

TOWN OF RIMBEY

TOWN COUNCIL AGENDA

AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON MONDAY, JULY 25 2016 AT 7:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

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9.	Correspondence - None	
10.	Open Forum (Bylaw 894/14 – Council Procedural Bylaw #30 - 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	
11.1	Personnel (Pursuant to Division 2, Section 17(2) of the Freedom of Information and Protection of Privacy Act)	
11.2	Land (Pursuant to Division 2, Section 24(1) of the Freedom of Information and Protection of Privacy Act)	
12.	Adjournment	

Council Agenda Item	2.1																		
Council Meeting Date	July 25, 2016																		
Subject	Public Hearing Bylaw 917/16 Land Use Bylaw																		
For Public Agenda	Public Information																		
Background	<p>Town Council initiated a re-write of Land Use Bylaw 762-04 in January 2016. Vicinia Planning & Engagement and Tagish Engineering were retained to complete the review and prepare a new Land Use Bylaw.</p> <p>On May 30, 2016 Council held a special meeting to review the first draft of the Land Use Bylaw. At that time they requested specific edits and initiated circulation to developers and government agencies.</p> <p>On June 13, 2016 Council passed first reading. Council also set:</p> <ul style="list-style-type: none"> • Open House for Bylaw 917/16 at 4:00pm to 6:00pm on July 25, 2016 in Council Chambers. • Public Hearing for Bylaw 917/16 at 7pm on July 25, 2016 in Council Chambers. 																		
Discussion	<p>Upon review and comment by Council at the May 30th Council meeting, a second draft was prepared which incorporates Council's direction. This second draft has been made available on the Town of Rimbey's website for all residents to review. Formal notice were placed in the Rimbey Review on June 21, June 28 and July 5, 2016. On June 1, 2016 local developers, owners of the Manufactured Home Parks, and government agencies were circulated a notice seeking comments.</p> <p>The following is the timeline for this project:</p> <table border="1"> <thead> <tr> <th>Task</th> <th>Date</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Council Edits</td> <td>By June 3, 2016</td> <td>Completed – June 1, 2016</td> </tr> <tr> <td>Circulate notice to: <ul style="list-style-type: none"> • Government agencies • Local Developers • Superior Safety Codes • Manufactured Home Park Owners </td> <td>By June 3, 2016</td> <td>Completed – June 1, 2016</td> </tr> <tr> <td>First Reading</td> <td>June 13, 2016</td> <td>Completed</td> </tr> <tr> <td>Resident Notification in Rimbey Review</td> <td>June 21, 2016 June 28, 2016 July 5, 2016</td> <td>Completed</td> </tr> <tr> <td>Government Agency Circulation Deadline</td> <td>July 4, 2016</td> <td>Completed</td> </tr> </tbody> </table>	Task	Date	Status	Council Edits	By June 3, 2016	Completed – June 1, 2016	Circulate notice to: <ul style="list-style-type: none"> • Government agencies • Local Developers • Superior Safety Codes • Manufactured Home Park Owners 	By June 3, 2016	Completed – June 1, 2016	First Reading	June 13, 2016	Completed	Resident Notification in Rimbey Review	June 21, 2016 June 28, 2016 July 5, 2016	Completed	Government Agency Circulation Deadline	July 4, 2016	Completed
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Government Agency Circulation Deadline	July 4, 2016	Completed																	

Resident Circulation Deadline	July 8, 2016	Completed
Open House & Public Hearing	July 25, 2016	Underway
Second Reading	TBA	TBA
Third Reading	TBA	TBA

As of July 17, 2016 Administration received no written comments from any residents or developers.

Administration received comments from:

- Lindy's Trailer Park - Verbal
- Superior Safety Codes - Written
- Atco Gas - Written
- Atco Pipelines - Written
- Alberta Transportation – Written
- Ponoka County - Written

Written circulation comments are provided in Appendix 1.

A detail summary of the verbal responses received is located in Appendix 2.

Based on all feedback received, Administration has made substantial changes to the draft LUB based on input from residents, government circulation agencies and further administrative review. The administration review also included a review of land use designations for all existing direct control districts and all town owned land. A summary of the town own land review is available in Appendix 3. The draft presented at the Public Hearing and tonight includes all these changes. A detailed listing of the changes can be found in Appendix 4.

A summary document highlighting the changes made between the current LUB Bylaw 762/04 and the proposed LUB Bylaw 917/16 is available in Appendix 5. The land use bylaw as presented is available in Appendix 6.

Attachments

1. Circulation Comments
2. LUB Verbal Comment Summary
3. Town Owned Land Review
4. Edit Summary
5. Comparison Document
6. Land Use Bylaw 917/16

Prepared By:



 Liz Armitage
 Contract Development Officer

July 18, 2016

 Date

Endorsed By:



Donna Tona, CTS
Interim Chief Administrative Officer

July 22/16
Date

Subject: Rimbey LUB

From: "Charlie Cutforth" <charliecutforth@ponokacounty.com>

Sent: 2016-07-18 9:25:32 AM

To: "Liz Armitage" <vicinia.planning@gmail.com>

Hi Liz:

Please be advised that Ponoka County has no concerns with the Land Use By-Law proposed by the Town of Rimbey.

We appreciate the consultation.

Charlie Cutforth
CAO

July 6th, 2016

File: Rimbey (ASP)

Town of Rimbey
4938 – 50th Avenue P.O. Box 350
Rimbey, AB T0C 2J0
Sent via email to: generalinfo@rimbey.com

Attention: Elizabeth Armitage

RE: PROPOSED DRAFT LAND USE BYLAW (LUB)

Thank you for the opportunity to participate in the process by offering input on the Town of Rimbey's draft Land Use Bylaw review and we offer the following comments:

4.2 Referral of Applications

Land Use Bylaws

- Municipalities are not required to send applications for land use changes or re-designations to Alberta Transportation. However for proposals with physical means of access to a provincial highway or where development traffic impacts the provincial highway network, Alberta Transportation encourages the Town of Rimbey to include the Department in the referral process, as the Land Use Bylaw is determines the future development and subdivision options for any particular piece of property.

Area Structure Plans (ASP) and Outline Plans:

- Alberta Transportation encourages the Town of Rimbey to require ASP/Outline Plan applications that impact the provincial highway network be circulated to the Department for review. This referral process will allow Alberta Transportation to review appropriate intersection design standards, existing and future highway right-of-way limits, land to be protected for future highway improvements, development setbacks from the future right of way limits for on-site features, and traffic related issues that could result from the concept.

Subdivisions:

- Section 5(5)(d) of the Subdivision and Development Regulation (SDR) outlines the occasions when subdivision proposals must be referred to Alberta Transportation. For urban municipalities, Section 5(5)(d)(i) applies: "On receipt of a complete application for subdivision, the subdivision authority must send a copy to (d) the Deputy Minister of Transportation if the land that is the subject of the application is not in a city and (i) is adjacent to a highway where the posted speed limit is less than 80 kilometres per hour.

Developments:

- Alberta Transportation requires a Roadside Development Permit for proposals with physical means of access to a provincial highway, as per Sections 16 to 22 of the Highways Development and Protection Regulations (HDPR).
- For proposals within the corporate limits of the Town of Rimbey with no physical means of access to a provincial highway, a Roadside Development Permit from Alberta Transportation is not required.
- It is Alberta Transportation's position that development-driven improvements are the responsibility of the municipality.

8.17(2) Limited Access to Major Roads

- Access spacing is to be in accordance with Alberta Transportation standards and specifications.

8.21 Public Lands and Town Boulevards

- There shall be no encroachments onto the highway right-of-way.

11 Signs

- Urban municipalities authorize developments within the development control zones of highways within urban boundaries of cities, towns, and villages. Therefore, a sign permit is not required from Alberta Transportation for proposed signs within the corporate limits of the Town of Rimbey **and** outside the highway right-of-way.
- No advertising signs are permitted within the highway right-of-way.
- Recognizing that highway directional signs are critical to ensuring visitors can navigate their way to Town businesses, Alberta Transportation offers Tourism oriented directional signage (TODS) signage program for businesses interested in installing a directional sign within the highway right-of-way.

2(b) Billboard Signs

- Alberta Transportation has received numerous and on-going concerns from the public regarding billboard and advertising signs adjacent to provincial highways within the boundaries of urban municipalities.
- In response to concerns raised from the public, Alberta Transportation encourages municipalities **not** to permit billboard signs adjacent to provincial highway right-of-way, especially those that function as graphic and/or video display signs that may cause distraction and glaring issues.
- If the Town permits electronic message signs, Alberta Transportation has developed conditions outlined in the "Electronic Message Signs" Recommended Practice be considered by the Town of Rimbey:
<http://www.transportation.alberta.ca/Content/docType233/Production/88ElectronicMessageSigns.pdf>
- Although a sign permit is not required from Alberta Transportation, we encourage the Town circulate billboard applications abutting a provincial highway to Alberta Transportation for comment on proposals that may impact future highway needs.

2(d) Wall Signs

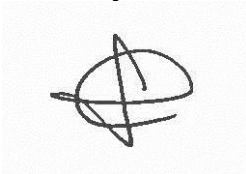
- Internal illuminated fascia signs for businesses adjacent to provincial highways are permitted. However, if any illuminated fascia signs are creating distractions (such as but not limited to, glaring), we need to work with the owner to adjust its brightness so as to minimize its impact to the driving public.

12.11 Highway Commercial (C2) & 12.12 Industrial (M)

- Development setbacks from the future highway right-of-way limits should be identified at the Area Structure Plan (ASP) or Outline Plan stage.
- For pre-existing lots that do not fall under an approved ASP, Alberta Transportation recommends a building setback of 15 – 20 metres from the highway right-of-way, if service road is not required. If a service road is required, Alberta Transportation recommends a 40 metre building setback.

Should you have any questions or wish to discuss any of these points, please do not hesitate to contact me.

Sincerely,



Sandy Choi
Development & Planning

SC/sc

July 5, 2016

Your File: Rimbey LUB

Our File: 16-2121

Attention: Michael Fitzsimmons
Town of Rimbey
Planning and Development Department

RE: Proposed Draft Land Use Bylaw – Town of Rimbey

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Pipelines requires a separate utility lot for its sole use.
3. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
5. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
6. Parking encroachments may be permitted within ATCO Pipelines' right-of-way, subject to Engineering approval.
 - Unpaved parking is not permitted (gravel, grass, etc.).
 - Parking directly above the pipeline is not permitted.
7. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way.
8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
9. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.

- If alterations are required, the cost will be borne by the developer/owner.
10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.
 11. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
 - All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
 - This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email Isabel.Solis@atco.com.

Yours truly,

ATCO Pipelines
A division of ATCO Gas and Pipelines Ltd.

Isabel Solis
Operations Engineering Department



IS

Subject: FW: Draft Land Use Bylaw Circulation
From: "Michael Fitzsimmons" <michael@rimbey.com>
Sent: 2016-07-08 9:35:52 AM
To: "Liz Armitage (vicinia.planning@gmail.com)" <vicinia.planning@gmail.com>
 06BCI021 - HIRF - Floor to Floor.pdf; 06BCI022 - HIRF - Glazed
Attachments: Openings.pdf; 06BCI023 - HIRF - Attached Garage.pdf; Fire-ResistantCoatingsOnExteriorSheathing.pdf; Ten-minuteRuleExemption.pdf

Just came in moments ago, I'll start adding the information to the spreadsheet.

Mike

From: Laural Sheeler [mailto:LSheeler@superiorsafetycodes.com]
Sent: Friday, July 08, 2016 9:29 AM
To: Michael Fitzsimmons <michael@rimbey.com>
Cc: Jeff Soppit <JSoppit@superiorsafetycodes.com>
Subject: FW: Draft Land Use Bylaw Circulation

Good Morning Michael,

The only comments that Superior has is in regards to Page 49 and the side yard setbacks. I have attached a few documents that speak to the High Intensity Residential Fire (HIRF) requirements. The Alberta Building Code has distance requirements to property lines as well in regards windows for side yards and combustible construction. You may want to take into account these factors, either in the bylaw or on the development permit. If you would like to have more information on the HIRF requirements, please call Jeff Soppit or Mike Colling in our Red Deer office.

Laural Sheeler
 Contract Relations Manager
SUPERIOR SAFETY CODES INC.
 14613-134 Avenue
 Edmonton, AB T5L 4S9
 Ph.: 780-489-4777 or 1-866-999-4777
 Fax: 780-489-4711 or 1-866-900-4711
 Direct: 780-733-0556
 Cell: 780-984-8374
 E-mail: lsheeler@superiorsafetycodes.com
 Website: www.superiorsafetycodes.com

From: Michael Fitzsimmons [mailto:michael@rimbey.com]
Sent: June-01-16 1:22 PM
To: Jeff Soppit
Subject: Draft Land Use Bylaw Circulation

Good afternoon,

On behalf of the Town of Rimbey, this message is to inform you of our Draft Land Use Bylaw attached above and letter. As an affected agency, we would greatly appreciate feedback your agency can provide on the Town's policy document. We're requesting your agency review and forward your comments, recommendations and/or requirements with respect to the Draft Land Use Bylaw no later than **July 4, 2016**.

Your comments will then be considered by the Town's Administration and Council. Comments received by July 4, 2016 may be incorporated into the revised draft presented to Council for Public Hearing.

Should no response be received by the requested date, it will be considered that you have no comments with respect to the Land Use Bylaw.

Thank you,

Michael Fitzsimmons
Municipal Intern, Town of Rimby

P: 403-843-2113

F: 403-843-6599

E: michael@rimbey.com

<http://www.rimbey.com/>



NOTICE

Fire-Resistant Coatings on Exterior Sheathing

On May 3, 2009 the Alberta Building Code 2006 was amended to help prevent High Intensity Residential Fires. The changes to the Alberta Building Code were intended to address fire safety in new buildings.

Background

Where combustible siding is proposed for use on a building within the scope of Article 9.10.15.2. and the limiting distance is less than 1.2 metres (or 2.4 metres where the 10 minute fire department response time cannot be met as specified by 9.10.15.3.), Sentence 9.10.15.5.(2) requires combustible siding to be installed over gypsum sheathing or masonry.

A number of products using fire-resistant coatings have come into the marketplace. These products are being marketed as an alternative to gypsum sheathing. When a wood-based sheathing product treated with a fire-resistant coating is proposed for use to meet Sentence 9.10.15.5.(2), an application for alternative solution must be submitted to the Authority Having Jurisdiction for consideration as a variance. This notice provides guidance to safety codes officer (SCOs) for proper evaluation of these applications for alternative solutions.

Recommendation

Alberta Municipal Affairs recommends that SCOs only consider wood-based sheathing materials treated with fire-resistant coatings as alternative solutions to gypsum sheathing under combustible siding where it can be shown the proposed alternative adequately addresses:

- **Fire resistance** – the product must have equivalent fire performance characteristics to 12.7 mm gypsum sheathing (generally accepted to be 15 mins as tested according to CAN/ULC-S101, “Fire Endurance Tests of Building Construction and Materials”).
- **Flame spread** – the product must have equivalent flame spread performance characteristics to 12.7 mm gypsum sheathing (generally accepted to be a flame spread of less than 25 as tested according to CAN/ULC-S102, “Test for Surface Burning Characteristics of Building Materials and Assemblies”).
- **Water & UV Resistance** – the product must be capable of withstanding expected water and ultraviolet exposures and maintain fire and flame spread performance characteristics over repeated exposures.

.../2

February 1, 2012

For further information contact the Safety Services Branch toll-free at 1-866-421-6929.

ISBN #978-0-7785-7128-5

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- **Freeze/Thaw Resistance** – the product must be capable of withstanding expected temperature variations in Alberta jurisdictions and maintain fire and flame spread performance characteristics over repeated exposures.
- **Water Vapour Transmission** – the product as installed should have no detrimental effects to the building envelope's ability to shed moisture.
- **Quality Control** – the manufacturer must be able to demonstrate that the product is manufactured and applied to the wood-based substrate in a consistent and verifiable method.

February 1, 2012

For further information contact the Safety Services Branch toll-free at 1-866-421-6929.

ISBN #978-0-7785-7128-5

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NOTICE

10-minute Rule Exemption

As part of its commitment to addressing high intensity residential fires (HIRF) in Alberta, the province recently amended its building and fire codes to help make homes safer from the spread of fire, and to provide more time for occupants to escape and firefighters to respond when there is a fire. The requirements that Alberta adopted in spring 2009 are the same requirements that will be considered by all provinces and territories later this year as part of the 2010 edition of the National Building Code.

When the building and fire codes were amended, Municipal Affairs also clarified the intent of the 10-minute fire response time. The 10-minute fire response time requires more stringent fire protection for construction outside of the 10-minute fire department response time area. While the 10-minute response time has been in place in Alberta since 1981, the clarification raised municipal awareness of the requirement. Municipalities and developers expressed concerns to Municipal Affairs in early 2009, as some municipalities were measuring the fire department response time in a substantially different manner.

On July 24, 2009 the Minister of Municipal Affairs, responded to their concerns by issuing a building code exemption to provide a transitory measure for developers and municipalities to adapt to the HIRF requirements. The exemption applied to all buildings on lots registered with Alberta Land Titles before June 1, 2010, (provided a permit to construct has been issued before January 1, 2015.)

This exemption applied only to the calculation of allowable window areas in side-walls. All other safety requirements, such as gypsum board under vinyl siding and non-vented soffits, were not exempted.

Recently, some municipalities and the construction industry have indicated more time is needed to ensure development throughout Alberta is not impeded as municipalities and industry work to ensure their developments are designed in a manner that complies with the 10-minute fire response time rule.

In response to these concerns, Minister Goudreau extended the date of the exemption to December 31, 2010. Where a municipal fire department previously used a different fire department response time calculation, he has temporarily allowed side-yard windows to be included in new homes as if the building were within a 10-minute fire department response time. However, no relaxation will be given for any of the other fire safety measures. Because the goal of the fire response time is the prevention of fire spread, and because other safety measures will remain in place, the Minister is satisfied that authorizing this exemption will allow planned construction to proceed without adversely affecting the safety of the homes and occupants.

Background

Fire department response time as a condition of building construction requirements has existed in Alberta since the introduction of the Alberta Building Code 1981. This recognizes the positive effects of fire suppression in preventing fire spread to adjacent buildings where the fire department arrives on scene in ten minutes or less. Since that time, the intent behind the requirement has always been that where the fire department in a municipality cannot respond to a fire in less than 10 minutes, buildings must be located farther away from the property line or provided with additional fire protection, such as non-combustible siding, no side-yard windows and/or sprinkler systems. Additional fire protection measures slow the spread of fire by either containing it or suppressing it and giving the fire department vital extra minutes to arrive before the fire spreads out of control or becomes a high intensity residential fire.

.../2

April 28, 2010

For further information about this exemption, contact the Safety Services Branch toll-free at 1-866-421-6929.

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The wording of the requirement in previous versions of the Alberta Building Code left the start and end times of the 10-minute rule open to interpretation. With the coming into force of Building Code Amendment Regulation (AR 49/2009) on May 3rd, 2009, the timeframe for calculation was clarified as being from the time of receipt of a fire alarm by the fire department to the point at which a fire department vehicle capable of beginning fire suppression activities (typically a pumper truck with hoses and a crew) arrives at the scene of incident. It was also clarified that this performance criteria must be met in less than 10 minutes 90 per cent of the time.

Exemption

Section 2(2) of the *Safety Codes Act* states:

The Minister may, by order, exempt any person or municipality or any thing, process or activity from any or all provisions of this Act and attach terms and conditions to the exemption.

Due to the above, the Minister authorized the attached exemption which is now in effect.

1. The exemption states:

1. Sentence 9.10.15.3.(1) of Division B of the Alberta Building Code 2006 ("Division B of the 2006 Code") does not apply to Sentence 9.10.1 5.4.(1) of Division B of the 2006 Code for a building on a parcel of land described in a subdivision plan that was registered in a Land Titles office before December 31, 2010, if a municipality or local authority elects to adhere to the fire department response times established in accordance with its policies and procedures as they existed, before the coming into force of the Building Code Amendment Regulation, AR 49/2009, on May 3, 2009.

Explanation

This gives an exemption to Sentence 9.10.15.4.(1) for the application of Sentence 9.10.15.3.(1). This means that if a municipality is willing to calculate their fire department response times in the manner they used prior to May 3rd, 2009, a building that falls under the scope of Subsection 9.10.15. of the Alberta Building Code 2006 (houses, duplexes, row houses and any associated detached garages) is permitted to have a maximum aggregate area of glazed openings calculated on that basis. This exemption only applies to the calculation of the maximum aggregate area of glazed openings. All other requirements in Subsection 9.10.15., including all HIRF-related amendments (separation of glazed openings, maximum area of individual glazed openings, allowable projection of soffits, etc.) still apply in the same manner, taking into consideration the actual fire department response time in the area.

This exemption only applies to a building on a parcel of land that has been registered with Alberta Land Titles before December 31st, 2010, provided a building permit is obtained within a prescribed amount of time (see Clause 2). The exemption does not apply to any building on a parcel of land that was registered with Alberta Land Titles on or after December 31st, 2010.

.../3

April 28, 2010

For further information about this exemption, contact the Safety Services Branch toll-free at 1-866-421-6929.

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Conditions

2. The exemption also contains the following conditions:

2. The exemption referenced in section 1 only applies to buildings for which a subsisting building permit has been issued in accordance with section 6(1) of the Permit Regulation, AR 204/2007, prior to January 1, 2015 and provided that the permit has not expired or been revoked.

Explanation

This condition specifies that if the exemption applies to a specific parcel of land, the exemption only applies if the building is constructed under a building permit that is obtained before January 1st, 2015, provided the permit has not been revoked or expired.

The exemption does not apply to a building constructed under a building permit that was obtained on or after January 1st, 2015, even if the exemption given in Clause 1 was applicable to that specific parcel of land.

3. Only the Chief Building Administrator, as defined in Article 1.4.1.2. of Division B of the 2006 Code, may issue a variance with respect to the exemption described herein.

Explanation

This condition specifies that since this is a province-wide exemption, only the Chief Building Administrator is permitted to issue any kind of variance in relation to the calculation of maximum aggregate area of glazed openings for a building that falls within the parameters of the exemption given in section 1.

April 28, 2010

For further information about this exemption, contact the Safety Services Branch toll-free at 1-866-421-6929.

ISBN 978-0-7785-7112-4

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HIRF – FLOOR-TO-FLOOR FIRE COMPARTMENTS

DISCUSSION

The amendments to the Alberta Building Code 2006 addressing high-intensity residential fires include requirements for the minimum spacing between individual glazed openings located on the same exposing building face and within the same fire compartment.

In situations where the limiting distance is not more than 2 m or the building is not sprinklered throughout, the Code now stipulates that individual glazed openings must be separated by a minimum of 2 m from one another when they are located within the same fire compartment, as provided in Sentence 9.10.15.4.(4). The rationale behind not applying the 2 m separation requirement to two glazed openings within separate fire compartments is that the interior partitions that form the fire compartments provide an acceptable level of resistance to the spread of fire. Consequently, in the event of a fire, the glazed opening in the adjacent fire compartment will not contribute to the heat flux emanating from the exposing building face of the house until the interior partition is compromised and both fire compartments become engaged in the fire.

A fire compartment is defined as a space in a building that is separated from the remainder of the building by a fire separation having a required fire-resistance rating. Floor assemblies in single-family dwellings, however, do not have a “required” fire-resistance rating, which would seemingly prohibit this type of separation from being considered as creating two separate fire compartments.

This STANDATA has been developed to clarify whether a floor assembly can serve to create two separate fire compartments, thereby allowing glazed openings on opposing sides of the floor assembly to be spaced closer than 2 m apart.

CODE REFERENCES

Sentences 9.10.15.4.(4) and (5) state:

9.10.15.4. Openings in Exposing Building Face

...

4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same *exposing building face* and within the same *fire compartment*. (See A-3.2.3.1.(6) in Appendix A.)

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2006.



Issue of this STANDATA is authorized by
the Acting Chief Building Administrator

[Original Signed]
Chris Salvian, P.Eng.



SAFETY CODES COUNCIL

- 5) For the purposes of Sentence (4),
- a) two adjacent spaces are permitted to be considered as separate *fire compartments* where there is a full height wall extending not less than 1.5 m from the interior face of the exterior wall, finished in accordance with Subsection 9.29.4. or 9.29.5., and
 - b) two stacked spaces shall be considered to be a single room or space where the spaces are on the same *storey*.

INTERPRETATION

A floor assembly shall be considered to create two separate fire compartments for the purposes of Sentence 9.10.15.4.(4) where the underside of the assembly is protected with

- a) 12.7 mm-thick gypsum board that is properly taped and sealed, or
- b) any material that can be shown to remain in place and prevent the passage of flames for not less than 15 min when subjected to the standard fire exposure in CAN/ULC-S101, “Fire Endurance Tests of Building Construction and Materials.”

Subsequently, a window located above a floor assembly that intersects an exposing building face could be located closer than 2 m to a window located below the floor assembly, as shown in Figure 1.

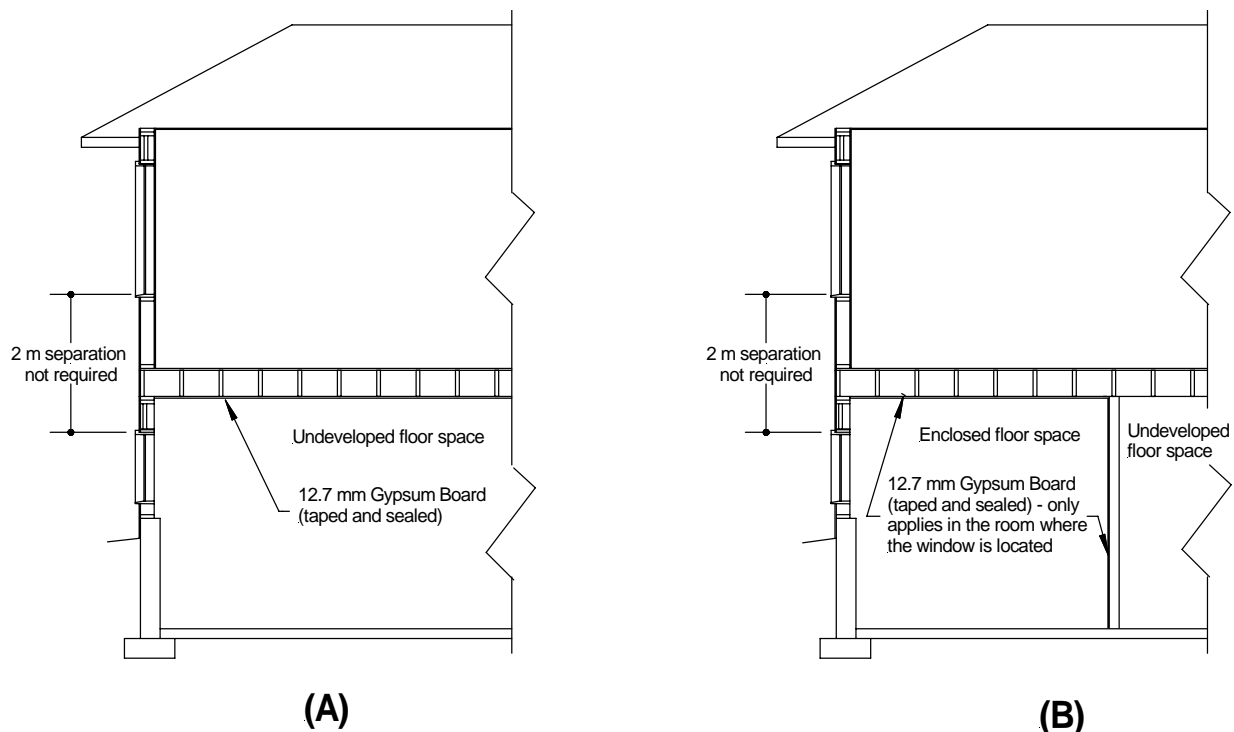


Figure 1 – Glazed Openings Separated by a Protected Floor-Ceiling Assembly

Figure 1A illustrates that where the lower storey consists entirely of an open space, the whole of the underside of the floor assembly must be protected in order to allow for a

glazed opening on the upper storey to be located within 2 m of the lower storey's glazed opening.

Figure 1B illustrates that where a glazed opening belongs to a fully-enclosed space (i.e., a bedroom), only the ceiling of the enclosed space would have to be protected in order to allow a glazed opening on the upper storey to encroach on the 2 m separation requirement, provided the walls of the space are finished in accordance with Subsection 9.29.4. or 9.29.5.

This INTERPRETATION is applicable throughout the province of Alberta.

HIRF – SEPARATION OF GLAZED OPENINGS

DISCUSSION

The amendments to the Alberta Building Code 2006 addressing high-intensity residential fires include restrictions on the size and spacing of individual glazed openings in an exposing building face.

As a part of the effort to reduce the impacts of high-intensity residential fires, the size and spacing of individual glazed openings in an exposing building face was considered. In the event of a fire, an over-sized glazed opening or two openings close enough to one another to effectively function as one large opening would result in a high heat flux through the openings, increasing the exposure of the adjacent building. While the HIRF amendments served to address this issue by requiring individual openings to have their areas restricted and be spaced at least 2 m apart, it was not the intent to fully eliminate all closely-spaced windows.

