



AGENDA

Town Council

July 21, 2025 - 3:00 PM

Town Administration Building - Council Chambers

AGENDA FOR SPECIAL MEETING OF THE TOWN COUNCIL TO BE HELD ON MONDAY, JULY 21, 2025 AT 3:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING, 4938 – 50 AVENUE, RIMBEY, ALBERTA.

Page

1. CALL TO ORDER SPECIAL COUNCIL MEETING & RECORD OF ATTENDANCE

1.1 LAND ACKNOWLEDGEMENT

2. AGENDA APPROVAL AND ADDITIONS

3. MINUTES

3.1 Minutes of Regular Council

4. PUBLIC HEARINGS

4.1 Bylaw 1014/25 Amendment to Land Use Bylaw 1008/24 - Re-Designation of Land [Request for Decision - RFD-25-105 - Pdf](#)

3 - 12

5. DELEGATIONS

6. BYLAWS

6.1 Bylaw 1016/25 Amendment to Land Use Bylaw 1008/24– Re-Designation of Land [Request for Decision - RFD-25-111 - Pdf](#)

13 - 20

7. NEW AND UNFINISHED BUSINESS

8. REPORTS

8.1. Department Reports

9. CORRESPONDENCE

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. CLOSED SESSION

12. ADJOURNMENT

Town Council REQUEST FOR DECISION



Meeting: July 21, 2025
Submitted By: Liz Armitage, Development Officer
Subject: Bylaw 1014/25 Amendment to Land Use Bylaw 1008/24 - Re-Designation of Land
Item For: ☒ Public Information -or- ☐ Closed Session

DISCUSSION:

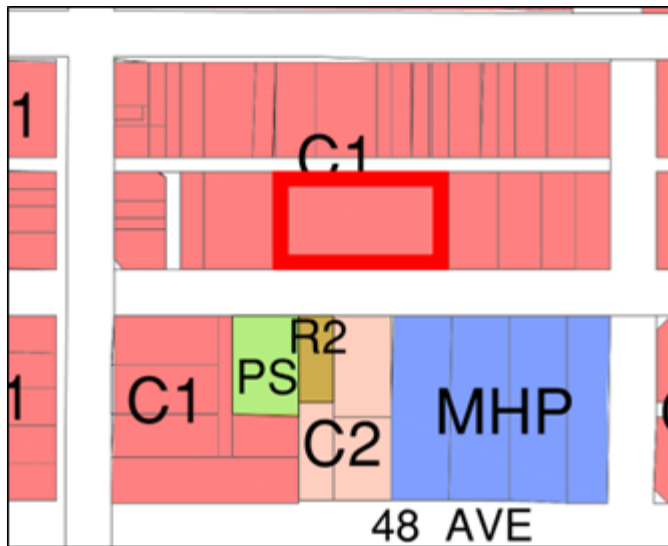
Administration has received an application for redesignation to a Direct Control (DC) District from Phil Swanson for the parcel located at Lot 18, Block 9, Plan 972 2593 in the N.W. ¼ SEC. 21-42-2-W5M (5030-49 Avenue).

The following images show the approximate location of the lands to be redesignated:



Analysis of Existing Conditions:

An analysis of the existing land use and surrounding area indicates that as per Land Use Bylaw 1008/24, the property is surrounded by lands designated C1 on the north, east and west and PS, R2 and MHP on the south. Below is an image of the property from the town's Land Use Bylaw map.



Application Overview:

A private company, Missing Link, has purchased the noted site (previous Town Fire Hall). They are a company that has several contracts to pull fiber through multiple municipalities across Alberta.

The Applicant is proposing to utilize the subject site for storage and also intend to create a security perimeter by surrounding the site with eight (8) shipping containers as a barrier/security wall. The application also proposes to use an additional four (4) shipping containers for temporary storage.

