- Opened and closed for several burials and Cremations;
- Ongoing grass maintenance;
- Marked several stones for engraving, assist Monument Company as required;
- Assist families with their needs;

PARKS

- Ongoing grass maintenance;
- Levelling soft surfaces;
- Playground Equipment Inspections;

OTHER

- Maintenance at the Town Office and Library as needed;
- Worked with Tagish Engineering on several projects;
- Assist other Departments as required;
- Assist residents and visitors with questions or concerns.

R. Schmidt
Director of Public Works

Highlights:**Peter Lougheed Community Centre**

- Weekend Events throughout the Summer
- Ongoing cleaning, maintenance and event supervision
- Policies and Procedures for Recreation Facilities
- Book King software to be used as our new booking program for the Community Centre, Pool and Arena

Community Fitness Centre

- Fitness equipment ordered – Multi-Functional Trainer + Smith Attachment
Delivery – end of July
- Daily cleaning and maintenance of the area
- Quarterly maintenance performed by Fitness Mechanics – cable to replace rope on the 4 station Magnum cable machine

Rimbey Aquatic Centre

- Pool/Spray Park operation
- Swim Lessons continue throughout the summer
- Boiler is limping through the summer – ordered stainless steel heat exchanger and NTI Condenser Boiler arrival time still uncertain
- Ongoing maintenance
- Last Swim – Monday, September 3

Arena

- Arena cleaning and painting
- Planning 2018/19 season

Programs

- Boys & Girls Club using the facility – Summer program – 3 days per week

Events

- Canada Day Event went well
- Parade – many entries including 2 bands

Cindy Bowie
Director of Community Services



Highlights

In addition to day-to-day activities, the Planning & Development Department has also been working on the following items:

- **Resident Questions.** Administration is answering ongoing development questions from residents. Questions are typically related to building decks, fences and house renovations.
- **Development Permits.** Administration has been answering resident questions regarding potential development permits on an on-going basis. Recently we have answered questions pertaining to tent structures for industrial/commercial purposes.
- **Certificate of Compliance.** Administration has been processing certificates of compliance and accompanying paperwork as requested. Administration was unable to grant a variance for an existing garage due to the variance being more than the 20% permitted within the Land Use Bylaw. As such a Subdivision and Development Appeal Board meeting has been scheduled on the matter.
- **Land Use Bylaw Update as per the Modernized MGA.** Administration proposed reviewing the Land Use Bylaw with Council for compliance with the Modernized MGA.
- **Advertising Bylaw.** Administration has prepared an Advertising Bylaw for council to consider as per the Modernized MGA.

The following chart outlines the development permit statistics as of July 16, 2018

2018 Development Statistics to July 16, 2018		
	Applied 2018	Issued 2018
Development Permit Applications	23	21
Subdivision Applications	0	0
Certificate of Compliance Requests	8	7
Building Permit Applications	12	12

Elizabeth Armitage, MEdes, RPP, MCIP
Planning & Development Officer



Highlights

BYLAW

- Bulk of Bylaw complaints have been RVs parked on roadways.
- In total since my last report I have dealt with approx. 15 complaints.
- Went by the Rimbey raceway to check on business licenses with food trucks.

TRAFFIC

- Traffic subject to change as my appointment should be approved soon.
- Still waiting on tow policy to be approved by council.

Community Involvement

- None as I was away a lot of June.

CPO Appointment with County

- Paper work for final approval from SolGen has been sent out as of July 17,2018.

Training

- Marijuana in the Workplace seminar in Wetaskiwin (June)
- Dog Apprhension Course (June)

Chanse Trenholm #1655
Bylaw Enforcement Officer
Rimbey Enforcement Services



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.2
Council Meeting Date	July 24, 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 Rimoka Housing Foundation Minutes from Wednesday, May 23, 2018
Recommendation	Motion by Council to accept the, Rimoka Housing Foundation Minutes as information.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date



BOARD MEETING
Wednesday, May 23, 2018
9:00 am
Legacy Place, Ponoka

PRESENT: L. Curle T. Dillon B. Liddle D. MacPherson
R. Pankiw P. Hall, CAO W. Sheppard, Recorder
ABSENT: P. McLauchlin C. Prediger

1. CALL TO ORDER

R. Pankiw, Board Vice-Chair called the meeting to order at 9:00 a.m.

2. ADOPTION OF AGENDA

MOVED by T. Dillon that the Board meeting agenda be adopted as presented. (RHF 18-05-01) Carried

B. Liddle joined the meeting at 9:05 a.m.

3. APPROVAL OF MINUTES

MOVED by L. Curle the Board accept the minutes of the April 18, April 26, and April 30, 2018 Board meetings. (RHF 18-05-02) Carried

4. FINANCIAL REPORTS

P. Hall provided an overview of the financial reports for the four months ending April 30, 2018. Presently there are four units in turnover at Legacy Place that should be complete in the next six weeks. Overall, the Foundation is tracking ahead of budget in all departments.

