

Municipal Development Plan



Town of
Rimbey





TABLE OF CONTENTS

PART ONE: PURPOSE AND BACKGROUND	1
SECTION 1: PURPOSE	1
SECTION 2: POLICY CONTEXT	- 4 -
PART TWO: PHYSICAL ENVIRONMENT	- 6 -
SECTION 3: COMMUNITY CONTEXT	- 6 -
SECTION 4: POPULATION	- 6 -
SECTION 5: CURRENT DEMOGRAPHICS	- 8 -
PART THREE: SETTING THE STAGE FOR GROWTH	- 12 -
SECTION 6: GOALS	- 12 -
SECTION 7: POLICIES	- 12 -
PART FOUR: RESIDENTIAL DEVELOPMENT	- 15 -
SECTION 8: GOALS	- 15 -
SECTION 9: POLICIES	- 15 -
PART FIVE: COMMERCIAL DEVELOPMENT	- 17 -
SECTION 10: GOALS	- 17 -
SECTION 11: POLICIES	- 17 -
PART SIX: INDUSTRIAL DEVELOPMENT	- 18 -
SECTION 12: GOALS	- 18 -
SECTION 13: POLICIES	- 18 -
PART SEVEN: TRANSPORTATION	- 19 -
SECTION 14: GOALS	- 19 -
SECTION 15: POLICIES	- 19 -
PART EIGHT: MUNICIPAL UTILITIES, SERVICING AND IMPROVEMENTS	- 20 -
SECTION 16: GOALS	- 20 -
SECTION 17: POLICIES	- 20 -
PART NINE: ENVIRONMENT	- 22 -
SECTION 18: GOALS	- 22 -
SECTION 19: POLICIES	- 22 -
PART TEN: COMMUNITY DEVELOPMENT	- 24 -
SECTION 20: GOALS	- 24 -
SECTION 21: POLICIES	- 24 -



PART ELEVEN: ECONOMIC DEVELOPMENT	- 25 -
SECTION 22: GOALS	- 25 -
SECTION 23: POLICIES	- 25 -
PART TWELVE: EDUCATION	- 26 -
SECTION 24: GOALS	- 26 -
SECTION 25: POLICIES	- 26 -
PART THIRTEEN: INTER-MUNICIPAL COOPERATION	- 27 -
SECTION 26: GOALS	- 27 -
SECTION 27: POLICIES	- 27 -
PART FOURTEEN: ADMINISTRATIVE MATTERS	- 28 -
SECTION 28: INTERPRETATION	- 28 -
SECTION 29: IMPLEMENTATION	- 28 -
SECTION 30: AMENDMENT	- 28 -
SECTION 31: REVIEW	- 28 -
PART FIFTEEN: GLOSSARY OF TERMS	- 29 -



Part One: Purpose and Background

Section 1: Purpose

Development in the Town of Rimbey (Town) should respect and promote the vision and mission.

Vision:

***To provide governance that fosters
a progressive, evolving lifestyle.***

Mission:

Building a community known for its quality lifestyle.

To achieve the vision and mission development in the Town should be economically, environmentally, socially and culturally balanced. The Town should be community where residents can enjoy a high quality of life and where new residents come to live, work and play. There are six pillars the Town values for development (Figure 1).

Sustainable Built Environment: Refers to construction and development of buildings and structures. The Town will promote a high quality built environment by:

- Building neighborhoods that support all forms of transportation.
- Promotion of aesthetically pleasing designs and architectural standards for neighborhoods and public spaces.

Sustainable Natural Environment: Refers to a communities natural features, such as parks and greenspaces. The Town will work to preserve its natural environment through:

- Maintaining and enhancing current greenspaces while supporting new ones.
- Supporting natural design features and low impact development standards.

Economic Sustainability: Emphasizes a well-developed and diverse local economy in the Town through:

- Creating a diverse environment that attracts new business development.
- Support and promotion of current local businesses.
- Fostering and maintaining a strong business communities within the Town.
- Building new partnerships with business communities outside of the Town.

Cultural Sustainability: Strives to create a vibrant and exciting community that reinforces the Town's identity and community pride through:

- Support for a variety of art and culture.
- Opportunities for leisure, sport, and recreation.
- Emphasis on heritage and history.
- Promotion of community events and activities.

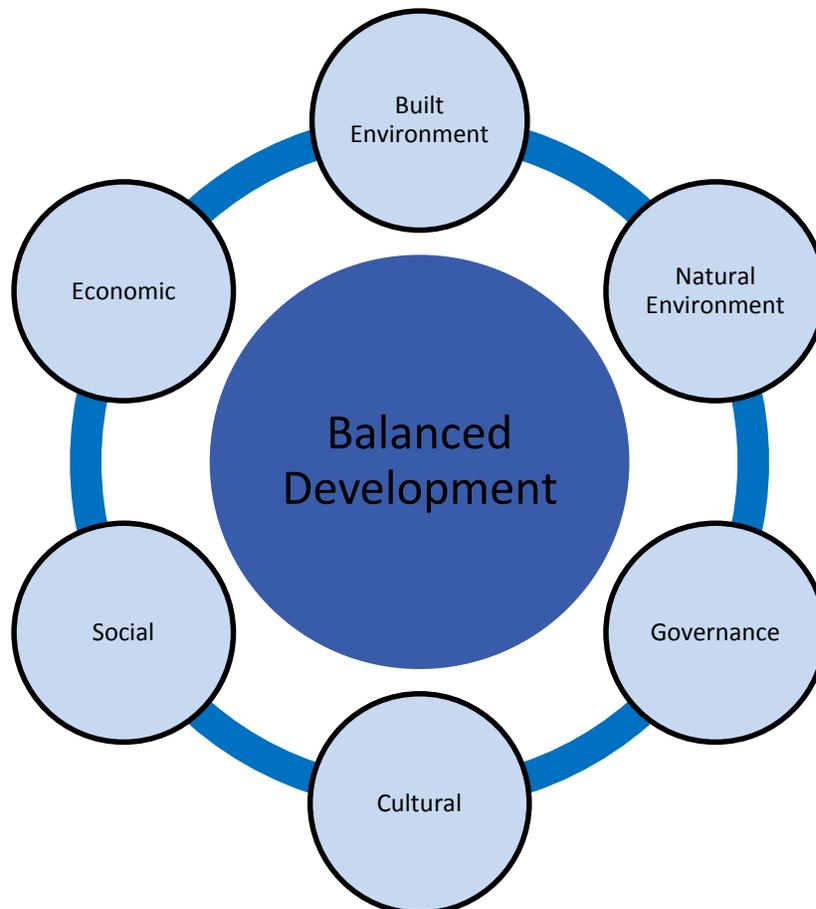
Social Sustainability: Supports the health and wellbeing of the community through:

- Creation of safe and accommodating neighborhoods and public spaces.
- Enabling all residents to fully participate in community life.

Sustainable Governance: Strives to provide efficient and effective services through:

- Engaging with the public through open houses, public forums, design charrettes, etc.
- Maintaining current relationships and expanding relationships with other municipalities and organizations.
- Routine monitoring and progress reports on developments.

Figure 1: Six Pillars of Balanced Development





The goals and policies of the MDP apply to land within the Town boundary, and are intended to:

- 1.1 Protect and enhance past physical characteristics and traditions;
- 1.2 Guide the orderly and systematic physical growth of the community;
- 1.3 Establish the desirable qualitative and quantitative direction for future community development;
- 1.4 Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others;
- 1.5 Define strategies for achieving the Town's aspirations and set priorities for the near and long term future;
- 1.6 Establish policies and recommendations that will delineate how the Town can move towards achieving its goals; and
- 1.7 Be consistent with Provincial Land Use Policy.

