

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON MONDAY,
OCTOBER 07, 2013, IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION
BUILDING

1. Call to Order

Mayor Ibbotson called the meeting to order at 7:00 pm, with the following in attendance:

Mayor Sheldon Ibbotson
Councillor Jack Webb
Councillor Paul Payson
Councillor Scott Ellis
Councillor Gayle Rondeel
Assistant CAO/DO – Melissa Beebe
(Acting CAO in the absence of Tony Goode)
Director of Finance – Lori Hillis
Recording Secretary – Kathy Blakely

Absent:
CAO Tony Goode

Public:
Treena Mielke – Rimbey Review
Peter Stenstrom – Director of Community Services
Stephen Olsen – Brix Construction
7 members of the public

2. Public Hearing

2.1 Bylaw 886/13 – Revised Brix Area Structure Plan (6.1)

Mayor Ibbotson called the Public Hearing to order to consider second and third reading for Bylaw 886/13 Revised Brix Area Structure Plan.

Bylaw 886/13 is a bylaw Revising The Brix Area Structure Plan and is intended to establish a process of sequencing to ensure the development occurs in a logical, efficient and sequential manner for the land legally described as Part of SW-22-42-2-W5, which lies to the west of Highway 20 and south of Lot 2, Block 1, Plan 972-3266.

The Development Officer confirmed notice was placed in the September 24 and October 1, 2013 editions of the Rimbey Review and notice was given to affected property owners by regular mail. Notice of this public hearing was posted on the Town of Rimbey web site under important notices with a copy of the complete package available for public review.

The Development Officer advised an application was received from the owner of Pt of SW-22-42-2-W5. This site is currently farmland and is being proposed as a two phase development. The Developer has revised the Area Structure Plan that has changing the proposed Phase 1 Development from County Residential parcels along the east side of 40 Street to Highway Commercial C2.

The area structure plan had been reviewed by Alberta Transportation, Tagish Engineering, and West Central Planning Agency.

If Bylaw 886/13 is approved, then would require rezoning the area from Country Residential to C2 Highway Commercial. Future steps would require a subdivision application to create the lots or any such designation that the Registrar of Land Titles feels is appropriate.

The original rezoning application was completed in February 2013 and a new rezoning bylaw has to be completed as an amendment to the land use bylaw for rezoning of development.

Written submission had been received February 2013 from the following and addressed at that time.

- Alberta Transportation had no objections to the proposed lots of Phase One having access from 40th Street (RR 23), but prior to Phase 2 the Developer will be required to submit a Traffic Impact Assessment will be required for the intersection of Highway 53 and 40th Street to determine if

intersectional improvements will be needed.

- Tagish Engineering and West Central Planning

There were no written submissions received for the Public Hearing of Bylaw 886/13.

The following individuals requested to speak at the Public Hearing for Bylaw 886/13:

Steffen Olsen, Developer and owner of the parcel
Karen and Darren Fischer
Jim Anderson

Stephan Olsen – In hindsight, the area is designated for industrial and commercial use in the Municipal Development Plan. After further discussions with administration, he realizes the parcels should be commercial and noted that interest has been shown for small commercial use.

Darren and Karen Fischer – Adjacent Landowners

Opposed – concerns: highway access, vehicle traffic, setbacks, speeding and the condition of Simpson Road.

Jim Anderson – Adjacent Landowner

Opposed – concerns: condition of Simpson Road, traffic volumes, dust.

Mayor asked if anyone else to speak to the matter.

Dawn Nesbitt for Bill Nesbit - Adjacent Landowner

Opposed – Ms. Nesbitt spoke on behalf of her parents: concerns: condition of Simpson Road and industrial traffic will diminish tree line.

Mayor Ibbotson asked if there was anybody in the gallery who would like to be heard.

Mayor Ibbotson asked a second and third time, if there was anybody who wished to speak regarding Bylaw 886/13 Revised Brix Area Structure Plan, there were no response noted.

Mayor Ibbotson declared the public hearing regarding Bylaw 886/13 Brix Area Structure Plan closed at 7:15 pm.

2.2 Bylaw 888/13 Amendment to Land Use Bylaw (6.2)

Mayor Ibbotson called the Public Hearing to order for Bylaw 888/13 Amendment to Land Use Bylaw – Rezoning Brix Development.

