

TOWN OF RIMBEY
TOWN COUNCIL AGENDA

AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON MONDAY, AUGUST 24, 2015 AT 7:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

1	Call to Order Regular Council Meeting & Record of Attendance	
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10.	Open Forum (Bylaw 894/14 – Council Procedural Bylaw #30 - The open forum shall be for a maximum total of twenty (20) minutes in length to allow members of the public present at the meeting to address Council regarding issues arising from the meeting in progress. No formal decision shall be made on any matter discussed with Council during the open forum session.)	
11.	In- Camera	
	11.1 Land (Pursuant to Division 2, Section 24(1) of the Freedom of Information and Protection of Privacy Act)	
	11.2 Personnel (Pursuant to Division 2, Section 17(2) of the Freedom of Information and Protection of Privacy Act)	
12.	Adjournment	



Council Agenda Item	2.1
Council Meeting Date	August 24, 2015
Subject	Public Hearing Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MR.
For Public Agenda	Public Information
Background	<p>Administration has been working with Rimoka Housing Foundation to develop a new Rimbey seniors lodge located at Plan 1423218 Block 1 Lot 1.</p> <p>First reading of Bylaw 903/15 was held on July 27, 2015.</p>
Discussion	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey redesignate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation. This pond will be a “wet pond” in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally redesignated to the Municipal Reserve land use.</p> <p>Upon land use resignation the land will also be subdivided and the Municipal Reserve portion will be turned over to the Town.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimbey Review. The advertisement was placed in the Rimbey Review for two consecutive weeks on August 11, 2015 and August 18, 2015. Copies were also made available the front counter for residents to pick up.</p> <p>First reading of Bylaw 903/15 was held on July 27, 2015. At this time the Public Hearing was scheduled for August 24, 2015 at the regular council meeting.</p> <p>Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p> <p>One written response was received from Emergency Response and Preparedness regarding setback requirements. The response is enclosed as an attachment. It appears to be a standard automatically generated response and it is not pertinent to this application. No additional written responses were submitted. Alberta Transportation indicated that they intend to submit their comments on August 24, 2015 to be read into the record at the Public Hearing.</p>



	<p>Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p> <p>Town administration had received 5 letter from the following residents:</p> <ul style="list-style-type: none"> • Janet Boyarzin, August 14, 2015 • Don and Jeannet Hoornaert, August 17, 2015 • Alvin Johnson, August 17, 2015 • Earl Giebelhaus. August 18, 2015 • Penny Giebelhaus, August 18, 2015 <p>Enclosed are the letters received.</p> <p>Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.</p> <p>It appears that most of the concerns are in regards to the design of the Rimoka Lodge and the Stormwater pond, which are beyond the scope of the current bylaw.</p> <p>Due to the nature of the concerns raised, administration has recommended that the applicant hold a public open house to present the design to residents of Rimbey.</p>
<p>Relevant Policy/Legislation</p>	<p>Municipal Government Act</p>
<p>Options/Consequences</p>	<p>Option 1: Council close Public Hearing for Bylaw 903/15 and hear Second and Third reading on August 24, 2015.</p> <p>Option 2: Council close Public Hearing for Bylaw 903/15 and hear Second and Third reading at a later date.</p>
<p>Desired Outcome(s)</p>	<p>To provide the residents of Rimbey with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.</p>
<p>Financial Implications</p>	<p>n/a</p>
<p>Follow Up</p>	<p>Second and Third readings will be presented August 24, 2015.</p>
<p>Attachments</p>	<p>Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation.</p> <p>Agency Circulation Package and Responses</p> <p>Adjacent Neighbours Circulation Package and Resident Responses.</p>
<p>Recommendation</p>	<p>Option 1: Council close Public Hearing for Bylaw 903/15 and hear Second and Third reading on August 24, 2015.</p>



TOWN OF RIMBEY REQUEST FOR DECISION

Prepared By:

Liz Armitage
Contract Development Officer

Date

Endorsed By:



Donna Torja, CTS
Interim Chief Administrative Officer

Aug 19/15

Date

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

The Rimoka Foundation owns the land associated with Plan 1423218 Block 1 Lot 1 and are in the process of designing and building an 80 unit seniors lodge. As part of the development of this land as well as the adjacent lands (at present owned by SJC Development Corporation) we, the Rimoka Foundation are engineering, planning and constructing a stormwater pond that services the adjacent properties as wells as Plan 1423218 Block 1 Lot 1. Further, this pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. This pond will require Alberta Environment Approval under the Water Act for the diversion and retention of surface water. Once approval is received the Rimoka Foundation will undertake the following activities:

1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Land Use Redesignation Request: Bylaw 903/15

Please find attached, the application materials for Bylaw 903/15, located within the Town of Rimbey.