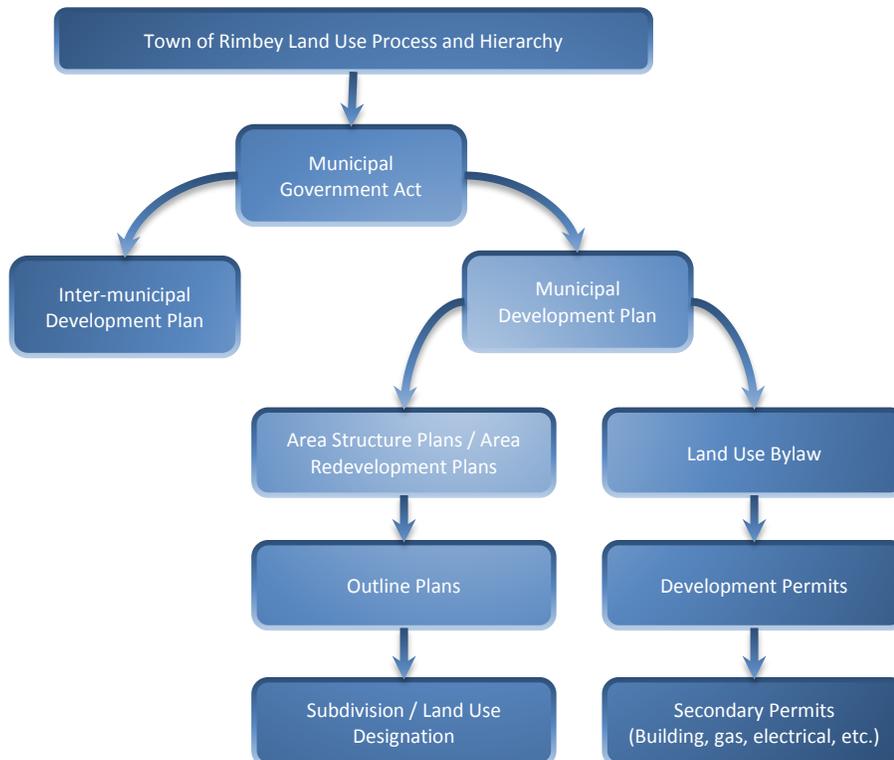
Section 2: Policy Context

The Municipal Government Act (MGA), Statutes of Alberta, states that municipalities with a population of 3,500 or less may prepare and adopt a Municipal Development Plan (MDP). The Act states that an MDP must address future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, developers, and the public, regarding the form and character of the community. The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for The Town.

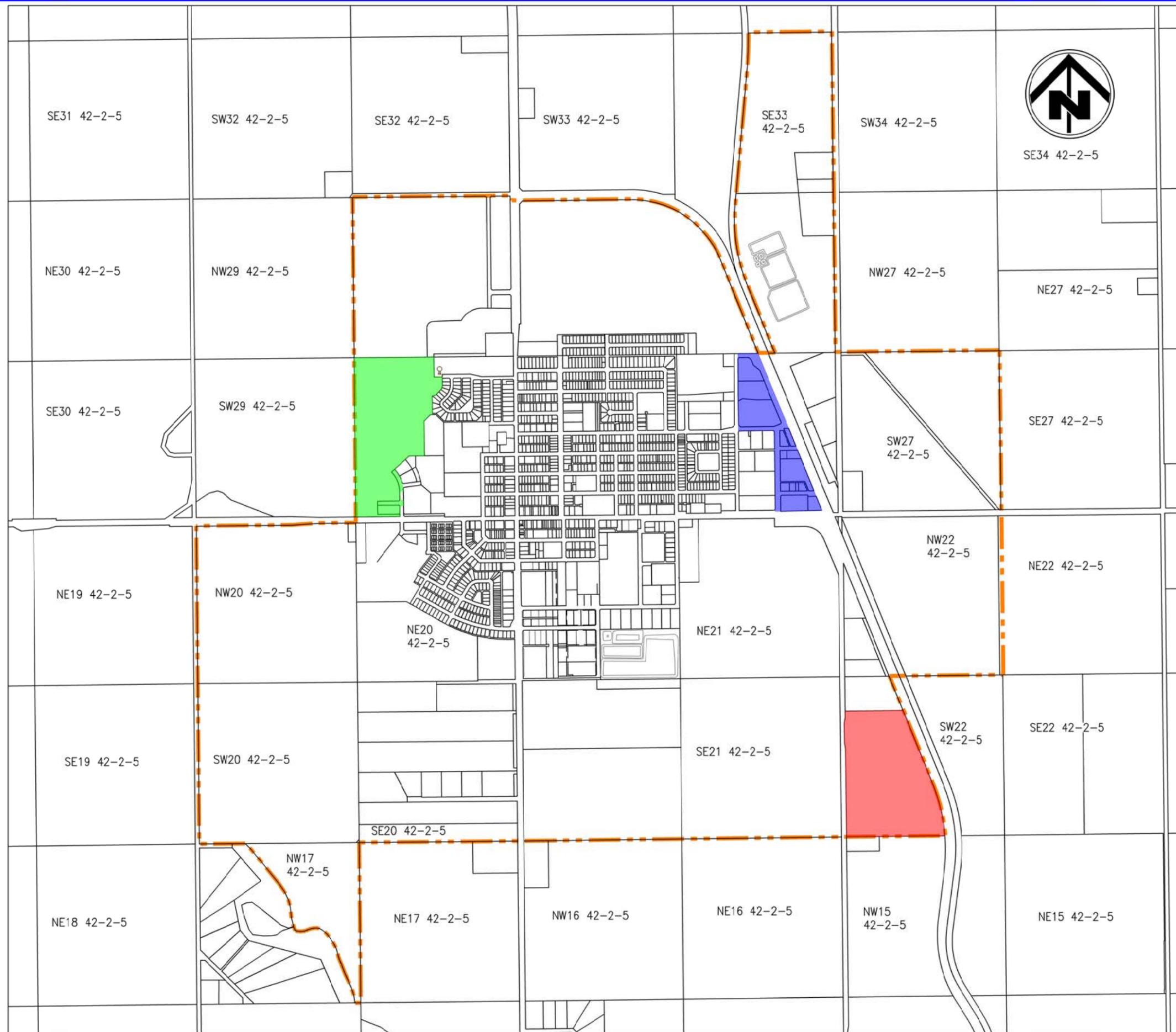
As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Map 1 identifies all statutory plans that exist in the Town. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 2).

Figure 2 – Planning Hierarchy





The MDP is a reflection of community values and objectives held by residents of the Town which have been determined through input and consultation with residents, local developers and council. The overall purpose of the Town MDP is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of the Town.



Legend

DESCRIPTION

TOWN LIMIT



EXISTING APPROVED AREA STRUCTURE PLANS

- 1) BRIX ASP (BYLAW 886-13)
- 2) JOHNSON ESTATES ASP (BYLAW 884/13)
- 3) EAST ASP (BYLAW 654/96)



Project **TOWN OF RIMBEY
MUNICIPAL DEVELOPMENT
PLAN**



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 1:20,000
Date November 6, 2015
Dwg. File RB127_DGN01_2NOV2015.dwg

Title
**EXISTING APPROVED
AREA STRUCTURE
PLANS**

Project No.
RB127
Drawing No.
MAP
1



Part Two: Physical Environment

Section 3: Community Context

Rimbey is located at the intersection of Highway 53 and Highway 20 in west-central Alberta (Map 2). Both of these highways provide excellent access to the community for residents and visitors alike. Adjacent to Highway 20 through the Town is the Canadian Pacific Railway. The proximity to the railway has enabled the development of industrial activities that rely on rail transportation. The Town's transportation features are depicted in Map 3.

The Town is bordered on all sides by Ponoka County. The agriculture and oilfield sectors are the main employers in the region. The Town has significant industry supporting these sectors which should be promoted with future development.