In situations where the limiting distance is not more than 2 m or the building is not sprinklered throughout, the Code now stipulates that individual glazed openings must be separated from one another by at least 2 m. Additionally, the area of an individual glazed opening cannot exceed 50% of the maximum allowable aggregate area of openings in the exposing building face (found from Table 9.10.15.4.).

As a result of the Code changes, designers and safety codes officers have inquired as to whether there are circumstances that would permit glazed openings to be spaced closer than 2 m apart, specifically when the collective area of the closely-spaced openings is no greater than the area of an individual glazed opening described in Sentence 9.10.15.4.(3). This STANDATA has been developed to clarify whether or not such a glazed opening configuration is permitted.

CODE REFERENCES

Sentences 9.10.15.4.(3) and (4) state:

9.10.15.4. Glazed Openings in Exposing Building Face

...

- 3) Individual glazed openings in an *exposing building face* shall have a projected area that is not more than 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1), unless
- a) the *building* is *sprinklered* throughout, or

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2006.



Issue of this STANDATA is authorized by
the Acting Chief Building Administrator

[Original Signed]
Chris Salvian, P.Eng.



SAFETY CODES COUNCIL

b) the *limiting distance* is more than 2 m.
 4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same *exposing building face* and within the same *fire compartment*. (See A-3.2.3.1.(6) in Appendix A.)

INTERPRETATION

An individual glazed opening is permitted to have an area that is not more than 50% of the maximum allowable aggregate of glazed openings for the exposing building face, as provided in Sentence 9.10.15.4.(3). A cluster of windows (spaced <2 m apart) with a combined area equivalent to that of the individual glazed opening mentioned above would allow for the passage of a heat flux no greater than that for the single individual opening. Therefore such a cluster shall be permitted, provided that the collective area of the openings contained within the cluster does not exceed 50% of the maximum allowable aggregate area of glazed openings for the exposing building face. The cluster of windows must also be separated from any other individual opening or cluster by 2 m, as illustrated in Figure 1.

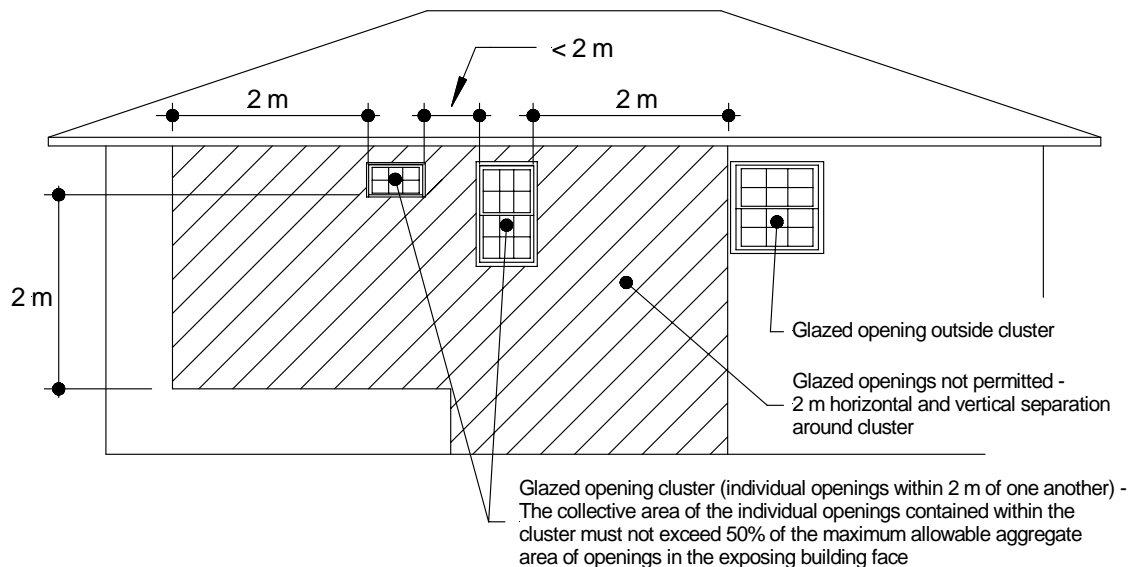


Figure 1 – Window Cluster in Exposing Building Face

This INTERPRETATION is applicable throughout the province of Alberta.

HIRF – ATTACHED GARAGE INSULATION VALUES

DISCUSSION

The amendments to the Alberta Building Code 2006 addressing high-intensity residential fires include a requirement to provide a drywall finish (or other similar performing material), along with insulation and vapour barrier to the interior of attached garages.

The requirement for the interior finish was added to delay the spread of a fire originating in an attached garage and to give occupants extra time to evacuate the associated dwelling unit. The requirement for insulation and a vapour barrier was added to the amendments as a precautionary measure due to the presence of the interior finish. It was felt that homeowners who purchase a house with a finished garage may be unaware that there was no insulation in the walls. If that homeowner were to then provide heat to the garage, thinking that it was in fact insulated, condensation would form within the exterior wall assembly which could lead to deterioration of the garage structural supports and the potential for the formation of mould and mildew.

Sentence 9.25.2.1.(1) and Table 9.25.2.1. contain requirements for insulating heated garage, but does not contain any requirements for an unheated garage. This STANDATA has been developed to clarify what minimum insulation values are to be supplied in unheated attached garages.

CODE REFERENCES

1. Sentence 9.25.2.1.(1) and Table 9.25.2.1. state:

9.25.2.1. Thermal Insulation Requirements

1) Except as permitted by Sentence (2), thermal insulation conforming with Table 9.25.2.1. shall be included in exterior assemblies of a heated *building of residential occupancy* and of a heated garage serving a *building of residential occupancy*.

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2006.

Table 9.25.2.1.
Thermal Insulation Requirements
Forming Part of Sentence 9.25.2.1.(1)

Location of Assembly in Which Insulation is Placed		Minimum Thermal Resistance RSI
Wall assembly (except basements)	<i>Building exterior</i>	2.1
	Between building and attached garage	2.1
	Exterior of heated garage	2.1
<i>Basement and crawl space</i>	Perimeter walls - top to 600 mm below grade	1.4
Floor Assembly	Perimeter	2.1
	Exposed cantilevers	3.5
Roof -ceiling assembly	<i>Building - general</i>	6.0
	Heated garage	6.0

2. Article 9.25.4.1. states:

9.25.4.1. Required Barrier to Vapour Diffusion
 1) Thermally insulated wall, ceiling and floor assemblies shall be constructed with a *vapour barrier* so as to provide a barrier to diffusion of water vapour from the interior into wall spaces, floor spaces or *attic or roof spaces*.

3. Article 9.35.4.1. states:

9.35.4.1. Interior Finish
 1) Except as required by Sentence (2), interior finish need not be applied to garage and carport walls.
 2) The walls and ceilings of an attached garage shall have an interior finish consisting of

- a) not less than 12.7 mm thick gypsum board conforming to Subsection 9.29.5.,
- b) lath and plaster conforming to Subsection 9.29.4., or
- c) any material that can be shown to remain in place and prevent the passage of flames for not less than 15 min when subjected to the standard fire exposure in CAN/ULC-S101, "Fire Endurance Tests of Building Construction and Materials."

4. Article 9.35.4.4. states:

9.35.4.4. Thermal Insulation
 1) The walls and ceilings of an attached garage shall be provided with thermal insulation conforming to Subsection 9.25.2.

INTERPRETATION

Due to the possibility of the attached garage being heated after the homeowner takes occupancy, the walls and ceilings of unheated attached garages shall be insulated to the same minimum insulation values in Table 9.25.2.1. as a heated garage.

If the fire protection of the garage walls and ceiling is provided by a material meeting the criteria of Clause 9.35.4.1.(2)(c) and the material does not create a concealed space between the wall studs or roof trusses, the insulation and vapour barrier described in Article 9.35.4.4. would not be required.

This INTERPRETATION is applicable throughout the province of Alberta.

Subject: FW: Land use bylaw

From: "Michael Fitzsimmons" <michael@rimbey.com>

Sent: 2016-06-09 11:27:08 AM

To: "Liz Armitage (vicinia.planning@gmail.com)" <vicinia.planning@gmail.com>

From: David.Weinkauf@atco.com [mailto:David.Weinkauf@atco.com]

Sent: Tuesday, June 07, 2016 2:33 PM

To: Michael Fitzsimmons <michael@rimbey.com>

Subject: Land use bylaw

Hi Michael,

Some of the minimum side yard setbacks are 1.5m. We would ask that they be 2m on a side yard corner lot on the road side, which allows our standard services in residential subdivisions include R1 and multifamily building (duplexes and townhouses).

Our easements are typically 2m on a side yard corner lot. Not sure how to incorporate that.

Please feel free to call me to discuss.

Thanks

David Weinkauf | Senior Engineer – Red Deer District

ATCOGas | Pipelines & Liquids Global Business Unit

7590 Edgar Industrial Drive | Red Deer, AB | T4P 3R2

T: 403.357.5220 | C: 403.396.8299 | E: david.weinkauf@atco.com

W. ATCOgas.com

Follow us on Twitter @ATCOGas

From: Michael Fitzsimmons [<mailto:michael@rimbey.com>]

Sent: Wednesday, June 01, 2016 1:12 PM

To: @ Gas Land Department <land.admin@atcogas.com>

Subject: Draft Land Use Bylaw Circulation

Good afternoon,

On behalf of the Town of Rimbey, this message is to inform you of our Draft Land Use Bylaw attached above and letter. As an affected agency, we would greatly appreciate feedback your agency can provide on the Town's policy document. We're requesting your agency review and forward your comments, recommendations and/or requirements with respect to the Draft Land Use Bylaw no later than **July 4, 2016**. Your comments will then be considered by the Town's Administration and Council. Comments received by July 4, 2016 may be incorporated into the revised draft presented to Council for Public Hearing.

Should no response be received by the requested date, it will be considered that you have no comments with

respect to the Land Use Bylaw.

Thank you,

Michael Fitzsimmons
Municipal Intern, Town of Rimbey

P: 403-843-2113

F: 403-843-6599

E: michael@rimbey.com

<http://www.rimbey.com/>



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**Land Use Bylaw
Record of Verbal Correspondence**

Date of Initial Inquiry	Contact Information					Follow-Up	
	Name	Department / Business	Phone Number	Town Contact	Details	Date	Follow Up
02-Jun-16	Quentin	Alberta Environment	(403) 340 5022	Administration	The contact information we have for Alberta Environment is just for their call/information centre. Directed us to Public Lands Management.	03-Jun-16	Contacted Donna Bambrick with Public Lands Management for new contact information.
06-Jun-16	Donna Bambrick	Public Lands Management, Policy/Planning	(780) 644-5121	Administration	Provided new contact information for Public Lands Management to circulation information to.	06-Jun-16	Will circulate information to Andrew Dick with Public Lands Management regarding Draft Land Use Bylaw.
06-Jun-16	Andrew Dick	Public Lands Management, Policy/Planning	(780) 415-4662	Administration	Sent Andrew the circulation notice with our letter and Draft Land Use Bylaw attached on the email.		None
07-Jun-16	David Weinkauff	Senior Engineer, ATCO Gas	(403) 357 5220	Administration	Received an email from David Weinkauff regarding side yard setbacks. Should be increased from 1.5 meters to 2 meters.	09-Jun-16	Spoke with David about the LUB and side yard corner lot setbacks. David sent the Town a map clarifying his issue with the LUB. Had no other comments regarding the LUB.
09-Jun-16	David Weinkauff	Senior Engineer, ATCO Gas	(403) 357 5220	Administration	Spoke with David Weinkauff for clarification regarding his June 7, 2016 email. Sent the Town a copy of a map detailing his concern with the Land Use Bylaw.		None
09-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	(403)342 7355	Administration	A person with Lindy's contacted the office about the LUB and section 9.5. Recorded his comments and opinions, was not able to get his name	10-Jun-16	Contacted Diane Jones with Lindy's Trailer Park to confirm the contact was John LeVann, co-owner of Lindy's
10-Jun-16	Diane Jones	Co-Owner, Lindy's Trailer Park	(403) 302 3921	Administration	Spoke with Diane to clarify the name of the Co-Owner of Lindy's Trailer Park.		None
10-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	(403) 342 7355	Administration	Correspondence with Administration on the LUB.		None
06-Jul-16	Jeff Soppit	Superior Safety Codes	(403) 358 5545	Administration	Contacted Mr. Soppit about comments on the LUB from Superior. Said he would have comments sent to the Town on July 7, 2016.	07-Jul-16	No comments received from Superior Safety Codes on the LUB. <i>Received a response from Superior on July 8, 2016.</i>

**Town of Rimbey
Record of Municipal Reserves and Town Owned Land**

Lot	Block	Plan	Rural	Current LUB Designation	Current LUB Description	Current Use	LUB Map #	New Proposed LUB Designation	New Proposed LUB Description
2MR	1	1525001		No designation	No designation	Stormwater Pond	1	PS	Public Service
3MR	1	0022456		UX	Urban Expansion	Highway Ditch	2	PS	Public Service
6MR	22	8120507		IPU	Institutional, Public Uses	Park/Greenspace	3	PS	Public Service
7MR	1	9020977		IPU	Institutional, Public Uses	Greenspace	4	PS	Public Service
13MR	1	0820670		RE	Residential Estate	Greenspace	5	PS	Public Service
13MR	10	8120556		R1	Low Density Residential	Park/Greenspace	6	PS	Public Service
19MR	11	1320215		M	Industrial	Park/Greenspace	7	PS	Public Service
1	1	7921693		IPU	Institutional, Public Uses	Concrete disposal, water well and lagoon	8	PS	Public Service
2	1	0821573		M	Industrial	Waste Transfer Station Area	9	M	Industrial
3	1	0821573		M	Industrial	Waste Transfer Station Area	10	M	Industrial
			SE-33-42-2-5-0	IPU	Institutional, Public Uses	Central Alberta Raceways, Racetracks	11	PS	Public Service
33PUL	1	0820670		RE	Residential Estate	Roadway	12	PS	Public Service
4A	1	0423719		IPU	Institutional, Public Uses	Community Centre	13	PS	Public Service
4PUL	2	0627959		UX	Urban Expansion	Public Utility Lot	14	PS	Public Service
2PUL	2	8720533		IPU	Institutional, Public Uses	Public Utility Lot	15	PS	Public Service
9A	5	2367MC		R2	Low Density Family Residential	Vacant / Greenspace / Overflow parking space for Pas-Ka-Poo Park	16	R2	Low Density General Residential
9	5	2367MC		R2	Low Density Family Residential	Vacant / Greenspace / Overflow parking space for Pas-Ka-Poo Park	17	R2	Low Density General Residential
1A	6	2367MC		R1	Low Density Residential	Water tower	18	PS	Public Service
1	6	2367MC		R1	Low Density Residential	Water tower	19	PS	Public Service
4	C	0824500		PUD	Planned Unit Development	Tennis Court/Basketball court	20	PS	Public Service
1A	C	0324672		IPU	Institutional, Public Uses	Aquatic Centre	21	PS	Public Service
P	7	2168KS		IPU	Institutional, Public Uses	Park/Greenspace	22	PS	Public Service
28MR	8	0421464		R3	Medium Density Multi-Family District	Park/Greenspace	23	PS	Public Service
5	1	9020977		IPU	Institutional, Public Uses	Forest/Walking Trail/Campground	24	PS	Public Service
9	1	0421373		CR	Country Residential	Highway ditch	25	PS	Public Service
22MR	1	0726598		CR	Country Residential	Highway ditch	26	PS	Public Service
R7	2	7921806		M	Industrial	Greenspace	27	PS	Public Service
R1	2	7921806		M	Industrial	Greenspace	28	PS	Public Service
R8	1	7921806		M	Industrial	Greenspace	29	PS	Public Service
R1	1	7921806		M	Industrial	Greenspace	30	PS	Public Service
58PU	9	8120089		C2	Highway Commercial	Public Utility Lot	31	PS	Public Service
U1	1	6752NY		C1	Central Commercial	Alley	32	PS	Public Service
8	2	1741MC		C1	Central Commercial	Community Garden	33	C1	Central Commercial
1	1	0020241		M	Industrial	Lagoon	34	PS	Public Service
0	0	3755HW		UX	Urban Expansion	Lagoon	35	PS	Public Service
3,4,5	11	7921770		M	Industrial	Public Works Shop	36	M	Industrial
4	12	1356NY		IPU	Institutional, Public Uses	Blindman Youth Action Centre	37	PS	Public Service
2	11	148BT		C1	Central Commercial	Town Office	38	C1	Central Commercial
			1SW-28-42-2-5	IPU	Institutional, Public Uses	Mount Auburn Cemetery	39	PS	Public Service
0	C	148BT		IPU	Institutional, Public Uses	Park/Skatepark/Scout Hall	40	PS	Public Service
6	A	0420912		IPU	Institutional, Public Uses	Greenspace	41	PS	Public Service
4	A	1962CJ		IPU	Institutional, Public Uses	RCMP	42	PS	Public Service
20PUL	28	0625710		R1	Low Density Residential	Public Utility Lot	43	PS	Public Service
54PUL	26	0625710		R1	Low Density Residential	Public Utility Lot	44	PS	Public Service
1	10	7822245		UX	Urban Expansion	Vacant lot/greenspace	45	UH	Urban Holdings
5	0	9522685		UX	Urban Expansion	Vacant lot/greenspace	46	UH	Urban Holdings
R1	25	7920836		IPU	Institutional, Public Uses	Reservoir/greenspace	47	PS	Public Service
13PUL	20	0324387		MHS	Manufactured Housing Subdivision	Public Utility Lot	48	PS	Public Service
9	10	0122665		M	Industrial	Water well	49	PS	Public Service



Legend
DESCRIPTION

TOWN LIMIT - - - - -

LAND USE BYLAW DEFINITION

- R1 Low density residential
- R2 Low density residential
- R3 High density residential
- MHS Manufactured home service
- MHP Manufactured home professional
- RCE Residential care center
- C1 Central commercial
- C2 Highway commercial
- M Industrial
- PS Public service
- UH Urban holdings
- DC Direct control

Existing Land Use Based on:
Land Use Bylaw 2016-XX



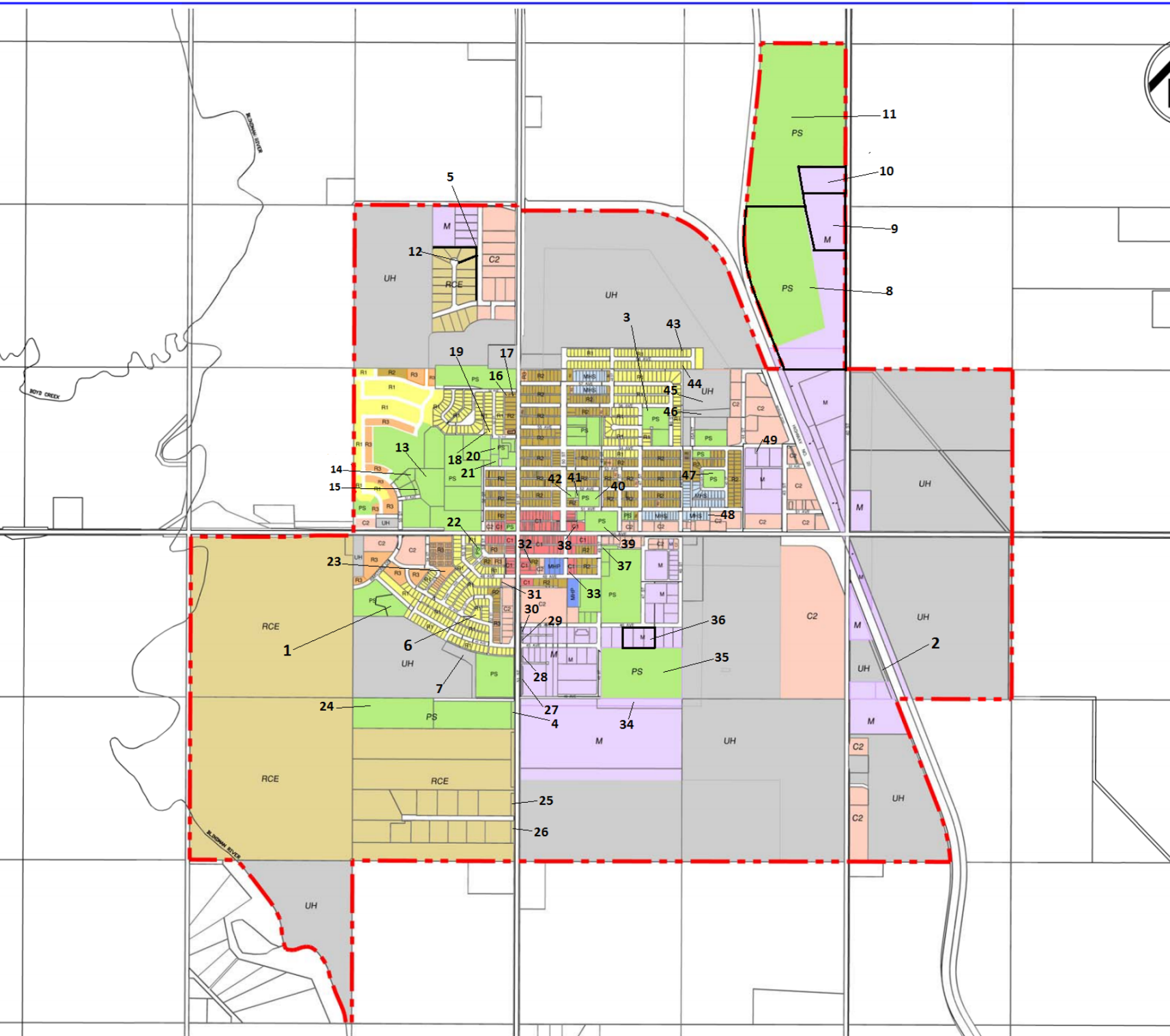
Project
TOWN OF RIMMONT
LAND USE
BYLAW 2016-XX



Consulting Engineers
G4, 5550 - 45 Street, RED DEER
Phone: (403) 345-7710
E-mail: admin@tagis-engr.com

Scale 1:6,000
Date November 6, 2015
Dwg. File RB129_LUB4_27APR2016

Title
LAND USE
BYLAW MAP
MAP



Date of Initial Inquiry	Contact Information				Land Use Bylaw Comments			
	Name	Department / Business	Phone/Email	Town Contact	Bylaw Section	Pg. #	Comments	Incorporated
09-Jun-16	David Weinkauf	Senior Engineer, ATCO Gas	403-357-5220	Administration	Part 12, Districts and Regulations	75	Side yard corner lots setbacks should be 2 meters instead of 1.5 meters.	8.4(1) requires all corner lots to meet front yard set backs on each street. All front yard setbacks are greater then 2 meters.
09-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	403-342-7355	Administration	9.5(2)	57	There are some trailers older than 10 years in good shape that would conflict with rule (maximum age of 10 years from date of construction).	remove age limit. New definition provided stating manufacture requirements
09-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	403-342-7355	Administration	9.5(8)(b)	57	Issue with bolting down mobile homes on a permanent base since they're considered chattel property until they're placed on a permanent foundation.	Removal of "The manufactured home unit is to be attached by means of bolting or otherwise to the foundation or base." as it is not practice for all situations
10-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	403-342-7355	Administration	9.5(2)	57	Remove clause	removed age limit. New definition provided stating manufacture requirements
10-Jun-16	John LeVann	Co-Owner, Lindy's Trailer Park	403-342-7355	Administration	2.2(67)	57	Remove existing clause and replace with "manufactured homes shall have pitched roofs and eaves".	entirely new definition provided.
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	3.2(1)(c)	21	Should be; The use of any such buildings referred to in Section 3.1(2) above , for the purpose which construction was commenced. May also be Section 3.2(b) above.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	3.2(1)(l)	22	Subsections (4) through (11) should be Subsections (d) to (l) above . There are no subsections (4) and (11) above.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.1(1)(a-g)	23	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.2(2)	24	4.2.1 should be changed to 4.2(2)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.2(3)	24	4.2.1 should be changed to 4.2(3)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(1)(a-b)	26	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(1)	26	4(3)(1) should say 4.4(3)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(2)	26	4(4)(1) should say 4.4(1)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(3)(a-d)	26	Each subsection should be capitalized	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(3)	26	4(4)(1) should say 4.4(1)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.4(4)	26	4(4)(3) should say 4.4(3)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.5(1)	26-27	4(5)(3) should say 4.5(3) and 4(5)(4) should say 4.5(4)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	4.6(2)	27	4(1) should say 4.1(1)	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	5.1	29	Notwithstanding subsection (1) above. Change it to Notwithstanding Subsection (1) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	5.2(a-d)	29	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	5.2(3)(a-c)	30	Each subsection should be capitalized.	16-Jun-16

15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	5.2(4)(a-d)	30	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	5.3(5)(a-b)	31	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	6.1(3)(a-d)	32	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	7.1(2)	34	Where a person fails or refuses to comply with an order directed to him under subsection (1); should be changed to, “Where a person fails or refuses to comply with an order directed to him under Subsection (1) above” .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.7(2)	40	There is no Section 7.5(1), should be Section 8.7(1) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.7(3)	40	There are no Sections 7.5(1) and 7.5(2) in the LUB. Should be Sections 8.5(1) and 8.5(2) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.7(4)	40	There are no Sections 7.5(3), 7.5(2) and 7.5(1) in the LUB. Sections 7.5(2) and 7.5(1) should be referred to as Sections 8.7(3), 8.7(1) and 8.7(2) . There is no Section 7.5(3) in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.8(1)	40	There is no section 7.13 in the LUB. Should be referred to as Section 8.13 .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.14(4)	43	Notwithstanding Subsection (2) should be changed to Notwithstanding Subsection (2) above .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.15(2)(a-c)	44	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.16(5)	45	There is no section 7.5 in the LUB, should be changed to Section 8.2 .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.16(6)(a-c)	45	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.16(7)(a)(i-x)	45-46	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.16(8)(a-d)	46	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.21(3)	50	Notwithstanding Subsection (1) should be Notwithstanding Subsection (1) above .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.22(3)(a-b)	50	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.23(1)(a-c)	51	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.23(2)	51	An approval shall not be granted under Subsection (1) should be Subsection (1) above .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.23(2)(a-b)	51	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.23(3)(a-c)	51	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.23(3)	51	Sections 7.22(1) and 7.22(2) are not in the LUB. They should be Sections 8.22(1) and 8.22(2) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	8.24(1)(a-f)	52	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.2(1)(c)(iii)	54	Part 8 Parking and Loading Facilities should be; Part 10 Parking & Loading Facilities .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.1(4)(a-h)	54	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.2(1)(a-c) and (c)(i-iii)	54	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.2(2)(a-b)	55	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.3(1)(a-b)	55	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.4(7)	56	Error! Reference source not found. Should be removed.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.5(3)(a-c)	57	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.7(2)(a-b)	59	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	9.7(5)(a-b)(i-ii)	60	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	10.3(2)(a-f)	66	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	11.3(2) and 11.3(3)	69	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	11.7(5)(a-b)	74	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	11.7(6)(a-d)	74	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	11.7(10)(a-b)	74	Each subsection should be capitalized.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.1(1)	75	Part 11 should be Part 12 .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.3(1)	75	11.2 should be changed to 12.2 .	16-Jun-16

15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.3(3)(c)	76	In circumstances not covered by (a) and (b) should be changed to; In circumstances not covered by Subsections (a) and (b) above.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.4	77-78	Should table numbers for sections 12.4(3) to (9) be included (e.g. Table 12.4.2, Table 12.4.3 etc.)?	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.4(3) and 12.4(4)	77	There is no Table 1.2.1 in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.4(5) to 12.4(9)	77-78	There is no Table 1.2.1 in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.5	80	Should table numbers for sections 12.5(3) to (9) be included (e.g. Table 12.5.2, Table 12.5.3 etc.)?	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.5(3) to 12.5(9)	80-82	There is no Table 2.2.1 in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.6	84-86	Should table numbers for sections 12.6(3) to (9) be included (e.g. Table 12.6.2, Table 12.6.3 etc.)?	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.6(6)	85	Setback should be changed to Front Yard Setback . Additional Front Yard Setback should be removed.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.6(3) to 12.6(9)	84-86	There is no Table 3.2.1 in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.6(10)	87	(1) should be a (10) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.7(6)	88	There is no section 11.8 in the LUB. Should be 12.8(10) .	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.8	89-90	Should table numbers for sections 12.8(3) to (10) be included (e.g. Table 12.8.2, Table 12.8.3 etc.)?	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.9	92-93	Should table numbers for sections 12.9(3) to (9) be included (e.g. Table 12.9.2, Table 12.9.3 etc.)?	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.9(3) to 12.9(9)	92-93	There is no Table 5.2.1 in the LUB.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.12(3)	100	(3) should be removed.	16-Jun-16
15-Jun-16	Administration	Town of Rimbey	403-843-2113	Administration	12.14(3)	103	11.3 should be removed.	16-Jun-16
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	4.2	24	Land Use Bylaws Municipalities are not required to send applications for land use changes or redesignations to Alberta Transportation. However for proposals with physical means of access to a provincial highway or where development traffic impacts the provincial highway network, Alberta Transportation encourages the Town of Rimbey to include the Department in the referral process, as the Land Use Bylaw is determines the future development and subdivision options for any particular piece of property.	Addressed with section 8.17 - Limited Access to Major Roads.
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	4.2	24	Area Structure Plans (ASP) and Outline Plans: Alberta Transportation encourages the Town of Rimbey to require ASP/Outline Plan applications that impact the provincial highway network be circulated to the Department for review. This referral process will allow Alberta Transportation to review appropriate intersection design standards, existing and future highway right-of-way limits, land to be protected for future highway improvements, development setbacks from the future right of way limits for on-site features, and traffic related issues that could result from the concept.	This is a requirement in the Town's MDP. Not appropriate to include in the LUB.

