



MINUTES

Town Council Meeting

Monday, July 22, 2024 - 5:00 PM

Town Administration Building - Council Chambers

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

Mayor Pankiw called the meeting to order at 5:00 p.m. with the following in attendance:

- Mayor Rick Pankiw
- Councillor Wayne Clark
- Councillor Lana Curle
- Councillor Gayle Rondeel
- Bonnie Rybak - Executive Assistant
- Liz Armitage - Development Officer
- Craig Douglas - Chief Administrative Officer
- Duncan Campbell - Director of Public Works

Public: (16) members of the public

1.1. LAND ACKNOWLEDGEMENT

2. AGENDA APPROVAL AND ADDITIONS

Motion 134/2024

Moved by Councillor Curle to accept the Agenda for the July 22, 2024, Regular Council Meeting, as presented.

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

CARRIED

3. MINUTES

3.1. Minutes

Motion 135/2024

Moved by Councillor Clark to accept the Minutes of Regular Council Meeting on June 24, 2024, and the Minutes of the Special Council Meeting on July 8, 2024, as presented.

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

CARRIED

PUBLIC HEARINGS**4.1. Land Use Bylaw**

Mayor Pankiw Opening of Public Hearing for Bylaw 1008/24 – Land Use Bylaw at 5:03 P.M.

Mayor Pankiw advised the purpose of Bylaw 1008/24 is a bylaw 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:

Mayor Pankiw requested confirmation of notice from Development Officer.

Notice was placed in the July 9, 2024, and July 16, 2024, editions of the Rimbey Review.

Notice was given to adjacent property owners by regular mail and notice was provided to affected agencies.

Notice of this public hearing was posted on the Town of Rimbey website under important notices with a copy of the complete package available for public review and posted on both the front and back doors of the Town of Rimbey Administration Office and at the front counter.

As a result of Council motion 121/2024, notice of the addition of housing, manufactured to the CR and RE districts was mailed via Canada Post to all landowners in both districts on July 5, 2024.

Mayor Pankiw requested a report from Development Officer regarding Bylaw 1008/24 Amendment to Land Use Bylaw 917/16.

At the Regular Council Meeting held on May 24, 2024, Development Officer, Liz Armitage presented 1008/24 Bylaw draft to Council, at which time Council gave it first reading. The proposed bylaw is an update to the existing Land Use Bylaw 917/16. Staff is presenting the bylaw in a repeal and replace manner for simplicity of adoption. The amendments are summarized as follows:

- Subdivision and Development Appeal Board has been updated to reference Appeal Body due to updated provincial legislation with the creation of the Land and Rights Tribunal.
- Vehicular definitions and objectionable items in yard regulations amendments at the suggestion of the Bylaw Committee.
- Amendments to housing, manufactured, housing, modular and housing, mobile.
- Clarification of regulations for accessory buildings.
- Clarification of when development permits are required for solar collectors.
- Complete Certificate has been changed to Complete Letter.
- Clarification of variance authority.
- Clarification of notice of decision.
- Clarification of appeal procedures.
- Clarification of lighting regulations in the parking section.
- Clarification of Home Occupations and renaming them to Home Based Businesses.
- Correction of minor typos and grammatical errors and updating of numbering throughout the document.

At the Regular Council Meeting held on June 24, 2024, Council made the following motion:

Motion 121/2024 - Moved by Mayor Pankiw to approve the addition of "manufactured homes" to the list of discretionary uses for Residential Estates and Country Residential, in the 1008/24 Land Use Bylaw and to send letters to the adjacent landowners.

Please note that the bylaw presented before Council today does not have this addition included as the motion was not considered during the approval process which is not the standard order for amending a bylaw within the approval system, per the MGA. Should Council wish to proceed with this amendment, I recommend a motion be passed while considering second reading.

In addition to the formal circulation responses received, the Town of Rimbey received two additional requests for land use bylaw amendments that were coincidentally submitted during the same time period.

1. On behalf of Rimbey Ridge Properties Ltd., Elaa Aki has requested the redesignation of Lots 4, 5 and 6, Block 19, Plan 1623868 from High Density Residential (R3) to Low Density Residential (R1). Note that Council approved the redesignation of this property from Low Density Residential (R1) to High Density Residential (R3) on May 27, 2024. Upon further evaluation the landowner has determined that they would prefer to build single family houses and thus require the R1 designation be re-established on these properties.

2. Amend section 12.7.(5)(a)(ii) to read "3.0 m from the rear lot line of the manufactured home park." from the 6.0m setback currently in the LUB. This request was submitted by John Le Vann, owner of the Lindy's Trailer Park. The rationale for the setback change is to accommodate modern manufactured homes within the park.

As both amendments are minor in nature, administration recommends that both amendments be approved as part of the approval of Land Use Bylaw 1008/24.

Mayor Pankiw asked if there were any written submissions.