As the Rimbey Land Use Bylaw only allows for a maximum of three (3) shipping containers (c-cans) on one parcel within the Town, Administration directed the Applicant to consider applying for a redesignation to a Direct Control (DC) District to allow for the additional number of c-cans that they would like to utilize on the site. Administration did not advise pursuing a development permit given the significant variance that would be required to the number of sea-cans on the site. This process will require a redesignation to Direct Control and then a subsequent development permit application that would be under the purview of Council to make a decision on in accordance with the Bylaw.

The proposed number of c-cans changes the character and general nature of the site and may have significant impacts on adjacent properties and the area as a whole. This is why a redesignation application and the public hearing process that accompanies that is most appropriate from a planning and development perspective, as well as from a public transparency and oversight viewpoint.

Municipal Development Plan Review:

One of the main goals of Rimbey's MDP is outlined in 6.1 which states one MDP goal is to "to ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Town." The impact of a site in the downtown area and heart of the community having such a significant number of c-cans, more in line with an industrial area or more appropriate in a sparsely populated rural area is counter to this MDP goal in terms of ensuring complementary development.

Policy 7.3 states that "a high level of quality and aesthetic appeal will be encouraged in all development and redevelopment." Council, in their decision to proceed with this redesignation application, will have to consider whether this policy goal is achieved through this development.

When considering a land use redesignation application, the MDP notes that Council should have consideration for the following items outlined in Section 7.7:

- 1.The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
- 2.The views of the public;
- 3.The physical characteristics of the subject and adjacent land;
- 4.The use of other land in the vicinity;
- 5.The availability of and possible impact on public and private utilities;
- 6.Access to and possible impact on the transportation systems;
- 7.The overall design; and

Any other matters which, in the opinion of Council, are relevant

While aesthetically this proposed development does not align with the overall goals of the MDP and may also impact other lands in the vicinity from a visual perspective, Council should also take into consideration the views of the public made at a subsequent public hearing, if this Bylaw receives 1st Reading as well as any other matters which, in the opinion of Council, are relevant.

This proposed development is located within the commercial area of the downtown. Policy 11.4 notes that “the Town will strive to develop and implement an overall downtown streetscape plan to ensure the downtown commercial area is pedestrian friendly and aesthetically pleasing while providing adequate vehicular access and parking.” The proposed development, will likely have a negative impact on the streetscape and this should be considered by Council.

If Council does decide to approve this Land Use Bylaw amendment, a rationale can be made for alignment with the Economic Development section of the MDP as outlined in Section 22. Goals of this section speak to encouraging economic development and opportunity for the Town. This is a growing business in Rimbey that will grow the economic base of the Town which is something that the MDP does encourage.

Land Use Bylaw Review:

Section 9.13 of the Land Use Bylaw outlines regulations regarding c-cans. As proposed, this development is counter to a number of the supporting regulations for c-cans, not simply the maximum number allowed.

The Bylaw notes that c-cans cannot be located in the exterior side or front yard. This proposal will have shipping containers located within the side yards and the front yard. Policy 9.13.7 notes that c-cans shall be visually screened from public roads and adjacent properties. Policy 9.13.8 notes that shipping containers shall have no visual or material impacts on neighboring properties. The shipping containers, as proposed with this development, would not be visually screened and encircle the site.

Policy 9.13.10 provides allowances for temporary c-cans during active construction and during temporary loading and unloading for period of not more than ten (10) days in any six-month period. The temporary shipping containers proposed for this site will exceed those requirements and require further special allowances in a DC district, if approved by Council.

Summary:

This application has significant contradictions with the policy framework outlined in Rimbey’s Municipal Development Plan (MDP) and the regulatory requirements of the Town’s Land Use Bylaw. Council must weigh these considerations, with any public input at the Public Hearing and consideration of the Town’s economic development goals and priorities when making a decision on this application.