Provincial housing is ahead of budget overall but over budget on wages and maintenance expenditures due to the input into these buildings since the transition. The maintenance department is currently completing a review and updates to the efficiency of all the apartment buildings systems.

MOVED by D. MacPherson that the Board accept for the four months ending April 30, 2018 as information:

- Statement of Financial Position;
- Financial Statements;
- Cash in Bank report;
- Cheque Registers, Online and Pre-authorized Payment registers;
- and the endowment account purchases from January to March. (RHF 18-05-03)

Carried

5.	CAO REPORT
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P. Hall advised a Wellness Coalition has been created in Ponoka that includes a diverse group of members from throughout the community and includes a liaison with Alberta Health. The coalition shall review what we have for housing and what we need in the community and have already met a few times.

Some members of the Wellness Coalition will attend the June Board meeting.

P. Hall presented policy CS-15 - Nurse Call System for Board review. As part of the accommodations and licensing review last week at Valley View Manor, the issues with the nurse call system reflected a need to have a policy.

MOVED by B. Liddle that the Board approve policy CS-15 Nurse Call System. (RHF 18-05-04)

Carried

The move to Valley View Manor will begin on May 26th with residents non-essential items. There are lots of volunteers and organizations willing to help us with the official move of residents on June 4th which is greatly appreciated.

There are some sections where the grass seed didn't catch on the grounds around Valley View Manor, so we will have to over seed this year. Also, P. Hall is looking into fencing options with the Town of Rimbey especially for the north side of the pond.

The acoustical panels will be installed tomorrow in the dining area at Valley View Manor to mitigate the sound.

MOVED by L. Curle that the Board accept the CAO report as information. (RHF 18-05-05)

Carried

6.	STANDING AGENDA ITEMS
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SAFETY

Safety committee meetings are ongoing at both sites with an organizational safety meeting scheduled for June.

There is one active WCB claim in Ponoka that is ongoing.

7.	NEW BUSINESS & CORRESPONDENCE
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LETTER FROM MINISTER

P Hall reviewed the letter from Government on the future of Parkland Manor and will request a meeting with Government to discuss expectations or parameters for the management of Parkland Manor once the building is vacant. Also, the removal of the link between Parkland Manor and Kansas Ridge 1 must be completed.

VALLEY VIEW MANOR MOVE

As discussed in the CAO report above.

PONOKA BBQ – June 6th at 5:30 p.m.

P. Hall invited all Board Members to the Ponoka BBQ with residents and family members.

9.	NEXT MEETING
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The next meeting is scheduled for June 20th at Valley View Manor in Rimbey at 9:00 a.m.

MOVED by L. Curle that the meeting adjourn at 9:46 a.m. (RHF 18-05-06)

Carried

Board members toured the Ponoka site and expansion area after the meeting adjourned.



Paul McLaughlin, Board Chair

June 20/2018
Date Signed


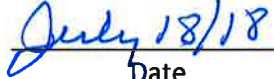




Peter Hall, CAO

June 20/2018
Date Signed



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.3
Council Meeting Date	July 24, 2018
Subject	Council Reports
For Public Agenda	Public Information
Background	The Mayor and Councillors provide a monthly report to advise of their activities of the previous month.
Attachments	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
Recommendation	Motion by Council to accept the Council reports as information.
Prepared By:	<p> _____ Lori Hillis, CPA, CA Chief Administrative Officer</p> <p> _____ Date</p>
Endorsed By:	<p> _____ Lori Hillis, CPA, CA Chief Administrative Officer</p> <p> _____ Date</p>



Highlights

Date	Event	Details of Event
July 1, 2018	Canada Day	MC'd Canada festivities
July 9, 2018	Conference call	Conference call with CAO and Advocacy Solutions
July 10, 2018	Trail	Signed 1/2 of trail agreement papers
July 12, 2018	Lawyer	Met with Richard Gregory and CAO signed airport deal
July 17, 2018	Trail	Signed 2 nd half of trail papers
June 26- July 24, 2018		Cheque runs and commissionaire of oaths numerous times
July 24, 2018	Council Mtg	Regular Council Mtg
July 10, 2018	Special Council Mtg	See minutes