As a potentially affected agency, we are requesting that you review the enclosed information and forward your comments, recommendations and/or requirements with respect to this application by August 19, 2015. Your comments will then be considered by the Town's Administration. Should not response be received by the requested date, it will be considered that you no comments with respect to this application.

The information regarding this proposal is listed as follows:

APPLICATION: Request to Re-designate Existing Institutional and Public Uses (IPU) to Municipal Reserve (MR)

LEGAL DESCRIPTION: Plan 1423218 Block 1 Lot 2

APPLICANT/OWNER: Paul McLauchlin, Board Chair, Rimoka Housing Foundation

Please reply referring to the application number quoted at the top of this page to the attention of:

Elizabeth Armitage, MEdes, RPP, MCIP
Town of Rimbey
Email: generalinfo@rimbey.com
Fax: (403).843.6599
Phone (Direct): 403.383.2366

No Comments or Objections

Comments to Follow

Tel: 403.843.2113
Fx: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

To Whom it May Concern

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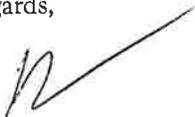
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Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 762-04

WHEREAS Council has deemed it appropriate to rezone certain parcels of land,

AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

PART I - BYLAW TITLE

This Bylaw may be cited as the "Storm Water Pond"

PART II – LAND USE REDESIGNATION

- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU Institutional and public use
- MR Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

Subject: FW: Setback Referral Process
From: "Michael Fitzsimmons" <michael@rimbey.com>
Sent: 2015-08-05 11:55:09 AM
To: "Liz Armitage" <vicinia.planning@gmail.com>

Got this back when I sent out the circulation notice.

From: Setbackreferrals [mailto:SetbackReferrals@aer.ca]
Sent: Wednesday, August 05, 2015 11:28 AM
To: Michael Fitzsimmons <michael@rimbey.com>
Subject: Setback Referral Process

The Emergency Response and Preparedness Section has received your Setback Referral request.

For referrals that are **required** to be submitted to the Alberta Energy Regulator (AER), as per the *AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information*, an email reply will be sent within **30 business days**. **Please note that there is a form for submission of a setback referral to the AER (you can access it with the link to the bulletin below).**

Replies will **no longer** be sent for setback referrals that are **not required** by the AER for submission.

Subdivision and development applications are only **required** to be referred to the AER if they meet the following AER land use description criteria (land use descriptions are defined in the bulletin's glossary):

Proposed **permanent dwelling (8 or less dwellings/businesses per quarter section)** where sour gas facilities may be found within a 100 metre radius.

Proposed **unrestricted country development (greater than 8 but less than 50 dwellings/businesses per quarter section)** where sour gas facilities may be found within 500 metres.

Proposed additional development within an **urban centre (see definition in bulletin)**, located outside an urban centre, or a proposed **public facility (see definition in bulletin)** where sour gas facilities may be found within 1500 metres (1.5 kilometres).

If this information is **unknown**, please indicate on the form submission or in your referral.

Referrals are **not required** for subdivision or development applications:

that **do not** include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or; where it is known that no sour gas facilities are located within the distances set out above.

Referrals that are not required will not receive a reply from the AER.

The bulletin can be found on the AER website at <http://aer.ca/rules-and-regulations/bulletins/aer-bulletin-2013-03>.

Questions can be directed to the EPA Helpline via EPAShelpline@aer.ca or (403) 297-2625.

Thank you,

Emergency Response and Preparedness

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Bylaw 903/15 Circulation Notice

Plan 1423218 Block 1 Lot 1

**Request to Re-designate Existing Institutional and Public Uses (IPU)
to Municipal Reserve (MR)**

This letter is to inform you that a land use re-designation request has been submitted for the above noted property.

Pursuant to Section 692 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000 as amended, Council has scheduled a **public hearing for Monday, August 24, 2015 at the Regular Council Meeting in Council Chambers of the Rimbey Town Office** (4938 50th Avenue) for a land use re-designation request. Specifically, the request is to re-designate the existing Institutional and Public Uses (IPU) to Municipal Reserve (MR)

The Town is requesting that you review the enclosed information and forward your written comments with respect to this application to the Town of Rimbey by August 19, 2015. Your response will then be forwarded to Council. Responses received after August 19, 2015 will be read into the record at the Council Meeting. Those wishing to submit verbal comments can attend the meeting.

A copy of the proposed bylaw is attached.

Should you have any further queries in this regard, please do not hesitate to contact the Development Services Department at (403) 843-2113.