06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	4.2	24	<p>Subdivisions:</p> <p>Section 5(5)(d) of the Subdivision and Development Regulation (SDR) outlines the occasions when subdivision proposals must be referred to Alberta Transportation. For urban municipalities, Section 5(5)(d)(i) applies: "On receipt of a complete application for subdivision, the subdivision authority must send a copy to (d) the Deputy Minister of Transportation if the land that is the subject of the application is not in a city and (i) is adjacent to a highway where the posted speed limit is less than 80 kilometres per hour."</p>	This is not a requirement of the LUB. Therefore it is not included in the LUB.
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	4.2	24	<p>Developments:</p> <p>Alberta Transportation requires a Roadside Development Permit for proposals with physical means of access to a provincial highway, as per Sections 16 to 22 of the Highways Development and Protection Regulations (HDPR).</p> <p>For proposals within the corporate limits of the Town of Rimbey with no physical means of access to a provincial highway, a Roadside Development Permit from Alberta Transportation is not required.</p> <p>It is Alberta Transportation's position that development-driven improvements are the responsibility of the municipality.</p>	No change to LUB required.
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	8.17(2)	47	<p>Access spacing is to be in accordance with Alberta Transportation standards and specifications.</p>	To be determined with engineering review of development applications. Not an LUB clause, included in
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	8.21	50	<p>There shall be no encroachments onto the highway right-of-way.</p>	Addition of Clause 8.21(1b) restricting encroachments into Alberta Transportation Highway Right-of-ways
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	11	67	<p>Urban municipalities authorize developments within the development control zones of highways within urban boundaries of cities, towns, and villages. Therefore, a sign permit is not required from Alberta Transportation for proposed signs within the corporate limits of the Town of Rimbey and outside the highway right-of-way.</p> <p>No advertising signs are permitted within the highway right-of-way.</p> <p>Recognizing that highway directional signs are critical to ensuring visitors can navigate their way to Town businesses, Alberta Transportation offers Tourism oriented directional signage (TODS) signage program for businesses interested in installing a directional sign within the highway right-of-way.</p>	Addition of Clause 11.7(8) on page 74 restricting development of signs within Alberta Transportation Highway Right-Of-Ways

06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	11.2(b)	67	<p>Alberta Transportation has received numerous and on-going concerns from the public regarding billboard and advertising signs adjacent to provincial highways within the boundaries of urban municipalities.</p> <p>In response to concerns raised from the public, Alberta Transportation encourages municipalities not to permit billboard signs adjacent to provincial highway right-of-way, especially those that function as graphic and/or video display signs that may cause distraction and glaring issues.</p> <p>☐ If the Town permits electronic message signs, Alberta Transportation has developed conditions outlined in the “Electronic Message Signs” Recommended Practice be considered by the Town of Rimbey:</p> <p>http://www.transportation.alberta.ca/Content/docType233/Production/88ElectronicMessageSigns.pdf</p> <p>Although a sign permit is not required from Alberta Transportation, we encourage the Town circulate billboard applications abutting a provincial highway to Alberta Transportation for comment on proposals that may impact future highway needs.</p>	Addition of Clause 11.7(7b) on page 74 provides discretion for the Development Authority to circulate these to Alberta Transportation
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	11.2(t)	68	<p>Internal illuminated fascia signs for businesses adjacent to provincial highways are permitted.</p> <p>However, if any illuminated fascia signs are creating distractions (such as but not limited to, glaring), we need to work with the owner to adjust its brightness so as to minimize its impact to the driving public.</p>	Addition of Clause 11.7(7b) on page 74 provides discretion for the Development Authority to circulate these to Alberta Transportation
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	12.11	98	<p>Development setbacks from the future highway right-of-way limits should be identified at the Area Structure Plan (ASP) or Outline Plan stage.</p> <p>For pre-existing lots that do not fall under an approved ASP, Alberta Transportation recommends a building setback of 15 – 20 metres from the highway right-of-way, if service road is not required. If a service road is required, Alberta Transportation recommends a 40 metre building setback.</p>	Not an LUB clause. To be part of future ASP's
06-Jul-16	Sandy Choi	Alberta Transportation	403-340-5166	Administration	12.12	100-101	<p>Development setbacks from the future highway right-of-way limits should be identified at the Area Structure Plan (ASP) or Outline Plan stage.</p> <p>For pre-existing lots that do not fall under an approved ASP, Alberta Transportation recommends a building setback of 15 – 20 metres from the highway right-of-way, if service road is not required. If a service road is required, Alberta Transportation recommends a 40 metre building setback.</p>	Not an LUB clause. To be part of future ASP's
07-Jul-16	Isabel Solis	ATCO Pipelines	780-420-3896	Administration	Not relevant		Reply received was not relevant to the current LUB under review.	No changes made.

08-Jul-16	Laural Sheeler	Superior Safety Codes	780-489-4777	Administration	Figure 8.20.1	<p>49</p> <p>9.10.15.4. Glazed Openings in Exposing Building Face ... 3) Individual glazed openings in an exposing building face shall have a projected area that is not more than 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1), unless</p> <p>a) the building is sprinklered throughout, or b) the limiting distance is more than 2 m.</p> <p>4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same exposing building face and within the same fire compartment. (See A-3.2.3.1.(6) in Appendix A.)</p> <p>9.10.15.4. Openings in Exposing Building Face ... 4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same exposing building face and within the same fire compartment. (See A-3.2.3.1.(6) in Appendix A.) 06-BCI-021</p> <p>5) For the purposes of Sentence (4), a) two adjacent spaces are permitted to be considered as separate</p>	Does not pertain to LUB. This is a construction element that will be addressed at building permit stage
08-Jul-16	Laural Sheeler	Superior Safety Codes	780-489-4777	Administration	Figure 8.20.2	<p>49</p> <p>9.10.15.4. Glazed Openings in Exposing Building Face ... 3) Individual glazed openings in an exposing building face shall have a projected area that is not more than 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1), unless</p> <p>a) the building is sprinklered throughout, or b) the limiting distance is more than 2 m.</p> <p>4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same exposing building face and within the same fire compartment. (See A-3.2.3.1.(6) in Appendix A.)</p> <p>9.10.15.4. Openings in Exposing Building Face ... 4) An individual glazed opening described in Sentence (3) shall be separated by not less than 2 m horizontally and 2 m vertically from any other glazed opening that is located on the same exposing building face and within the same fire compartment. (See A-3.2.3.1.(6) in Appendix A.) 06-BCI-021</p> <p>5) For the purposes of Sentence (4),</p>	Does not pertain to LUB. This is a construction element that will be addressed at building permit stage

10-Jul-16	Administration	Town of Rimbey	403-843-2113	Administration	2.2(68)	14	Definition of housing, manufactured home changed to: 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. The unit shall conform to CAN/CSA Z240 MH Series and A277 certified standards;	10-Jul-16
10-Jul-16	Administration	Town of Rimbey	403-843-2113	Administration	Housing, mobile	14	Definition of housing, mobile changed to: 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;	10-Jul-16
10-Jul-16	Administration	Town of Rimbey	403-843-2113	Administration	2.2(71)	14	Definition of housing, modular changes to: means a prefabricated factory built frame or shell which comprises the wall or siding of a proposed building. A modular unit represents only a section of the dwelling, and such a unit has neither chassis, running gear nor its own wheels, but units may be placed side by side or stacked vertically, and completed to form one or more complete dwelling units for year round occupancy. A modular unit has a wooden frame. Modular homes are constructed to Alberta Building Code standards. Modular homes are considered to be the same as conventional, on site, framed single family homes. Does not includes "housing, manufactured	10-Jul-16
10-Jul-16	Administration	Town of Rimbey	403-843-2113	Administration	2.2 (73)	14	Garden suites removed from the definition.	10-Jul-16
10-Jul-16	Administration	Town of Rimbey	403-843-2113	Administration	2.2(74)	14	Definition of housing, single detached changed to: 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;	10-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2(150)	20	Wreaking changed to Wrecking.	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2(128)	18	Definition for setback added to document	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2(55)	13	Definition for grade added to document	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	3.2(1)(j)	22	Addition of "which do not require a building permit under the Safety Codes Act" to 3.2(1)(j)	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	3.2(1)(o)	22	Addition of " Landscaping provided that the grades and overland water flows are not substantially altered."	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	3.2(a)(p)	22	Addition of "The construction of a deck, provided that the deck is uncovered, and the walking surface is less than 60cm (2 feet) above grade and it conforms to the regulations specified in this Land Use Bylaw."	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	4.3(6)	25	addition of "in wrting to the applicant"	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2	17	Defintion of Porch added	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2	11	defintion of deck addec	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2	10	definition of balcony added	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	8.4(3)	37	edited for grammer	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	2.2	13	defintion of gas bar edited	12-Jul-16
n/a	Administration	Town of Rimbey	403-843-2113	Administration	12.14	105	Urban Holdings Regulations added	12-Jul-16

Comparison of Current Land Use Bylaw 762/04 and Proposed Land Use Bylaw 917/16

762/04 Bylaw Part 1

1. Title
 - Located in Part 1 – Enactment

2. Purpose
 - Located in Part 1 – Enactment

3. Definitions
 - Located in Part 2 - Interpretation
 - Significant changes are highlighted in the chart below.

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
Abattoir			X	
Abut or Abutting			X	
Accessory Building			X	
Accessory Use			X	
Act			X	
Agriculture		X		<i>Agriculture Operation and Agricultural Sales and/or Services in New LUB.</i>
Apartment Building		X		<i>Housing, Apartment (High Rise) and (Low Rise) in New LUB.</i>
Applicant		X		Self-explanatory definition.
Area Structure Plan		X		Area Structure Plans have their own policies.
Bed and Breakfast Establishment			X	
Billboard		X		Included in Section 11 of New LUB.
Building Permit		X		Building permits are done through Superior Safety Codes.
Council			X	
Day Care Facility		X		<i>Day Centre, Adult and Day Care Centre, Child in New LUB.</i>
Demolition		X		Governed by Alberta Regulation 118/2007, Safety Codes Act, Fire Code Regulation.
Detached House			X	
Discretionary Use			X	
Duplex		X		<i>Housing, Duplex in the New LUB.</i>

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
Dwelling Unit			X	
Easement		X		Section 8.22 Deals with Easements.
Fence		X		Screening in the New LUB.
Fire Pit		X		Fire pits do not require a development permit. No guidelines for fire pits in the New LUB.
Floor area			X	
Foundation			X	
Front		X		Corner Lot in the New LUB.
Front Yard			X	
Grade			X	
Granny Suite		X		Housing, Secondary Suite in the New LUB.
Group Care Facility		X		Day Care Centre, Adult and Day Care Centre Child in the New LUB.
Group Home			X	
Height (of a building)			X	
Home business		X		Home occupation in the New LUB.
Home office		X		Home occupation in the New LUB
Lot			X	
Main building		X		Building in the New LUB.
Manufactured home, house or housing		X		Housing, Manufactured Home in the New LUB.
Meat Processing Plant			X	
Modular home, house, or housing		X		Housing, Modular in the New LUB.
Mobile home		X		Housing, Mobile in the New LUB.
Municipal Development Plan		X		Municipal Development Plan has its own document.
Municipality			X	
Owner			X	
Parking stall		X		Parking facility in New LUB.
Permitted Use			X	LUB Modernization.
Ready-to-Move Home		X		Housing, Manufactured Home and Mobile Home in New LUB.
Rear yard			X	
Rental suite			X	

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
Residence		X		12 definitions for housing in New LUB.
Road			X	
Row housing		X		<i>Housing, Row House</i> in New LUB.
Service station		X		<i>Gas Bar</i> in New LUB.
Setback			X	
Side yard			X	
Sign			X	
Suite		X		<i>Housing, Secondary Suite</i> in New LUB.
Use			X	
Utility Building		X		<i>Utility Installations</i> in New LUB.
Yard			X	
	Adjacent			LUB Modernization & Clarification
	Adult Entertainment			LUB Modernization & Clarification
	Agricultural Operation			LUB Modernization & Clarification
	Agricultural Sales and/or Service			LUB Modernization & Clarification
	Amusement Arcade			LUB Modernization & Clarification
	Animal Kennel			LUB Modernization & Clarification
	Animal Shelter			LUB Modernization & Clarification
	Art Gallery			LUB Modernization & Clarification
	Auction Mart			LUB Modernization & Clarification
	Automotive Sales and/or Rental			LUB Modernization & Clarification
	Automotive Supply Store			LUB Modernization & Clarification
	Automotive Services and/or Paint Shop			LUB Modernization & Clarification
	Bakery			LUB Modernization & Clarification
	Bulk Fuel and/or Fertilizer Sales and Storage			LUB Modernization & Clarification
	C-Can			LUB Modernization & Clarification
	Campground			LUB Modernization & Clarification
	Car/Truck Wash			LUB Modernization & Clarification
	Cemetery			LUB Modernization & Clarification
	Club			LUB Modernization & Clarification
	Community Centre			LUB Modernization & Clarification

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Confined Feeding Operation			LUB Modernization & Clarification
	Contracting Services			LUB Modernization & Clarification
	Convenience Store			LUB Modernization & Clarification
	Corner Lot			LUB Modernization & Clarification
	Coverage			LUB Modernization & Clarification
	Date of Issue			LUB Modernization & Clarification
	Day Care Centre, Adult			LUB Modernization & Clarification
	Day Care Centre, Child			LUB Modernization & Clarification
	Development			LUB Modernization & Clarification
	Development Authority			LUB Modernization & Clarification
	Driveway			LUB Modernization & Clarification
	Farming			LUB Modernization & Clarification
	Financial Services			LUB Modernization & Clarification
	Floor Area			LUB Modernization & Clarification
	Floor Area/Ratio			LUB Modernization & Clarification
	Fragmented Parcel			LUB Modernization & Clarification
	Front Line			LUB Modernization & Clarification
	Funeral Home			LUB Modernization & Clarification
	Gambling and Gaming Hall			LUB Modernization & Clarification
	Gas Bar			LUB Modernization & Clarification
	Golf Course			LUB Modernization & Clarification
	Greenhouse			LUB Modernization & Clarification
	Grocery Store			LUB Modernization & Clarification
	Habitable Floor Space			LUB Modernization & Clarification
	Highway			LUB Modernization & Clarification
	Home Occupation			LUB Modernization & Clarification
	Hospital			LUB Modernization & Clarification
	Hotel			LUB Modernization & Clarification
	Housing, Apartment (Low Rise)			LUB Modernization & Clarification

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Housing, Apartment (High Rise)			LUB Modernization & Clarification
	Housing, Duplex			LUB Modernization & Clarification
	Housing, Fourplex			LUB Modernization & Clarification
	Housing, Manufactured Home			LUB Modernization & Clarification
	Housing, Mixed Use			LUB Modernization & Clarification
	Housing, Mobile			LUB Modernization & Clarification
	Housing, Modular			LUB Modernization & Clarification
	Housing, Row House			LUB Modernization & Clarification
	Housing, Secondary Suite			LUB Modernization & Clarification
	Housing, Single Detached			LUB Modernization & Clarification
	Housing, Triplex			LUB Modernization & Clarification
	Internal Local Roads			LUB Modernization & Clarification
	Landfill			LUB Modernization & Clarification
	Lane			LUB Modernization & Clarification
	Lake			LUB Modernization & Clarification
	Library			LUB Modernization & Clarification
	Livestock			LUB Modernization & Clarification
	Liquor Store			LUB Modernization & Clarification
	Major			LUB Modernization & Clarification
	Manufacturing, Processing, Packaging or Assembly of Goods or Materials			LUB Modernization & Clarification
	May			LUB Modernization & Clarification
	Medical Clinic			LUB Modernization & Clarification
	MGA			LUB Modernization & Clarification
	Mini Storage			LUB Modernization & Clarification
	Minor			LUB Modernization & Clarification
	Motel			LUB Modernization & Clarification
	Museum			LUB Modernization & Clarification
	Nightclub			LUB Modernization & Clarification

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Non-Conforming Building			LUB Modernization & Clarification
	Non-Conforming Use			LUB Modernization & Clarification
	Office			LUB Modernization & Clarification
	Open Space			LUB Modernization & Clarification
	Parcel of Land			LUB Modernization & Clarification
	Park			LUB Modernization & Clarification
	Parking Facility			LUB Modernization & Clarification
	Personal Service Establishment			LUB Modernization & Clarification
	Portable Storage Container			LUB Modernization & Clarification
	Principle Building			LUB Modernization & Clarification
	Principle Use			LUB Modernization & Clarification
	Public Administration			LUB Modernization & Clarification
	Rear Line			LUB Modernization & Clarification
	Recreational Facility			LUB Modernization & Clarification
	Recycling Depot			LUB Modernization & Clarification
	Religious Institution			LUB Modernization & Clarification
	Repair Shop			LUB Modernization & Clarification
	Retaining Wall			LUB Modernization & Clarification
	Retail			LUB Modernization & Clarification
	Riding Arena, Private			LUB Modernization & Clarification
	Salvage Yard			LUB Modernization & Clarification
	School			LUB Modernization & Clarification
	Screening			LUB Modernization & Clarification
	Sea Can			LUB Modernization & Clarification
	Shall			LUB Modernization & Clarification
	Shoreline			LUB Modernization & Clarification
	Should			LUB Modernization & Clarification
	Side Line			LUB Modernization & Clarification
	Solar Collector			LUB Modernization & Clarification
	Subdivision and Development Appeal Board			LUB Modernization & Clarification
	Subdivision Authority			LUB Modernization & Clarification

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Substandard Lot			LUB Modernization & Clarification
	Temporary Development			LUB Modernization & Clarification
	Theatre			LUB Modernization & Clarification
	Tourist Information Centre			LUB Modernization & Clarification
	Trucking Establishment			LUB Modernization & Clarification
	Undeveloped Lot			LUB Modernization & Clarification
	Unique Site Requirements			LUB Modernization & Clarification
	Utility			LUB Modernization & Clarification
	Utility Installations			LUB Modernization & Clarification
	Veterinary Clinic			LUB Modernization & Clarification
	Warehouse			LUB Modernization & Clarification
	Wrecking Yard			LUB Modernization & Clarification

4. Interpretation
 - Located in Part 2 – Interpretation
 - Proposed LUB 917/16 provides additional details for additional clarity.

5. Development Authority
 - Located in Part 3 – General Administrative Procedures
 - Proposed LUB 917/16 provides simplified language and clauses which meet the requirements of the MGA.

6. Subdivision and Development Appeal Board
 - Located in Part 5 – Development Appeal Process
 - Proposed LUB 917/16 provides simplified language and details that are consistent with the MGA. The section now includes appeal procedure, appeal hearing and appeal decision.

7. Development Permit Required
 - Located in Part 3 – General Administrative Procedures (3.1 – Control of Development)
 - Addition of clauses pertaining to a state of emergency.

8. Development Not Requiring a Development Permit
 - Located in Part 3 – General Administrative Procedures (3.2 Developments Not Requiring a Development Permit)
 - Significant changes are highlighted in the chart below.

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
8.1. those uses of land or a building which are exempt under section 618 or 619 of the Act or under any other federal or provincial legislation			X	Refer to 3.2(1)(b)
8.2. the completion and use of a building which was lawfully under construction or for which a development permit had been issued and was still valid at the date of adoption of this bylaw,				Refer to 3.2(1)(c)
8.3. the use of a building or property which was authorized under a previous bylaw;		X		Refer to 3.3 – Non-Conforming Buildings and Uses
8.4. the maintenance of or repair to any building, provided that such works do not include structural alterations or major works of renovation,			X	Refer to 3.2(1)(a)

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
8.5. internal alterations to a building valued at less than \$5,000, provided these alterations do not result in an increase in the number of dwelling units in the building (but a permit under the Safety Codes Act may still be required),			X	Refer to 3.2(1)(a) and 3.2(1)(j)
8.6. the construction of gates, fences, walls, or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than 1 metre in height in front yards and less than 1.9 [Bylaw 835/09] metres in side and rear yards, and subject to section 5 of Schedule A,			X	Refer to 3.2(1)(e) and 3.2(1)(f)
8.7. landscaping and paving, provided that grades and overland water flows are not substantially altered,			X	Refer to 3.2(1)(o)

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
8.8. the construction or maintenance of any utility, work, or improvement undertaken by the municipality or a utility in a street or utility lot;			X	Refer to 3.2(1)(h) and 3.2(1)(i)
8.9. a temporary building or sign, 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,			X	Refer to 3.2(1)(g)
8.10 new single storey buildings, not on permanent foundation, under 15 square metres (160 sq ft) in size, which are accessory to a residential use. These buildings are bound by yard and setback rules,			X	Refer to 3.1(1)(k) Reduced to 13.4 m ² (144 sq ft) as per input from community.
8.11 the construction and upgrading of a road or railway line or associated improvements, except that railway buildings require a development permit,		X		Refer to 3.2(1)(h)

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
8.12 the construction of a deck, provided that the deck is uncovered, and the walking surface is less than 60cm (2 feet) above grade (covered decks and those with a higher walking surface require development and building permits), and			X	Refer to 3.2(1)(p)
8.13 the construction or installation of a fire pit, to a maximum of one per lot, provided that: <ul style="list-style-type: none"> • the combustion area is contained and screened, • the outside diameter is no more than 1.5 metres (five feet), • the pit is set back from buildings and fences in accordance with the Alberta Fire Code, • only clean wood is burned, and • the location and use does not reduce the quiet enjoyment of neighbouring property. 			X	Refer to 3.2(1)(n)

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	3.2(1)(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.			Encouragement of farming operations in Urban Holdings district
	3.2(1)(l) The demolition or removal of any building or structure for which erection a development permit would not be required pursuant to Subsections (d) to (l) above.			Demolition permits are unnecessary if no development permit was required.
	3.2(1)(m) Dugouts in the Urban Holdings district provided that they conform to the regulations specified in this Land Use Bylaw.			Encouragement of farming operations in Urban Holdings district

9. Non-Conforming Buildings and Uses

- Located in Part 3 – General Administrative Procedures (3.3 – Non-Conforming Buildings and Uses)
- Simplified to reference MGA.

10. Application for a Development Permit

- Located in Part 4 – Development Application Process

- Addition details included:
 - 4.1 Application for Development – application process outlined in more detail
 - 4.2 Referral of Applications – additional details provided. Improved consistency with MGA
 - 4.3 Decision Process – additional details provided. Improved consistency with MGA
 - 4.4 Variance – Addition of detailed clauses and process pertaining to variance authority. Variance authority of Development Authority limited.
 - 4.5 Development Permits and notices – removal of duplication in current bylaw. Clear and simplified processes are outlined.
 - 4.6 Development Agreements - Addition of clauses pertaining to Development Agreements.

11. Direct Control Districts

- Located in Part 12 – Districts and Regulations (12.2 Direct Control)
- Consistent with MGA regulations

12. Public Consultation Prior to Decision

- Removed
- Development permits do not require public consultation under the MGA

13. Decision by the Development Authority

- Located in Part 4 – Development Application Process (4.3 Decision Process)
- Additional details consistent with the MGA are included pertaining to the decision process. Additional details included regarding variance authority – limiting the discretion of the development authority and introducing a process for applicants to demonstrate need for the variance.

14. Conditions Attached to Development Permits

- Located in Part 4 – Development Application Process (4.3 Decision Process)
- No list provided, as the development authority can place any condition of a Development Permit it deems necessary.

15. Issuance of Development Permits

- Located in Part 4 – Development Application Process (4.5 Development Permits and Notices)
- Additional details provided regarding circulation of DP notices.

16. Suspension or Cancellation of A Development Permit

- Located in Part 4 – Development Application Process (4.3 Decision Process)

17. Notice of Exercise of Discretion

- Located in Part 4 – Development Application Process (4.5 Development Permits and Notices)
- Additional details provided.
- Constant with MGA requirements.

18. Appeal Procedure

- Located in Part 5 – Development Appeal Process
- Additional details provided – 5.1 Appeal Procedure, 5.2 Appeal Hearing, 5.32 Appeal Decision
- Constant with MGA requirements.

19. Judicial Review

- Located in Part 5 – Development Appeal Process
- Additional details provided which are consistent with MGA.

20. Contravention

- Located in Part 7 – Contravention
- Significant changes include the introduction of Violation Tickets to aid in the enforceability of the LUB.

21. Amendment

- Located in Part 6 – Bylaw Amendment Process
- Additional details provided on the amendment process – sections include 6.1 Application for Amendment and 6.2 Public Hearing Process.
- Constant with the MGA

22. Forms and Fees

- Located in Part 4 – Development Application

23. Continuation of Controls

- Located in Part 1 – Enactment (1.8 Transition)

24. Requirements of Other Authorities

- Located in Part 1 – Enactment (1.5 Conformity with the Bylaw, 1.6 Other Legislative Requirements)

25. Land Use Districts and Regulations

- Located in Part 12 – Districts and Regulations
- Significant changes are highlighted in the review of 762/04 Schedule B.

762/04 Schedule A – General Regulations

- Located in Part 8 – General Regulations
- Located in Part 9 – Specific Use Regulations
- Significant changes are highlighted in the chart below:

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
Contaminated and Hazardous Sites		X		4.2(2) allows the development authority to request any additional information deemed necessary.
Decks		X		Moved to definition section
Design, Construction and Treatment of Buildings			X	Refer to 8.6 Substantial detail added
Drive in Businesses		X		No longer a specific section as regulations throughout the bylaw address all types of businesses, including drive-in businesses.
Fences			X	Refer to section 8.14 Addition of an image to provide clarification
Grading of Lots			X	Refer to 8.12 – Excavation, Stripping and Grading Requirements added to modernize the LUB.
Landscaping and Screening			X	Refer to 8.16 – Landscaping Requirements added to modernize the LUB.
Livestock		X		Refer to Animal Bylaw. Not appropriate for a LUB.
Loading			X	Refer to Part 10 – Parking and Loading Facilities Additional information has been added to improve clarity.
Moved in Buildings			X	Refer to 8.23 Additional regulations have been added.
Overhangs and Encroachments Within a Lot			X	Refer to 8.20 – Projects Over Yards. Changes include graphics and more detailed clauses.
Overhangs and Encroachments into Roads			X	Refer to 8.21 – Public Lands and Town Boulevards Clause 8.21(1) private encroachments require permission of Town CAO or Council.

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
Prohibited Objects in yards			X	Refer to 8.18 – Objectionable Items in Yards Written to reflect current situations arising in Rimbey
Service Stations			X	Refer to 9.3
Signs			X	Refer to Part 11. Substantially more information provided.
Utility Buildings and Equipment			X	Refer to 8.22
Yards		X		Refer to Part 12. Setbacks are determined in each land use district.
	Accessory Buildings and Uses			LUB Modernization and improve consistency in interpretation. One location for all regulations related to accessory buildings.
	Bare Land Condominium			LUB Modernization.
	Building Height			Improve consistency in interpretation and building height calculations.
	Corner and Double Fronting Parcels			Improve consistency in interpretation.
	Curb Cuts			
	Development On or Near Slopes			Improve consistency in interpretation. Increase ability of development authority to scrutinize development on or near slopes.
	Development Near Water			Improve consistency in interpretation. Increase ability of development authority to scrutinize development near water.
	Dwelling Units On A Parcel			Improve consistency in interpretation as secondary suites are becoming increasable popular.
	Emergency Access to Buildings			Increase ability of development authority to scrutinize emergency access to buildings.
	Country Estate Residential Development			Improve consistency in interpretation.
	Excavation, Stripping and Grading			Improve consistency in interpretation.
	Existing Substandard Lots			Improve consistency in interpretation and develop authority's ability to address existing unique lots.

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Floodplain Development			Increase ability of development authority to scrutinize development near floodplains.
	Limited Access to Major Roads			Improve consistency in interpretation. Alberta Transportation requirement.
	On-Site and Off-Site Services and Improvements			Improve consistency in interpretation.
	Residential and Industrial Uses Adjacent			Improve the development authority's ability to address the interface between uses.
	Temporary Structures			Improve clarity and consistency in interpretation.