Further, the region has significant oil and gas pipelines and abandoned wells. All future development within the Town shall incorporate appropriate setbacks as required.

The Blindman River is another important regional consideration. It borders the Town's western boundary providing both an important environmental resource and an important recreational asset. Development should to be carefully planned and done in a sustainable manner.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing commercial, industrial, recreational and educational facilities influences future development patterns. Map 4 identifies existing and future land uses as envisioned by the MDP.

Section 4: Population

Figure 3 illustrates the population for the Town since 1991. The graph indicates that over the past 20 years, the Town experienced relatively stable growth.



TAGISH
ENGINEERING
LTD.
Consulting Engineers

G4, 5550 - 45 St.
RED DEER, AB T4N 1L1

Ph: (403) 346-7710
Fax: (403) 341-4909
E-mail: admin@tagish-engineering.com

Client
TOWN OF RIMBEY

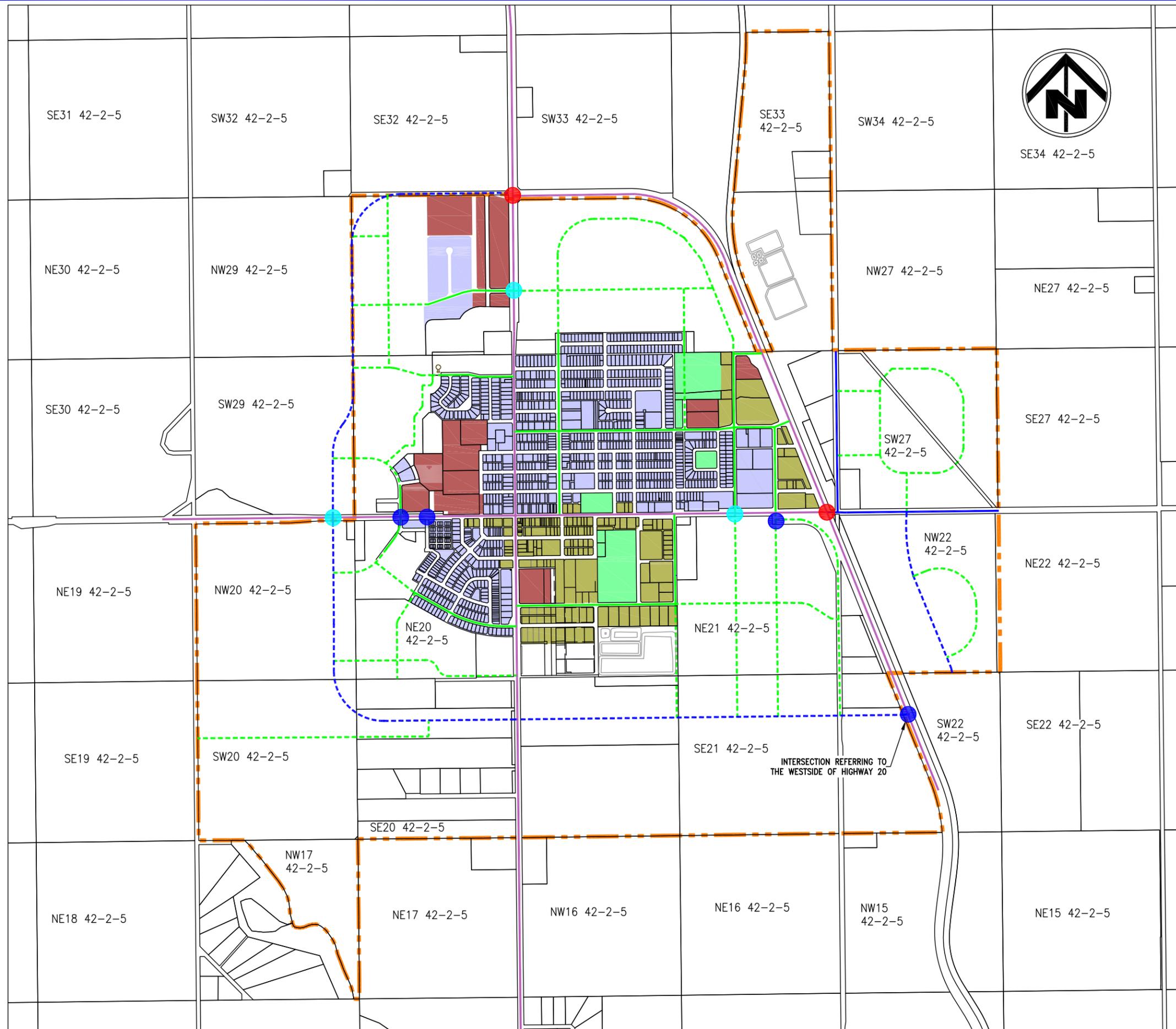
Project
**MUNICIPAL
DEVELOPMENT PLAN**

Drawing
**MUNICIPAL LOCATION
PLAN**

Scale: NTS	Date: NOV 6, 2015
Drawn: LS	Project No.: RB127
Designed: LS	Dwg File: RB127_Municipal Location_7Dec2015.dwg
Checked: GS	
Approved: GS	

Drawing No.

MAP 2



Legend

DESCRIPTION	EXISTING	CONCEPTUALLY PROPOSED
HIGHWAY		
COLLECTOR		
ARTERIAL		
TOWN LIMIT		

HIGHWAY INTERSECTION IMPROVEMENTS

- 1) INTERSECTION APPROVED IN PRINCIPLE BUT WILL REQUIRE ASP AND/OR TIA IF AREA DEVELOPS
- 2) FUTURE INTERSECTION UPGRADES WILL BE REVIEWED IN CONJUNCTION WITH THE TOWN AND ALBERTA TRANSPORTATION
- 3) FUTURE INTERSECTION REQUIRE UPGRADES BASED ON CONDITIONS OUTLINED IN THEIR CORRESPONDING TIA OR AGREEMENT WITH THE TOWN



