



# MINUTES

## Town Council Meeting

Monday, May 27, 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 Jamie Coston
- Councillor Lana Curle – Via Conference Call
- Councillor Gayle Rondeel
- Bonnie Rybak - Executive Assistant
- Liz Armitage - Development Officer
- Craig Douglas - Chief Administrative Officer

Public: (9) members of the public

**1.1. LAND ACKNOWLEDGEMENT**

**2. AGENDA APPROVAL AND ADDITIONS**

Motion 079/2024

Moved by Councillor Coston to accept the Agenda for the May 27, 2024, Regular Council Meeting, with the addition of 11.1 Closed Session FOIP Section 17(1) Personal Privacy.

- |                    |          |
|--------------------|----------|
| Mayor Pankiw       | In Favor |
| Councillor Clark   | In Favor |
| Councillor Coston  | In Favor |
| Councillor Curle   | In Favor |
| Councillor Rondeel | In Favor |

CARRIED

**3. MINUTES**

**3.1. Minutes**

Motion 080/2024

Moved by Councillor Coston to accept the Minutes of the Regular Council Meeting of April 22, 2024, as presented.

- |                    |          |
|--------------------|----------|
| Mayor Pankiw       | In Favor |
| Councillor Clark   | In Favor |
| Councillor Coston  | In Favor |
| Councillor Curle   | In Favor |
| Councillor Rondeel | In Favor |

CARRIED

Motion 081/2024

Moved by Councillor Clark to accept the minutes of the Special Council Meeting held on April 25, 2024, as presented.

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

CARRIED

4.

**PUBLIC HEARINGS**

4.1. Public Hearing for Bylaw 1004/24 Amendment to Land Use Bylaw 917/16

Mayor Pankiw Opening of Public Hearing for Bylaw 1004/24 – Land Use Bylaw at 5:01 P.M.

Mayor advised the purpose of Bylaw 1004/24 is to redesignate Lot 4, 5 & 6, Block 19, Plan 1623868 from Low Density Residential (R1) to High Density Residential (R3).

Mayor Pankiw requested confirmation of notice from Development Officer.

Notice was placed in the May 14, 2024, and May 21, 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.

Mayor Pankiw requested a report from Development Officer regarding Bylaw 1004/24 Amendment to Land Use Bylaw 917/16.

On February 2, 2024, on behalf of Rimbey Ridge Properties Ltd., Elaa Aki submitted a land use bylaw amendment application redesignate Lots 4, 5 and 6, Block 19, Plan 1623868 from Low Density Residential (R1) to either Low Density General Residential (R2) or High Density Residential (R3). Based on the lot frontage requirements of the Land Use Bylaw, Administration recommends the property be redesignated to R3.

Note that the properties were designated from R3 to R1 in 2016 as a result of a landowner land use redesignation application at that time (Bylaw 912/16, amendment to Land Use Bylaw 962/04).

The property is now under new ownership and the current landowner has submitted an application to redesignate the property from the existing R1 designation back to the previous R3 designation.

An analysis of the existing land use and surrounding area indicates that the area surrounding the subject parcel contains High Density Residential (R3), Country Residential (CR), Urban Holdings (UH) and Institutional and Public Uses (IPU) designations.

There are no Area Structure Plans governing development within this part of Town.

The Municipal Development Plan Bylaw 910/15 (MDP) encourages a mixture of residential densities and tenure so that a variety of housing is available (8.1). Further, the MDP encourages high density residential development in the transitional areas including along highway 53 (8.3). As the proposed area is not greater than 1.5 hectares or comprised of more than 6 lots (7.4), an Area Structure Plan is not required.

Administration has completed a thorough review of the proposal and notes the following:

- 1.The MDP encourages high density development in the transitional areas along highway 53. This area may be considered part of the transitional area, where higher density is encouraged. Note that this is not a requirement.
- 2.As the lands to the east and south including R3 and the multi-unit seniors lodge, the proposed land use is in keeping with some of the surrounding land uses.
- 3.There is no Area Structure Plan in place for the lands directly to west. Without knowing the long-range development plans, Administration does not have details available to know what may happen in the future.
- 4.These lots are in a very unique position as they are adjacent to lands designated as R3, and CR.

Mayor Pankiw asked if there were any written submissions.

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

- Ponoka County, April 17, 2024 – no concerns
- Forestry and Parks, April 16, 2024 – no concerns
- ATCO Pipelines and Liquids GBU, April 16, 2024 – no concerns
- Alberta Transportation via RPath portal, Government of Alberta, April 15, 2024 no concerns Administration received one phone call from a landowner expressing opposition to the land use redesignation. The landowner was advised to attend the Public Hearing and/or provide written comments for Council's consideration.

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

Stan Luchak inquired about what considerations has been given to the sewage management.

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

No members of the public wished to be heard.