Public Hearing Consultation

Council gave first reading to Bylaw 1014/25 Amendment to Land Use Bylaw 1008/24 on June 23, 2025. Council set the Public Hearing date of July 21, 2025 and directed administration to circulate notice of Bylaw 1014/25 to relevant agencies and adjacent neighbours. Additionally, Council directed administration to advertise the public hearing in the Rimbey Review for (2) two consecutive weeks prior to the Public Hearing. The public hearing was advertised as follows:

- Notice was placed in the July 3, 2025 and July 8, 2025 editions of the Rimbey Review; and
- Notice was given to adjacent property owners by regular mail;
- Notice was given to affected agencies; and,
- Notice of this public hearing was posted on the Town of Rimbey web site under important notices with a copy of the complete package available for public review, and on the front and back doors of the Town of Rimbey Administration Building and at the front counter.

Written submission was received from:

- Ponoka County, June 26, 2025 – no concerns
- Forestry and Parks, June 25, 2025 – no concerns
- ATCO Pipelines and Liquids GBU, July 8, 2025 – no concerns
- Alberta Transportation, July 9, 2025 – standard notes with no objections to the Land Use Bylaw amendment.

As of July 9, 2025, at 4:30pm, no written responses have been received from members of the community.

Additional written submissions received after July 9, 2025, at 4:30pm will be read aloud at the Public Hearing.

RELEVANT POLICY/LEGISLATION:

Municipal Government Act
Municipal Development Plan
Land Use Bylaw 1008/24

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION:

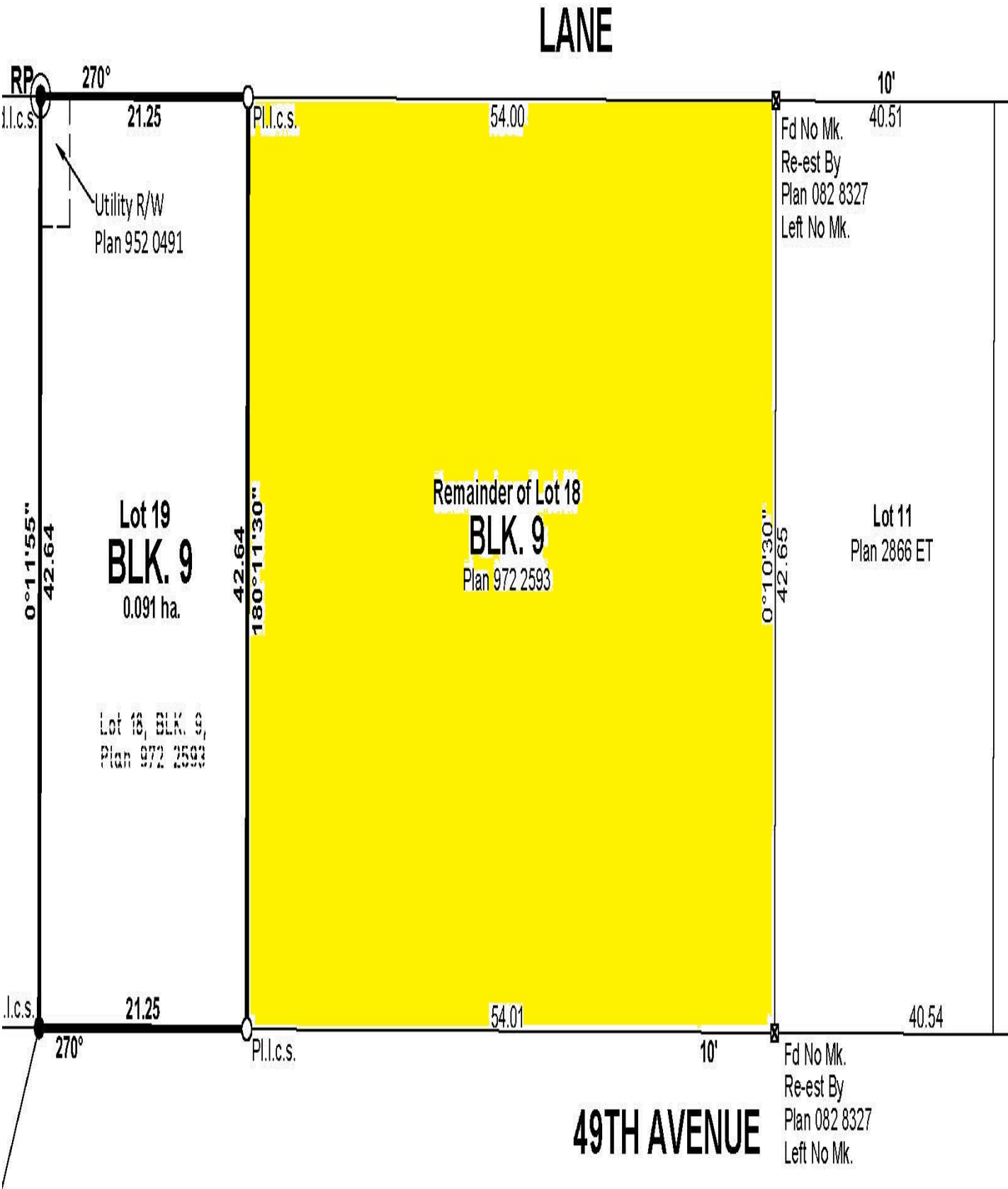
1. Administration recommends Council give second reading of Bylaw 1014-25 Amendment to Land Use Bylaw 1008/24.
2. Administration recommends Council give third reading of Bylaw 1014-25 Amendment to Land Use Bylaw 1008/24.