- Rick Wm. Pankiw
- Mayor

Highlights

Date	Event	Details of Event
26/06/2018	Town Council Meeting	Council met and dealt with several Bylaw amendments which included the Land Bylaw Use, Cemeteries Bylaw. Council also discussed the Yard Waste Disposal agreement with the County of Ponoka, Alberta Transportation Agreement, Reports were provided by the Director of Finance. Tagish Engineering provided their Project status report. Reports were also provided by Councilor's. Further details on these items can be discussed or provided upon request.
29/06/2018	Kids N Sports Coop Barbeque	Kids N Sports barbeque held at the Rimbey Coop. No results have been received from the amount of money raised.
05/07/2018	FCSS Annual Family Barbeque	Attended the FCSS Annual Family Barbeque. The event was well attended by FCSS Board, Office Staff, and employees.
05/10/2018	Emergency Meeting Advocacy Solutions	The Mayor called an emergency meeting of Town Council to discuss on vote on a proposal involving Municipal Advocacy Solutions grant writing proposal. This meeting is a direct result of Mayor Pankiw and Lori Hillis contacting and meeting this Municipal Advocate at the FCM in Halifax. The proposal will be put forward to obtain funds to repair the intersection at the four was stop. The Advocate is quite optimistic that this application may obtain the funds to make this repair.
14/07/2018	Rodeo Weekend	<p>Attended the Rimbey Rodeo Parade and luncheon. The parade had many entries and appeared larger than in previous years. The parade was well attended by Rimbey and district residents as well as people from all over Alberta. Several attendees were from other countries including the USA, Europe Australia and New Zealand.</p> <p>Attended the post Rodeo Parade Luncheon at the Arena. Great lunch provided by the Town for several dignitaries.</p> <p>Attended the Rimbey Rodeo. It was well attended by local residents, county residents and people from Europe, the USA, Australia and New Zealand. I had a chance to talk to and visit with many attendees.</p>

Bill Coulthard
Councillor

I had an opportunity to sit in on a very interesting workshop with the past Criminal Operations Officer of Alberta. I had talked to him previous to the forum. He is now the Assistant Commissioner in charge of Saskatchewan. He was very interested in some points I had made in relation to personal cell phone use in the work place, the lack of high speed computer generated reports from the police vehicles, the huge rise in rural crime rates. This workshop also included the Head of the women's Prison in Edmonton, the Chief of Police in charge of St Johns New Brunswick and a Terror Specialist from Europe.

I also had the opportunity to confront the Minister of Infrastructure and point blankly asked him where the money was coming from the repair the four-way intersection.

At but not least I had the opportunity to do some follow up on a pedestrian crossing at the Nazarene church and may have come up with a solution to get around the Alberta Infrastructure Red Tape.

I would be more than happy to provide further details from the FCM and to discuss any and all topics .

J.W. Bill Coulthard

FCM Conference

May 31- June 4 2018

May 31, 2018 Registration at the Conference Center and Official Trade Show Opening and reception.

June 01, 2018 Opening Ceremonies P.M. Trudeau Political keynote.

Presidents Forum

Strengthening your affordable housing toolbox workshop

Implementing Canada's Infrastructure Plan workshop

President and 3rd VP candidate's presentations.

Andrew Scheer leader of Canada's Conservative Political keynote

June 02, 2018 Jagmeet Singh NDP Leaders Political keynote

Municipalities at the core of community safety workshop.

Tradeshow lunch and touring booths.

City of Edmonton Reception.

June 03, 2018 AGM and table officer elections.

Elizabeth May Green Party Leader Political keynote

Selection of Alberta Candidates for the FCM board of directors.\

Election of PTA Rep.

Host City Gala Reception

This was my first FCM. I met many people from across Canada and had many opportunities to discuss various problems that relate to many small communities. This included the Legalization of Marijuana and the required legal / Bylaw changes, the lack of support from the Provincial Government towards municipal Infrastructure, which included highways, pedestrian crossing signs and speed limits.

I was interesting to find that Halifax is going to be selling Marijuana from their Provincially operation liquor stores.