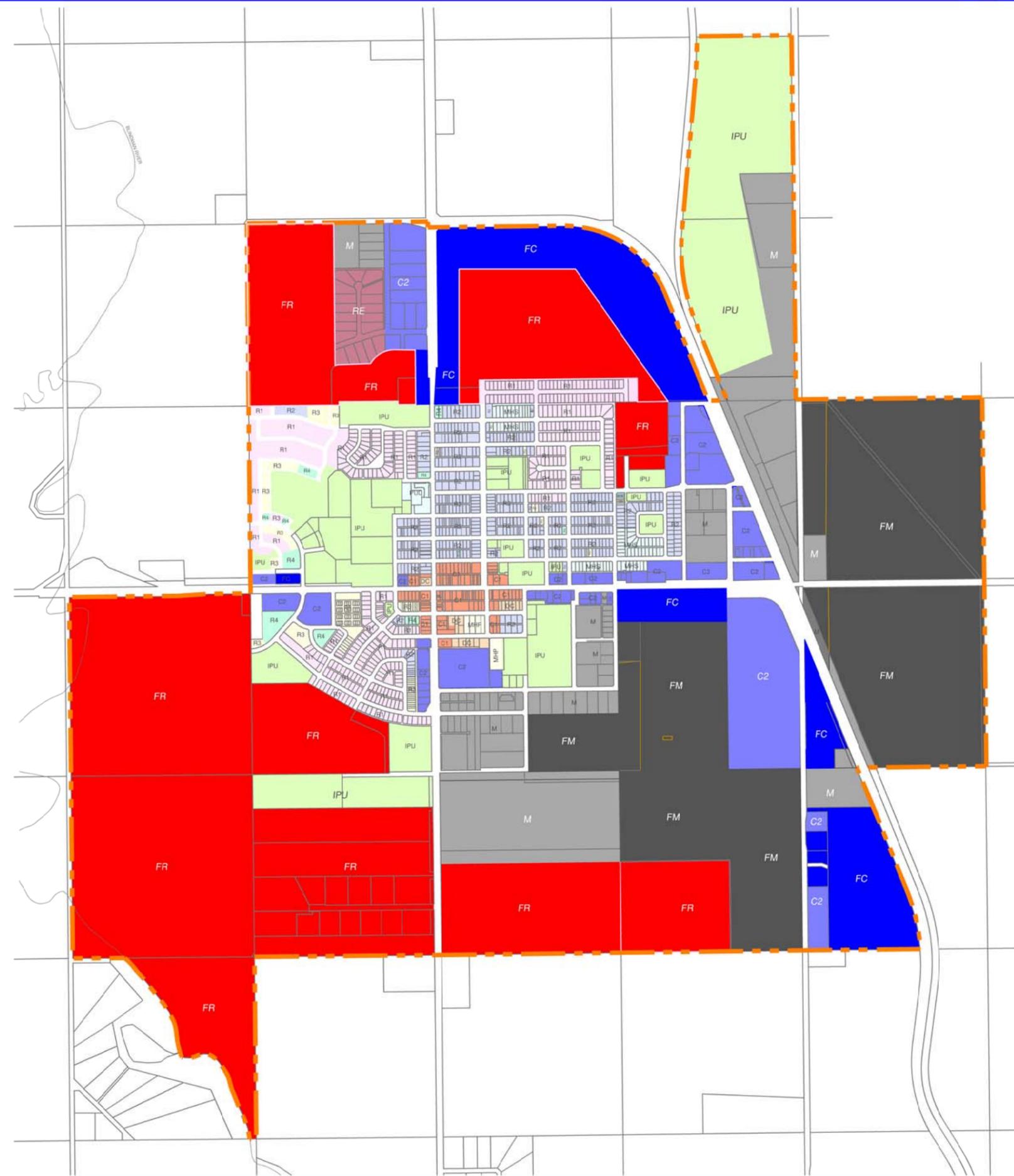
Project **TOWN OF RIMBEY
MUNICIPAL DEVELOPMENT
PLAN**



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	1:20,000
Date	November 6, 2015
Dwg. File	RB127_DGN01_2NOV2015.dwg

Title FUTURE ROAD NETWORK	Project No. RB127
	Drawing No. MAP 3



Legend

DESCRIPTION

TOWN LIMIT

EXISTING LAND USE

- Low density residential
- Low density narrow lot residential
- General residential
- Medium density residential
- High density residential
- Manufactured housing subdivision
- Manufactured housing park
- Residential estate
- Country residential
- Planned unit development
- Central commercial
- Highway commercial
- Industrial
- Institutional and public uses
- Direct control

FUTURE LAND USE

- FR** Future Residential (Zoning TBD)
- FC** Future Commercial
- FM** Future Industrial

Although lanes are shown within land use districts on this map, that is simply for ease of mapping. Roads and lanes are not classified to any land use.

Existing Land Use Based on:
Land Use Bylaw 762/04
Schedule C: Land Use Districts



Project
TOWN OF RIMBEY
MUNICIPAL DEVELOPMENT
PLAN

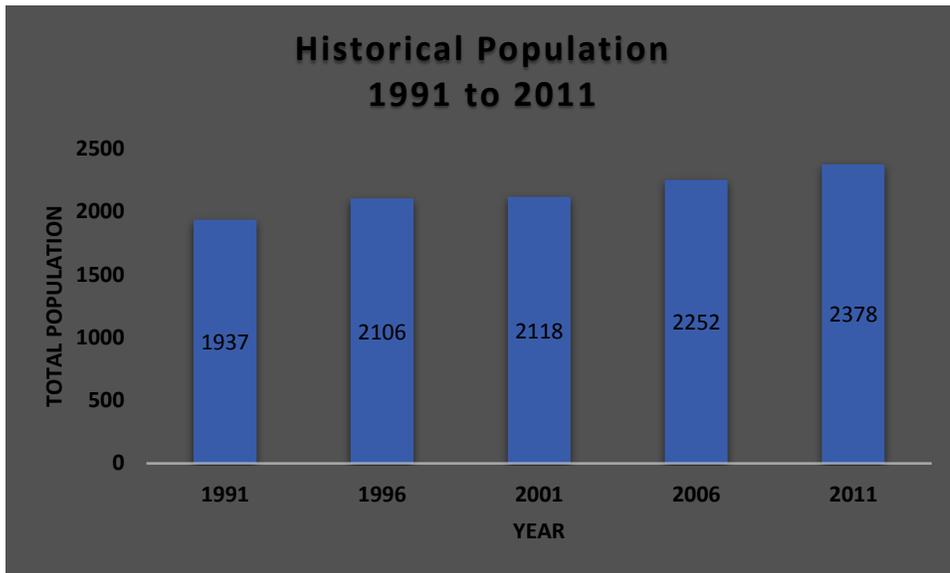


Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone: (403) 346-7710 Fax: (403) 341-4909
E-mail: admin@tagish-engineering.com

Scale	1:20,000
Date	November 6, 2015
Dwg. File	RB127_LUB_7Dec2015.dwg

FUTURE LAND USES MAP	Project No. RB127
	Drawing No. MAP 4

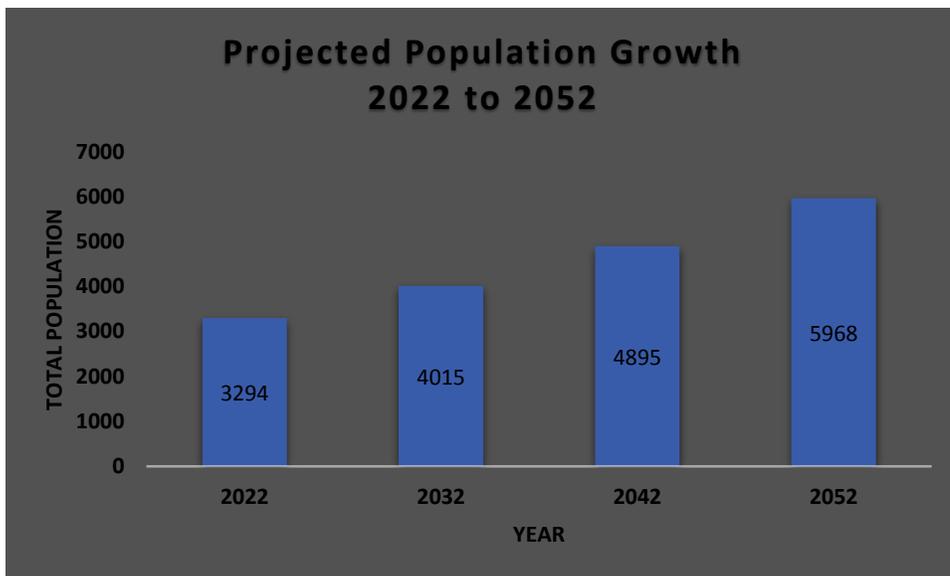
Figure 3 - Historical Population – 1991 to 2011



Population Data from Statistics Canada

Population of the Town is expected to continue to increase at an approximate yearly growth rate of 2% (Figure 4), with an anticipated population of 5968 residents by 2052. Within this projection we expect fluctuations as some years will exceed expectations and other years may not.