ATTACHMENTS:

[Map](#)
[Bylaw 1014-25 Amendment to the Land Use Bylaw 1008 24](#)

PREPARED BY: Liz Armitage, Development Officer July 17, 2025
Date

ENDORSED BY:  July 17, 2025
Date
Craig Douglas, Chief Administrative Officer





A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 1008/24.

WHEREAS Part 6, Section 6.1(2), of the Town of Rimbey Land Use Bylaw 1008/24 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 – DIRECT CONTROL – 2020-01

- 1) Add Section 12.18, Direct Control District – 2025-01 as follows:
- (1) **Location**
Lot 18, Block 9, Plan 972 2593 (5030-49 Ave)
 - (2) **Purpose**
To accommodate and allow for a maximum of eight (8) permanent c-cans and four (4) temporary c-cans to be located on an otherwise designated Central Commercial (C1) district.
 - (3) **Permitted Uses**
 - (a) As per the permitted uses contained within the Central Commercial (C1) designation.
 - (4) **Discretionary Uses**
 - (a) Eight (8) permanent c-cans
 - (b) A maximum of four (4) temporary c-cans allowed for a maximum one (1) year period from date of development permit issuance.
 - (c) As per the permitted uses contained within the Central Commercial (C1) designation.
 - (5) **Development Standards and Setback Requirements**
 - (a) As per the requirements contained within the Central Commercial (C1) designation unless otherwise exempted within this Direct Control (DC) District.
 - (b) A maximum of eight (8) permanent c-cans are exempt from the regulations outlined in Section 9.13 (6(a)), (7), (8), (9) and (11) of the Bylaw. This allows for the c-cans allowed on the parcel to exceed the Bylaw maximum of three (3) c-cans, be located within the side or rear yard and be located adjacent to the property line. Furthermore, the eight (8) permanent c-cans do not have to comply with other setback regulations of the Bylaw.
 - (c) Temporary c-cans may be approved to a maximum of four (4) and for a period not exceeding one (1) year. The temporary c-cans are exempt from the regulations of 9.13 (10) and (11).
 - (d) Additional development standards as determined by Council or its delegate.



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 1008/24.

(6) **Maximum Number of Lots**

- (a) One (1)

PART III – REDESIGNATION

- 1) Lot 18, Block 9, Plan 9722593 from Central Commercial (C2) to Direct Control (DC) as identified on Schedule A.
- 2) That the Land Use District Map of Bylaw No. 1008/24 is hereby amended as per attached map in Schedule A.

PART IV - 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 _____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

READ a Second Time in Council this ____ day of _____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

BYLAW NO. 1014-25



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 1008/24.