Highlights

Date	Event	Details of Event
23/05/2018	Food Bank	Attend the Rimbey Food to check the emergency egress.
25/05/2018	Cemetery Meeting	Attend the Cemetery meeting. Wrong time had been noted. Meeting was at any earlier time but there was no meeting due to insufficient attendance.
25/05/2018	Coffee with Council	Attended Coffee with Council. Discussed the status of the Ag Building, assessments, dandelions, and garbage.
25/05/2018	Gull Lake Citizens on Patrol Garage Sale	Garage sale fundraiser for Gull Lake Citizens on patrol. Lots of sale items and lots of people attending. Sale as a great success.
25/05/2018	FCM.	Attend FCM in Halifax. (see attached FCM Report)
28/05/2018	BYAC Meeting	I had created a "donation jar" for the BYAC. Made arrangements for this to be dropped off at the meeting.
07/06/2018	Seniors Visit	As I was away at the FCM I attended the Valley View Senior's Lodge to converse with occupants as to how the move had gone. I also listened to and noted some complaints.
08/06/2018	Coffee With Council	Attend Coffee with Council. No one from the public attended. Discussed the FCM with Councilors Curle and Payson.
12/06/2018	Council Meeting	Attend the regularly scheduled Council Meeting. Peggy Makofka did a presentation on the Triobike. Topics also included the FCM Advocacy Fund, Shared Community Peace Officer Services, Cemetery Board, Cemetery work, Policies, Coffee with Council, The Scout Hall and sale of the Rimbey Aerodrome.
16/06/2018	Skateboard Park Competition	Attended the Rimbey Skateboard Park and took in the DC skateboard competition. Competitors from age four to thirty were in attendance to show their stuff.
21/06/2018	FCSS Meeting	Report submitted on fire egress to the Board.



Highlights

June 29, 2018	Coffee with council	Attended regular program at the library, breaking for the summer until Sept 14
July 1, 2018	Canada Day in the Park	Attended as volunteer with the Historical Society
July 10, 2018	Special Council meeting	Attended to discuss the grant application

Lana Curle
Councillor



Highlights

Date	Event	Details of Event
No Written report received at time of publication of the agenda.		

Paul Payson
Councillor



Highlights

Date	Event	Details of Event
No Written report received at time of publication of the agenda.		

Gayle Rondeel
Councillor



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	9.1
Council Meeting Date	July 24, 2018
Subject	Correspondence
For Public Agenda	Public Information
Attachments	9.1 Rimbey & District Chamber of Commerce 9.2 Rimbey Municipal Library 9.3 Alberta Municipal Water/Wastewater Partnership
Recommendation	Administration recommends Council accept the correspondence from Rimbey & District Chamber of Commerce, Rimbey Municipal Library and Alberta Municipal Water/ Wastewater Partnership as information.

Prepared By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date

Endorsed By:

Lori Hillis

Lori Hillis, CPA, CA
Chief Administrative Officer

July 18/18

Date



Dear Mayor Pankiw and Councilors,,

I am pleased to announce that the RimbeY & District Chamber of Commerce will purchase 1 bench and 1 garbage receptacle for the price of \$ 975.00 and \$996.50 respectfully. We applaud you and the entire team at the Town of RimbeY for the outstanding work that is being done to improve the aesthetics of our beautiful town.

Melvin Durand
President

587-679-RDCC (7322)
www.rimbeychamber.ca
rimbeychamber@gmail.com

GOLD MEMBERS



ATB Financial



LENNOX
RIMBEY HEATING LTD.



BUIST
MOTOR PRODUCTS RIMBEY CANADA

Riverland
Hearing Clinic

LEGACY FORD
RIMBEY

DH Custom Sausage



Alpen Dental Rimbey



July 19, 2018

His Worship Mayor Rick Pankiw and Council
Town of Rimbey
Box 350
Rimbey, Alberta
T0C 2J0

Dear Mayor Pankiw and Council;

On behalf of the Board and Staff of the Rimbey Municipal Library, I would like to thank you for attending our annual Steak and Lobster evening. Our profit was \$3,413.37. This money was deposited into our building fund.

We really appreciate your support of this event. Not only does your presence bring in more revenue (and Rick is an awesome auctioneer), but more importantly it shows the community that the town supports the library and its purpose. That support is invaluable. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jean Keetch', is written over a horizontal line.

Jean Keetch
Library Manager
Rimbey Municipal Library

July 11, 2018

His Worship Rick Pankiw
Mayor
Town of Rimbey
PO Box 350
Rimbey, AB T0C 2W0

Dear Mayor Pankiw:

Re: Alberta Municipal Water/Wastewater Partnership

Please be advised that a grant in the amount of \$100,000 is being electronically transferred to the Town of Rimbey. This amount represents the first payment for the Phase 1 Lagoon Upgrade – outlet channel project, under the Alberta Municipal Water/Wastewater Partnership.

Once a contractor has been selected, please forward a copy of the tender results to the regional office.

Upon completion of the project please complete a Final Agreement Payment Claim Form and return it to this office, along with photos of the completed project and copies of all related invoices. The Town of Rimbey will be responsible for any applicable Goods and Services Tax associated with this project.

If you have any questions or concerns, please contact Mrs. Denette Leask, Grants Technologist at 403-340-5069.

We are pleased to assist you in this worthwhile endeavor.

Sincerely,



Stuart Richardson, P.Eng
Infrastructure Manager