Figure 4 – Projected Population Growth – 2022 to 2052

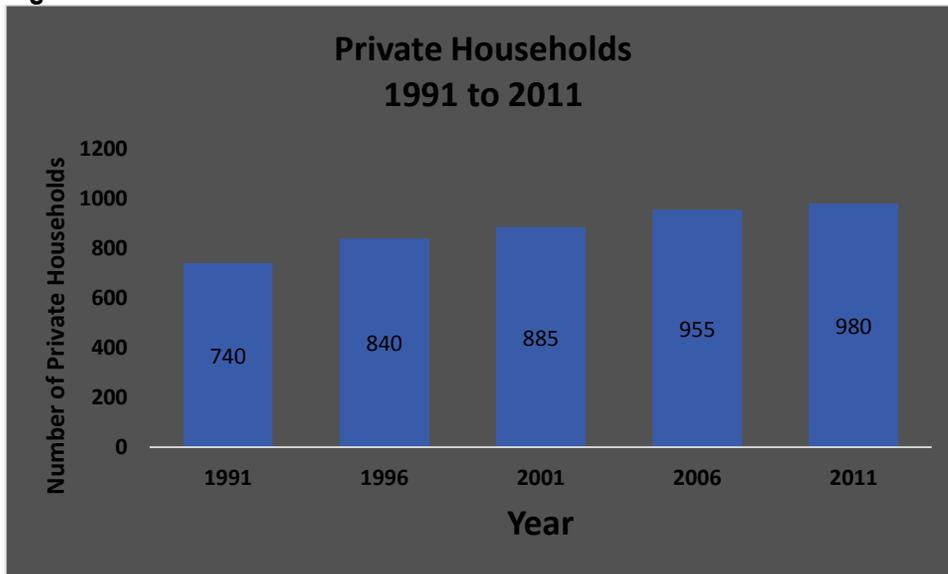


Projected Population Growth from 2011 Infrastructure Study

Section 5: Current Demographics

Figure 5 depicts that from 1991 to 2011, the growth in the number of private households has continued to increase, growing from 740 households to 980. Private households refer to a person or a group of people occupying the same dwelling, this includes large families, multiple families, single parent families, and one-person households.

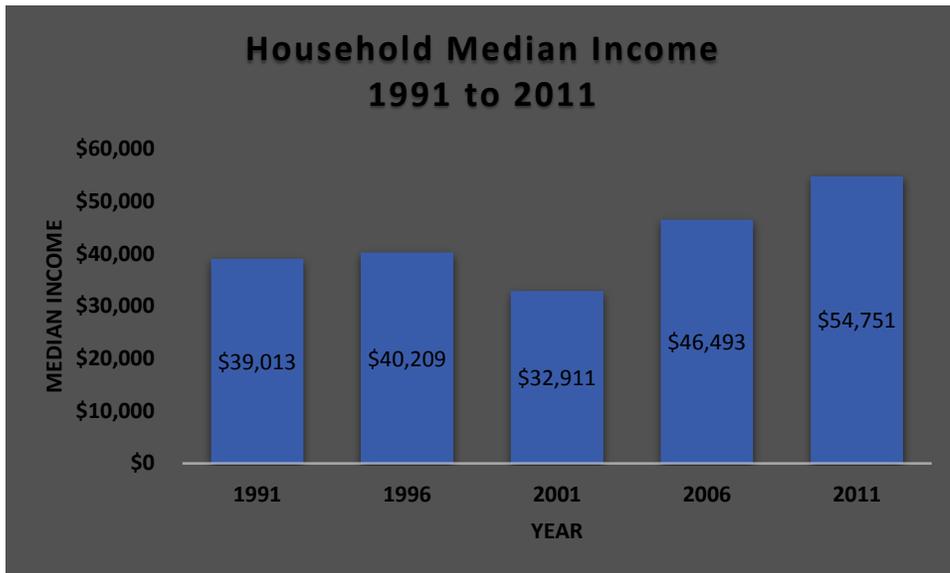
Figure 5 – Number of Private Households – 1991 to 2011



Private Household Data from Statistics Canada

With the exception of 1996 through 2011 where there was a significant drop in private household median income (-22%), the private household income has continued to increase. With the most significant increase of 29% occurring between 2001 through 2006. Overall between 1991 and 2011, the Town has experienced a 29% growth in private household income. Private household income is presented in Figure 6.

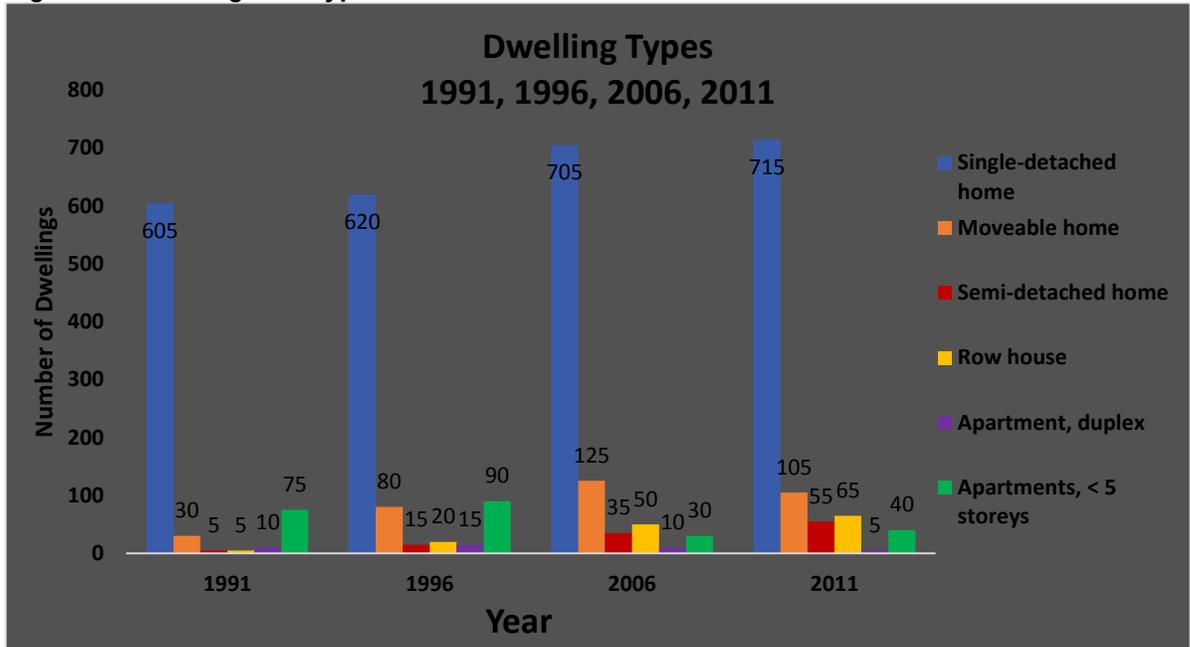
Figure 6 – Dwelling Unit Type – 1991 to 2011



Household Median Income from Statistics Canada

As illustrated in Figure 7, from 1991 to 2011, the types of housing that experienced continual growth were single-detached houses, row houses and semi-detached homes. Single-detached homes make up a significant majority of dwellings in the Town, about 73% of all dwellings in 2011. Moveable homes remain in second, and the number of moveable homes dropped from 125 to 105 between 2006 and 2011. In the 1991 and 1996 census years apartments of less than 5 storeys made up the second most dwelling types in the Town and dropped from 90 apartments (1996) to 30 apartments (2006). Although they grew from 30 to 40 apartments between 2006 and 2011, apartments of less than 5 storeys remain the second lowest dwelling type in the Town. Single-detached homes continue to make up the majority of dwelling types.

Figure 7 – Dwelling Unit Type – 1991 to 2011



*Dwelling Types Data from Statistics Canada
Dwelling types were not featured in the 2001 Census.*

Based on the increasing number of private households, the varying average income and the diversity of dwelling type trends in the Town, it is imperative that future development continue to provide multiple housing types to accommodate the diversity of needs within the community.