Bylaw 917/16 also includes Part 9 – Specific Use Regulations which are outlined in the following chart:

Current LUB (762/04)	Proposed LUB 917/16			
	Addition	Deleted	Maintained	Reason for Change
	Bed and Breakfast Establishments			LUB Modernization
	Child Care Facilities and Family Day Homes			LUB Modernization
	Home Occupations			LUB Modernization
	Kennel Regulations			LUB Modernization
	Manufactured Homes			Improve consistency
	Riding Arena, Private			LUB Modernization
	Solar Collectors			LUB Modernization
	Uses Permitted in All Land Use Districts			LUB Modernization
	Wrecking Yard (Auto and Equipment Wreckage Site)			LUB Modernization

762/04 Schedule B – Regulations for Land Use Districts

- Located in Part 12 – Districts and Regulations
- Significant changes are highlighted in the following charts:

The following table explains the changes that have occurred in the district names and application from the Bylaw 762/04 to the proposed Bylaw (917/16) -

Current Bylaw (762/04)		Proposed Bylaw (917/16)		Reason for Change
Designation Name	Designation Acronym	Designation Name	Designation Acronym	
Low Density Residential District	R1	Low Density Residential	R1	No change
Low Density Narrow Lot Residential District	R1A	Low Density General Residential	R2	R1A and R2 districts merged
Low Density General Residential District	R2	Low Density General Residential	R2	R1A and R2 districts merged
Medium Density Residential District	R3	High Density Residential	R3	R3 and R4 districts merged
High Density Residential District	R4	High Density Residential	R3	R3 and R4 districts merged
Manufactured Housing Park District	MHP	Manufactured Home Park	MHP	Clarified district name
Manufactured Housing Subdivision District	MHS	Manufactured Home Subdivision	MHS	Clarified district name
Residential Estate District	RE	Residential Country Estate	RCE	<ul style="list-style-type: none"> • RE and CR districts merged • Clarified district name
Country Residential District	CR	Residential Country Estate	RCE	<ul style="list-style-type: none"> • RE and CR districts merged • Clarified district name
Central Commercial District	C1	Central Commercial	C1	No change
Highway Commercial District	C2	Highway Commercial	C2	No change

Industrial District	M	Industrial	M	No change
Institutional and Public Uses District	IPU	Public Service	PS	Clarified district name
Planned Unit Development District	PUD	Public Service	PS	Clarified district name
Urban Expansion District	UX	Urban Holdings	UH	Clarified district name
Direct Control District	DC	Direct Control	DC	No change

Development Standards/Regulations changes

The following discussion explains the changes that have occurred to the development standards/regulation from the current Bylaw 762/04 to the proposed Bylaw (917/16) for each District.

R1 – Low Density Residential

Land Uses

- Permitted and discretionary uses contemplated in R1 district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	557 m ²	550 m ²	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services • Standard more realistic to fit with development
Minimum Lot Frontage	18 metres	15 metres	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services

Maximum Lot Coverage	30%	40%	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services
Maximum Height	Two storeys above grade	11 metres	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

R2 – Low Density General Residential

Land Uses

- Permitted and discretionary uses contemplated in R2 district have been clarified to ensure consistency with list of expanded land uses/definitions
- R1A and R2 districts have been merged to reduce redundancy and to provide one district which allows for low density residential uses at greater densities through reduced development standards/regulations

Development Standard	Current Bylaw (762/04)		Proposed Bylaw (917/16)	Reason for Change
	R1A	R2	R2	
Minimum Lot Area	Not specified	500 m ²	<ul style="list-style-type: none"> • Housing, duplex (200 m² per unit) • Housing, single detached (with adjacent rear lane - 250 m²) • Housing, single detached (without adjacent rear lane - 400 m²) • Other principle uses (325 m²) 	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services
Minimum Lot Frontage	15.24 metres	7.5 metres	<ul style="list-style-type: none"> • Housing, duplex (Minimum 7.5 m but maximum 10.5 m) • Housing, single detached (with adjacent rear Lane -Minimum/maximum of 7.5 m) 	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services

			<ul style="list-style-type: none"> Housing, single detached (without adjacent rear lane - Minimum/maximum of 10.5 m) Other principle uses (Minimum 7.5 m but maximum 10.5 m) 	
Maximum Lot Coverage	40%	40%	55%	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design More efficient use of municipal infrastructure and services
Maximum Height	Two storeys above grade	Two storeys above grade	11 metres	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Rear yard setback	6 metres	6 metres	5 metres	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design
Side yard setback	3 metres	3 metres	<ul style="list-style-type: none"> Housing, duplex (1.5 m) Housing, single-detached (side property line of a flanking street - 3.0 m) Housing, single-detached (on one side of the lot where there is no road or lane access from the rear yard - 3.0 m) Other principle uses (1.5 m) 	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

R3 – High Density Residential

Land Uses

- Permitted and discretionary uses contemplated in R3 district have been clarified to ensure consistency with list of expanded land uses/definitions
- R3 and R4 districts have been merged to reduce redundancy and to provide one district which allows for higher density development, and a range of residential land uses

Development Standard	Current Bylaw (762/04)		Proposed Bylaw (917/16)	Reason for Change
	R3	R4	R3	
Minimum Lot Area	Not specified	Not specified	Minimum lot area required varies by use: <ul style="list-style-type: none"> • Housing, duplex (250 m²) • Housing, low rise/high rise apartment (500 m²) • Housing, triplex (500 m²) • Housing, fourplex (500 m²) • Housing, row (120 m² - per unit) • Other principle uses (500 m²) 	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services
Minimum Lot Frontage	15 m	15 m	Minimum lot frontage required varies by use: <ul style="list-style-type: none"> • Housing, duplex (7.5 m) • Housing, low rise/high rise apartment (15 m) • Housing, triplex (15 m) • Housing, fourplex (15 m) • Housing, row (4 m - per unit) • Other principle uses (15 m) 	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services
Maximum Lot Coverage	40%	50%	50%	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services

Maximum Height	Two storeys above grade	10 m or greater if there is a greater than required frontyard setback; or if built at a lower grade than nearby residents	Maximum height varies by use: <ul style="list-style-type: none"> • Housing, duplex (11 m) • Housing, low rise/high rise apartment (20 m) • Housing, triplex (11 m) • Housing, fourplex (11 m) • Housing, row (11 m) • Other principle uses (11 m) 	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Rear yard setback	6 m	6 m	5 m	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design
Side yard setback	3 m	3 m or 25% of height of the building except in case of specific residential uses which may be built up to property line	3 m for "Housing, low rise/high rise apartment" or 1.5 m for all other principle uses	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

MHP – Manufactured Home Park

Land Uses

Permitted and discretionary uses contemplated in MHS district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum and Maximum Park Area	2 hectares	Minimum of 2 hectares to a maximum of 4 hectares	<ul style="list-style-type: none"> • Provide a standard that provides certainty for future growth

Maximum Height	10 m	Maximum height varies by use: <ul style="list-style-type: none"> Housing, manufactured home (5 m) All other principle uses (11 m)	<ul style="list-style-type: none"> Provide a standard that is reflective of the typical height of the respective land use
Minimum Lot Line Setback	3 m	6 m	<ul style="list-style-type: none"> Provide a standard consistent with other residential districts
Minimum Setback from other Manufactured Homes	4 m	3.5 m	<ul style="list-style-type: none"> Provide a standard that allows for increased density while maintaining orderly and consistent development

Additional Changes

- Established General Regulations which outline the requirements for the development of future Manufactured Home Parks
- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

MHS – Manufactured Home Subdivision

Land Uses

Permitted and discretionary uses contemplated in MHS district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	Not specified	Minimum lot area varies by use: <ul style="list-style-type: none"> Housing, manufactured home (375 m²) All other principle uses (500 m²) 	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Lot Frontage	15 m	Maximum lot frontage varies by use: <ul style="list-style-type: none"> Housing, manufactured home (7.5 m) All other principle uses (15 m) 	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design More efficient use of municipal infrastructure and services

Maximum Lot Coverage	40%	50%	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services
Maximum Height	10 m	Maximum height varies by use: <ul style="list-style-type: none"> • Housing, manufactured home (5 m) • All other principle uses (11 m) 	<ul style="list-style-type: none"> • Provide a standard that is reflective of the typical height of the respective land use
Minimum Front Yard Setback	5 m	6 m	<ul style="list-style-type: none"> • Provide a standard consistent with other residential districts
Minimum Rear Yard Setback	5 m	Minimum rear yard setback varies by use: <ul style="list-style-type: none"> • Housing, manufactured home (3 m) • All other principle uses (5 m) 	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design
Minimum Side Yard Setback	3 m	1.5 m	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

RCE – Residential Country Estate

Land Uses

- CR and RE districts have been merged to create the RCE district to reduce redundancy and to provide one district which allows for low density development in a more naturalized environment, and where infrastructure and services may be minimal
- Permitted and discretionary uses contemplated in RCE district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
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	CE	RE	RCE	
Minimum Lot Area	2.5 acres	0.5 acres	0.5 acres	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design
Minimum Lot Frontage	Not specified	15 m	15 m	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form Increase density • Greater flexibility for development/design
Maximum Lot Coverage	Not specified	Not specified	50%	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form • Increase density • Greater flexibility for development/design
Maximum Height	10 m	Two storeys above grade unless set back is greater than 10 m from the side property line, whereby three storeys is permitted	11 m	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Rear yard setback	10 m	20 m	20 m	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design
Side yard setback	5 m	10 m from any road; or 5 m from any other property line	5 m	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

C1 – Central Commercial

Land Uses

- Permitted and discretionary uses contemplated in C1 district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	Not specified	250 m ²	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Lot Frontage	Not specified	6 metres	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Lot Coverage	Not specified	80%	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Height	10 metres	15 metres	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services

Additional Changes

- “Design Regulations” replace “Architectural Guidelines” and standards/regulations have been expanded upon to create a built form that is vibrant, pedestrian friendly, and aesthetically pleasing
- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

C2 – Highway Commercial

Land Uses

- Permitted and discretionary uses contemplated in C2 district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Frontage	Not specified	6 metres	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Lot Coverage	Not specified	65%	<ul style="list-style-type: none"> • Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Height	10 metres	15 metres	<ul style="list-style-type: none"> • Increase density • Greater flexibility for development/design • More efficient use of municipal infrastructure and services

Additional Changes

- “Design Regulations” replace “Architectural Guidelines”
- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

M – Industrial

Land Uses

- Permitted and discretionary uses contemplated in M district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	Not specified	500 m ²	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Lot Frontage	Not specified	15 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Lot Coverage	Not specified	50%	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Height	10 m	15 m	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design More efficient use of municipal infrastructure and services
Minimum Front Yard Setback	8 m; or 12 m for use as a service station or drive-in	6 m	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design Creates a better connection between the public (street) and private (building) realms
Minimum Rear Yard Setback	6 m	5 m	<ul style="list-style-type: none"> Increase density Greater flexibility for development/design

Additional Changes

- “Design Regulations” replace “Architectural Guidelines”
- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

PS – Public Service

Land Uses

- Permitted and discretionary uses contemplated in PS district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	Not specified	500 m ²	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Lot Frontage	Not specified	15 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Lot Coverage	Not specified	75%	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Height	Not specified	12.2 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Front Yard Setback	Not specified	7.5 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Rear Yard Setback	Not specified	5 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

DC – Direct Control

- Purpose and direction of the DC district has been expanded upon through more detailed and explicit regulations governing processes of development in accordance with the MGA.

UH – Urban Holding

Land Uses

- Permitted and discretionary uses contemplated in UH district have been clarified to ensure consistency with list of expanded land uses/definitions

Development Standards/Regulations

Development Standard	Current Bylaw (762/04)	Proposed Bylaw (917/16)	Reason for Change
Minimum Lot Area	Not specified	500 m ²	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Lot Frontage	Not specified	15 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Lot Coverage	Not specified	75%	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Maximum Height	Not specified	12.2 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Front Yard Setback	Not specified	7.5 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form
Minimum Rear Yard Setback	Not specified	5 m	<ul style="list-style-type: none"> Provide a measureable (quantitative) standard to ensure consistency in the built form

Additional Changes

- Provided a reference point for additional regulations as they relate to accessory uses, temporary uses, non-conforming, uses, parking and loading, landscaping, and signage

762/04 Schedule D – Parking

- Located in Part 10 – Parking & Loading Facilities
- Additional details provided including:
 - 10.1 Parking Facilities – General Regulations – updated section including substantially more detail including lighting, hard surfacing requirements, loading and unloading space, dimensions, overhead clearance, surface water drainage, etc.
 - 10.2 Parking Areas – a detailed chart outlining parking space requirements for uses.
 - 1.3 Off-Street Loading Areas – entirely new section.

762/04 Schedule C – Land Use District Maps

- Located in Part 12 – Districts and Regulations.
- Changes are reflected on the Land Use Map to reflect the new Land Use Designations.
- Colour scheme has been updated to match industry standards.
- Former DC districts have been converted to the district most similar to their current use.

762/04 Figure 1 – Height Limits Illustration

- Located in Part 8 – General Regulations (8.3 Building Height).
- New graphic included showing building height.

Additional Significant Addition Included in Proposed LUB 917/16

- **Part 11 – Signs**
 - Changes to the regulations governing signage in Bylaw 762/04 to the proposed Bylaw 917/16 are summarized in the following table:

	Bylaw 762/04	Bylaw 917/16	Reason for Change
Definitions	Limited definitions related to signage	Expanded list of definitions related to signage	Allow for the development of additional signage types within the town of Rimbey
Sign Permit Requirement	Minimal regulation as to when a sign permit is required	Identifies which signage requires a permit prior to development/erection	Streamline permit processing
Sign Permit Submission	No information or documentation required when applying for a Development Permit to erect or alter a sign	Expanded guidelines on information and documentation required when applying for a Development Permit to either erect or alter a sign.	Ensure that the Town of Rimbey has the necessary and appropriate information in consideration of the erection/development of signage

Development standards	Minimal standards related to height, surface area, setbacks, and number of signs	Detailed standards related to height, surface area, setbacks, and number of signs specific to each sign type	Provide standards which can be applied to ensure signage develops in a consistent and orderly manner and which has minimal impact to the larger community
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- Signs are now listed as permitted and discretionary uses within the LUB districts.
- Sign section has been substantially re-worked and includes:
 - 11.1 Purpose
 - 11.2 Definitions
 - 11.3 Signs
 - 11.4 Signs Permit Submission
 - 11.5 Prohibited Location
 - 11.6 Sign Development Standards
 - 11.7 Additional Sign Regulations



TOWN OF RIMBEY LAND USE BYLAW

Bylaw 917/16

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO REPEAL BYLAW 762/04 LAND USE BYLAW AS AMENDED AND ENACT BYLAW 917/16 LAND USE BYLAW.

WHEREAS, Section 639 of the Municipal Government Act, Chapter M-26 empowers Council to adopt a Land Use Bylaw, providing direct regulations to prohibit or regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS, Section 63(1) and 2(b) of the Municipal Government Act, Chapter M-26 empowers Council to undertake a comprehensive review and update of the Town of Rimbey’s Land Use Bylaw No. 762/04. Council has deemed it necessary to repeal the said Bylaw and adopt a new Town of Rimbey Land Use Bylaw;

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection to the public at the Town office as required by the Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26;

NOW THEREFORE, Council of the Town of Rimbey duly assembled and pursuant to the Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

1. That this Bylaw shall be known as the Land Use Bylaw of the Town of Rimbey.
2. That the Town of Rimbey Land Use Bylaw 762/04 and all amendments are hereby repealed.
3. That the attached “Appendix A” is hereby adopted as the Town of Rimbey Land Use Bylaw.
4. The adoption of this Land Use Bylaw is effective upon the date of the passing of the third and final reading of this Bylaw No. 917/16.

READ a first time this _____ day of _____, 2016.

MAYOR RICK PANKIW

INTERIM CHIEF ADMINISTRATIVE OFFICER
DONNA TONA



TOWN OF RIMBEY LAND USE BYLAW

Bylaw 917/16

READ a second time this _____ day of _____, 2016.

MAYOR RICK PANKIW

INTERIM CHIEF ADMINISTRATIVE OFFICER
DONNA TONNA

READ a third and final time this _____ day of _____, 2016.

MAYOR RICK PANKIW

INTERIM CHIEF ADMINISTRATIVE OFFICER
DONNA TONA



Town of
Rimbey

Bylaw 917/16
LAND USE BYLAW

Schedule A
June 1, 2016

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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 EFFECITVE DATE

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

1.5 CONFORMITY WITH THE BYLAW

- (1) No person shall commence any development within the Town except in conformity with this Bylaw.
- (2) Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted Statutory Plan.

1.6 OTHER LEGISLATIVE REQUIREMENTS

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

1.7 SEVERABILITY

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

1.8 TRANSITION

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

PART 2 – INTERPRETATION

2.1 RULES OF INTERPRETATION

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

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

2.2 DEFINITIONS

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

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

- (15) “automotive sales and/or rental” means a building or site used for “retail” but in which the goods for sale, and/or lease are automobiles, trucks, boats, trailers, recreational vehicles, or other similar personal vehicles;
- (16) “automotive supply store” means a building or site used for “retail” but in which the goods for sale are related to the use and operation of automobiles, trucks, boats, trailers, recreational vehicles, or other similar personal vehicles;
- (17) “automotive service and/or paint shop” means a building or site used for the repair, servicing, and/or painting of motor vehicle, boats, trailers, recreational vehicles, or other similar personal vehicles and may include the sale of automotive fuels, lubricating oils or other like automotive fluids;
- (18) “bakery” means a building used for baking food as well as the “retail” of said food;
- (19) “balcony” means a horizontal structure, with a railing, adjoining a building above the first storey floor level, and intended for use as a private outdoor amenity space with access only from within the building.
- (20) "basement" means the portion of a development which is wholly or partially below grade, having above grade no more than 1.8 m of its clear height lying below the finished level of the floor directly above;
- (21) “bed and breakfast” means a home based business in which an owner occupying a single-detached dwelling provides temporary accommodation with one meal provided to registered patrons in exchange for compensation;
- (22) "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;
- (23) “bulk fuel and/or fertilizer sales and storage” means the storage of and “retail” of large quantities of fuel and/or fertilizer;
- (24) “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;
- (25) “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;
- (26) “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;
- (27) “cemetery” means a site used for the burying of the remains of animals and/or humans;
- (28) “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;
- (29) “community centre” means a building and/or site open to the general public and used for recreational, educational, social and/or cultural activities;
- (30) "confined feeding operation" means a confined feeding operation as defined in the Agricultural Operation Practices Act;

- (31) "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;
- (32) "convenience store" means "retail" but where the gross floor area does not exceed 186.0 m² in gross floor area;
- (33) "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;
- (34) "Council" mean the Council of the Town of Rimbey;
- (35) "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;
- (36) "date of issue" means the date on which the notice of a decision of the Development Authority is published or mailed;
- (37) "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;
- (38) "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;
- (39) "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;
- (40) "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;
- (41) "development authority" means the development authority of the Town as established by this Bylaw;
- (42) "development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;
- (43) "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;
- (44) "driveway" means a vehicle access route on the parcel which provides access to the driving surface;
- (45) "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;
- (46) "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;
- (47) "financial services" means a building used as a bank, credit union, or any other similar monetary enterprise;
- (48) "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;
- (49) "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;
- (50) "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;

- (51) "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;
- (52) "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;
- (53) "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;
- (54) "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;
- (55) "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;
- (56) "golf course" means a site used for the purposes of playing golf and which may include a clubhouse as an accessory use;
- (57) "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.
- (58) "greenhouse" means a building and/or site used to grow and "retail" flowers, trees, shrubs, vegetables, and/or other plants;
- (59) "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;
- (60) "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;
- (61) "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;
- (62) "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;
- (63) "highway" means a highway as defined in the Public Highways Development Act, R.S.A. 2000;
- (64) "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;
- (65) "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;
- (66) "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;
- (67) "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;
- (68) "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;
- (69) "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;
- (70) "housing, fourplex" means a building that contains four dwelling units;
- (71) "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;
- (72) "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;
- (73) "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;
- (74) "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";
- (75) "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;
- (76) "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;
- (77) "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;
- (78) "housing, triplex" means a building that contains three dwelling units;
- (79) "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;
- (80) "landfill" means a site operated by the Town for controlled waste management where waste collected within the municipality is recycled or permanently disposed of;
- (81) "lane" means a right-of-way on which motorized vehicles are normally allowed to operate which is 10 m or less in width;
- (82) "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;
- (83) "library" means a building which primarily loans reading and/or visual material to the general public;
- (84) "livestock" means livestock as defined in the Agricultural Operation Practices Act;
- (85) "liquor store" means a building and/or site used for "retail" but in which the goods sold are liquor/alcohol for human consumption;
- (86) "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;
- (87) "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;
- (88) "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;

- (89) "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;
- (90) "may" is an operative word meaning a choice is available , with no particular direction or guidance intended;
- (91) "meat processing plant" means the processing and distributing of animal carcasses to retailers, but does not include a kill floor;
- (92) "medical clinic" means a building used for the provision of physical and mental health services on an outpatient basis including dental offices, physical therapy, pharmacy, counselling, doctor's offices, and/or chiropractic offices;
- (93) "MGA" means the Municipal Government Act (Chapter M-26, R.S.A. 2000) and all regulations and amendments passed pursuant thereto;
- (94) "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;
- (95) "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;
- (96) "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;
- (97) "municipality" means the Town of Rimbey;
- (98) "museum" means a building and/or site used for the display of artefacts for cultural and educational purposes;
- (99) "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;
- (100) "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;
- (101) "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;

- (102) “office” means a building primarily used for the provision of professional, management, administrative and consulting services but does not include the use as “retail”;
- (103) “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;
- (104) “owner” means:
- (c) 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
 - (d) in the case of any other land, the person shown as the owner on the Land Title.
- (105) “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;
- (106) “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;
- (107) “parking facility” means a building and/or site used for vehicular parking as a principal use;
- (108) “pawn shop” means a building and/or site used for “retail” but in which the goods for sale are second hand personal items;
- (109) “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;
- (110) “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;
- (111) “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;
- (112) “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;
- (113) “principle building” means a building where the principle use of the site operates from;
- (114) “principle use” means the primary purpose or purposes for which a building or lot is used;

- (115) “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;
- (116) “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;
- (117) “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;
- (118) “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;
- (119) “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;
- (120) “religious institution” means a building used for the congregation, meeting, study, and prayer related to any religious faith;
- (121) “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;
- (122) “retaining wall” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials;
- (123) “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;
- (124) “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;
- (125) “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.);
- (126) “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;
- (127) “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;
- (128) “salvage yard” means a building and/or site used for the storage and deconstruction of scrap materials;
- (129) “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;
- (130) “screening” means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites;

- (131) “sea can” see c-can;
- (132) “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;
- (133) “shall” is an operative word which means the action is obligatory;
- (134) “shoreline” means the bank of the body of water as determined pursuant to the Surveys Act;
- (135) “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;
- (136) “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;
- (137) “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;
- (138) “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;
- (139) “site” means an area of land designed to accommodate, and intended to be rented for, a tent or recreational vehicle or cabin;
- (140) “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.
- (141) “subdivision and development appeal board” means a subdivision and development appeal board appointed pursuant to Town Bylaw and the Act;
- (142) “subdivision authority” means the Subdivision Authority established pursuant to the Act through the Town’s Subdivision Authority Bylaw;
- (143) “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;
- (144) “temporary development” means a development for which a development permit has been issued and which exists for a limited time only;
- (145) “theatre” means a building and/or site used to show entertainment including films, live theatre, or musical performances;
- (146) “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;

- (147) "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";
- (148) "undeveloped lot" means a lot which does not contain a dwelling or any other building, but which may contain utility services;
- (149) "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;
- (150) "use" means the utilization of a building or parcel of land for a particular type of operation;
- (151) "utility" means a utility as defined in the Act, as amended;
- (152) "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;
- (153) "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;
- (154) "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;
- (155) "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;
- (156) "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 structural alterations or 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 buildings which are less than 13.4 m² in area and which conform to the setback requirements of the Land Use District.
- (l) The demolition or removal of any building or structure for which erection a development permit would not be required pursuant to Subsections (d) to (l) above.
- (m) Dugouts in the Urban Holdings district provided that they conform to the regulations specified in this Land Use Bylaw.
- (n) Fire pits provided that they conform to the regulations specified in this Land Use Bylaw;
- (o) Landscaping provided that the grades and overland water flows are not substantially altered.
- (p) The construction of a deck, provided that the deck is uncovered, and the walking surface is less than 60cm (2 feet) above grade and it conforms to the regulations specified in this Land Use Bylaw.

3.3 NON-CONFORMING BUILDINGS AND USES

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

3.4 DEVELOPMENT APPROVAL AUTHORITIES

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

PART 4 - DEVELOPMENT APPLICATION PROCESS**4.1 APPLICATION FOR DEVELOPMENT**

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

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

4.2 REFERRAL OF APPLICATIONS

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

4.3 DECISION PROCESS

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

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

- (3) In the case where a proposed specific use of land or a building is not provided for in any District in the Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for a particular District.
- (4) The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
 - (a) The proposed development would not: (i) unduly interfere with the amenities of the neighbourhood, or (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- (5) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority within forty (40) days after receipt of the application by the Development Authority. The person claiming to be affected may appeal in writing as provided for in Part 4 of this Bylaw as though he has received a refusal at the end of the forty (40) day period specified in this subsection.
- (6) 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.
- (7) Temporary Developments where a development permit application in a land use district is for a temporary development, the Development Authority:
 - (a) May consider and decide upon a development for a specific period of time, not exceeding one year;
 - (b) Shall impose a condition on such a permit that the Town is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in the permit; and
 - (c) May require the applicant to post acceptable security guaranteeing the cessation or removal of the development to the greater of 25% of the value of the structure or

\$1,000.

4.4 VARIANCE AUTHORITY

- (1) Notwithstanding 4.3(3) the Development Authority may approve an application for a development permit for a development that is a Permitted or Discretionary Use, but that does not otherwise comply with the provisions of this Bylaw, if in the opinion of the Development Authority:
 - (a) The proposed development would not unduly interfere with the amenities of the neighbourhood.
 - (b) The proposed development conforms with the use prescribed for that land or building in this Bylaw;
- (2) Notwithstanding 4.4(1) the Development Authority shall not grant a variance from the regulations prescribing height, if the height variance results in an increase in floor area, lot coverage, floor area ratio (FAR), or density.
- (3) In addition to the considerations provided under 4.4(1), a variance may only be granted if, in the opinion of the Development Authority:
 - (a) The variance requested maintains the intent and purpose of the Municipal Development Plan;
 - (b) The variance requested maintains the intent and purpose of this Bylaw;
 - (c) The variance is desirable for the appropriate and orderly development or use of the land; and
 - (d) The variance, in the opinion of the Development Authority, is truly minor in nature.
- (4) All requests for a variance shall be accompanied by a letter from the applicant clearly stating the reasons for the variance, outlining the applicable criteria identified in 4.4(3), and the nature of the hardship incurred if the variance is not granted.
- (5) If a variance is granted pursuant to this Section, the Development Authority shall specify its nature in the Development Permit approval.
- (6) The maximum variance that may be granted by the Development Authority is 20%.

4.5 DEVELOPMENT PERMITS AND NOTICES

- (1) Except for those permits described in Section 4.5(3) hereof, a permit granted pursuant to this Part does not come into effect until fourteen (14) days after the date a decision or development permit is publicized as described in 4.5(4). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

- (2) Where an appeal is made pursuant to Part 4 of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified thereby.
- (3) When a permit has been issued for the development of a permitted use, and no provisions of this Bylaw have been relaxed or varied, or when Council makes a decision on a development permit application within the DC District, no notification shall be given of the decision except to the applicant.
- (4) When a permit other than a permit described in Section 4.5(3) hereof has been issued, the Development Authority shall immediately:
 - (a) Post a notice of the decision conspicuously on the property for which the application has been made; and/or
 - (b) Mail a notice in writing to all adjacent land owners who, in the sole opinion of the Development Authority, may be affected; and/or
 - (c) Publish a notice of the decision in a newspaper circulating in the Town, stating the location of the property for which the application has been made and the use approved.
- (5) If the development authorized by a permit is not commenced within twelve (12) months from the date of the issue of the development permit, and completed within three (3) years of the date of issue, the permit is deemed to be void, unless an extension to this period is granted by the Development Authority.
- (6) A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (7) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

4.6 DEVELOPMENT AGREEMENTS

- (1) The Town may register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the development, which said caveat shall be discharged when the agreement has been complied with.
- (2) The Town may require conditions consistent with section 4.1(1) or any other conditions as deemed appropriate, the applicant to enter into an agreement to construct or pay for the construction of public roadways or parking facilities, to install or pay for the installation of utilities and/or to pay an off-site levy imposed by bylaw. This may involve the applicant

posting security with respect to the development and paying for construction, where the development requires a road or traffic infrastructure improvement specifically to accommodate the development. The applicant for a development permit may be required to provide dust control adjacent to existing residences located on roads impacted by the development. The Development Authority may require that commercial vehicular traffic be limited to certain roads when gaining access to and from a site.