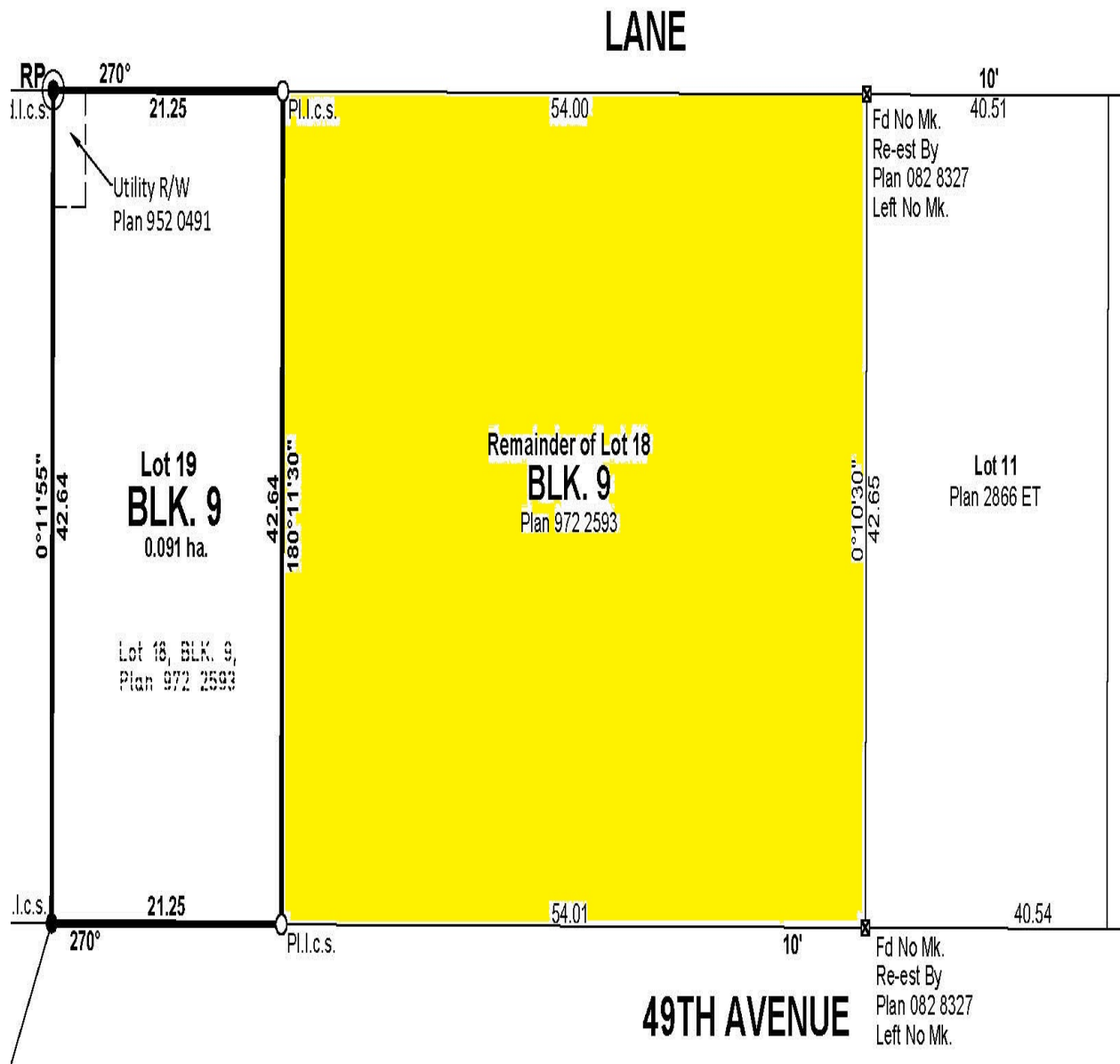
READ a Third Time and Finally Passed this ____ day of _____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

SCHEDULE A

Land Use Re-designation Map



Town Council REQUEST FOR DECISION



Meeting: July 21, 2025
Submitted By: Liz Armitage, Development Officer
Subject: Bylaw 1016/25 Amendment to Land Use Bylaw 1008/24– Re-Designation of Land
Item For: ☒ Public Information -or- ☐ Closed Session