In addition to the population statistics, the Town records indicate that development permits (Figure 8) and building permits (Figure 9) have been declining in recent years. However, as the population continues to increase, we hypothesize that this trend is linked to the 2015 downturn in the global market and expect growth to return as the oil and gas industry recovers.

Figure 8 – Development Permits Issued – 2005 to 2015

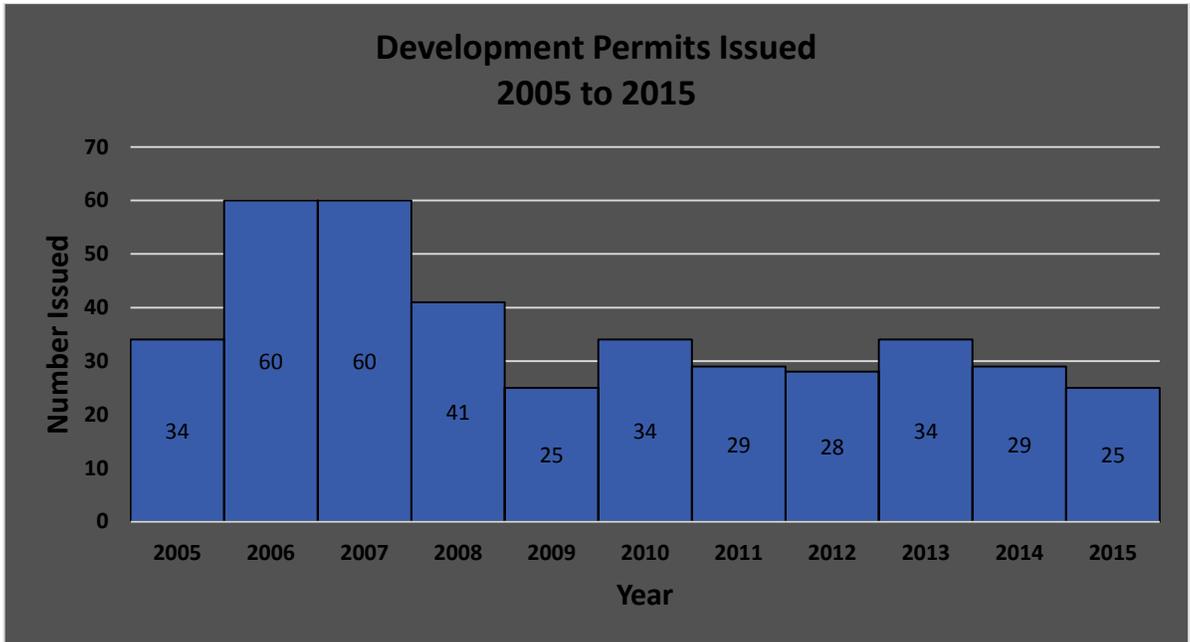
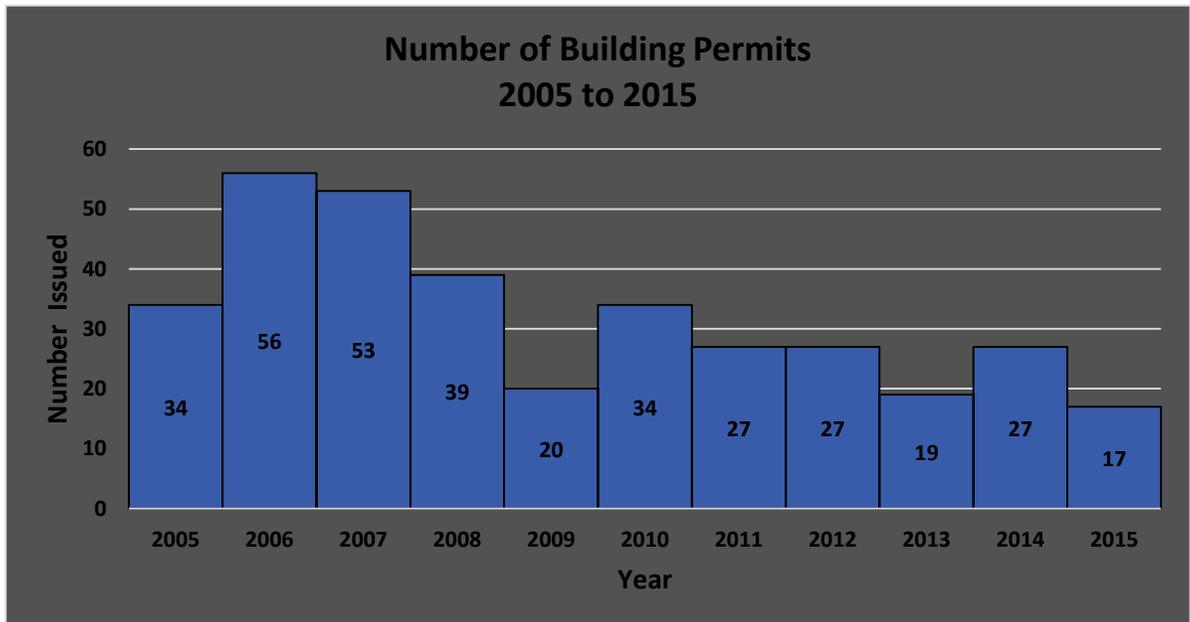


Figure 9 – Building Permits Issued – 2005 to 2015



Part Three: Setting the Stage for Growth

As the Town is a growing community, with steady growth through the last 20 years it is important that we explore where future growth will occur in the Town. It is anticipated that a portion of future growth will occur within existing areas while at the same time the majority of new development will expand into currently undeveloped municipal areas.

**“Diverse, well maintained,
poised for expansion.”**

Resident Quote

The Town will encourage growth which complies with the goals and policies of this MDP.

Section 6: Goals

- 6.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Town.
- 6.2 To encourage the orderly and complementary use and development of the physical environment adjacent to Ponoka County.
- 6.3 To identify future growth needs and directions for the Town and endeavour to ensure an adequate supply of developable land.

Section 7: Policies

- 7.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 4.
- 7.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will require amending this plan to accommodate such proposals.
- 7.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 7.4 The Town shall require the preparation of an Area Structure Plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.
- 7.5 The Town shall require the preparation of an Area Redevelopment Plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.

- 7.6 All statutory plans and non-statutory plans and policies adopted by Council shall be consistent with this plan.
- 7.7 The Town should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
 - 7.7.1 The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 7.7.2 The views of the public;
 - 7.7.3 The physical characteristics of the subject and adjacent land;
 - 7.7.4 The use of other land in the vicinity;
 - 7.7.5 The availability of and possible impact on public and private utilities;
 - 7.7.6 Access to and possible impact on the transportation systems;
 - 7.7.7 The overall design; and
 - 7.7.8 Any other matters which, in the opinion of Council, are relevant.
- 7.8 In compliance with the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station without the written consent of the Deputy Minister of the Department of Environmental Protection.
- 7.9 Pursuant to the *Municipal Government Act*, the Town shall require that development and subdivision applications in close proximity to oil and gas facilities meet the standards of the *Subdivision and Development Regulation* and *Energy Resources Conservation Board* guidelines.
- 7.10 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
- 7.11 The Town may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 7.12 Upon the subdivision of land, the Town will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the *Municipal Government Act*.
- 7.13 The Town may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for sanitary, water stormwater, roads and other community facilities through off-site levies.
- 7.14 The Town shall allow farming as a permitted use on lands designated Urban Expansion District in the Land Use Bylaw. 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 *Natural Resources Conservation Board*.



- 7.15 All future subdivisions and developments shall require the developer and the Town enter into a Development Agreement.

Part Four: Residential Development

The Town is composed of a multiple housing types including single detached, duplex, fourplex, apartments, manufactured, row housing. The Town will promote the continued development of multiple types of housing to accommodate a diverse population. Additionally the Town will support the continued development of home occupations within residential homes.