PART 5 - DEVELOPMENT APPEAL PROCESS

5.1 APPEAL PROCEDURE

- (1) The Subdivision and Development Appeal Board, as established by Town Bylaw, shall hear and make a decision on an appeal where a Development Authority:
 - (a) Refuses or fails to issue a development permit to a person within forty (40) days of receipt of the application, or
 - (b) Issues a development permit subject to conditions, or
 - (c) Issues an order under Part 6 of this Bylaw; and
 - (i) The person applying for the permit or affected by the order, or any other person affected by an order, decision or development permit of a Development Authority appeals to the Subdivision and Development Appeal Board.
- (2) Notwithstanding Subsection (1) above, no appeal lies in respect of the issuance of a development permit by the Council within a DC District, or for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) An appeal shall be made by serving a written notice of appeal and submitted the applicable fee to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days after:
 - (a) The date the order, decision or permit issued by the Development Authority was publicized in accordance with this Bylaw; or
 - (b) The forty (40) day period referred to in Section 3.3(5) of this Bylaw has expired.

5.2 APPEAL HEARING

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

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

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

5.3 APPEAL DECISION

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

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

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

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

- (5) A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:

- (a) to a judge of the Court of Appeal; and
- (b) within thirty (30) days after the issuance of the order, decision, permit or approval sought to be appealed.

PART 6 - BYLAW AMENDMENT PROCESS

6.1 APPLICATION FOR AMENDMENT

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

6.2 PUBLIC HEARING PROCESS

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

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

PART 7 - ENFORCEMENT

7.1 CONTRAVENTION

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

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

PART 8 – GENERAL REGULATIONS

8.1 ACCESSORY BUILDINGS AND USES

- (1) No person shall construct or utilize an accessory building except in compliance with this section.
- (2) All accessory buildings shall be located at least 2.0 m from any principal building.
- (3) Notwithstanding 7.1(1), when a building used or proposed to be used as an accessory building is located or proposed to be located closer than 2.0 m to a principal building, the setbacks required for principal buildings shall be applied to the accessory building.
- (4) An accessory building shall not be used as a dwelling unit and shall not contain sanitation facilities.
- (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) An accessory building, regardless of size, is required to meet the setback requirements for the District in which it is located.

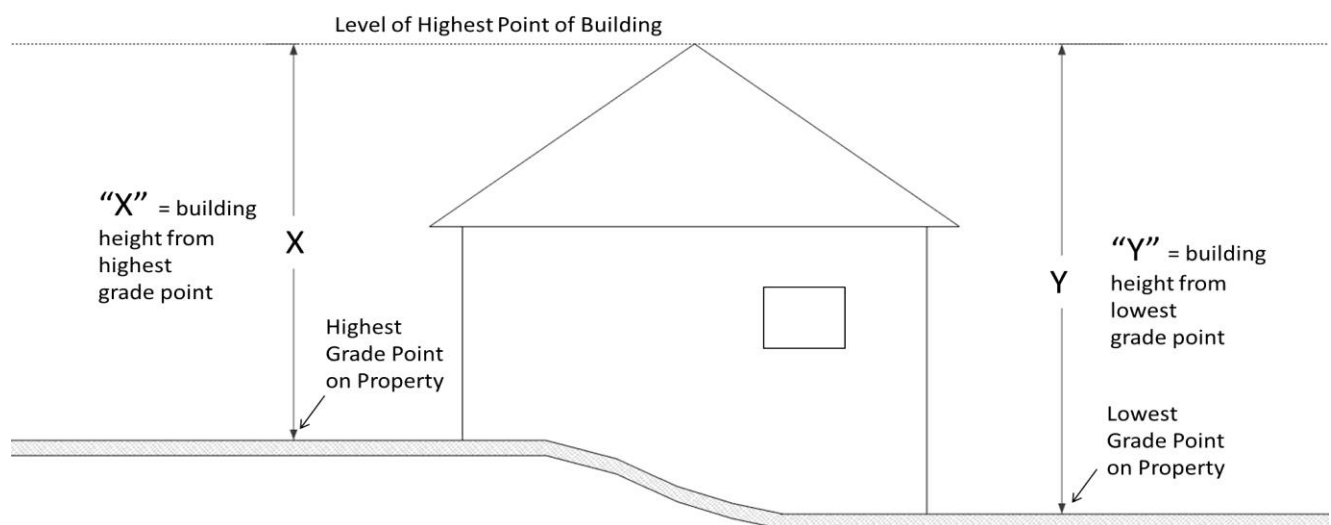
8.2 BARE LAND CONDOMINIUM

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

8.3 BUILDING HEIGHT

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

FIGURE 8.3.1 – BUILDING HEIGHT CALCULATIONS



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

8.4 CORNER AND DOUBLE FRONTING PARCELS

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

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

8.5 CURB CUTS

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

8.6 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

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

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

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

8.7 DEVELOPMENTS ON OR NEAR SLOPES

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

8.8 DEVELOPMENTS NEAR WATER

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

8.9 DWELLING UNITS ON A PARCEL

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

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

8.10 EMERGENCY ACCESS TO BUILDINGS

- (1) Sites shall be so designed that, in the opinion of the Development Authority, appropriate access for fire fighting 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 fire fighting 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 fire fighting equipment to all major access points of shopping centre buildings shall be provided, and no permanent structures or vehicular parking may be permitted thereon.

8.11 COUNTRY ESTATE RESIDENTIAL DEVELOPMENT

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

8.12 EXCAVATION, STRIPPING AND GRADING

- (1) For the purpose of this Section, excavation shall mean excavation other than for construction or building 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

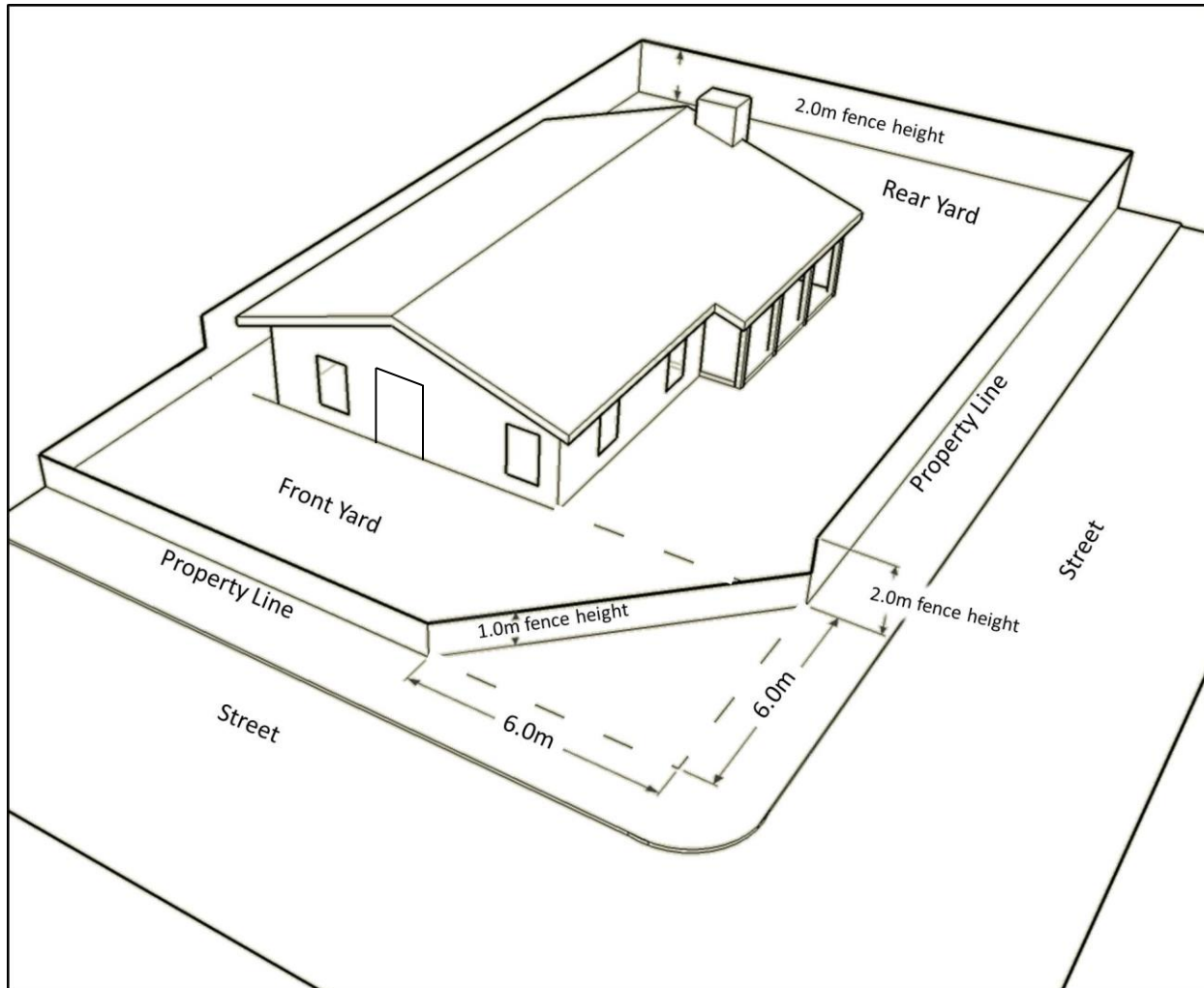
- (1) Development on existing substandard lots may be considered by the Development Authority who shall have due regard for compliance with the Safety Codes Act and its regulations prior to granting approval.

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 that portion of the fence that does not extend beyond the foremost portion of the principal building on the site and 1.0 m for that portion of the fence that does extend beyond the foremost portion of the principal building on the lot;

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

FIGURE 8.14.1 – FENCE DIAGRAM



8.15 FLOODPLAIN DEVELOPMENT

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

- (c) A statement and/or analysis, which demonstrates the suitability of the development to the site as compared to other locations on the parcel.

8.16 LANDSCAPING

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

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

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 Community Standards Bylaw.
- (2) No person maintaining more than one recreation vehicle or more than two (2) motor vehicles in a residential district shall allow them to be kept in a manner which, in the opinion of the Development Authority is unsightly or tends to adversely affect the amenities of the district.
- (3) In commercial districts garbage shall be stored in weatherproof containers screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority and shall be in a location easily accessible for pickup.

8.19 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

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

8.20 PROJECTIONS OVER YARDS

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

- (b) The sum of all projections maximum length shall not exceed one-third (1/3) of the length of the building wall (not including the garage walls). This does not apply to front or rear yards.

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

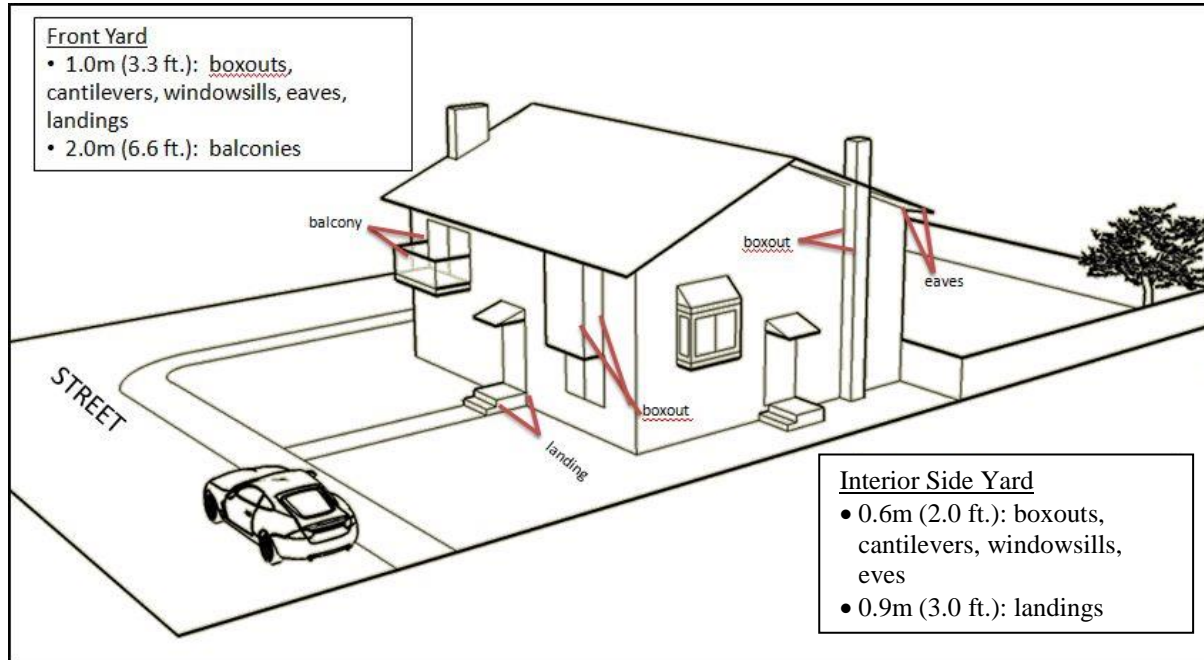
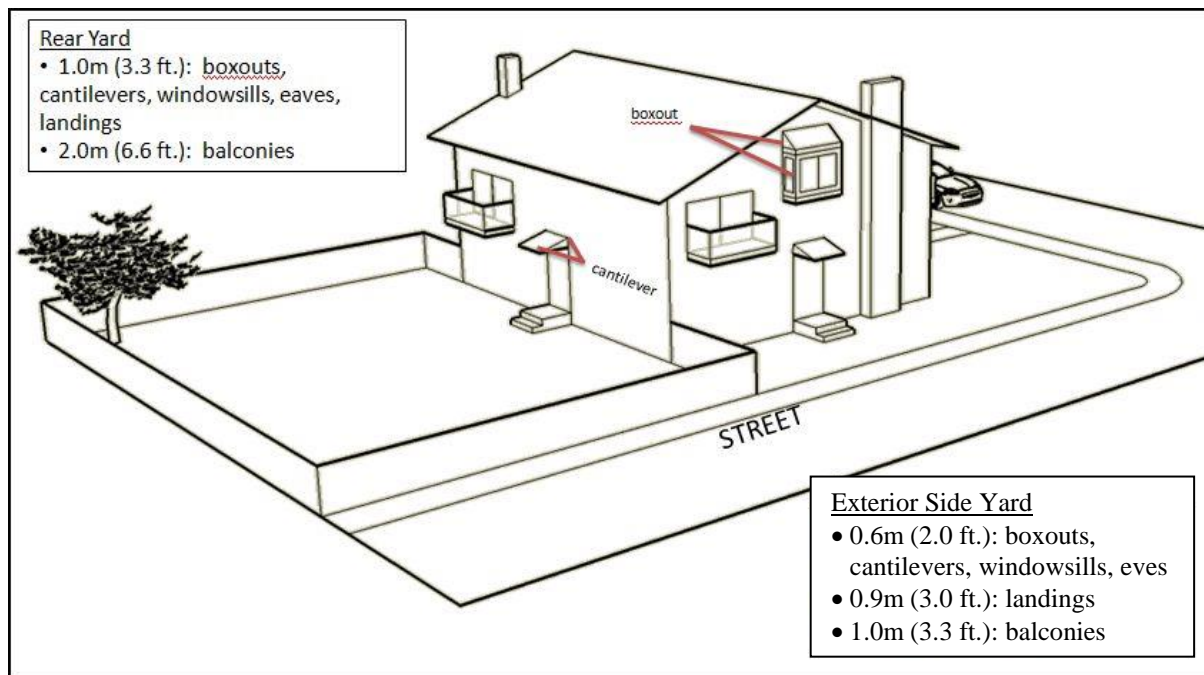


FIGURE 8.20.2: PERMITTED PROJECTIONS - REAR AND EXTERIOR SIDE YARD SETBACK



8.21 PUBLIC LANDS AND TOWN BOULEVARDS

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

8.22 PUBLIC UTILITY BUILDINGS AND EASEMENTS

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

8.23 RELOCATION OF BUILDINGS OR STRUCTURES

- (1) No person shall:
 - (a) Place on a lot a building which has previously been erected or placed on a different lot; or
 - (b) Alter the location on a lot of a building which has already been constructed on that lot,
 - (c) Unless the Development Authority approves the placement or alteration.
- (2) An approval shall not be granted under Subsection (1) above unless the Development Authority is satisfied that:
 - (a) The placement or location of the building would meet the requirements of the Bylaw; and
 - (b) The building and the lot meet the requirements of this Bylaw and the land use district in which it is proposed to be located.
- (3) Before considering any application for a Moved-in Building and in addition to the requirements of Section 8.22(1) and Section 8.22(2), the Development Official shall require a development permit application that includes:
 - (a) Recent colour photographs of all elevations including additions;
 - (b) A statement of the age, size, and structural condition of the building; and
 - (c) Documentation from a certified safety code officer that the building meets the requirements of the Safety Codes Act or, if it does not, how the building will be brought up to these requirements.
- (4) As a condition of issuing a development permit approval for a Moved-In Building, the Development Authority shall require a letter of undertaking (agreement) and the posting of security in the form of an irrevocable letter of credit or cash, in the amount of the total estimated costs to relocate the building, to be provided prior to the issuance of a building permit and the building being moved on site. This security will ensure that any required modifications to the design, construction, siting, finishing and cladding of the relocated building are completed.
- (5) The conditions shall be completed within one year of the issuance of the development permit, as determined by the Development Authority.
- (6) The security will be released once all the conditions have been completed by the applicant to the satisfaction of the Development Authority, and are met within the time frame as set out in the development permit.

- (7) Upon expiry of the Development Permit, if the required work has not been completed to Town's satisfaction, the Town may use the security to have the work completed and bring the building into compliance.
- (8) The applicant shall be advised not less than 30 days prior to the expiration time set out in the development permit, that action will be undertaken by the Town to use the security in completing the required renovations if they have not been completed by the expiration date. Only Council may direct Administration to delay action to complete the requirements of the permit.

8.24 RESIDENTIAL AND INDUSTRIAL USES ADJACENT

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

8.25 TEMPORARY STRUCTURES

- (1) A temporary structure may not be erected without permission of the Development Authority which may be granted as follows:
 - (a) In a residential district provided that:
 - (i) No such temporary structure shall be more than 3.0 metres in height or set back less than 1 metre from the side and rear property lines; and
 - (ii) The owner enters into an agreement to remove such a structure in accordance with the terms and conditions stipulated by the Development Authority;
 - (iii) There shall be no more than one temporary structure per site;
 - (iv) A temporary structure must be placed in the rear yard only;
 - (v) In the case of a pre-manufactured temporary structure, the elevations shall be subject to approval of the Development Authority; and
 - (vi) The structure is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary structure development permit shall expire at the end of one year, unless renewed by the Development Authority for a further term, and that such temporary structure must comply with this Bylaw.

- (2) Temporary Structures include, but are not limited to:
 - (a) Portable Storage Containers, including c-cans;
 - (b) Tent Garages.

- (3) If an owner fails to comply with the terms and conditions of a temporary structure development permit, the Development Authority may remove or cause to be removed such structure as the case may be, the costs of which shall be charged against the lands upon which the temporary structure is situated and shall be payable by the owner to the Town on demand.

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

PART 9 – SPECIFIC USE REGULATIONS

9.1 BED AND BREAKFAST ESTABLISHMENTS

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

9.2 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

9.3 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;

9.4 HOME OCCUPATIONS

- (1) All home businesses shall:
 - (a) require a development permit; and,
 - (b) be considered temporary uses.
- (2) Only one Home Business permit shall be issued per residence. Multiple Home Businesses may be allowed under the single permit provided that the requirements are not exceeded by the combined businesses.
- (3) Uses that are not considered Home Businesses include, but are not limited to:
 - (a) Adult Entertainment Facilities;
 - (b) Auto Body and Paint Shop, Auto Detailing Facility, Automotive, Equipment and Vehicle Services, Automotive Services, and Automotive Specialty;
 - (c) Child Care Facilities;
 - (d) Escort Services; or
 - (e) Veterinary services.
- (4) The Development Authority has the discretion to refuse a Home Business permit application if the proposed use would be better suited in a commercial or industrial district.
- (5) All home occupations shall comply with the following general regulations:
 - (a) All home occupations shall be operated as a secondary use only and shall not change the principal character and external appearance of the dwelling in which it is located.

- (b) One professionally manufactured non-illuminated fascia sign or nameplate to identify a home occupation not greater than 0.3 square metres (3.2 square feet) in an area placed within the dwelling unit or any accessory building is permitted.
 - (c) A home occupation, whether or not a development permit has been issued, shall be reviewed by the Development Officer, when complaints are registered against a home occupation by an affected landowner. A development permit issued for a home occupation is liable to recall and cancellation on the basis of non-compliance on 60 days notice.
- (6) Home occupations shall meet all the requirements of 8.5(5) and shall comply with the following regulations:
- (a) The home occupation shall be operated by the permanent resident(s) of the principal dwelling and shall employ no more than one non-resident, on-site employee.
 - (b) There shall be no more than four (4) home occupation clients or customers on site during any period of 24 hours for a minor home business.
 - (c) The home occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
 - (d) Any storage of materials or goods related to the home occupation must be located within the principal dwelling and/or accessory structure and no exterior storage is permitted.
 - (e) The home occupation shall have no more than two (2) home occupation vehicles used in conjunction with the home occupation, parked and maintained on site. There shall be no heavy vehicles (> 4,500 kg or 9,900 lbs) parked on-site of a home occupation.

9.5 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.

9.6 MANUFACTURED HOMES

- (1) Manufactured home units shall have Canadian Standard Association Certification.
- (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.

9.7 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.

9.8 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.

9.9 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.

9.10 WRECKING YARD (AUTO AND EQUIPMENT WRECKAGE SITE)

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

PART 10 – PARKING & LOADING FACILITIES

10.1 PARKING FACILITIES – GENERAL REGULATIONS

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

- (e) Be so graded and drained as to dispose of all surface water. In no case shall grades be established that would permit drainage to cross site boundaries or sidewalks without the approval of the Development Authority or Municipal Planning Commission;
- (f) Be paved or hard-surfaced where an off-street parking facility is required to be paved or hard-surfaced;
- (g) Have adequate lighting to the satisfaction of the Development Authority or Municipal Planning Commission; and
- (h) Be screened on each side adjoining or fronting on any property in a residential district by a wall, fence, earth berm or hedge of not less than 2.0 m in height, to the satisfaction of the Development Authority or Municipal Planning Commission.

10.2 PARKING AREAS

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

Table 10.2.1 – Parking Requirements

Use of a Building or Site	Minimum Number of Parking Spaces
Residential Uses <ul style="list-style-type: none"> - Multi-family dwellings - Seniors apartments - Boarding houses - Senior citizen homes - Secondary suites - All other dwellings - Manufactured home parks 	2 per dwelling unit 1 per dwelling unit, or as required by the Development Authority 1 per bedroom 1 per dwelling unit 1 per bedroom 2 per dwelling unit In addition to 2 per dwelling unit, 1 visitor parking space per 4 manufactured home units
Commercial and Industrial Uses <ul style="list-style-type: none"> - Eating and drinking establishments - Eating and drinking establishments (take out) - Drive thru restaurants - Other drive thru businesses - Hotels and motels - Bed and breakfast - Home occupations - All other commercial uses - All industrial uses 	1 per 5 seating spaces 1 per 13 m ² (140 ft ²) of gross leasable area plus 1 per 3 employees on maximum shift 2 per drive thru window 2 per drive thru window 1.5 per rentable unit 1 per bedroom 1 in addition to the requirements for the residential use 1 per 28 m ² (301.4 ft ²) of gross leasable area 1 per 46 m ² (495 ft ²) of gross leasable area
Institutional Uses <ul style="list-style-type: none"> - Places of Public Assembly - Schools (elementary/junior high) - High schools - Commercial schools - Hospitals and similar uses - Nursing homes 	1 per 5 seating spaces 2 per classroom 3 per classroom 1 per student 2 per bed 0.75 per bed

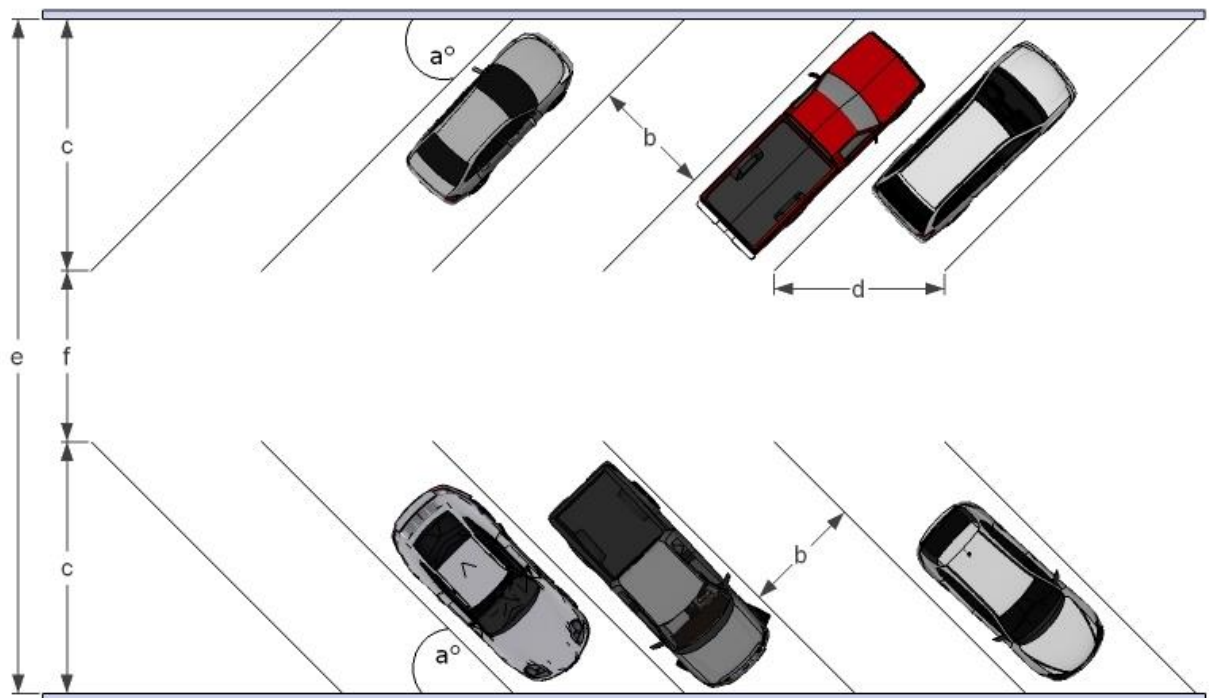
- (a) In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
- (b) Where a development contains more than one use as listed, the required number of parking spaces shall be the sum 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 fulfil the requirements of this Bylaw.
- (2) 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.
- (3) 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.
- (4) All parking areas shall conform to the requirements shown in Table 10.2.2 and Figure 10.2.1.

Table 10.2.2 – Required Parking Stall Dimensions

(a) Parking Angle (in degrees)	(b) Width of Space in m (ft)	(c) Stall Depth Perpendicular to Aisle	(d) Width of Space Parallel to Manoeuvring Aisle in m (ft)	(e) 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) "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
 - (g) "Identification Sign" any sign which is used to display the address, and name of a building or parcel of land
 - (h) "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
 - (i) "Portable Sign" means a sign, excluding A-board and temporary signs that can be carried or transported from one site to another
 - (j) "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
 - (k) "Real-Estate Sign" means any temporary sign which advertises for the sale, lease, or rent of a building or parcel of land
 - (l) "Roof Sign" means any sign placed on or over a roof
 - (m) "Rotating Sign" means any sign or part of a sign which moves in a clockwise or counter-clockwise motion

- (n) "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.
- (o) "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.
- (p) "Sign Height" means the vertical distance measured from natural grade at the base of the sign to the highest point of such sign.
- (q) "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.
- (r) "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
- (s) "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
- (t) "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
- (u) "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 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:
- (a) Unless otherwise specified in this Bylaw no sign permit is required for the following signs:
- (i) Signs posted or displayed within the interior space of a building
 - (ii) Signs posted or displayed in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign
 - (iii) A statutory or official notice of a function of the Town
 - (iv) Signs posted by a municipal, provincial, or federal government agency
 - (v) Traffic and directional signs authorized by the Town and/or Alberta Provincial Authorities
 - (vi) The erection of campaign signs for federal, provincial, municipal, or school board elections on private properties for no more than thirty (30) days, or such other time as regulated under provincial or federal legislation provided that
 - (1) Such signs are removed within ten (10) days of the election date
 - (2) The consent of the property owner or occupant is obtained
 - (3) Such signs do not obstruct or impair vision or traffic
 - (4) Such signs are not attached to utility poles
 - (5) Such signs indicate the name and address of the sponsor and the person responsible for removal
 - (vii) A non-illuminated sign that is posted or exhibited solely for the identification of the address or name of the land or building on which it is displayed including signs identifying the occupants, if the sign:
 - (1) Does not exceed 1.0 m² in area, and
 - (2) Is posted only at each entrance from which access from a public roadway to the building is provided
 - (3) Does not advertise for a home-based business or bed and breakfast establishment
 - (viii) A non-illuminated sign that is posted or exhibited for sale, lease or rentals of land or a building if the sign:
 - (1) Is 3.0 m² or less in area
 - (2) Is posted only on each side of the building or land facing a different public roadway
 - (ix) Window Sign
 - (x) An A-Frame sign:
 - (1) Provided it is advertising for goods or services which are located for sale or offered on the same lot or on a sidewalk adjacent to the same lot
 - (2) Does not obstruct vehicular or pedestrian traffic
 - (xi) A non-illuminated sign of a building contractor relating to construction work in progress on the land on which such signs are erected, provided that:
 - (1) Such signs are removed within fourteen (14) days of occupancy, and

- (2) Such sign are limited in size to a maximum of 3.0 m², and in number to one sign for each boundary of the property under construction which fronts onto a public street.