BACKGROUND:

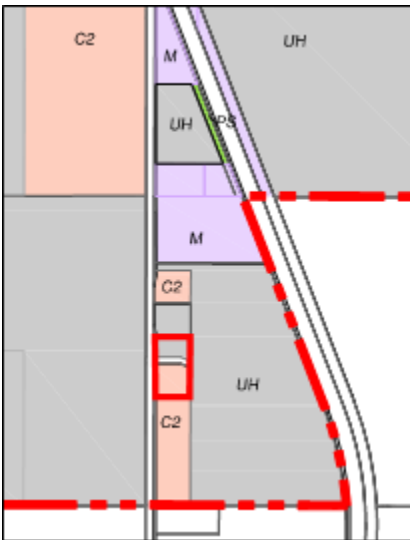
Administration has received an application for redesignation to Highway Commercial (C-2) District from Troy & Jamie Burke (T.J.B. Consulting) for the lands as shown in the proposed subdivision plan of Lot 20, Block 3, Plan 0820416 in the N.W. 1/4 Sec. 21-42-2-W5M (3525-Simpson Road).

The proposed location is identified in the following Land Use Map.

DISCUSSION:

Analysis of Existing Conditions:

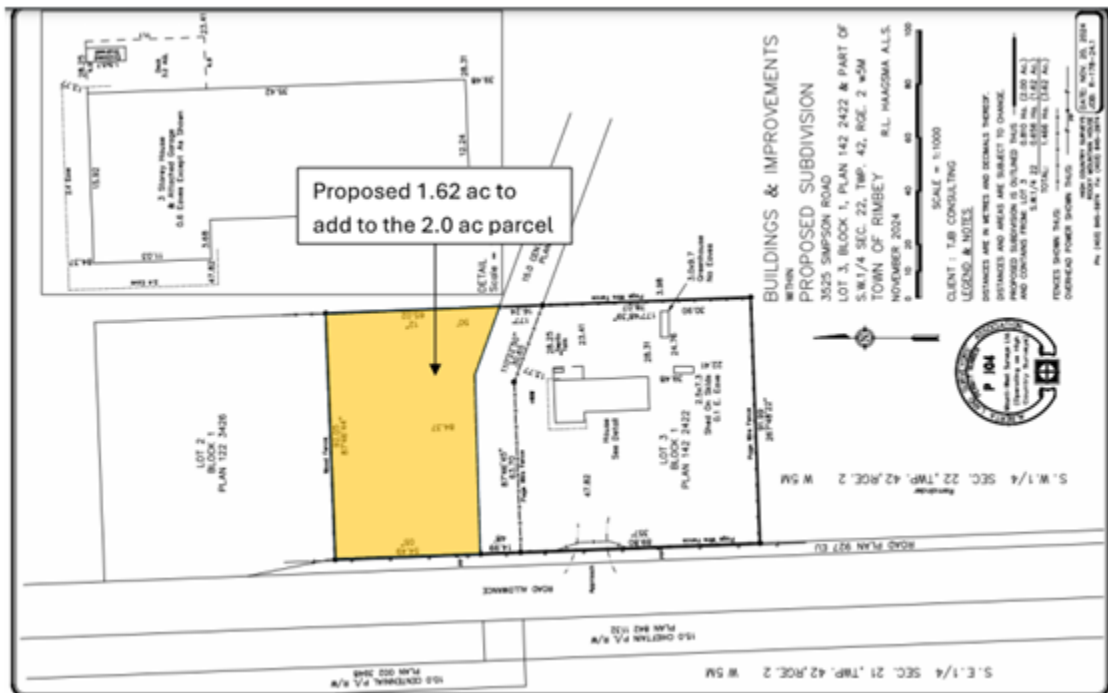
An analysis of the existing land use and surrounding area indicates that as per Land Use Bylaw 1008/24, the property is surrounded by land designated UH (Urban Holdings) on the east, north and west and C2 (Highway Commercial) on the south. Below is an image of the property from the Town's Land Use Bylaw map.