Development Officer Liz Armitage advised that written submissions were received from the following:

- Three (3) phone calls, in which all 3 individuals expressed opposition to the addition of manufactured homes.
- Sixteen (16) letters of opposition to the amendment to add "manufactured homes" to the list of discretionary uses for Residential Estates and Country Residential land use districts. All the letters are attached to this report.
- Multiple emails from 1 individual indicating that they intend to apply for a Development Permit for a manufactured home. These emails were not submitted specifically for this bylaw purpose and as such are not included in the report.

Two (2) additional written submission were received after the deadline to be included in the Council package. These will be read into the record:

Agency circulation is currently underway. At this time, we have received comments from Alberta Transportation (as attached). The comments have resulted in the following suggested amendments:

- All references of Alberta Transportation be updated to read "Alberta Transportation and Economic Corridors."
- Section 4.2(3) be amended to read:

Notwithstanding 4.2(1), the Development Authority may refer development in proximity to a Highway:

(a)Applications for development located within 0.3 km of the highway right of way, or within 0.8 km of the centre point of the intersection of the highway and another roadway, of a multi-lane highway or a major two-lane highway where the proposed development would have direct access from the highway or intensify traffic to impact highway intersection shall be referred to Alberta Transportation and Economic Corridors for comment prior to any decision by the Development Authority;

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- Remove section 4.2(3)(b)
- Amend Section 11.7(7)(a) to add “in accordance with Section 11 (2) of the Highway Development Protection Regulation.” The clause will read “Billboard signs, electronic signs, dynamic signs and rotating signs which are visible from Highway 20, Highway 20A and Highway 53, but located outside of the Highway Right-Of-Way, shall be circulated to Alberta Transportation and Economic Corridors for comment in accordance with Section 11(2) of the Highway Development Protection Regulation.”

Additional feedback received from agencies should be brought to Council prior to third reading.

As a result of this input, Administration has prepared a motion for council to consider, which is contained in the Council report.

Mayor Pankiw asked if there were any persons present wishing to be heard.

Shandel Barr spoke in favor of the change to add manufactured homes to the list of discretionary uses for Residential Estates and Country Residential. She presented the guidelines and specifications of the proposed manufactured home of her clients.

Duane Adams spoke in opposition to the bylaw change to add manufactured homes to the list of discretionary uses for Residential Estates and Country Residential. He feels that allowing the change will decrease the value of the existing properties.

Cyril Johnson, a potential buyer, spoke in favor of the bylaw change and his proposed manufactured home.

John Bromwich spoke in opposition to the change to add manufactured homes to the list of discretionary uses for Residential Estates and Country Residential.

Bob Lawson spoke about the specifications and standards that were in place when they purchased their lot which is why they chose that lot. He is in opposition to the change to add manufactured homes to the list of discretionary uses for Residential Estates and Country Residential.

Kim Short spoke in opposition to the change to add manufactured homes to the list of discretionary uses for Residential Estates and Country Residential. She feels that allowing the change will decrease the value of the existing properties.

Mayor Pankiw asked a second time if there were any persons present wishing to be heard.

Sarah Cooper spoke about the possibility of changing the definition for manufactured homes to avoid confusion.

Mayor Pankiw asked at third time if there were any persons present wishing to be heard.

Cary Anderson spoke about the need to sell lots in the subdivision while maintaining property values. He stated manufactured homes can be as nice as stick built homes.

Mayor Pankiw adjourned the Public Hearing for Bylaw 1008/24 Amendment to Land Use Bylaw 917/16 until 5:00 P.M. on August 26, 2024, in order to accept outstanding circulation responses from agencies.

Motion 136/2024

Moved by Councillor Clark to adjourn the Public Hearing for Bylaw 1008/24 Amendment to Land Use Bylaw 917/16 until 5:00 P.M. on August 26, 2024, in order to accept outstanding circulation responses from agencies.

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

CARRIED

5. **DELEGATIONS**

6. **BYLAWS**

7. **NEW AND UNFINISHED BUSINESS**

8. **REPORTS**

8.1. DEPARTMENT REPORTS

8.1.1 Department Reports

Motion 137/2024

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

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

CARRIED

8.2. BOARDS/COMMITTEE REPORTS

8.2.1 Boards/Committee Reports

Motion 138/2024

Moved by Councillor Clark to accept the boards/committee reports, as information.

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

CARRIED

9.

CORRESPONDENCE

9.1. Correspondence

Motion 139/2024

Moved by Councillor Curle to accept the correspondence from Rimbeay Interclub 4H Exchange Group, as information.

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

CARRIED

10.

OPEN FORUM

11.

CLOSED SESSION

12.

ADJOURNMENT

12.1. Adjournment

Motion 140/2024

Moved by Councillor Rondeel to adjourn the meeting at 5:53 p.m.

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

CARRIED



Rick Pankiw, Mayor



Craig Douglas, Chief Administrative Officer