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

No members of the public wished to be heard.

Mayor Pankiw closed the Public Hearing for Bylaw 1004/24 Amendment to Land Use Bylaw 917/16 at 5:08 P.M.

Motion 082/2024

Moved by Councillor Clark to pass second reading of Land Use Bylaw Redesignation – Bylaw 1004/24

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

CARRIED

Motion 083/2024

Moved by Councillor Rondeel to pass third and final reading of Land Use Bylaw Redesignation – Bylaw 1004/24

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

CARRIED

7.1 Subdivision Application TR-24/01

Motion 084/2024

to approve the subdivision contingent upon the approval of the Land Use Bylaw and the approval of TR 24-01, to increase the lot area for a manufactured home building. This will allow for a larger area located at Lot 20, Block 3, Plan 0820416 in NW 1/4 Section 21-42-2-W5M (4625 51 Street), subject to the proposed conditions listed below.

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the Plan Showing Proposed Subdivision of Lot 20, Block 3, Plan 0820416 in the N.W. 1/4 Sec. 21-42-2-W5M prepared by High Country Surveys. On completion of the survey plan, the surveyor must submit the plan to the Town of Rimbey for endorsement.
2. Any outstanding taxes on the property are to be paid in full.
3. Ensure all rights-of-way are carried forward and registered on the newly created lot.
4. The applicant is to pay an endorsement fee as per the Town of Rimbey's fee schedule at the time of endorsement.
5. Municipal Reserves are not owing as the land that is to be subdivided is less the 0.8 hectares.

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

CARRIED

4.2. Public Hearing for Bylaw 1005/24 Amendment to Land Use Bylaw 917/16

Mayor Pankiw Opened the Public Hearing for Bylaw 1005/24 – Land Use Bylaw at 5:09 P.M.

Mayor Pankiw advised of the Purpose of Bylaw 1005/24 is to redesignate Lot 20, Block 3, Plan 082 0416 from Highway Commercial (C2) to Industrial (M).

Mayor Pankiw requested confirmation of notice of the Bylaw from the Development Officer.

Development Officer Liz Armitage advised notice was placed in the May 14, 2024, and May 21, 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.

Mayor Pankiw requested a report from the Development Officer regarding Bylaw 105/24 Amendment to Land Use Bylaw 917/16.

On March 15, 2024, on behalf of Evergreen Co-Op, Rick Moon submitted a land use bylaw amendment application redesignate the southeast portion of Lot 20, Block 3, Plan 082 0416 from Highway Commercial (C2) to Industrial (M).

An analysis of the existing land use and surrounding area indicates that as per Land Use Bylaw 917/16, the property is surrounded by lands designated C2 on the west, MHP on the north, M on the east and M on the South. Below is an image of the property from the town's Land Use Bylaw map.

Note that the adjacent property was redesignated from C2 to M in 2022 (Bylaw 987/22, amendment to Land Use Bylaw 962/04).

There are no Area Structure Plans governing development within this part of Town.

The Municipal Development Plan indicates that the subject property is intended to be C2. As the MDP map is conceptual, changing one property on the transition between C2 to M is acceptable.

Council gave first reading to Bylaw 1005/24 Amendment to Land Use Bylaw 917/16 on April 22, 2024.

Mayor Pankiw inquired if there had been any written submissions.

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

- Ponoka County, April 17, 2024 – no concerns
- Forestry and Parks, April 16, 2024 – no concerns
- ATCO Pipelines and Liquids GBU, April 16, 2024 – no concerns
- Alberta Transportation, Government of Alberta, May 15, 2024 – no concerns

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

Stan inquired about the location of this property.

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

No members of the public wished to be heard.

Mayor Pankiw asked a third time if there were any persons present who wished to be heard.

No members of the public wished to be heard.

Mayor Pankiw closed the Public Hearing for Bylaw 1005/24 Amendment to Land Use Bylaw 917/16 at 5:14 P.M.

Motion 085/2024

Moved by Councillor Clark to pass second reading of Land Use Bylaw Redesignation – Bylaw 1005/24.

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

CARRIED

Motion 086/2024

Moved by Councillor Curle to pass third and final reading of Land Use Bylaw Redesignation – Bylaw 1005/24.

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

CARRIED

**5. DELEGATIONS**

**6. BYLAWS**

6.1. 989/22 Nuisance Bylaw

Motion 087/2024

Moved by Councillor Rondeel to give first reading to 989/22 Nuisance Bylaw.

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

CARRIED

Motion 088/2024

Moved by Councillor Coston to give second reading to 989/22 Nuisance Bylaw.

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

CARRIED

Motion 089/2024

Moved by Councillor Rondeel to unanimously consent to give third and final reading to 989/22 Nuisance Bylaw.