Bylaw 888/13 is a bylaw to amend the Land Use Bylaw 762/04 to reclassify rezoning of Phase 1 from CR Country Residential to C2 Highway Commercial of the land legally described as Part of SW-22-42-2-W5, which lies to the west of Highway 20 and south of Lot 2, Block 1, Plan 972-3266, Phase 1.

Development Officer Beebe advised notice was placed in the September 24 and October 1, 2013 editions of the Rimbey Review and notice was given to affected property owners by regular mail. Notice of this public hearing was posted on the Town of Rimbey web site.

Bylaw 888/13 is to rezone Phase 1 located at Pt of SW-22-42-2-W5 from CR Country Residential to C2 Highway Commercial.

This site is currently farmland and is being proposed as a two phase development. The developer is proposing changing Phase 1 development zoning from Country Residential to C2 Highway Commercial parcels along the east side of 40 Street.

Once the rezoning bylaw is complete, the next step would require a development agreement and subdivision application to create the lots or any such designation that the Registrar of Land Titles feels is appropriate.

Treena from the Rimbey Review Entered the meeting at 7:15 pm.

There has been no written submission regarding the Bylaw 888/13 amendment to Land Use Bylaw for rezoning.

The following individuals requested to speak at the Public Hearing for Bylaw 888/13:

- Steffen Olsen, Developer and owner of the parcel
- Karen and Darren Fischer
- Jim Anderson

Stephan Olsen indicated he, the CAO and Assistant CAO/De had a meeting with Alberta Transportation regarding the highway access.

Darren and Karen Fischer – Adjacent Landowners

Opposed- concerns same concerns as stated in Bylaw 886/13, reiterates that it should not be changed.

Mr. Jim Anderson – Adjacent Landowner

Opposed - reiterated the road is inadequate for the amount and type of traffic which will be using it.

Discussion ensued regarding heavy industrial traffic which are already destroying the road. Discussion ensued on the traffic study It was noted the developer will have to have a traffic impact study done prior to phase 2 going ahead. Discussion ensued on traffic that uses the road. It was noted there is a tough turn for the big rigs. It was voiced that Simpson Road is not suited to larger trucks. Nesbit Lane is inadequate for heavy loads.

Mayor Ibbotson asked if there was anybody in the gallery who would like to be heard.

Mayor Ibbotson asked a second and third time, if there was anybody who wished to speak regarding Bylaw 888/13 Amendment to Land Use Bylaw – Rezone Brix Development, there were no responses noted.

Mayor Ibbotson declared the public hearing regarding Bylaw 888/13 Amendment to Land Use Bylaw – Rezone Brix Development closed at 7:24 pm.

Mr. Olsen and 6 members of the public departed the meeting at 7:24 pm.

3. Adoption of Agenda

3.1. October 07, 2013 Agenda
7.5 Tagish engineering Update (addition)

Motion 260/13

Moved by Councillor Ellis to accept the agenda as amended.

CARRIED
(5-0)

4. Minutes

4.1 September 23, 2013, Council Regular Meeting Minutes

Motion 261/13

Moved by Councillor Rondeel to accept the September 23, 2013, Council Regular Meeting Minutes as presented.

CARRIED
(5-0)

5. Delegation

5.1 None

6. Bylaws

6.1 Bylaw 886/13 – Revised Brix Area Structure Plan (2.1)

Motion 262/13

Moved by Councillor Ellis Council give second reading to The Town of Rimbey Revised Brix Area Structure Plan Bylaw 886/13.

CARRIED

(5-0)

Motion 263/13

Moved by Councillor Rondeel the Town of Rimbey have Tagish Engineering do an assessment or evaluation of the access of 40th Street (Simpson Road) and Highway 53.

CARRIED
(5-0)

Motion 264/13

Moved by Councillor Ellis Council give third reading to The Town of Rimbey Revised Brix Area Structure Plan Bylaw 886/13.

CARRIED
(3-2)

6.2 Bylaw 888/13 Amendment to Land Use Bylaw

Motion 265/13

Moved by Councillor Ellis Council give second reading to Bylaw 888/13 Amendment to Land Use Bylaw which would rezone Brix Development Phase 1 which is PT of SW ¼ Sec 22 22-42-2-W5M parcel lots 1 through 5 from CR Country Residential to C2 Highway Commercial.