“Rimby exists to give a home to people in all walks of life.”

Resident Quote

Future residential development as outlined on Map 4 shall provide the day-to-day needs of residents within residential neighbours. Therefore the design and development of these areas may include convenience retail stores, live-work units, churches, parks, schools and other local community services.

Section 8: Goals

- 8.1 A mixture of residential densities and tenure will be encouraged in all neighbourhoods so that a variety of housing is available.
- 8.2 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- 8.3 Encourage high density residential development in the transitional area adjacent to downtown, along Highway 20 and along Highway 53.
- 8.4 Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

Section 9: Policies

- 9.1 Map 4 identifies existing and future residential areas.
- 9.2 In residential areas, upon subdivision, the Town will require the provision of reserves be in the form of land in order to provide adequate buffering, open spaces, trail development and school sites.
- 9.3 Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types (including but not limited to, secondary suites, mobile/manufactured homes, duplexes, triplexes, fourplexes, rowhouses and apartments) in order to meet all of its housing needs.



- 9.4 Higher density housing is encouraged to develop in small clusters with good access to major roads. Consideration should also be given to proximity to schools, open spaces, shopping districts and community facilities.
- 9.5 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.

Part Five: Commercial Development

The Town supports continued development of commercial enterprises to serve the Town and area residents. Future commercial development should be designed in an aesthetic manner to enhance the streetscape and community.

“They (the businesses) all add to Rimbey and the life of the community.”

Resident Quote

Section 10: Goals

- 10.1 To promote and encourage the provision of a full range of goods and services for the citizens of the Town.
- 10.2 To minimize potential conflicts between commercial and non-commercial land uses.
- 10.3 To encourage aesthetically pleasing commercial development.

Section 11: Policies

- 11.1 Map 4 identifies existing and future commercial areas.
- 11.2 The Town supports the concept of small convenience type commercial development, serving the needs of the immediate neighbourhood, in residential areas.
- 11.3 The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
- 11.4 The Town will strive to develop and implement an overall downtown streetscape plan to ensure the downtown commercial area is pedestrian friendly and aesthetically pleasing while providing adequate vehicular access and parking. Any plans including lands within Alberta Transportation highway right-of-way's will be prepared in partnership with Alberta Transportation.
- 11.5 Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.
- 11.6 In commercial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-commercial use in which case the Town may consider the dedication of land to provide adequate buffering.

Part Six: Industrial Development

The Town is has a wide range of industrial land uses and business. Much of this development has been established to support the agricultural and the oil and gas industry.

Future industrial growth shall be encouraged by the Town to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.

“Be proud of this community and everything else falls into place.”

Resident Quote

Section 12: Goals

- 12.1 To accommodate a broad range of industrial development.
- 12.2 To minimize potential conflicts between industrial and non-industrial land uses.

Section 13: Policies

- 13.1 Map 4 identifies existing and future industrial areas.
- 13.2 The Town will strive to develop and implement exterior design requirements for industrial buildings adjacent to highways within the Town.
- 13.3 The Town will seek to minimize potential negative externalities associated with industrial developments.
- 13.4 Where negative externalities associated with an industrial use cannot be reduced to an acceptable level, the Town will strive to assist in the relocation of the industrial use to a more suitable location.
- 13.5 In industrial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-industrial use in which case land may be dedicated to provide adequate buffering.
- 13.6 The Town may require an independent Environmental Impact Assessment to be completed before permitting an industrial use that may potentially cause environmental or health problems.

Part Seven: Transportation

A balanced, multi-modal transportation network which accommodates and balances the needs of automobiles, pedestrians, cyclists shall be developed in the Town. The Town values streets and roads as quality public streets and will strive to ensure future development safely and efficiently accommodates all users.

“Small town values and a good place to grow up.”

Resident Quote

The road network and the operation of rail lines should not be compromised by adjacent development.

Section 14: Goals

- 14.1 To identify short and long term transportation needs of both the Town and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

Section 15: Policies

- 15.1 Map 3 identifies the Town's transportation network.
- 15.2 Highway 20 to Highways 20 and 53 are provincial highways under the jurisdiction of Alberta Transportation. The Town will endeavour to assist Alberta Transportation to protect these highways from uses and development that may be detrimental to the flow and safety of traffic.
- 15.3 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of off-site municipal infrastructure.
- 15.4 All roads servicing new development shall be developed in accordance with the Town's approved servicing standards.
- 15.5 Road surfacing shall be done at the developer's expense upon 80% development or within two (2) years of subdivisions, whichever is sooner.
- 15.6 The Town supports the recommendations of the 2011 Infrastructure Study.
- 15.7 The Town may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.
- 15.8 The Town may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw.

Part Eight: Municipal Utilities, Servicing and Improvements

The provision and maintenance of infrastructure in the Town improves the quality of life for residents and visitors. Water systems, waste water systems and solid waste management systems should be facilitated so that they do not negatively impact the natural environment or pose hazards to Town residents.

The community's need for police/fire/ambulance service shall be considered in the Municipality's land use planning decisions.

“If we focus on the important things; hospital, senior's home school, pool, community centre, parks, etc. the community will drive itself.”

Resident Quote

Section 16: Goals

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.

Section 17: Policies

- 17.1 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 17.2 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of off-site municipal infrastructure.
- 17.3 The Town may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Town will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 17.4 The Town supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 17.5 The Town supports the development, whenever possible, of partnerships with Ponoka County and neighbouring municipalities for the efficient provision of municipal services.
- 17.6 All new developments shall be serviced in accordance with the Town's approved servicing standards.
- 17.7 The Town supports the recommendations of the 2011 Infrastructure Study.



- 17.8 The citizens of the Town should, whenever possible, be provided with adequate, timely, and efficient common services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.
- 17.9 Proposals for redesignation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services.
- 17.10 When considering proposals for subdivision or development, the Town shall require the developer to seek appropriate measures to provide the proposed development with fire protection.

Part Nine: Environment

The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands shall be considered in land use decisions.

In accordance with all provincial legislation the conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography and fish and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipality's land use planning decisions.

"We own it, it is our responsibility, and we represent the town in a positive manner."

Resident Quote

Section 18: Goals

- 18.1 To protect and preserve, whenever possible, existing natural areas.
- 18.2 To ensure that development does not unduly impact the natural environment.
- 18.3 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of the Town.

Section 19: Policies

- 19.1 The Town supports the use of the Environmental Open Space District within the Land Use Bylaw. This district serves to protect environmentally sensitive and significant areas in their natural state, more or less. Development may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- 19.2 The Town may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.3 The Town will work with developers to ensure that developments do not have a significant negative environmental impact on the Town.
- 19.4 The Town will not permit development in areas prone to flooding. Developments in areas prone to flooding require a flood hazard study prior to being considered for development. The Flood hazard study shall be prepared at the Developer's cost.
- 19.5 The Town will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.



- 19.6 Through the subdivision process, the Town shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.7 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.8 Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.
- 19.9 The Town may require landscaping plans prepared by a Registered Landscape Architect as a component of non-single family residential development permit applications.

Part Ten: Community Development

The Town aspires to maintain and improve the range and quality of community institutional facilities and services as the provisions of community services enhances the quality of life of residents and visitors.

Natural areas, recreational parks are also important parts of life in the Town. With future growth, the programming of recreational and community services should be designed to accommodate the needs of a growing community and diverse population.

“Excellent community centre, we are very fortunate to have an arena, curling rink, gym, etc.”

Resident Quote

Section 20: Goals

- 20.1 To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the citizens of The Town.