11.4 SIGNS PERMIT SUBMISSION

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

11.5 PROHIBITED LOCATION

- (1) No part of any sign, including any accessory components, shall be located on any roadway, boulevard, sidewalk, or any other land owned by the Development Authority. 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.

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.

Table 11.6.1 – Sign Development Standards

Type of Sign	Land Use Designation and Development Standards											
	PS			R1, R1A, R2, R3, RCE, 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	10m	10 m ²	1	10 m	12 m ²
Wall Sign	1	N/A	3.0 m ²	1	N/A	1.0 m ²	1 [^]	N/A	20 m ²	1 [^]	N/A	24 m ²
A-Frame Sign	1*	1.0 m	0.7 m ²	Not Permitted			1*	1.0 m	0.7 m ²	1*	1.0 m	0.7 m ²
Temporary Sign	1	4.0 m	3.0 m ²	Not Permitted			1	6.0 m	9.0 m ²	1	6.0 m	9.0 m ²
Canopy Sign	1*	2.5 m ^{**}	1.5 m ²	Not Permitted			1*	2.5 m ^{**}	1.5 m ²	1*	2.5 m ^{**}	1.5 m ²
Rotating Sign	Not permitted			Not Permitted			1	10 m	10 m ²	1	12 m	15 m ²
Projecting Sign	Not permitted			Not Permitted			1	2.5 m ^{**}	1.5 m ²	1	2.5 m ^{**}	1.5 m ²
Roof Sign	Not Permitted			Not Permitted			1	7.5 m	10 m ²	1	10 m	15 m ²
Billboard Sign	Not Permitted			Not Permitted			1	10 m	10 m ²	1	9.5 m	12 m ²
Portable Sign	Not Permitted			Not Permitted			1	2.5 m	3.0m ²	1	2.5 m	3.0 m ²
<p>Key</p> <p># = Refers to the maximum Number of Signs permitted per lot</p> <p>H = Refers to the maximum Sign Height permitted</p> <p>SA = Refers to the maximum Sign Area permitted</p> <p>[^] = Refers to the maximum number of permitted signs per each side of a building facade</p> <p>* = Refers to the maximum number of permitted signs per business on a lot</p> <p>** = Refers to the minimum vertical clearance from grade or, if applicable, a sidewalk to the bottom of the sign</p>												

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

11.7 ADDITIONAL SIGN REGULATIONS

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

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

- (a) Grant a sign permit to an applicant subject to such conditions considered necessary to ensure this Bylaw is complied with;
- (b) Refuse the application.

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 Country Estate	RCE
Central Commercial	C1
Highway Commercial	C2
Industrial	M
Public Service	PS
Direct Control	DC

12.3 LAND USE DISTRICT MAP

- (1) Land use districts specified under 12.2 are described in the short form on the LAND USE DISTRICT MAP which is an integral part of this Bylaw.
- (2) Throughout this Bylaw and amendments thereto, a District may be referred to either by its full name or its abbreviation.
- (3) The district regulations are delineated on the LAND USE DISTRICT MAP. Where uncertainty arises as to the precise location of the property of any district, the following rules shall apply:

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

12.4 LOW DENSITY RESIDENTIAL (R1)

(1) Purpose

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

(2) Permitted and Discretionary Uses

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

Table 12.4.1

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

(3) Lot Area

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

Table 12.4.2

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

(4) Lot Frontage

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

Table 12.4.3

Use	Minimum Lot Frontage (m)
Housing, single-detached	15 metres

Other principle uses listed in Table 12.4.1	15 metres
---	-----------

(5) Lot Coverage

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

Table 12.4.4

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

(6) Front Yard Setback

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

Table 12.4.5

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

(7) Rear Yard Setback

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

Table 12.4.6

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

(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	3.0 metres

lot where there is no road or lane access from the rear yard)	
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"> • Housing, duplex • Housing, single-detached • Housing, secondary suite • Home based business • Park 	<ul style="list-style-type: none"> • Bed and breakfast • Day care centre, adult • Day care centre, child • Group home • Housing, modular • Religious institution • Utility installations • Solar Collectors

(3) Lot Area

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

Table 12.5.2

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

(4) Lot Frontage

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

Table 12.5.3

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

(5) Lot Coverage

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

Table 12.5.4

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

(6) Front Yard Setback

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

Table 12.5.5

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

(7) Rear Yard Setback

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

Table 12.5.6

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

(8) Side Yard Setback

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

Table 12.5.7

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

(9) Height

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

Table 12.5.8

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

(10) Design Regulations

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

(11) Additional Regulations

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

12.6 HIGH DENSITY RESIDENTIAL (R3)

(1) Purpose

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

(2) Permitted and Discretionary Uses

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

Table 12.6.1

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

(3) Lot Area

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

Table 12.6.2

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

(4) Lot Frontage

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

Table 12.6.3

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

(5) Lot Coverage

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

Table 12.6.4

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

(6) Front Yard Setback

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

Table 12.6.5

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

(7) Rear Yard Setback

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

Table 12.6.6

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

(8) Side Yard Setback

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

Table 12.6.7

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

(9) Height

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

Table 12.6.8

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

(10) Additional Regulations

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

12.7 MANUFACTURED HOME PARK (MHP)

(1) Purpose

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

(2) Permitted and Discretionary Uses

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

Table 12.7.1

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

(3) General Regulations

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

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

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

(4) Manufactured Home Park Size

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

(5) Setbacks

- (a) The minimum yard requirements for manufactured homes shall be at least:
 - (i) 3.5 m from a similar manufactured home unit.
 - (ii) 6.0 m from any lot line of the manufactured home park.
 - (iii) 3.0 m from any internal access road or common parking area.

(6) Height

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

(7) Design Regulations

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

(8) Additional Regulations

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

12.8 MANUFACTURED HOME SUBDIVISION (MHS)

(1) Purpose

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

(2) Permitted and Discretionary Uses

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

Table 12.8.1

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

(3) Manufactured Home Subdivision

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

(4) Lot Area

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

Table 12.8.2

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

(5) Lot Frontage

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

Table 12.8.3

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

(6) Lot Coverage

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

Table 12.8.4

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

(7) Front Yard Setback

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

Table 12.8.5

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

(8) Rear Yard Setback

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

Table 12.8.6

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

(9) Side Yard Setback

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

Table 12.8.7

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

(10) Height

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

Table 12.8.8

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

(11) Design Regulations

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

(12) Additional Regulations

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

12.9 RESIDENTIAL COUNTRY ESTATE (RCE)

(1) Purpose

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

(2) Permitted and Discretionary Uses

Table 12.9.1 outlines the permitted and discretionary uses contemplated in the RCE 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"> • Housing, secondary suite • Housing, single-detached • Park 	<ul style="list-style-type: none"> • Bed and breakfast • 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	10 metres
Other principle uses listed in Table 12.9.1	10 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	20 metres
Other principle uses listed in Table 12.9.1	20 metres

(8) Side Yard Setback

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

Table 12.9.7

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

(9) Height

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

Table 12.9.8

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

(10) Additional Regulations

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

12.10 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 12.10.1 outlines the permitted and discretionary uses contemplated in the C1 designation where approval is subject to the issuance of an authorized development permit.

Table 12.10.1

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

(3) Development Standards

The Development Standards for all uses listed in Table 12.10.1 shall adhere to the standards listed in Table 12.10.2.

Table 12.10.2

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

(4) Design Regulations

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

(5) Additional Regulations

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

12.11 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 12.11.1 outlines the permitted and discretionary uses contemplated in the C2 designation where approval is subject to the issuance of an authorized development permit.

Table 12.11.1

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

(3) Development Standards

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

Table 12.11.2

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

(4) Design Regulations

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

(5) Additional Regulations

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

12.12 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 12.12.1 outlines the permitted and discretionary uses contemplated in the M designation where approval is subject to the issuance of an authorized development permit.

Table 12.12.1

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

(3) Development Standards

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

Table 12.12.2

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

(4) Design Regulations

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

(5) Additional Regulations

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

12.13 PUBLIC SERVICE (PS)

(1) Purpose

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

(2) Permitted and Discretionary Uses

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

Table 12.13.1

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

(3) Development Standards

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

Table 12.13.2

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

Maximum Height	12.2 m
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(4) Additional Regulations

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

12.14 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 12.14.1 outlines the permitted and discretionary uses contemplated in the UH designation where approval is subject to the issuance of an authorized development permit.

Table 12.14.1

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

(3) Development Standards

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

Table 12.14.2

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

(4) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.

- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.15 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

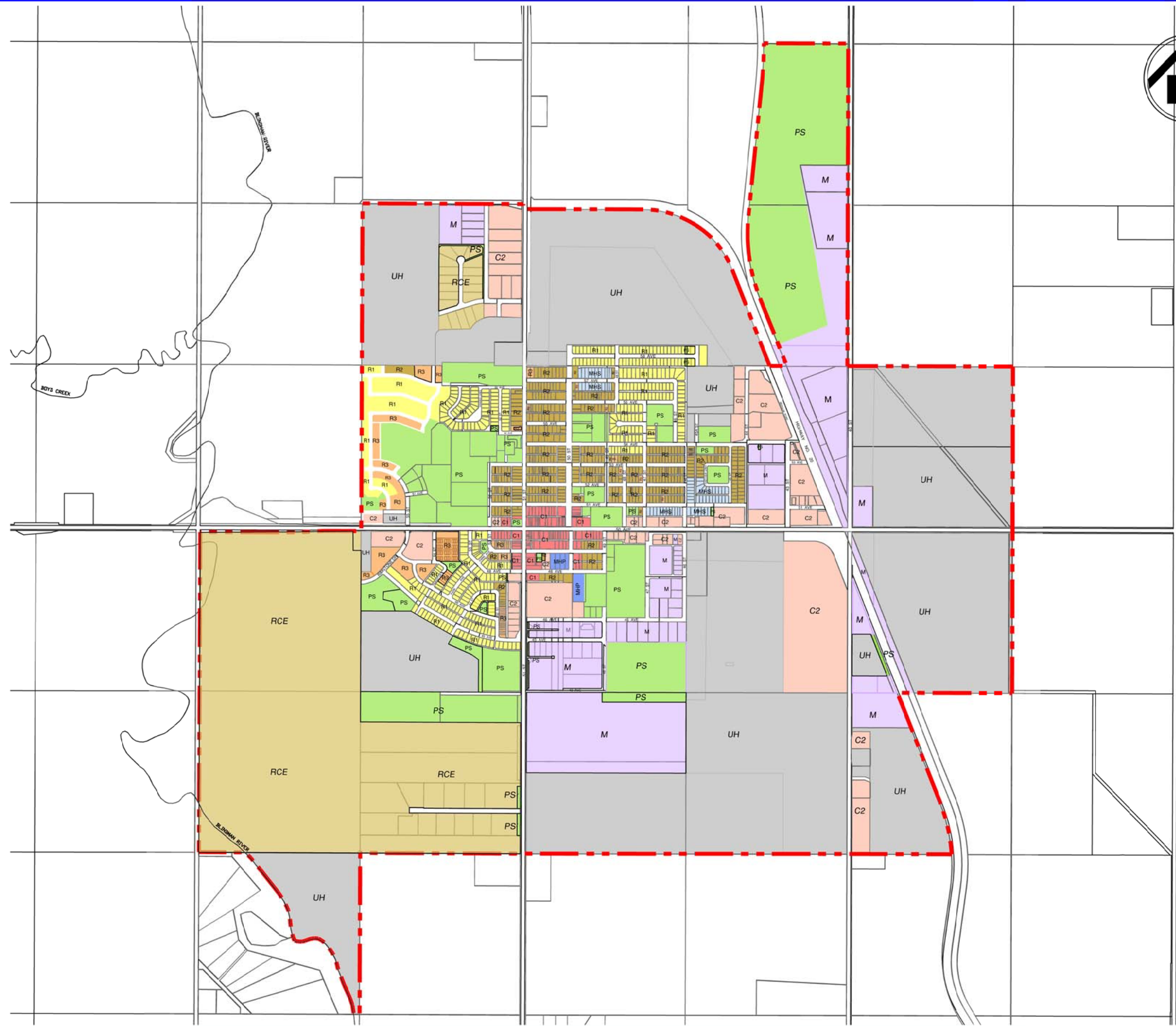
- (a) All permitted and discretionary uses shall be as prescribed in the previously written Statutory Plan.
- (b) In the absence of an adopted Area Structure Plan or Area Redevelopment Plan, any use which, in the opinion of the Development Authority, is compatible with the character of existing surrounding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



Legend

DESCRIPTION

TOWN LIMIT

LAND USE BYLAW DEFINITION

- R1 Low density residential
- R2 Low density general residential
- R3 High density residential
- MHS Manufactured housing subdivision
- MHP Manufactured housing park
- RCE Residential Country Estate
- C1 Central commercial
- C2 Highway commercial
- M Industrial
- PS Public Service
- UH Urban holdings
- DC Direct control

Existing Land Use Based on:
Land Use Bylaw - 917/16



Project **TOWN OF RIMBEY
LAND USE
BYLAW - 917/16**



Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone: (403) 346 - 7710 Fax: (403) 341 - 4909
E-mail: admin@tagish-engineering.com

Scale	1:6,000
Date	November 6, 2015
Dwg. File	RB129_LUB4_27APR2016.dwg

Title		Project No.
LAND USE BYLAW MAP MAP		RB129
		Drawing No.
		MAP 1

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON
MONDAY, JUNE 27, 2016 IN THE COUNCIL CHAMBERS OF THE TOWN
ADMINISTRATION BUILDING

1. Call to Order Mayor Pankiw called the meeting to order at 7:00 pm, with the following in attendance:
- Mayor Pankiw
Councillor Godlonton
Councillor Jaycox
Councillor Payson
Councillor Webb
Interim Chief Administrative Officer – Donna Tona, CTS
Acting Chief Administrative Officer/Chief Financial Officer – Lori Hillis, CPA, CA
Municipal Intern - Michael Fitzsimmons
Contract Development Officer – Liz Armitage
Director of Public Works – Rick Schmidt
Recording Secretary – Michael Fitzsimmons
- Absent:
Director of Community Services – Cindy Bowie
- Public:
10 members of the public
2. Public Hearing 2.1 None
3. Adoption of Agenda 3.1. June 27, 2016 Agenda
7.1 Town of Rimbey Website - deletion
- Motion 288/16
- Moved by Councillor Webb to accept the agenda for June 27, 2016 Regular Council Meeting as amended.
- CARRIED
4. Minutes 4.1 Minutes of the Regular Council Meeting June 13, 2016
- Motion 289/16
- Moved by Councillor Godlonton to accept the Minutes of the Regular Council Meeting of June 13, 2016, as presented.
- CARRIED
5. Delegation 5.1 Behren Signs – Melvin Durand
- Mr. Durand from Behren Signs and Harvey from Cirrus made a presentation to Council on Digital Sign Boards.
- Motion 290/16
- Moved by Councillor Webb to accept the presentation from Mr. Durand on digital sign boards, as information.
- CARRIED
6. Bylaws 6.1 Bylaw 916/16 Town of Rimbey Revolving Operating Loan Bylaw
- Motion 291/16
- Moved by Councillor Jaycox to give second reading to Bylaw 916/16.
- CARRIED

Motion 292/16

Moved by Councillor Godlonton to give unanimous consent to third reading Bylaw 916/16 Town of Rimbey Revolving Operating Loan Bylaw.

CARRIED

Motion 293/16

Moved by Councillor Webb to give third and final reading to Bylaw 916/16 Town of Rimbey Revolving Operating Loan Bylaw.

CARRIED

7. New and
Unfinished
Business

7.2 SJC Development Corp Subdivision ApplicationMotion 294/16

Moved by Mayor Pankiw to approve the SJC Subdivision Application with the following conditions:

- 1) Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved drawing dated June 2nd, 2016. On completion of the survey plan, your surveyor must submit the plan to the Town of Rimbey for endorsement.
- 2) The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the Municipal Government Act, and including;
 - a) The provision of municipal services, utilities and the payment of related fees and levies.
 - b) Provision to assist in future improvement to the intersection of 50th Avenue and Rimstone Drive.
 - c) All shallow services including but not exclusive to nature gas, power and cable.
- 3) The applicant is required to build Rimstone Drive to Town specification to ensure each proposed lot has public road access.
- 4) If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for a payment of these fees.
- 5) Make any necessary changes to the gas utility, Atco Gas Utilities to provide service to the lots and provide any easements required.
- 6) Make arrangements with the power utility, Fortis, to provide service to the lots, and provide any easements required. (You should contact the utilities before finalizing the survey, because they may require easements to be registered simultaneously with the plan of subdivision).
- 7) Any outstanding taxes on the property are to be paid.
- 8) The applicant is to pay an endorsement fee of \$1000 to the Town of Rimbey.
- 9) Municipal Reserves are owing in the amount of 0.221 hectares or 0.5461 acres. The applicant is to pay cash-in-lieu of the reserves. The amount to be paid as cash-in-lieu shall be calculated by using the value of \$29,421.89 per acre. The amount to be paid as cash-in-lieu is \$16, 067.29.
- 10) The approval of the Subdivision Application TR15/03 located on Lot 1, Block 19, Plan 0729960 is null and void.

CARRIED

7.3 Tagish Engineering Project Status Update to June 14, 2016Motion 295/16

Moved by Councillor Jaycox to accept the Tagish Engineering Project Status Update to June 14, 2016, as information.

CARRIED

7.4 Rimbey Coop Signs

Councillor Godlonton declared a conflict of interest as he works for the Rimbey Coop and requested to be excused for this item.

Councillor Godlonton departed the meeting at 7:49 pm.

Motion 296/16

Moved by Mayor Pankiw to proceed with the signs as follows:

1. Administration will begin working with the applicant and Alberta Transportation;
2. Administration will begin developing a policy for advertising signs on highway right-of-ways. The policy to be brought back to Council for approval.
3. The policies will be included in the revised Land Use Bylaw to be presented for Public Hearing on July 25, 2016.

CARRIED

Councillor Godlonton re-entered the meeting at 7:52 pm.

8. Reports

8.1 Department Reports - None8.2 Boards/Committee Reports

- 8.2.1 Rimoka Housing Foundation Minutes of April 20 and May 18, 2016
- 8.2.2 Rimbey Historical Society Minutes May 18, 2016
- 8.2.3 Rimbey Municipal Library Minutes April 4, 2016
- 8.2.4 Rimbey FCSS/RCHHS Minutes May 18, 2016

Motion 297/16

Motion by Councillor Jaycox to accept the Rimoka Housing Foundation Minutes of April 20 and May 18, 2016, the Rimbey Historical Society Minutes of May 18, 2016, Rimbey Municipal Library Minutes of April 4, 2016 and the Rimbey FCSS/RCHHS Minutes of May 18, 2016, as information.

CARRIED

8.3 Council Reports

- 8.3.1 Mayor Pankiw's Report
- 8.3.2 Councillor Godlonton's Report
- 8.3.3 Councillor Jaycox's Report
- 8.3.4 Councillor Payson's Report
- 8.3.5 Councillor Webb's Report

Motion 298/16

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

CARRIED

9. Correspondence

9.1 Alberta Infrastructure Transportation Letter9.2 Alberta Infrastructure Transportation LetterMotion 299/16

Moved by Councillor Godlonton to accept the Alberta Infrastructure Letters (2) as information.

CARRIED

Mayor presented a thank you card from Fort McMurray evacuee.

Mayor Pankiw presented a Certificate from Safety Codes Council to Director of Public Works, Rick Schmidt.

10. Open Forum

10.1 Open Forum

Mayor Pankiw asked if anyone from the gallery wished to address Council.

There were no responses from the gallery.

Mayor Pankiw advised the members of the gallery the next item would be in camera.

Mayor Pankiw recessed the Council Meeting at 8:00 pm.

10 members of the public departed the Council Meeting at 8:00 pm.

Mayor Pankiw reconvened the Council Meeting at 8:04 pm.

Contract Development Officer Liz Armitage departed the meeting at 8:04 pm.

11. In Camera

11.1 Land (Pursuant to Division 2, Section 24(1) of the Freedom of Information and Protection of Privacy Act)Motion 300/16

Moved by Councillor Godlonton the Council meeting go in camera at 8:04 pm, pursuant to Division 2, Sections 24(1) of the Freedom of Information and Protection of Privacy Act, with all Council, Interim Chief Administrative Officer Donna Tona, Acting Chief Administrative Officer/Chief Financial Officer Lori Hillis, Director of Public Works Rick Schmidt, and Recording Secretary Michael Fitzsimmons, to discuss land issues.

CARRIED

Motion 301/16

Moved by Councillor Payson the Council meeting reverts back to an open meeting at 8:21 pm.

CARRIED

5 members of the public returned to the Council Meeting.

Motion 302/16

Moved by Mayor Pankiw to hire Water Mackie Valuations Inc. to perform an appraisal of the Rimbey Airport at a cost of \$1,500 + GST with the surface improvements / effect of leases not being included and the appraisal to reflect the value of the underlying land only.

CARRIED

12. Adjournment

Motion 303/16

Moved by Councillor Jaycox to adjourn the meeting.

CARRIED

Time of Adjournment: 8:22 pm.

MAYOR RICK PANKIW

INTERIM CHIEF ADMINISTRATIVE OFFICER DONNA TONA

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE SPECIAL MEETING OF TOWN COUNCIL HELD ON
WEDNESDAY, JUNE 29, 2016 IN THE COUNCIL CHAMBERS OF THE
TOWN ADMINISTRATION BUILDING

Call to Order Mayor Pankiw called the meeting to order at 9:18 am, with the following in attendance:

Mayor Pankiw
Councillor Godlonton
Councillor Webb
Interim Chief Administrative Officer – Donna Tona, CTS
Acting Chief Administrative Officer/Chief Financial Officer – Lori Hillis, CPA, CA
Municipal Intern - Michael Fitzsimmons
Director of Public Works – Rick Schmidt
Director of Community Services – Cindy Bowie
Recording Secretary – Kathy Blakely

Absent:
Councillor Payson
Councillor Jaycox

Public:
0 members of the public

1. Agenda
Approval

2.1. June 29, 2016 Special Council Meeting Agenda

Motion 304/16

Moved by Councillor Godlonton to accept the agenda for June 29, 2016 Special Council Meeting as presented.

CARRIED

2. Discussion

3.1 Strategic Planning

Mayor Pankiw turned the floor over to Interim CAO Donna Tona who led Council and Staff in a Strategic Planning Session.

Mayor Pankiw recessed the Special Council Meeting at 10:25 am.

Mayor Pankiw reconvened the Special Council Meeting at 10: 40 am.

3. Adjournment

4.1 Adjournment

Motion 305/16





Moved by Councillor Webb to adjourn the meeting.

CARRIED

Time of Adjournment: 12:00 pm.

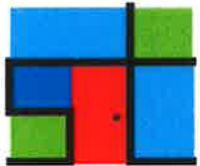
MAYOR RICK PANKIW

INTERIM CHIEF ADMINISTRATIVE OFFICER DONNA TONA

Council Agenda Item	5.1
Council Meeting Date	July 25, 2016
Subject	Kenn Burr and Patrick Bergen– Smart Town Inc.
For Public Agenda	Public Information
Background	At the request of Administration, Mr. Burr and Mr. Bergen will be presenting a presentation on Economic Development to Council.
Discussion	
Relevant Policy/Legislation	
Options/Consequences	
Desired Outcome(s)	
Financial Implications	
Follow Up	
Attachments	
Recommendation	Administration recommends Council accept the presentation on economic Development from Mr. Kenn Burr and Mr. Patrick Bergen, as information.
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>
Endorsed By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>

Town of Rimbey

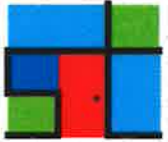
Economic Development Proposal



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John McCall - Partner

John has managed and developed databases and application for over three decades for clients such as Edmonton, Lethbridge and Westchester County, New York as well as corporate clients such as Air Canada.

Patrick Bergen MCSE, MCDBA, CAPM - Partner

Patrick has extensive training and certifications in technology, management and Six Sigma. He was a two-term councillor for the Town of Chestermere, retiring in 2013.

Kenn Bur – Director, Business Development

Kenn is a communications/marketing professional with a passion for bringing people and creative ideas together to help achieve strategic objectives. He has two degrees, 25-plus years of experience in Alberta's public sector and a special interest in municipalities.

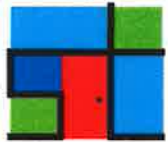
Data | Communications | Strategy

Objective 1

Review competitiveness of existing revenues (and costs) to:

- (a) understand existing revenue (and cost) positioning in comparison to similar-sized Alberta towns; and,
- (b) identify revenue (and cost-containment) opportunities that are entirely within the authority of Rimbey Town Council.

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REVENUES

Revenue Break Down Percentages
Total Residential Tax
Residential Tax Per Capita
Residential Tax Rate
Total Commercial Tax
Commercial Tax Per Capita
Commercial Tax Rate
Residential Commercial Tax Rate Gap
Residential Commercial Tax Split
Franchise Fees
Franchise Fees Per Capita
Sales and User Charges
Sales and User Charges Per Capita

EXPENSES

Revenue for each department
Revenue per Capita for each department
Expense for each department
Expense per Capital for each department
Net Cost for each department
Net Cost per Capita for each department
Number of Full Time Equivalent Employees
Number of Employees per 1,000 Citizens
Employee Cost
Employee Cost Per Capita
Contract Cost
Contract Cost Per Capita
Total Financial Assets
Total Financial Assets Per Capita
Total Liabilities
Total Liabilities Per Capita
Tangible Capital Assets
Tangible Capital Assets Per Capita
Taxes in Arrears

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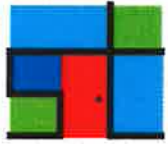
Commercial Tax

The commercial sector is a good news story and a real opportunity. Rimbey has the second-largest commercial property base of the 10 similar-sized municipalities. There has been steady growth of assessed value in the commercial sector over the last five years.

In 2015, Rimbey had the third-lowest Commercial Tax Rate of 10 similar-sized municipalities. The average Commercial Tax Rate of similar-sized municipalities in 2015 was \$11.95. If Rimbey had a Commercial Tax Rate that was the middle of the pack, it would have brought in approximately \$250,000 more commercial tax revenue.

MUNICIPALITY	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
BEAVERLODGE	15.96	16.58	17.36	18.09	18.89	19.53	18.07	16.41	15.40	14.94	14.65	14.31
BLACK DIAMOND	9.55	9.25	9.25	8.27	6.66	6.31	7.77	7.32	7.49	8.32	8.51	8.69
COALHURST	10.55	10.83	11.13	11.39	8.65	7.65	8.57	8.73	8.78	9.09	9.44	9.63
GRIMSHAW	15.40	14.76	13.68	12.63	8.23	7.14	7.64	7.77	10.45	10.45	10.41	10.47
HANNA	13.50	13.98	13.98	13.48	14.48	13.48	13.98	13.98	13.98	13.98	13.98	13.98
HIGH PRAIRIE	13.53	13.53	14.53	13.53	13.23	15.33	14.36	14.72	15.67	15.62	14.74	14.25
MAGRATH	8.62	8.67	9.72	12.99	10.13	10.72	10.72	11.36	10.63	12.40	12.50	12.90
RIMBEY	10.53	10.53	10.03	9.85	9.00	8.25	8.25	8.50	8.71	8.84	8.97	9.15
SEXSMITH	14.85	16.15	15.75	15.31	14.05	15.46	15.46	15.46	15.46	14.80	14.95	14.95
SUNDRE	8.00	7.68	8.89	8.94	7.97	7.26	7.90	9.46	10.27	10.69	10.86	11.20

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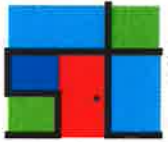
COMMUNICATIONS



Objective 2

Develop a cost-effective strategy to increase revenues by aggressively marketing the Town of Rimbey's business advantages in 2017 (beginning in October 2016).

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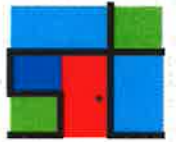
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Strategies

- Consult key stakeholders (i.e. Rimbey Town Council and key business leaders) to gather the necessary information and best ideas to aggressively market the Town of Rimbey.
- Develop a cost-effective action plan to deliver Town of Rimbey business messaging to target audiences and regional events in 2017. This plan will itemize key dates and estimate all costs.
- Develop a compelling sales piece, with purposeful new photography, to boldly present the Town of Rimbey's many business advantages.