Troy & Jamie Burke O/A T.J.B. Consulting LTD applied to The Town of Rimbey for subdivision TR2501. The intent of the subdivision is to create a larger existing parcel and remove land from the remnant quarter-section. This result in a larger yard space to the existing acreage for Troy & Jamie Burke. The proposed expansion will push the boundary up unto another smaller lot subdivided off of the parent quarter-section.

The boundary adjustment will expand the existing parcel to the north of the existing right-of-way that borders the parcel. Although you can't build on the right-of-way, the lot has plenty of existing and additional buildable area.

The following is a copy of the subdivision plan:



On March 24, 2025, Council approved the subdivision with the following motion outlining the conditions of approval:

Motion 064/2025

Moved by Councillor Johnstone to approve subdivision TR2501 with the conditions as follows:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the Plan Showing Proposed Subdivision of Lot 20, Block 3, Plan 0820416 in the N.W. 1/4 Sec. 21-42-2-W5M prepared by High Country Surveys. On completion of the survey plan, the surveyor must submit the plan to the Town of Rimbey for endorsement.
2. Any outstanding taxes on the property are to be paid in full.
3. Registration of a Deferred Services Agreement on title to the satisfaction of the Town.
4. Ensure all rights-of-way are carried forward and registered on the newly created lot.

Council Agenda Item 6.1

5. The applicant is to pay an endorsement fee as per the Town of Rimbey's fee schedule at the time of endorsement.
6. Municipal Reserves are not owing as the land that is to be subdivided is not creating any additional lots.
7. For the landowner to apply for a land use amendment to redesignate the properties to match the same land use.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor
Councillor Johnstone	In Favor
	CARRIED

In order for the subdivision to be endorsed by the Town, the applicant must complete all subdivision approval conditions. This application for a Land Use Bylaw amendment is required to fulfil conditions 7. For the landowner to apply for a land use amendment to redesignate the properties to match the same land use.