Section 21: Policies

- 21.1 The Town supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 21.2 Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Whenever possible tot-lots should be centrally located within each residential area and linked via walkways.
- 21.3 The Town supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.4 Public and quasi-public uses, such as nursing homes, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.
- 21.5 The Town encourages cooperation between the Town, Ponoka County, Wolf Creek Public Schools and other community groups on the sharing of facilities and resources.
- 21.6 The Town will endeavour to work with Alberta Health to ensure the adequate provision of health and medical care services and facilities.

Part Eleven: Economic Development

The Town is committed to economic development within the Town and the region. The Town recognizes that diversification of business development is important to the economy and will support and promote opportunities for growth of a variety of commercial and industrial uses.

Highway commercial is an important type of business development in the Town. It should be provided with special consideration to ensure transportation corridors remain safe and efficient.

“Hidden jewel...close to everything with lots to offer.”

Resident Quote

Section 22: Goals

- 22.1 To further the economic vitality and sustainability of the local and area economy.
- 22.2 To develop a strong tourism sector in the local and area economy.

Section 23: Policies

- 23.1 The Town supports, in principle, private economic development initiatives.
- 23.2 The Town supports the Rimbey Chamber of Commerce.
- 23.3 The Town may support economic development initiatives, whether on its own or in partnership with the private sector.
- 23.4 The Town supports, whenever possible, joint economic development initiatives with Ponoka County and other municipalities in the region.
- 23.5 The Town encourages the development of the tourism industry in and around Rimbey. Such development should not have adverse social, economic, or environmental impacts.
- 23.6 Tourism oriented development should benefit the citizens of The Town and area by providing greater economic, recreational, and cultural opportunities.
- 23.7 The Town should consider the development of a tourism marketing plan to coordinate marketing efforts, both public and private, and to attract more tourists and increase the length of their stay.
- 23.8 The Town and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.



Part Twelve: Education

The Town is dedicated to providing opportunities for education to all residents and visitors.

Section 24: Goals

- 24.1 To encourage the provision of the broadest and fullest range of educational opportunities for the citizens of The Town.

“Small town friendly atmosphere.”

Resident Quote

Section 25: Policies

- 25.1 The Town will endeavour to cooperate with Wolf Creek Public Schools, the Rimbey Christian School and the Rimbey Municipal Library concerning the provision of educational resources and opportunities to the citizens of the Town.
- 25.2 The Town will strive to achieve an agreement with Wolf Creek Public Schools and the Rimbey Christian School concerning the need for and subsequent allocation of school reserve lands resulting from subdivisions.
- 25.3 The Town supports entering into joint use agreements with Wolf Creek Public Schools and the Rimbey Christian School respecting sharing of recreational facilities.
- 25.4 The Town supports the continued growth and development of the Rimbey Municipal Library.

Part Thirteen: Inter-municipal Cooperation

The Town recognizes the need for cooperative inter-municipal and regional planning. The Town is surrounded on all sides by Ponoka County and is within close proximity to a number of other municipalities including, but not limited to, Ponoka, Sylvan Lake, Bentley, Eckville, Rocky Mountain House, and Lacombe.

The Town is committed to good working relationships with regional municipalities and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, enhance natural systems, promote economic development and ensure compatibility between land uses.

“Treat everyone with dignity, and respect using the best resources we have.”

Resident Quote

Section 26: Goals

- 26.1 To undertake cooperative planning with Ponoka County.
- 26.2 To coordinate land use policies for the fringe areas which are mutually beneficial to both the Town and the County.
- 26.3 To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

Section 27: Policies

- 27.1 The Town will support the development of a Town/County Inter-municipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 27.2 The Town will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Ponoka County.
- 27.3 The Town will endeavour and collaborate with Ponoka County to establish suitable “agriculture equipment” routes.
- 27.4 The Town will endeavour and collaborate with the Ponoka County to minimize conflicts between development in the Town and development and agricultural operations in the County along the municipal boundary.

Part Fourteen: Administrative Matters

Section 28: Interpretation

- 28.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Town staff can evaluate immediate situations or proposals in the context of a long range plan for the Town. In this regard, the boundaries between the land uses shown on Map 4 – “Future Land Use Concept” are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.
- 28.2 Substantive variations from the policies contained within the MDP will require an amendment to the MDP and any other affected plan.
- 28.3 The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:
- 28.3.1 “Shall” policies must be complied with,
 - 28.3.2 “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 28.3.3 “May” policies indicate that the applicable authority determines the level of compliance that is required.

“Nice small knit community.”

Resident Quote

Section 29: Implementation

- 29.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Town/County Inter-municipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 30: Amendment

- 30.1 Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 30.2 All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Section 31: Review

- 31.1 In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years, preferable shortly after the municipal election.

Part Fifteen: Glossary of Terms

“Apartment” means a residential use consisting of at least three separate dwelling units, but shall not mean row housing.

“Developer” means an owner, agent or person, firm or company required to obtain or having obtained a development permit.

“Development permit” means a document authorizing a development issued pursuant to this Land Use Bylaw.

“Driveway” means a vehicle access route on the parcel which provides access to the driving surface.

“Duplex” means a dwelling containing two (2) dwelling units and either 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.

“Environmental Impact Assessment” means a comprehensive site analysis to determine the potential impact of the proposed development on the site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.

“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.

“Flood Hazard Study” means a document that includes background information and technical analyses used to delineate flood hazard areas and determine design flood levels along study streams and lakes. They typically include reports and mapping, as well as addendums to document revisions. (Definition as per Alberta Environment and Parks).

“Fourplex” means four dwelling units contained within one building structure, and so attached, that the units have no more than two service connections from the street, and each unit has its own bathroom and cooking facilities.

“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.



“Landscaping” means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways, or other structures and materials as used in landscape architecture.

“Manufactured home” means a residential unit that may be constructed with a heavy transport chassis that allows for permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the dwelling. A manufactured home may be a single structure (single-wide) or two parts which are put together to comprise a complete dwelling (double-wide). Manufactured homes shall feature the following criteria: minimum roof of less than 1:4; and a depth versus width ratio of greater than 2.5:1. A manufactured home does not include a single detached dwelling.

“MGA” means the Municipal Government Act (Chapter M-26, R.S.A. 2000) and all regulations and amendments passed pursuant thereto.

“Moveable Home” means a term that includes mobile homes and other moveable dwellings. (Definition as per Statistics Canada).

“Mobile Home” means a dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. Can be transported on its base frame or chassis in one piece. (Definition as per Statistics Canada).

“Multimodal Transportation” means various modes of transportation such as cycling, walking, automobile, public transit, etc.

“Other Moveable Dwellings” means a single dwelling other than mobile homes that are used as a place of residence and can be moved on short notice. This includes recreational vehicles, houseboats and floating homes. (Definition as per Statistics Canada).

“Row House” means 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. (Definition as per Statistics Canada).

“Secondary suites” means a self-contained living space located on the same property as a dwelling. Secondary suites have a separate entrance, cooking, sleeping and bathing facilities and are no larger than 70 m². Secondary suites shall include basement suites, garage suites and garden suites.



“Single Detached” means a residential building containing one dwelling unit intended as a permanent residence. Single detached dwellings must be of new construction and feature the following criteria: shall include single detached dwellings constructed off-site; all exterior walls of the floor area must be dimensioned at less than or equal to 3:1 length to width ratio; and all roof pitches must be a minimum of 3:12 ratio (3 feet of elevation for 12 feet of width). All dwelling units must adhere to the provisions of the Safety Codes Act (Chapter S-1, R.S.A. 2000) and all regulations and amendments passed pursuant thereto.

“Subdivision” means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

“Tot-lot” means a small playgrounds built for young children.

“Town” means the Town of Rimbey.

“Triplex” means a building containing three or more dwelling units.

“Urban Reserve” means lands presently within the Town of Rimbey, which are intended for future development in order to accommodate the Town’s long-term commercial, industrial or residential land requirements.

“Utility” means a utility as defined in the Act, as amended.