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Strategies (Continued)

- Develop a bold but practical pull-up display that incorporates the Town of Rimbey's most compelling key messages for new business.
- Develop a short business marketing video that would be used to transform Rimbey's business image and help secure meetings with targeted industry officials.
- Develop two innovative print ads with costed recommendations for a targeted print advertising campaign.
- Develop two radio ads with costed recommendations for a targeted radio advertising campaign.

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Objective 3

Develop a cost-effective strategy to increase revenues by aggressively marketing the Town of Rimbey's many quality-of-life advantages in 2017 (beginning in October 2016).

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Strategies

- Consult key stakeholders (i.e. Rimbey Town Council and key community leaders) to gather the necessary information and best ideas to aggressively market the Town of Rimbey's quality-of-life advantages.
- Develop a cost-effective action plan to deliver Town of Rimbey's quality-of-life messaging to target audiences and regional events.
- Develop a compelling information piece, with purposeful new photography, to boldly present the Town of Rimbey's many quality-of-life advantages.

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Strategies (Continued)

- Develop a bold, pull-up banner that incorporates the Town of Rimbey's most compelling key messages to attract new citizens.
- Develop a short quality-of-life video that would be used to help secure meetings with targeted industry officials.
- Develop two innovative print ads with costed recommendations for a targeted print advertising campaign.
- Develop two radio ads with costed recommendations for a targeted radio advertising campaign.
- Develop two Facebook ads with costed recommendations for a targeted social media campaign.

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Council Agenda Item	6.1																		
Council Meeting Date	July 25, 2016																		
Subject	Bylaw 917/16 Land Use Bylaw																		
For Public Agenda	Public Information																		
Background	<p>Town Council initiated a re-write of Land Use Bylaw 762-04 in January 2016. Vicinia Planning & Engagement and Tagish Engineering were retained to complete the review and prepare a new Land Use Bylaw.</p> <p>On May 30, 2016 Council held a special meeting to review the first draft of the Land Use Bylaw. At that time they requested specific edits and initiated circulation to developers and government agencies.</p> <p>On June 13, 2016 Council passed first reading. Council also set:</p> <ul style="list-style-type: none"> • Open House for Bylaw 917/16 at 4:00pm to 6:00pm on July 25, 2016 in Council Chambers. • Public Hearing for Bylaw 917/16 at 7pm on July 25, 2016 in Council Chambers. 																		
Discussion	<p>Upon review and comment by Council at the May 30th Council meeting, a second draft was prepared which incorporates Council's direction. This second draft has been made available on the Town of Rimbey's website for all residents to review. Formal notice were placed in the Rimbey Review on June 21, June 28 and July 5, 2016. On June 1, 2016 local developers, owners of the Manufactured Home Parks, and government agencies were circulated a notice seeking comments.</p> <p>The following is the timeline for this project:</p> <table border="1"> <thead> <tr> <th>Task</th> <th>Date</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Council Edits</td> <td>By June 3, 2016</td> <td>Completed – June 1, 2016</td> </tr> <tr> <td>Circulate notice to: <ul style="list-style-type: none"> • Government agencies • Local Developers • Superior Safety Codes • Manufactured Home Park Owners </td> <td>By June 3, 2016</td> <td>Completed – June 1, 2016</td> </tr> <tr> <td>First Reading</td> <td>June 13, 2016</td> <td>Completed</td> </tr> <tr> <td>Resident Notification in Rimbey Review</td> <td>June 21, 2016 June 28, 2016 July 5, 2016</td> <td>Completed</td> </tr> <tr> <td>Government Agency Circulation Deadline</td> <td>July 4, 2016</td> <td>Completed</td> </tr> </tbody> </table>	Task	Date	Status	Council Edits	By June 3, 2016	Completed – June 1, 2016	Circulate notice to: <ul style="list-style-type: none"> • Government agencies • Local Developers • Superior Safety Codes • Manufactured Home Park Owners 	By June 3, 2016	Completed – June 1, 2016	First Reading	June 13, 2016	Completed	Resident Notification in Rimbey Review	June 21, 2016 June 28, 2016 July 5, 2016	Completed	Government Agency Circulation Deadline	July 4, 2016	Completed
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	<table border="1" data-bbox="505 170 1490 394"> <tr> <td>Resident Circulation Deadline</td> <td>July 8, 2016</td> <td>Completed</td> </tr> <tr> <td>Open House & Public Hearing</td> <td>July 25, 2016</td> <td>Underway</td> </tr> <tr> <td>Second Reading</td> <td>TBA</td> <td>TBA</td> </tr> <tr> <td>Third Reading</td> <td>TBA</td> <td>TBA</td> </tr> </table> <p>As of July 17, 2016 Administration received no written comments from any residents or developers.</p> <p>Administration received comments from:</p> <ul style="list-style-type: none"> • Lindy's Trailer Park - Verbal • Superior Safety Codes - Written • Atco Gas - Written • Atco Pipelines - Written • Alberta Transportation – Written • Ponoka County - Written <p>Written circulation comments are provided in Appendix 1.</p> <p>A detail summary of the verbal responses received is located in Appendix 2.</p> <p>Based on all feedback received, Administration has made substantial changes to the draft LUB based on input from residents, government circulation agencies and further administrative review. The administration review also included a review of land use designations for all existing direct control districts and all town owned land. A summary of the town own land review is available in Appendix 3. The draft presented at the Public Hearing and tonight includes all these changes. A detailed listing of the changes can be found in Appendix 4.</p> <p>A summary document highlighting the changes made between the current LUB Bylaw 762/04 and the proposed LUB Bylaw 917/16 is available in Appendix 5. The land use bylaw as presented is available in Appendix 6.</p>	Resident Circulation Deadline	July 8, 2016	Completed	Open House & Public Hearing	July 25, 2016	Underway	Second Reading	TBA	TBA	Third Reading	TBA	TBA
Resident Circulation Deadline	July 8, 2016	Completed											
Open House & Public Hearing	July 25, 2016	Underway											
Second Reading	TBA	TBA											
Third Reading	TBA	TBA											
<p>Relevant Policy/Legislation</p>	<p>Municipal Government Act Town of Rimbey, Municipal Development Plan</p>												
<p>Options/Consequences</p>	<p>Option 1: Council may give second and third reading to Bylaw 917/16. Option 2: Council may pass a motion requesting further amendments and set a future date to hear second reading of Bylaw 917/16. Option 2: Council may refuse to give second reading to Bylaw 917/16 [for reasons listed].</p>												
<p>Desired Outcome(s)</p>	<p>Ensure orderly development within the Town of Rimbey</p>												
<p>Financial Implications</p>	<p>N/A</p>												
<p>Follow Up</p>	<p>N/A</p>												

Attachments	<ol style="list-style-type: none"> 1. Circulation Comments <i>See pages 5-28</i> 2. LUB Verbal Comment Summary <i>See page 29</i> 3. Town Owned Land Review <i>See pages 30-31</i> 4. Edit Summary <i>See pages 32-38</i> 5. Comparison Document <i>See pages 39-71</i> 6. Land Use Bylaw 917/16 <i>See pages 72-81</i>
Recommendation	<p>Council consider second and third reading of Bylaw 917/16.</p>
<p>Prepared By:</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Liz Armitage Contract Development Officer </div> <div style="text-align: right;"> July 18, 2016 _____ Date </div> </div> <p>Endorsed By:</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: right;"> July 22/16 _____ Date </div> </div>	

Council Agenda Item	7.1
Council Meeting Date	July 25, 2016
Subject	Town of Rimbey Website
For Public Agenda	Public Information
Background	Administration has been working on the web site with the contractor on a fixed fee contract for the web site. At the June meeting the site was ready to go live; however, an old link caused a problem in the conversion.
Discussion	None
Relevant Policy/Legislation	None
Options/Consequences	None
Desired Outcome(s)	None
Financial Implications	None.
Follow Up	Staff will be trained to edit and monitor the web site and we will monitor for changes and "fixes" of any issues after it goes live.
Attachments	None
Recommendation	Administration presents this as information for Council.

Prepared By:



 Donna Tona, CTS
 Interim Chief Administrative Officer



 Date

Endorsed By:



 Donna Tona, CTS
 Interim Chief Administrative Officer



 Date

Council Agenda Item	7.2
Council Meeting Date	July 25, 2016
Subject	Tagish Engineering Project Status Update to June 28 and July 12, 2016
For Public Agenda	Public Information
Background	Tagish Engineering is supplying their status report.
Discussion	Tagish Engineering is the Town of Rimbey's Engineering firm. As such they are required to provide status updates as well as meeting with Administration.
Relevant Policy/Legislation	Not applicable.
Options/Consequences	Not applicable.
Desired Outcome(s)	Not applicable.
Financial Implications	None at this time.
Follow Up	None at this time.
Attachments	Tagish Engineering Project Status Update to June 28 and July 12, 2016.
Recommendation	To accept the Tagish Engineering Project Status Updates to June 28 and July 12, 2016, as information.

Prepared By:



Donna Tona, CTS
Interim Chief Administrative Officer

July 22/16
Date

Endorsed By:



Donna Tona, CTS
Interim Chief Administrative Officer

July 20/16
Date



PROJECT STATUS UPDATES

June 28, 2016

Date	Project Manager	Status Update
Town of Rimbey		
Project: RBYM00000.16 RB00 - General Engineering 2016		
May 17, 2016	Matichuk, Gerald	Project Description: This project is for small general requests for the Town. No Change.
June 14, 2016	Matichuk, Gerald	Northside Construction Partner repaired the water service at Blooms Flower Shop (4907-51 St.) and at Cervus Credit Union (5046-50 Av.) The concrete repairs at both locations will be repaired under the 2016 - Street Improvement Program.
June 28, 2016	Matichuk, Gerald	No Change.
Project: RBYM00106.00 RB106 -NE Lagoon General Engineering		
Project Description: This project is related to all work involving the NE Lagoon repairs and drainage.		
May 17, 2016	Matichuk, Gerald	AMEC indicated that the Town should continue to test at Well # 13, # 12 for sucrose levels.
May 30, 2016	Matichuk, Gerald	AMEC will complete the routine testing at Northeast Lagoon, South Lagoon, PW # 12, PW # 13 and the Nesting Place Well.
June 14, 2016	Matichuk, Gerald	AMEC has completed the on site sampling and the North and South Lagoons and laboratory testing continues. Ground water testing at Well # 13, 12 & the Nesting Place continue.
June 28, 2016	Matichuk, Gerald	AMEC is working at completing the laboratory testing and will be submitting the results to the Town.
Project: RBYM00125.00 RB125 - Main Reservoir Upgrade		
May 17, 2016	Matichuk, Gerald	LEX3 has completed a draft report on the structural requirements that would have to be upgraded in and to the pumphouse. Tagish is working on the completing the entire pre-design report.
May 30, 2016	Matichuk, Gerald	The pre-design report is being compiled, staff will complete a internal review by June 6, 2016.
June 14, 2016	Matichuk, Gerald	Additional information from LEX3 on the cost of the building expansion is being incorporated into the pre-design draft report.
June 28, 2016	Matichuk, Gerald	The pre-design draft report is on hold until the AMEC ground water tests are completed and reviewed which would allow for any design changes to be incorporated into the report.
Project: RBYM00126.00 RB126 - 2015 New Water Well Ph 1		
Project Description: Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probably location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.		
May 17, 2016	Matichuk, Gerald	Town Solicitors have reviewed the purchase agreement documents from Access Land Services and have indicated that the documents can be used to acquire land for the new wells. Access Land will be contacting the land owners in the next few weeks.
May 30, 2016	Matichuk, Gerald	Access Land Services will be contacting the land owners to obtain legal access to drill new water wells.
June 14, 2016	Matichuk, Gerald	Access Land Services is in conversation with several land owners to obtain access to drill new water wells.
June 28, 2016	Matichuk, Gerald	Access Land Services are in on-going conversation with several land owners regarding land negotiations for a new well and supply pipelines.

Project: RBYM00128.00 RB128 - 2016 Street Improvements

Project Description: Included in the 2016 Capital Budget, Council approved funds to provide an in-term solution to extend the life of roadways and to ensure that the travelling public can continue using the streets in a safe manner, until such time the Town completes a total street reconstruction. Roads and concrete structures will be repaired as required with an asphalt overlay installed to the following roads.

- 50 Street asphalt overlay from 52 Ave to 56 Ave
- 49 Street asphalt overlay from 52 Ave to 54 Ave
- 49 Street repair and overlay from 49 Ave to 50 Ave
- Concrete replacement at various locations

May 17, 2016	Matichuk, Gerald	Change Order # 1 signed by Town, Contractor and Tagish and will be included in the Contract. A site meeting with Contractor will be scheduled for later in the week of May 16 to mark out concrete to be replaced. Contractor is anticipating starting project the week of May 30, 2016.
May 30, 2016	Matichuk, Gerald	Concrete replacement was to start this week but due to weather will be delayed and construction will start June 6, 2016. Pre Construction was held June 1, 2016.
June 14, 2016	Matichuk, Gerald	Branco Concrete Services are on site working on separate sidewalk removal and replacement on 51 St.
June 28, 2016	Matichuk, Gerald	Concrete separate sidewalk replacement has been completed on 51 Ave from 50 St to 51 St and on 51 St from 50 Ave to 51 Ave. Contractor is working on the removal and replacement of the monolithic curb, and sidewalk on 50 Ave from 50 St to 51 St. Border Paving is planning on completing the asphalt repair on this section prior to the parade. The Contractor will the move to areas not affected by the parade.

Project: RBYM00129.00 RB129 - Land Use Bylaw Update

May 17, 2016	Solberg, Lloyd	Have submitted bylaw map for Liz's review and comments. Will make any required revisions once she has reviewed the information.
May 30, 2016	Solberg, Lloyd	No change.
June 13, 2016	Solberg, Lloyd	No change.
June 27, 2016	Solberg, Lloyd	No change.

Project: RBYM00130.00 RB130 - Rimoka Shallow Utilities

May 17, 2016	Matichuk, Gerald	Town Administration has indicated that the shallow utilities will be installed by SJC Development with the assistance of WSP Engineering.
May 30, 2016	Matichuk, Gerald	No Change.
June 14, 2016	Matichuk, Gerald	No Change.
June 28, 2016	Matichuk, Gerald	Mayor and Tagish Engineering staff attended a meeting to regarding the site grading on the Rimoka housing site adjacent to the Fortis high voltage power line.



PROJECT STATUS UPDATES

July 12, 2016

Date	Project Manager	Status Update
Town of Rimbey		
Project: RBYM00000.16 RB00 - General Engineering 2016		
June 14, 2016	Matichuk, Gerald	Project Description: This project is for small general requests for the Town. Northside Construction Partner repaired the water service at Blooms Flower Shop (4907-51 St.) and at Cervus Credit Union (5046-50 Av.) The concrete repairs at both locations will be repaired under the 2016 - Street Improvement Program.
June 28, 2016	Matichuk, Gerald	No Change.
July 12, 2016	Matichuk, Gerald	
July 12, 2016	Matichuk, Gerald	Site meeting held in reference to the construction of the stormwater management facility at the Rimoka Housing new facility. WSP Engineering Ltd, indicated the excavated storm water pond would generate approximately 7000 cubic meters of material which some could be used to pregrade the site. Ponoka County is scheduled to be on site by the end of July to start construction on the pond weather permitting.
Project: RBYM00106.00 RB106 -NE Lagoon General Engineering		
Project Description: This project is related to all work involving the NE Lagoon repairs and drainage.		
June 14, 2016	Matichuk, Gerald	AMEC has completed the on site sampling and the North and South Lagoons and laboratory testing continues. Ground water testing at Well # 13, 12 & the Nesting Place continue.
June 28, 2016	Matichuk, Gerald	AMEC is working at completing the laboratory testing and will be submitting the results to the Town.
July 12, 2016	Matichuk, Gerald	AMEC Foster Wheeler have completed part of the ground water testing with the remainder of the test to be completed by mid July. The 2016 data is generally consistent with the data from 2015 with the differences highlighted in the 2016 report. The 2016 reports for the northeast and south lagoons will be completed by the end of July.
Project: RBYM00125.00 RB125 - Main Reservoir Upgrade		
June 14, 2016	Matichuk, Gerald	Additional information from LEX3 on the cost of the building expansion is being incorporated into the pre-design draft report.
June 28, 2016	Matichuk, Gerald	The pre-design draft report is on hold until the AMEC ground water tests are completed and reviewed which would allow for any design changes to be incorporated into the report.
July 12, 2016	Matichuk, Gerald	No Change.
Project: RBYM00126.00 RB126 - 2015 New Water Well Ph 1		
Project Description: Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probably location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.		
June 14, 2016	Matichuk, Gerald	Access Land Services is in conversation with several land owners to obtain access to drill new water wells.
June 28, 2016	Matichuk, Gerald	Access Land Services are in on-going conversation with several land owners regarding land negotiations for a new well and supply pipelines.
July 12, 2016	Matichuk, Gerald	No Change.

Project: RBYM00128.00 RB128 - 2016 Street Improvements

Project Description: Included in the 2016 Capital Budget, Council approved funds to provide an in-term solution to extend the life of roadways and to ensure that the travelling public can continue using the streets in a safe manner, until such time the Town completes a total street reconstruction. Roads and concrete structures will be repaired as required with an asphalt overlay installed to the following roads.

- 50 Street asphalt overlay from 52 Ave to 56 Ave
- 49 Street asphalt overlay from 52 Ave to 54 Ave
- 49 Street repair and overlay from 49 Ave to 50 Ave
- Concrete replacement at various locations

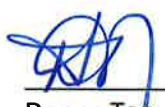
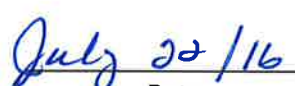


June 14, 2016	Matichuk, Gerald	Branco Concrete Services are on site working on separate sidewalk removal and replacement on 51 St.
June 28, 2016	Matichuk, Gerald	Concrete separate sidewalk replacement has been completed on 51 Ave from 50 St to 51 St and on 51 St from 50 Ave to 51 Ave. Contractor is working on the removal and replacement of the monolithic curb, and sidewalk on 50 Ave from 50 St to 51 St. Border Paving is planning on completing the asphalt repair on this section prior to the parade. The Contractor will the move to areas not affected by the parade.
July 12, 2016	Matichuk, Gerald	J. Branco and Sons Concrete Services has completed the removal and replacement of the 1.5m monolithic curb, gutter, sidewalk and landscaping on 50 St. from 50 Av to 51 Av. Border Paving mobilized a crew to completed the asphalt patch adjacent to the curb prior to the Rimbey Parade. In the next week the Contractors will be working on the concrete replacement on 50 St between 52 Av and 56 Av.

Project: RBYM00129.00 RB129 - Land Use Bylaw Update

June 13, 2016	Solberg, Lloyd	No change.
June 27, 2016	Solberg, Lloyd	No change.
July 11, 2016	Solberg, Lloyd	Liz has requested that the bylaw map be amended. Will complete changes by the end of the week.

Project: RBYM00130.00 RB130 - Rimoka Shallow Utilities

June 14, 2016	Matichuk, Gerald	No Change.
June 28, 2016	Matichuk, Gerald	Mayor and Tagish Engineering staff attended a meeting to regarding the site grading on the Rimoka housing site adjacent to the Fortis high voltage power line.
July 12, 2016	Matichuk, Gerald	No Change.
July 12, 2016	Matichuk, Gerald	The Town of Rimbey continues to work with Ponoka County architects and building contractors in the construction of the Rimoka Housing Foundation project.

Council Agenda Item	7.3
Council Meeting Date	July 25, 2016
Subject	Termination of Contract with OMG Handiwerks Inc.
For Public Agenda	Public Information
Background	Since January of 2015, OMG Handiwerks Inc. has provided a consultant to serve as interim Chief Administrative Officer. With the appointment of Ms. Lori Hillis as the new Chief Administrative Officer effective August 01, 2016, the interim CAO position will cease.
Discussion	None
Relevant Policy/Legislation	MGA
Options/Consequences	none
Desired Outcome(s)	The cessation of this contract through resolution will effectively cancel all signing authorities, management authorities, and management responsibilities with the Town of Rimbey.
Financial Implications	Interim Management Contract will be finalized as of July 31, 2016.
Follow Up	Resolution is sufficient in this matter.
Attachments	None
Recommendation	Administration recommends that Council proceed through resolution to cancel the interim management consultant as of July 30, 2016, ending all management responsibilities, signing authorities, and other duties as Interim CAO prescribed by the Municipal Government Act.
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: right;">  _____ Date </div> </div>
Endorsed By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: right;">  _____ Date </div> </div>

Council Agenda Item	7.4
Council Meeting Date	July 25, 2016
Subject	Signs within Highway Right-Of-Ways
For Public Agenda	Public Information
Background	<p>On June 27, 2016 Administration informed Council of Rimbey Co-ops desire to locate 2 billboard signs possibly within the Highway right-of-way.</p> <p>Council passed the following motion:</p> <p><u>Motion 296/16</u></p> <p>Moved by Mayor Pankiw to proceed with the signs as follows:</p> <ol style="list-style-type: none"> 1. Administration will begin working with the applicant and Alberta Transportation; 2. Administration will begin developing a policy for advertising signs on highway right-of-ways. The policy to be brought back to Council for approval. 3. The policies will be included in the revised Land Use Bylaw to be presented for Public Hearing on July 25, 2016.
Discussion	<p>As per Council's direction, Administration has been in discussions with Alberta Transportation regarding signage within Highway right-of-ways.</p> <p>Alberta Transportation encourages interested business in utilizing the TODS program which allows for direction signage within the highway right-of-way. Individual signage, such as that requested by Rimbey Co-op, is not allowed as "Alberta Transportation does not permit advertising signs within the highway right-of-way." Therefore no policy is necessary.</p> <p>Further, as per Council direction on June 13, 2016 and discussions with Alberta Transportation, Administration has made three additional changes to proposed LUB Bylaw 917/16.</p> <ul style="list-style-type: none"> • Section 8.21(1)(a) states "There shall be no encroachments into Alberta Transportation Highway Right-Of-Ways without written approval from Alberta Transportation." • Section 11.7(7)(a) states "Billboard signs and electronic signs which are visible from Highway 20, Highway 20A and Highway 53, but located outside of the Highway Right-Of-Way, may be circulated to Alberta Transportation at the discretion of the Development Authority." • Section 11.7(8) states "Notwithstanding section 11.7(7) the Development Authority may not approve any signs located within an Alberta Transportation Highway Right-Of-Way without written approval from Alberta Transportation."

	In respect to locating Rimbey Co-op's signs specifically Administration is working with Alberta Transportation to determine the exact right-of-way locations to help guide Rimbey Co-op in determining a suitable site.
Relevant Policy/Legislation	MGA Section 640(4)(m-n)
Options/Consequences	As Highway Right-Of-Ways are not within the town's jurisdiction, no further action on this item can be conducted.
Desired Outcome(s)	To provide the Town with safe and visually pleasing signage.
Financial Implications	N/A
Follow Up	N/A
Attachments	N/A
Recommendation	Planning & Development recommends Council accept this report as information.

Prepared By:



Liz Armitage
Contract Development Officer

July 17, 2016

Date


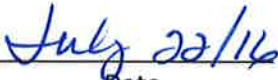


Endorsed By:



Donna Tona, CTS
Interim Chief Administrative Officer

July 22/16

Date

Council Agenda Item	7.5
Council Meeting Date	July 25, 2016
Subject	Strategic Planning Session Outcome Document
For Public Agenda	Public Information
Background	Council required a strategic plan to move the municipality forward. They planned a strategic planning workshop through a special meeting, advertised to the public, which included staff and senior management.
Discussion	The plan was to be developed and presented to Council for the July 25 th meeting.
Relevant Policy/Legislation	None
Options/Consequences	This plan guides staff and Council including the community as to the goals of Council and the plan that Council wished to follow for the development of the Town.
Desired Outcome(s)	None
Financial Implications	None
Follow Up	Administration is putting this forward as information. This document is the first draft which requires Council's edit, comments and changes. It also requires senior management's comments and changes. Once the changes are logged the document can be passed at the August council meeting.
Attachments	Strategic Plan document
Recommendation	Administration recommends Council adopts this document at this time as information with the pretext that all changes will be submitted to Administration in time for Council's resolution of the document at the August Council Meeting.
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>
Endorsed By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>

Strategic Plan

Town of Rimbey 2016-2019





We're Moving Ahead!

Rimbey Alberta is on the cusp of growing and capitalizing on its land base and proximity to transportation corridors.

Rimbey is a key player in the region's success and will continue to make sure it is one of the best places to live, work, and play. To achieve this, we need to anticipate the future challenges and prepare Rimbey for success. This is the reason for our new Strategic Plan for Rimbey.

Our population is a mixture of young families, seasoned professionals and cultured seniors. We have state of the art health care, including a new hospital, helipad, and a full complement of doctors. Economic viability and opportunity are emerging concerns. Partnerships, community connections, successful businesses and wise development now become our future.

Our physical community is also changing. We have the added pressures of infrastructure upkeep, recreation opportunities and unique population pressures that we must do differently in the future. There are plans to pursue and attract strategic economic development opportunities as investments in our community and for the stable future of our residents.

Our world is also calling us to recognize the future potential of our environmental responsibility. Our planning with our first storm water pond and the environmental and wildlife footprint that will be spun off from that is part of our plan for sustainability.

We understand that global economies will shift and change within their cycles and we must be aware and responsive in order to maintain a resilient Rimbey.

It is our regional partnerships and our practice of collaboration that will mobilize and engage the change we envision.

This plan is our blueprint!





Our Plan for Everyday Future

Plans always begin with a vision and work down towards action plans. They are Council’s public declaration of what we intend to achieve.

They also are the practical statement to our residents and our businesses that we have a plan to get there. We also declare that we are on a journey as a community team to continue to build and enhance our wonderful community.

Our vision inspires the theme that we are always striving to achieve a community that is evolving and progressive.

Our mission is the framework that emphasizes action, and provides the opportunity for us to introduce our goals. It will enable our staff to produce the outcomes and engage with the community to accomplish the tasks that we will take together to achieve these goals.

They are very strategic guiding principles and they are the keys to success for Rimbey for everyone. They are important and proudly proclaim the type of community that we will build together.



Our Mission and Vision



Council has developed this plan as something everyone can do together. It is not just a plan for Administration or Council to proclaim, but it is for everyone to have a part in!

Our strategic plan is designed to provide goals that can be empowered into plans that work for Rimbey. We understand that involving everyone in the building blocks of the plan lead to community success – and balance with our governance responsibilities.

We invite each and every one of you to think about how your expertise will contribute to the success of this plan and the future of Rimbey when we “engage” you to assist.

We encourage you to help us enact this plan and celebrate the successes.

Vision

“To provide governance that fosters a progressive, evolving lifestyle.”

Mission

“Building a community known for its’ quality life style”.



Goal One

Strong Regional Partnerships

Recognizing our mission that we are *building a community known for its' quality lifestyle*, depends on our regional relationships with our partners. It relies on our commitment to share services and expertise and our natural ability to strive forward. This will mean keeping strong social networks, through FCSS, our partners Ponoka County and Town of Ponoka continually finding common ground.

It means being honest with our communication to our residents and businesses which will build strong relationships.

It means building our networks such as our water, infrastructure, transportation and environment.



Outcome One – Maintaining an Engaged Informed Community

Strategies:

- Develop an inventory and understanding of the opportunities and challenges facing the people who live in Rimbey;
- Continuously engage formally and informally with the residents, businesses, and other levels of government for discussion and solution focused resolutions of Rimbey's challenges;
- Advocate and lobby the appropriate levels of government and agencies to meet Rimbey's challenges.

Outcome Two – Connecting People to Involvement

Strategies:

- Be creative when engaging the community;
- Improve access to local information and services;
- Explore strategies to increase the number of youth, seniors and family in healthy and connected practices;
- Promote the parks, open spaces, and trails as they are connection hubs for everyone;
- Strengthen community partnerships for a safe and vigilant Rimbey;
- Plan and promote Emergency Preparedness for success in times of crisis;

Outcome Three – Environment and Physical Network

Strategies:

- Work toward connecting our natural trails and green spaces;
- Increase accessibility for those with disabilities;
- Improve our streets, neighbourhoods and buildings;
- Successful transportation for those in need.



Goal Two

Choices in Rimbey

Better choices do not mean more choices! It means tailoring the choices to meet what suits Rimbey!

Choices in Rimbey mean great public health, productive economic development, recreation opportunities, choices for businesses to grow, land for developers to build people's dreams!

Choices foster health, activity, stability, and enhance and grow our town.



Outcome One – Let's Stay Active!

Strategies:

- Continue to provide a wide range of organized and informal sports, recreation, cultural programs, changing them to meet the evolving use;
- Continue to Increase awareness of the Town's indoor recreation programs, trails, and other outdoor pursuits.

Outcome Two – Let's Enhance Business!

Strategies:

- Develop a workable economic strategy to better market Rimbey;
- Encourage large businesses to move their employees to Rimbey for a solid lifestyle;
- Understand and assist where practicable the business needs;
- Promote Town support services for those whose income or ability is a barrier.

Outcome Three – Let's Create Housing!

Strategies:

- Plan for a variety of housing for people at all stages of their lives.

Outcome Four – Let's Stay Involved!