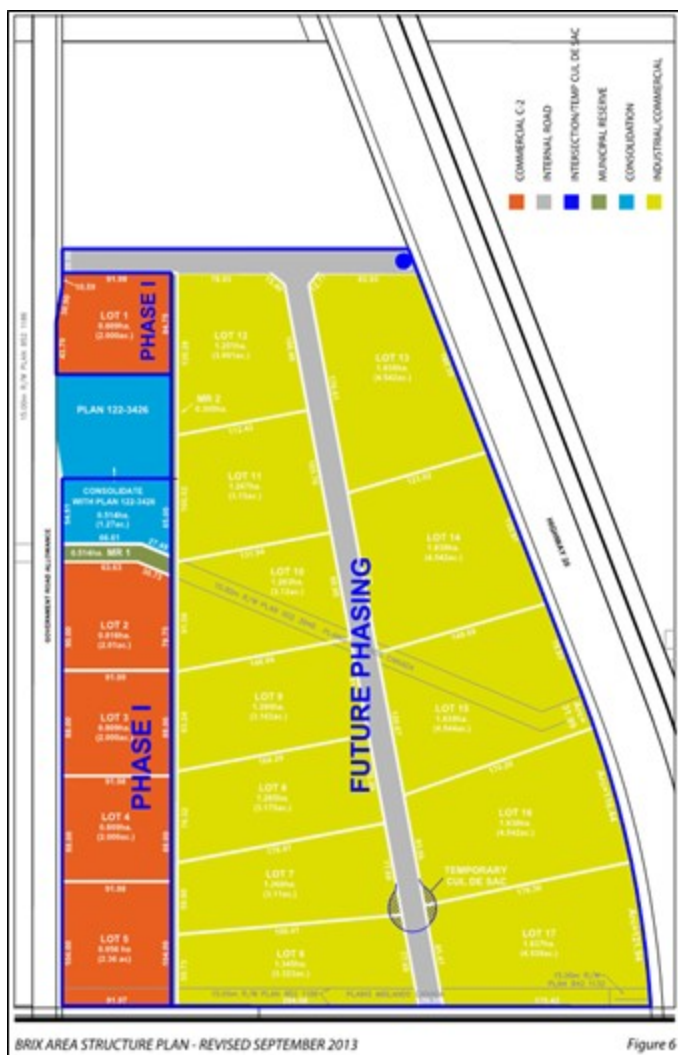
Compliance with Town Policy

The property of the proposed subdivision is located within the Brix Area Structure Plan Bylaw #886-13 (Brix ASP) adopted by Rimbey Council in 2013. The Brix ASP laid out a plan for the entirety of the parcel for industrial and commercial uses. To date, the Brix ASP has not proceeded into subsequent development stages. The proposed consolidation area was proposed to be consolidated with the parcel to the north as outlined in Figure 6 – Future Land Use Concept Plan.

Although this proposal does not align with the specific policy in the ASP and instead consolidates the lands with the parcel to the south, it does not materially impact any planning considerations encapsulated within the ASP. Overall, the application does not prevent Phases 1 and II of the ASP from progressing in alignment with the overall plan.

During the subdivision Council was made aware of policies 6.3.1.6 which states Phase I shall include the consolidation of approximately .514 hectares of land with existing Block 1, Plan 122-3426 as shown in Figure 6 (Future Land Use Concept Plan). The subdivision approval essentially over-ruled this policy as Council determined the subdivision still met the overall policies, intent and objectives of the Brix Area Structure Plan (ASP).

The following is a copy of the Land Use Concept form the Brix ASP:



The land use concept in the Brix ASP is atypical in that the blue states the land use designation is “consolidation” which is not a land use designation. Therefore, to be consistent with the existing land use designation on the original Burke parcel, it is recommended the newly expanded parcel be redesignated to Commercial C-2. The C-2 designation is in keeping with the land use designation currently on the existing parcel and appears to meet the intent of C-2 being located along the east side of Simpson Road.

Administration does not recommend that an update to the Brix ASP is required at this time due to:

- The proposed amendment is in keeping with the intent of the Brix ASP by having C-2 located along the east side of Simpson Road
- Requiring the landowner to update the Brix ASP to reflect this will place an unnecessary financial burden on the applicant, as the town does not appear to have the base mapping required to complete the amendment. Therefore, the mapping will need to be created from scratch.

RELEVANT POLICY/LEGISLATION:

- Municipal Government Act
- Municipal Development Plan
- Land Use Bylaw 1008/24

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION:

- 1. Administration recommends Council give first reading of Bylaw 1016-25 Amendment to Land Use Bylaw 1008/24.
- 2. Administration recommends advertising Bylaw 1016-25 Amendment to Land Use Bylaw 1008/24 for two consecutive weeks as per the Municipal Government Act.
- 3. Administration recommends setting a public hearing for Bylaw 1016-25 Amendment to Land Use Bylaw 1008/24 on August 25, at 3:00pm.

ATTACHMENTS:

[Bylaw 1016-25 Amendment to the Land Use Bylaw 1008 24](#)

PREPARED BY: Liz Armitage, Development Officer

July 17, 2025
Date

ENDORSED BY:

Craig Douglas, Chief Administrative Officer

July 17, 2025
Date



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PART I - TITLE

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

PART II – REDESIGNATION

- 1) Lot 20, Block 3, Plan 0820416 in the N.W. 1/4 Sec. 21-42-2-W5M from Urban Holdings (UH) to Highway Commercial (C-2) as identified on Schedule A.
- 2) That the Land Use District Map of Bylaw No. 1008/24 is hereby amended as per attached map in Schedule A.

PART IV - 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 _____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

READ a Second Time in Council this ____ day of _____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

BYLAW NO. 1016-25



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 1008/24.

READ a Third Time and Finally Passed this ____ day of ____ 2025.

Mayor, Rick Pankiw

Chief Administrative Officer, Craig Douglas

SCHEDULE A

Land Use Re-designation Map