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

CARRIED

Motion 090/2024

Moved by Councillor Clark to give third and final reading to 989/22 Nuisance Bylaw.

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

CARRIED

6.2. 990/22 Traffic Bylaw

Motion 091/2024

Moved by Councillor Coston to give first reading to 990/22 Traffic Bylaw.

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

CARRIED

Motion 092/2024

Moved by Councillor Clark to give second reading to 990/22 Traffic Bylaw.

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

CARRIED

Motion 093/2024

Moved by Councillor Rondeel to unanimously consent to give third and final reading to 990/22 Traffic Bylaw.

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

CARRIED

Motion 094/2024

Moved by Councillor Clark to give third and final reading to 990/22 Traffic Bylaw.

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

CARRIED

6.3. Land Use Bylaw

Motion 095/2024

Moved by Councillor Coston to give first reading of 1008/24 Land Use Bylaw.

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

CARRIED



Motion 096/2024

Moved by Councillor Clark to advertise 1008/24 Land Use Bylaw for two consecutive weeks as per the Municipal Government Act.

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

CARRIED

Motion 097/2024

Moved by Councillor Curle to set a public hearing for 1008/24 Land Use Bylaw on June 24, 2024.

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

CARRIED

6.4. 1007/24 Waste Management Bylaw

Motion 098/2024

Moved by Councillor Clark to give first reading to 1007/24 Waste Management Bylaw.

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

CARRIED

Motion 099/2024

Moved by Councillor Rondeel to give second reading to 1007/24 Waste Management Bylaw.

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

CARRIED

Motion 100/2024

Moved by Councillor Coston to unanimously consent to give third and final reading to 1007/24 Waste Management Bylaw.

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

CARRIED

Motion 101/2024

Moved by Councillor Clark to give third and final reading to Bylaw 1007/24 Waste Management Bylaw.

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

CARRIED

**7. NEW AND UNFINISHED BUSINESS**

7.1. Subdivision Application TR-24/01  
(Motion 084/2024 made after Section 4.1 Public Hearing)

7.2. Alberta Dairy Congress

Motion 102/2024

Moved by Councillor Rondeel to sponsor the 37th Annual Alberta Dairy Congress this year with \$500 towards coffee/milk/and donuts.

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

CARRIED

7.3. Shannon Mann - Prom Committee

Motion 103/2024

Moved by Councillor Coston to provide a letter of support to the Prom Committee.

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

CARRIED

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7.4. Garrett Dick - Power Zone Athletics

Motion 104/2024

Moved by Mayor Pankiw to grant Garrett Dick's request to install the ice at the Rimbey Vern Poffenroth Memorial Arena by September 1, 2024, on the condition that the Town receives a written letter from Chad Kimmel committing to rent the ice on the two weekends that Garrett is not.

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

CARRIED

7.5. Rimbey Municipal Library - Liquor License Request

Motion 105/2024

Moved by Mayor Pankiw table the request for a liquor license for next year's Music in the Park event until January of 2025.

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

CARRIED

7.6. Rimbey Municipal Library - Development Permit Fees

Motion 106/2024

Moved by Councillor Rondeel to waive the development permit application fee and the security deposit for the Rimbey Library sign permit, as it is the property of the Town of Rimbey.

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

CARRIED

Motion 107/2024

Moved by Councillor Coston to provide owner's authorization for submission of the development permit for the Rimbey Library to install a sign on the Town of Rimbey's building.

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

CARRIED

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7.7. Liquidation of a Surplus Assets

Motion 108/2024

Moved by Councillor Rondeel to send the 1999 International Yard Waste Truck, Erskine Snow Blower, Leer Service Canopy, and the Fence Posts to the Allan Olsen's unreserved auction.

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

CARRIED

7.8. Bill 20

Motion 109/2024

Moved by Councillor Clark for Administration to use the template provided and send a letter to the Premier that recommends that the Government of Alberta rescind Bill 20.

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

CARRIED

**8. REPORTS**

8.1. DEPARTMENT REPORTS

Motion 110/2024

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

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

CARRIED

8.2. BOARDS/COMMITTEE REPORTS

Motion 111/2024

Moved by Councillor Coston to accept the board/committee reports, as information.

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

CARRIED

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9. CORRESPONDENCE

10. OPEN FORUM

11. CLOSED SESSION

11.1. FOIP Section 17(1) Personal Privacy

Motion 112/2024

Moved by Councillor Clark to enter closed session at 6:05 P.M.

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

CARRIED

Motion 113/2024

Moved by Councillor Coston to revert to open session at 6:25 P.M.

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

CARRIED

12. ADJOURNMENT

12.1. Adjournment

Motion 114/2024

Moved by Councillor Clark to adjourn the meeting at 6:26 P.M.

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

CARRIED




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Rick Pankiw, Mayor




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Craig Douglas, Chief Administrative Officer