Strategies:

- Support opportunities for people to volunteer and spread their talent and expertise for the betterment of Rimbey;
- Continue to champion the increased usage of the Library and FCSS.





Goal Three

Our Community

A community is not just it's buildings and roads, it is its people!

Rimbey's identity stems from the rich historical and cultural roots that planted themselves from the early settlers who believed in the region and the land that the Rimbey's settled and encouraged others to see their dream.

Rimbey will continue to have a sense of community built on strong connections and choice.

Rimbey will be a place where people celebrate each other, the natural landscape, cultural strengths, creative ingenuity, idea exchange and appreciate that a great lifestyle begins in Rimbey.



Outcome One – Celebrating Where we Came From!

Strategies:

- Promote the Town's heritage and culture.

Outcome Two – Creating a Strong Identity

Strategies:

- Promote the events, festivals, and agriculture heritage that bring together Rimbey's rich mosaic of culture, people and talent;
- Improve the look of streets, buildings, neighbourhoods;
- Maintain a clean and vigilant community through education, community involvement, and community and policing agencies working together.

Outcome Three – Creating our Future

Strategies:

- Create the opportunity for community change through Council and Administration leadership;
- Initiate community change through resident engagement and community initiated mobilization;
- Initiate community change through dialogue and exchange of ideas;
- Produce community change that makes the best sense for Rimbey.





Goal Four

Wise Resource Management

Focused and reasonable resource management is a responsible thing to do. Less waste and more attention to the surroundings that sustain us. It is also important for economic development and part of our resources are our highways that transect our Town.

Wise management requires Rimbey to use our budgets wisely and responsibly. It involves better ways of keeping our community green through consultation. It involves encouragement and support for more energy efficient homes and civic buildings.

It encourages us to look at capitalizing on our economic opportunities such as supporting the truck traffic transversing our down town core, capturing tourists to stay in our town while they play in the region, and provide a choice for vehicle traffic.

Outcome One – Natural Resource Management

Strategies:

- Plan for water conservation;
- Plan for reducing the Town’s waste through a waste management strategy;
- Develop a green purchasing policy within reason;
- Expand on a “grow it local” strategy.

Outcome Two Economic Development Resource Management

Strategies:

- Work with developers to promote the protection and enhancement of green spaces;
- Increase natural landscaping that reflects the natural grasses and trees that can sustain themselves;
- Commit to use Town land responsibly;
- Serve as a leader in the region for municipal management.
- Produce a plan for encouraging Truck traffic on Highway 53 and tourists to stay and play, or stay and rest;
- Explore the opportunity for an Agrium Transloader station;
- Explore the ability to re-start the golf course;





Mission Action

“Nothing great was ever achieved without enthusiasm”

— Ralph Waldo Emerson

Action is a community affair, orchestrated and mobilized by Council and Administration. This plan is for three years, so that the plans for implementation can be thought out, realistic and successful.

Individual and departmental plans and tasks will need to take place to enact this plan’s goals. It means building on the great successes that have happened and identifying what needs to be done to achieve this plan’



As Mayor of Rimbey, I am pleased on behalf of Council to present our plan of action.

Our Council and Administration are looking forward to working with you to realize the vision and mission for Rimbey we all share.

Mayor Rick Pankiw 2016

Action List

Leadership

- Town Council and all administration staff will engage and help mobilize our community to find common themes and advocate for the Town’s future;
- We will have representation on agencies, boards, regional initiative/boards, task forces and we will forge proper and mobilized partnerships with our community and other levels of government.

Community Engagement and Mobilization

- **Town Council** and **administration** will enhance efforts to talk to residents and businesses, exchange ideas and be involved with them where they live, work and play, not expecting them to come to the Town;
- The Town will raise awareness of their programs and services in a manner that is easily understood. We will use the appropriate forms of communication and measure the progress to see if we need to change course;
- We will not add unnecessary social media that cannot be updated, kept current or measured.

Alignment and Initiatives

- The Town will align all its plans and staffing plans with the Strategic Plan;
- The Town will upgrade infrastructure as they are able within grants, lobbying the Provincial Government for a voice in infrastructure allotment, initiate tree and green space planning and enhance the natural environment.
- The Town will work towards the goal of successful economic development to stimulate the growth of the Town and provide a sustainable future.



Mission Monitoring

Change is planned and accounted for. It is not a report on a shelf that we ignore.

We will ensure this plan is monitored through the following means:

1. We will let you know through publishing our actions, responsibilities, time frames and performance measures for achieving the different goals of this plan.
2. We will report annually on what has been accomplished and what is pending. This public document will help us celebrate with you and look to your feedback for things we need help with.
3. We will reflect the values of our community who live, work and play here. We will abide by those values as a respectful tribute to those who have chosen to live in Rimbey and have shared their hopes and aspirations for our future.
4. We will understand that this plan is as much about the people of Rimbey as it is about the Town of Rimbey. It requires engagement of everyone to be successful and to bring about a future that we all share.

RIMBEY'S VALUES

TEAM DEPENDABILITY

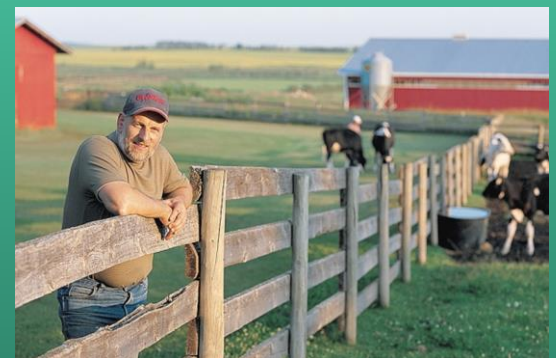
Town Council and all staff will work as a team to provide the best service, in the best interests of you and the Town.

INTEGRITY

We will be fair to your situation, fair to the legislation we serve, and honest with the information we provide to you.

FAMILY FIRST

We will put family first for our administration teams, ourselves and for you as a key community strength builder.





What we Take Care of for You!

Recreation and Community Services

- **Peter Lougheed Recreation Centre;**
- **Rimbey Aquatic Centre;**
- **Rimbey Ball Diamonds;**
- **Rimbey Soccer Pitches;**
- **Kinsmen Skate Board Park**
- **Playgrounds and Open spaces/Pocket Parks;**



Rimbey Community Groups

Agricultural Society

The Society maintains agricultural grounds, runs the Agrium Centre and promotes agricultural events within the community.

Blindman Valley Gun Club

The club organizes and participates in ‘fun shoots’ for the members and the public periodically. They are affiliated with the Alberta Federation of Shooting Sports and hold at least one sanctioned shoot per year. Ours is a registered gun range, therefore, you must be a member or invited guest to attend.

County of Ponoka Literacy Society

Promote literacy within the county. We provide trained volunteers to work individually with adults who wish to improve their reading, writing and numerical skills. We also provide early literacy programs for families which include: Mother Good, Story Sacks and Books for Babies.

Gull Lake North Citizens on Patrol Association

Members of the Gull Lake North Citizens on Patrol Association are volunteer citizens taking an active role to deter and detect crime by patrolling and liaising with their local police agency to ensure safe homes and safe communities- safe from crime, and hazards.

Rimbey & District Horticultural Group

The group hosts the Horticultural Show and promotes horticulture during monthly meetings and annual workshops.



Kinsmen Club

The Kinsmen Club is a service organization for men between the ages of 21-45. The group provides fellowship for its members and services to the community through various activities and projects such as the Drag Races, Demolition Derby, Community Calendar and the Rimbeys Skate Park.

Ladies Auxiliary to the Canadian Legion #36

The Auxiliary assists the Legion Branch #36 with Remembrance Day functions, bingos & related Legion activities.

Ponoka & Rimbeys Adult Learning

Ponoka Rimbeys Adult Learning Society is supported by Alberta Advanced Education. Our goal is to provide learning opportunities to adults in our communities. We work with other agencies to make a wide variety of courses available. Look for Ponoka Adult Learning or Rimbeys Adult Learning on Facebook.

Rimbeys & District Chamber of Commerce

A non-profit trade organization designed to meet community needs. It is a voluntary organization of progressive individuals and businesses who work together to advance the commercial, financial, industrial and civic interests of a community.

Rimbeys & District Crime Watch Association

The Rimbeys & District Crime Watch members all display signs on their property and enjoy the motto: "People Helping People". They are the eyes and ears of the community.

Rimbeys & District Old-timers Reunion

Open to residents & former residents of Rimbeys & Area who have an interest in their local heritage. A reunion for all ages, and present and former residents is held in the Peter Loughheed Community Centre the 3rd Saturday in June. It includes a light lunch, short program and LOTS of reminiscing. We also acknowledge the Rimbeys High School class of 50 years ago and a pioneer family.

Rimbeys Exhibition Association

This organization takes the initiative of coordinating the Rimbeys Rodeo as well as maintaining and upgrading the rodeo grounds.

Rimbeys Fish & Game Association

Our Project: Open Creek Dam Recreation Area. Camping and fishing open May to end of September. Our Mandate: Conservation of wildlife and to protect and enhance habitat.



Rimbey Historical Society

Smithson International Truck Museum

The non-profit society upgrades and maintains the beautiful Pas-Ka-Poo Park and museums, offering to residents and visitors alike, the opportunity to get a glimpse of our areas heritage. The Centennial Pavilion, complete with a concession, is rented to various functions. We are Rimbey's Visitor Tourist Information Centre open year round. Please call the numbers above for more information.

Rimbey Lion's Club

The Lion's Club is the world's largest service club organization whose main purpose is to serve the needs that challenge their communities. The Rimbey Lions actively volunteer at activities in the community.

Royal Canadian Legion Rimbey Branch #36

The Legion is dedicated to assist Veterans and spouses when circumstances of health or finances exceed their ability to cope. We host the November 11th Remembrance Day Service, participate in the annual parade & Canada Day Celebrations.

Slo-Pitch Association

The group schedules a major tournament during the season, as well as promoting minor ball tournaments. The group owns and operates the slo-pitch park.

Rimbey also services a very large "catchment" area of recreation. **The Lions Campground "Nesting Place"** is also a jewel of Rimbey's that is very well used and well serviced. It is Rimbey's outdoor accommodations for those that want to get away, stay and play in the region and come home to a cozy outdoor home away from home.





Public Works

The Public Works team within Rimbey is responsible for all the infrastructure and fleet management. These dedicated team member's service:

- 74 km of roads;
- 35 km of sewer;
- 36 km of water;
- 8 km of storm drainage;
- Service of water and sewer to 1100 dwelling units.



They also manage the fleet replacement of equipment, provide utility operation, manage the state of the art water treatment plant, maintain the reservoirs and lagoons, and respond to public concerns.

Corporate Services

The Corporate Services Team is responsible for maintaining the business of the Town and the residents. It may appear to residents that the team is sitting at desks, but the work load bears out the dedication of these professionals who make sure the following happens:

- 12000 utility bills sent out per year;
- 1000 tax notices sent out per year;
- Approximately 5000 office visits per year on various subjects including vendor visits;
- 350 automatic withdrawal processing transactions;
- 6500 bank and online payment processing transactions;
- 100 plus dog licenses processed per year;
- 2000 cash receipts processed per month;
- 1200 accounts payable payments issued per year.

This does not include all the accounting and financial transactions that are logged and readied for the auditors and any additional duties as a result of an emergency that may befall the municipality.

Corporate Services manages a 6 million budget with 4 full time staff, for their department and manages the Town's administrative payroll for 20 staff and 5 seasonal staff and 2 contracted companies for Planning and engineering.



FCSS

Family and Community Support Services is the heartbeat and soul of the “human service” component to the community. This team works with all agencies in Rimbey and in the surrounding area to bring services and support to everyone and anyone that may require their expertise. This program is a “unique to Alberta” solution that has been in existence since the “60’s. It was designed to provide unique and tailor made services to each community in Alberta and is funded on an 80%-20% model partnership between the Province and the municipality.

The main purpose is to provide interventive services that build personal and family strength so that they can be independent within their family unit and within themselves.

FCSS is a very busy department within Rimbey. FCSS provides:

- Family and Home Support Services;
- Support for Seniors;
- Income Tax assistance for Seniors;
- Support for families;
- Interventive programming for residents;
- Volunteer appreciation;
- FCSS Golf Tourney , fundraiser for the community;
- Regional collaboration with other FCSS;
- Parent Link

FCSS is also responsible for the Emergency Social Services component in the municipal emergency plan and these community mobilization specialists are no stranger to helping, supporting and making potential evacuees comfortable and supported.





Rimbey Library

The Rimbey Municipal Library is located in the Town office and has served the community since 1960's. The Library strives to create a safe and affordable place that satisfies curiosity, encourages lifelong learning, and helps meet the cultural needs of all demographics.

The Rimbey Municipal Library offers:

- computers for public use including Wiifi;
- photocopying and scanning services;
- tech help;
- instruction and assistance on various E-Resources;
- programs for babies, toddlers, elementary children, teens ar adults.

Services patrons receive with their library cards include access to:

- physical resources such as books, picture books, magazines, graphic novels, music books, video games, DVDs, CDs, pedometers, book club kits, etc.;
- E-resources such as audio books, e-books, music, movies, hc to manuals for vehicles and Do-It-Yourself projects, a language learning program, newspapers from around the world, over 1072 magazines, updated world maps, training courses through Lynda.com, academic articles, potential gra opportunity assistance through Grant Connect and more

Library stats from 2015:

- Hours Open- 2100;
- Books in library- 1646;
- DVDs/Blu-Rays/Non-Book items- 1800;
- Items circulated by library- 32,245;
- Visitors to library- 34,000
- Library cardholders- 1,100;
- Programs offered-444 with 500 participants;
- Work station uses – 3465 patrons;
- Wiifi- 15,000 users per year.





RCMP

The RCMP Detachment has a very large enforcement area that includes Rimbey but is not limited to the Town limits. These members patrol the County of Ponoka and assist beyond the boundaries of the County.

Rimbey specifically covers;

- Bluffton;
- Forshee;
- Gull Lake;
- Hoadley;
- Leedale;
- Parkland Beach;
- Rimbey;
- Willisden Green.


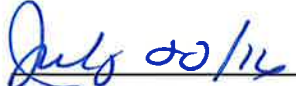




The members are commanded By a Sergeant and are provided With two administrative support professionals





Join us in building our future!

Council Agenda Item	8.1
Council Meeting Date	July 25, 2016
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.
Discussion	
Relevant Policy/Legislation	Not applicable.
Options/Consequences	<ol style="list-style-type: none"> 1. Accept the department reports as information. 2. Discuss items in question with department managers.
Desired Outcome(s)	To keep Council and the community informed of actions taken by the various Town of Rimbey Departments.
Financial Implications	Not applicable.
Follow Up	Advise department managers of an requirements made by Council.
Attachments	<ol style="list-style-type: none"> 8.1.1 Interim Chief Administrative Officer Report 8.1.2 Acting CAO/Chief Financial Officer Report 8.1.3 Director of Public Works 8.1.4 Director of Community Services Report 8.1.5 Contract Development Officer Report
Recommendation	Motion by Council to accept the department reports as information.
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>
Endorsed By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  _____ Date </div> </div>

Highlights

This will be the final report of the Interim CAO as I relinquish my appointment through resolution of Council at the regularly scheduled Council meeting on July 25, 2016.

There have been many successes during this quarter:

- Town administration worked with the Chamber for a new Town float. The Chamber received much support and in-kind donations from the business community to build the float. This is a true community effort and it is a well done project;
- Town administration with the assistance of FCSS has pulled together a Canada 150 committee to explore the project for the grant. The Interim CAO will write the grant for the heritage park at Rimoka once the committee provides direction;
- The Interim CAO attended the Minister of Transportation and Infrastructure meeting with Mayor Pankiw regarding grants and the Town streetlight replacement;
- Provided a block party permit to FCSS for July 21, 2016 for their Skateboard Party in the Park;
- Had my regular monthly meeting with the RCMP Commander;
- Provided an economic development/communication specialist for Council's Consideration;
- Led Council in strategic planning which will be available for the end of July;
- Was pleased to represent Rimbey at the FORTIS Ponoka Stampede Stakeholder Invitation day;
- Many duties on a daily basis for the residents and Council of Rimbey

Donna Tona
Interim CAO

Highlights

We have some final processes to complete to finish the transition of our banking services to Servus. We are working with Servus and our software supplier to ensure that all automatic payments and deposits can be transferred with no disruptions.

We have hired Gail Cornell as our new receptionist. Welcome Gail!

We have advertised for the finance position. Competition closes on July 22, 2016. We will be reviewing the resumes and conducting interviews soon.

Lori Hillis, CA, CPA
Acting CAO/Chief Financial Officer

TOWN OF RIMBEY
VARIANCE REPORT
FOR THE SIX MONTH PERIOD ENDING JUNE 30, 2016

OPERATING	2016 Revenues				2016 Expenses			
	Budget	Year to Date	% Revenue to Date	Variance	Budget	Year to Date	% Expenses to Date	Variance
	General Municipal Revenues	3,905,456	3,649,149	93%	256,307	892,187	429,737	48%
Council (11)					177,804	93,996	53%	83,808
Administration (12)	21,935	13,015	59%	8,920	576,384	258,336	45%	318,048
General Administration (13)					116,480	35,154	30%	81,326
Police (21)	64,243	17,811	28%	46,432	49,135	22,659	46%	26,476
Disaster Services (24)				0	3,050	(887)	129%	3,937
Intern	20,000		0%	20,000	43,023	29,416	68%	13,607
Bylaw Enforcement (26)	146,500	26,907	18%	119,593	228,508	104,544	46%	123,964
Public Works (32)	4,000	8,280	207%	(4,280)	789,256	295,199	37%	494,057
Airport (33)	7,790		0%	7,790	15,330	2,158	14%	13,172
Storm sewer (37)					9,800	406	4%	9,394
Water (41)	569,644	266,318	47%	303,326	347,125	158,164	46%	188,961
Sewer (42)	332,250	154,902	47%	177,348	289,466	129,111	45%	160,355
Garbage (43)	202,875	101,827	50%	101,048	121,425	38,672	32%	82,753
Recycle (43-01)	41,100	18,060	44%	23,040	92,200	34,371	37%	57,829
Compost	1,150	1,042	91%	108	26,463	3,192	12%	23,271
Community Services (FCSS)	190,424	101,719	53%	88,705	238,424	149,877	63%	88,547
Cemetery (56)	14,900	6,224	42%	8,676	36,327	17,871	49%	18,456
Development (61)	25,700	40,501	158%	(14,801)	98,545	39,951	41%	58,594
Econ. Development (61-01)	22,610	18,835	83%	3,775	34,541	18,094	52%	16,447
Recreation Office (72)	14,400	148	1%	14,252	64,588	28,044	43%	36,544
Pool (72-04)	101,850	23,504	23%	78,346	278,436	77,168	28%	201,268
Parks (72-05)	10,000	0	0%	10,000	119,466	31,536	26%	87,930
Fitness Center (72-06)	37,200	17,236	46%	19,964	48,824	10,518	22%	38,306
Arena (72-09)	150,780	70,260	47%	80,520	232,807	125,858	54%	106,949
Recreation Programs (72-11)	25,000	6,826	27%	18,174	72,510	24,475	34%	48,035
Community Centre (74)	127,400	24,721	19%	102,679	284,265	110,536	39%	173,729
Library (74-06)	10,850	0	0%	10,850	131,959	90,381	68%	41,578
Scout Hall (74-08)					5,000	1,227	25%	3,773
Curling Club (74-09)	650	0	0%	650	21,700	11,232	52%	10,468
Museum (74-12)					66,300	52,024	78%	14,276
Total Revenues	6,048,707	4,567,285		1,481,422	5,511,328	2,423,020		3,088,308
Debenture & Loan Principal Payments					338,831	200,854		137,977
Total operating and debt repayment	6,048,707	4,567,285		1,481,422	5,850,159	2,623,874		3,226,285

TOWN OF RIMBEY

VARIANCE REPORT

FOR THE SIX MONTH PERIOD ENDING JUNE 30, 2016

CAPITAL	Grants and reserves	Operating surplus				Year to Date	Variance
New Computers	10,000					12,119	(2,119)
Phone System Upgrade	31,000					17,048	13,952
RCMP Building repairs: Painting, lighting, flooring, HVAC	30,000					19,683	10,317
2016 Street Improvements	685,700					26,319	659,381
Watt's septic tie in to Town system	25,000						25,000
New Tandem	70,000					58,306	11,694
2 Way Radios (6)	7,000						7,000
Headache racks, lighting and re-decating on all Town vehicles	13,000					6,115	6,885
New mower & sidewalk snow clearing tractor	119,000					96,016	22,984
PW Shop upgrades	16,000						16,000
Waste Water Composite Samplers	53,000						53,000
New Water Well Study & Construction Phase 1 (Phase 2 in 2017 - \$1.6)	607,250					11,449	595,801
Main Water Reservoir/Pump House Upgrades	75,000					44,962	30,038
Fencing around Recycle Bins	8,000						8,000
Clay, Gravel & Cement Blocks for Marshall area	9,000						9,000
Land Use Bylaw	50,000					35,383	14,617
Floor Scrubber (Arena)	7,000					7,100	(100)
Major Zamboni maintenance	15,000						15,000
E-ceiling repairs (Arena)	8,000					5,825	2,175
Swipe Key Security System (carry fwd 2015)	15,000					12,993	2,007
Community Center main auditorium lights	33,000					36,077	(3,077)
Community Center new roof	385,000					165,075	219,925
2 HVAC Units	65,000					9,600	55,400
Pool - Slide pump (new pump relocated to on deck)	10,000						10,000
Pool - Hot tub replacement motor	5,000						5,000
Pool - Family change room floors	5,000						5,000
	2,356,950	0				564,070	1,792,880
Total operating and capital	8,405,657	4,567,285		1,481,422	5,850,159	3,187,944	5,019,165

Highlights

ROADS – Pot hole repairs are ongoing. Street Sweeping is ongoing. Alleys are being graded as time permits and have all been done at least once. Weed spraying is being done. Litter and debris has been removed from ditches and boulevards. Curb and sidewalk paint has arrived and will be scheduled for late July, early August. J.D. Branco is in Town replacing sidewalks that have been designated for replacement. Crack Filling has been completed.

WATER – Fire Hydrant Flushing is completed for our Spring schedule. Routine water sampling and other maintenance is ongoing.

WASTEWATER – Drainage Ditch is being inspected weekly and several beaver dams have been removed. Routine operations are ongoing.

CEMETERY – Maintenance of new graves has been done. Clean-up has been completed and routine mowing is ongoing. Staff has assisted families with burial requirements.

COMPOST – Compost is being collected every Monday and averaging 25 households per week. Compost has been hauled to Ponoka averaging 3 Loads every 2nd week.

RECYCLE – The Town of Rimbey continues to work with Ponoka County to operate this facility. Landscaping has been done for the ramp up to the Garbage Disposal building as per the request of Ponoka County.

PARKS – Routine maintenance of grass is ongoing. Still an excessive amount of garbage in Skateboard Park requiring extra vigilance there. Grass cutting was started early. We removed several downed trees in parks due to heavy winds.

R. Schmidt
Director of Public Works

Highlights:**Peter Lougheed Community Centre**

- 2 new HVAC units will be supplied and installed by Rimbey Heating Ltd
- Painting completed in the facility
- Roofing completed
- Busy with weddings and other events

Community Fitness Centre

- Researching rowing machine, flooring and additional space for equipment
- Daily cleaning and maintenance of the area
- Quarterly maintenance performed by Fitness Mechanics

Rimbey Aquatic Centre

- Running smoothly -
- Spray park decisions – researching options for 2017 budget
- Attendance down - weather closures due to a lot of thunderstorms in the area
- 6 weeks of Red Cross lessons, JLC classes, Bronze Medallion/Cross Course

Arena

- Advertising Arena Operator II – Lead Hand position
- Team Alberta Girls Lacrosse practiced 2 weekends
- Summer repairs completed
- E-ceiling repaired on the North and South side of the ice surface
- Zamboni returning August 2nd

Programs

- Boys and Girls Club summer activities (12-15 participants on Tuesdays and Thursdays)

Events

- Successful Canada Day and Rodeo Parade
- Mass Registration – Thursday, September 1st 3-7 pm

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:

- **TR/15/05 Subdivision.** The subdivision was approved on June 27, 2016. Administration is currently waiting for the Endorsement package to be submitted by the applicant. The applicant has 1 year from the time of subdivision approval to submit application for endorsement.
- **TR/15/02 Subdivision.** Application for endorsement was submitted to Administration on July 5, 2016. Administration is currently reviewing the subdivision to ensure all conditions have been met prior to endorsement.
- **Signage within Alberta Transportation Highway Right-Of-Ways.** Administration has been working with Co-Op and Alberta Transportation to develop locations for future signage and policies for signage located within highway right-of-ways.
- **Development Permits.** Administration has been answering resident questions regarding potential development permits. Administration has been reviewing a commercial development permit located in Evergreen Estates area.
- **Land Use Bylaw.** Town Administration is working on the new Land Use Bylaw. An Open House and Public Hearing are scheduled for July 25, 2016.
- **Filing Procedure.** Administration is preparing an administrative filing procedure to be utilized for all new files to improve consistency in the town’s record keeping.
- **County Notification Policy.** Town administration is preparing a policy to provide guidance to administration and council for all Ponoka County circulations. Once prepared this will be presented to Council for approval.
- **Area Structure Plan Policy.** Town administration is working to develop policy regarding future Area Structure Plan applications. The policy should discuss requirements, fees, standard processing times, etc. One the policy is drafted it will be presented to council for approval.
- **Subdivision Policy.** Town administration will be preparing a subdivision processing policy for future subdivision applications. The policy should discuss requirements, fees, standard processing times, etc. One the policy is drafted it will be presented to council for approval.

2016 Development Statistics as of July 15, 2016		
	Applied 2016	Issued 2016
Development Permit Applications	6	5
Subdivision Applications	1	0
Subdivision Endorsements	2	0
Certificate of Compliance Requests	5	4
Building Permit Applications	5	5

Liz Armitage
Contract Planning & Development Officer
Vicinia Planning & Engagement Inc.

Council Agenda Item	8.3 Council Reports
Council Meeting Date	July 25, 2016
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.
Discussion	
Relevant Policy/Legislation	Not Applicable.
Options/Consequences	1. Accept the reports of Council as information. 2. Discuss items in question arising from the reports.
Desired Outcome(s)	To keep the community informed of actions taken by Council.
Financial Implications	Not Applicable.
Follow Up	Not Applicable.
Attachments	8.3.1 Mayor Pankiw's Report 8.3.2 Councillor Godlonton's Report 8.3.3 Councillor Jaycox's Report 8.3.4 Councillor Payson's Report 8.3.5 Councillor Webb's Report
Recommendation	Motion by Council to accept the reports of Council, as information
Prepared By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  Date </div> </div>
Endorsed By:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  _____ Donna Tona, CTS Interim Chief Administrative Officer </div> <div style="text-align: center;">  Date </div> </div>

Highlights

- June 28/16 Meeting regarding storm water pond
- June 29/16 Special Council Meeting
- June 30/16 Ponoka Stampede Parade
- July 1/16 Canada Day celebrations at Pas-ka-poo Park
- July 4/16 Meeting with Kenn Burr regarding economic development
- July 9-11 Rimbey Parade/Rodeo Events
- July 14/16 Rimoka Housing Foundation Building Committee Meeting
- July 18/16 Meeting with Paul McLauchlin and New West Geomatics
- July 19/16 Meeting with Rick Schmidt
- July 20/16 Red Deer Parade
- July 20/16 Rimoka Housing Foundation Building Committee Meeting
- July 21/16 Meeting with CAEP
- July 25/16 Regular Council Meeting

Rick Wm. Pankiw
Mayor



Highlights

- June 29/16 Special Council Meeting
 - July 6/16 Tagish Golf Tournament
 - July 15/16 BBQ Rimbey & Area Wellnes Group
 - July 21/16 FCSS Block Party at Skateboard Park
 - July 21/16 Meeting with Chief Administrative Officer
 - July 25/16 Regular Council Meeting
-
- Meetings with Concerned Citizens
 - Commission of Oaths

Brian Godlonton
Councillor

Highlights

- June 27/16 Regular Council Meeting
- July 6/16 Tagish Engineering Golf Tournament
- July 9/16 Rimbey Parade
- July 20/16 Rimoka Housing Foundation Board Meeting
- July 25/16 Regular Council Meeting

Numerous conversations with citizens about the new lodge and direction around the peace officer program.

Many visits to the new lodge site to see progress and to respond to citizens concerns.

Mathew Jaycox
Councillor

Highlights

- June 29/16 Special Council Meeting regarding Strategic Planning Session
- July 1/16 Volunteered at Pas-ka-poo Park for Canada Day
- July 4/16 Economic Development Meeting
- July 6/16 Tagish Golf Tournament
- July 7/16 FCSS Family BBQ
- July 9/16 Rimbey Parade
- July 20/16 Westerner Days Parade
- July 20/16 Rimbey Historical Society Meeting
- July 21/16 Block Party at Skateboard Park
- July 23/16 Lacombe Days Parade
- July 25/16 Regular Council Meeting

Jack Webb
Councillor