CARRIED
(5-0)

Motion 266/13

Moved by Councillor Rondeel Council table third reading of Bylaw 888/13 Amendment to Land Use Bylaw which would rezone Brix Development Phase 1 which is PT of SW ¼ Sec 22 22-42-2-W5M parcel lots 1 through 5 from CR Country Residential to C2 Highway Commercial.

DEFEATED
(1-4)

Motion 267/13

Moved by Councillor Ellis Council give third reading to Bylaw 888/13 Amendment to Land Use Bylaw which would rezone Brix Development Phase 1 which is PT of SW ¼ Sec 22 22-42-2-W5M parcel lots 1 through 5 from CR Country Residential to C2 Highway Commercial.

CARRIED
(3-2)

7. New and Unfinished Business

7.1 Funding Agreement – Boys and Girls Club of Wolf Creek

Motion 268/13

Moved by Councillor Webb Council approve the funding agreement between the Boys and Girls Club of Wolf Creek and the Town of Rimbey for a period of five years commencing on December 1, 2013 and terminating on November 30, 2018 for funding in the amount of \$25,000.00 per year.

CARRIED
(5-0)

7.2 Rimbey Skating Club Storage Space Contract

Motion 269/13

Moved by Councillor Ellis Council approve the agreement between the Town of Rimbey and the Rimbey Skating Club, where by the Rimbey Skating Club would lease the room in the northwest corner of the

concession lobby for storage purposes commencing October 7, 2013 and terminating March 31, 2013 for the amount of \$150.00 plus GST for the term.

CARRIED
(5-0)

7.3 Rimbey Skating Club Insurance

Motion 270/13

Moved by Councillor Webb Council approve the Rimbey Skating Club becoming an Additional Named Insured under the Town of Rimbey Insurance Policy.

CARRIED
(5-0)

7.4 Rolyat Corp Ltd.

Motion 271/13

Moved by Councillor Rondeel to accept the information from Rolyat Corp Ltd regarding a 90 minute team building exercise for new, returning council members and administration staff at a cost of \$650.00, including travel and handouts, and further that a date and time for the exercise be determined by Administration, as information.

CARRIED
(5-0)

7.5 Tagish Engineering Ltd.

Motion 272/13

Moved by Councillor Payson Council accept the Project Status Update from Tagish Engineering on RV02 – RV Haven Campground, Water Operations Manual, RB00-Rimbey General, RB102 - South Lagoon Baffle Curtain, RB106 – Rimbey Northeast Lagoon, RB108 – 2013 Walking Trails, RB109 – 58th Avenue Re-construction, RB110 – High School Soccer Field, RB111 – 53rd Avenue Re-construction, RB113 – 2013 Concrete Repairs and Replacement and RB115 – 2014 Capital Planning Designs, as information.

CARRIED
(5-0)

8. Reports

8.1 Department Reports

8.1.1 Finance Reports

Accounts Payable Cheque Listing to September 30, 2013

Motion 273/13

Moved by Councillor Ellis Council accepts the Accounts Payable Cheque listing to September 30, as presented.

CARRIED
(5-0)

8.2 Boards/Committee Reports

8.2.1 FCSS/RCHHS Board Meeting Minutes June 19, 2013

Motion 274/13

Moved by Councillor Ellis Council accept the FCSS/RCHHS Board Meeting Minutes to June 19, as presented.

CARRIED
(5-0)

- 8.3 Council Reports
- 8.3.1 Mayor's Report
- 8.3.2 Councillor Rondeel's Report
- 8.3.3 Councillor Webb's Report
- 8.3.4 Councillor Ellis's Report
- Councillor Payson's Report(verbal)

Motion 275/13

Moved by Councillor Webb Council accepts Council reports as information.

CARRIED
(5-0)

9. Correspondence 9.1 None

10. In Camera 10.0 None

11. Adjournment Motion 276/13

Moved by Councillor Ellis to adjourn the meeting.

CARRIED
(5-0)

Time of Adjournment: 8:14 pm.



MAYOR



ACTING CHIEF ADMINISTRATIVE OFFICER