Sincerely,

Elizabeth Armitage, MEDES, RPP, MCIP
Contract Planner & Development Officer

Tel: 403.843.2113
FAX: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

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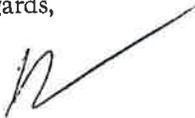
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Board Chair
Rimoka Housing Foundation

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MAYOR

CHIEF ADMINISTRATIVE OFFICER

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READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE

- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

August 14, 2015

Mayor Pankiw & Town Council

Re: Bylaw 903/15 and 904/15

Plan 1423218 Block 1 Lot 1

I am writing to get further information with respect to the proposed subdivision of the municipal reserve on the land for the new Rimbey Senior's Lodge. I recently received 2 packages in the mail with the request that I review the enclosed information and forward my written comments with respect to this application to the Town of Rimbey by August 19, 2015.

After reading the documents and maps, I was unclear as to what is being proposed with regards to the construction of a 'stormwater pond'. The map that was attached is a close-up of the area in question. It refers to 45 Ave, on which I reside, as well as Rimstone Drive. I cannot find Rimstone Drive on any map of Rimbey. An additional map showing a larger portion of the southwest corner of town would have been helpful to understand where exactly Plan 1423218 Block 1 Lot 1 is in relation to the existing buildings and homes. I also have concerns about the proposed 'wet pond'.

On Wednesday, August 12th, I went into the Town Office to have my questions answered. The woman I first spoke with at the front desk said she couldn't help me. She then called on another employee to speak with me. He struggled to figure out the map and could not explain what is being proposed, so he suggested that I call the 'Development Services Department' mentioned in the letter. Then he continued reading and noticed the 843-2113 phone number at the bottom. "Oh, that's here", he said. He gave me a business card for an E. Armitage in Calgary and told me to phone her. I don't feel I should have to incur personal expense by making a long distance phone call to gather information on this proposal.

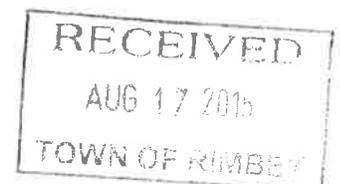
The August 19th deadline is fast approaching and I would like to know the following:

1. where will the wet pond be going,
2. how close will the pond be to my property,
3. approximately what size of a pond is proposed, and
4. what safety measures will be in place to keep people, especially young children, safe.

Sincerely,



Janet Boyarzin
5337 – 45 Avenue
Rimbey



August 17, 2015

To Town of Rimbey

From: Don and Jeannet Hoornaert

5405 - 46th AVE.

Rimbey, AB

Phone (403) 843-3535

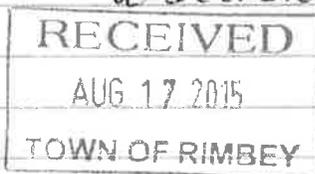
Email richegal@Telus.net

Re: Request to Subdivide

After looking at your information and based on the very limited information available we would like the following to be answered or considered

- (1) What is the size of the wet pond?
- (2) Is the pond the size needed for the development or is it larger?
- (3) Will there be steps taken to prevent access to the pond in particular small children?
- (4) Has the town considered the affects of migratory birds in the pond, in particular Canada Geese. We have found from previous experience the geese become a real nuisance to the pond and adjoining properties.
- (5) Will there be a water fountain installed?
- (6) Is there an overflow on the pond, if yes where?
- (7) Who will be responsible for pond maintenance - The Town of Rimbey or Rimokar Foundation?
- (8) Can there be lots developed where pond is going?
- (9) Why was this request not sent to all affected neighbours?

In conclusion there seems to be an awful rush to get this done. Maybe more thought needs to be put into this before a decision is made.



Yours Truly,

Jeannet Hoornaert

August 17, 2015

Town of Rimbey Council Members

CC: Interim Chief Administrative Officer Donna Tona, CTS

CC: Rimbey Review

CC: Red Deer Advocate

Re: Bylaws 903/15 and 904/15

Development Officer

Town of Rimbey

Box 350

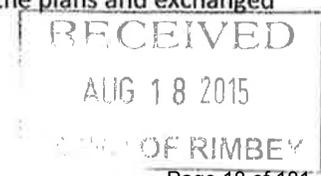
Rimbey, Alberta

TOC 2JO

When Johnson Estates were approached by Mr. Dennis Beesley it was our understanding that a relatively square land parcel of 8 (minimum amount) to 10 acres in size was required in the Town of Rimbey for the development of a new senior's facility. At that time Rimoka Foundation was proposing to build a new 100 unit building with additional area to add more wings to accommodate various levels of patient care that could be connected to a central core of kitchen and administrative offices. Also Rimoka wanted to ensure that there would be ample parking space for the workers and visitors vehicles and a comfortable grounds area so that Rimoka residents could enjoy the last few days or years of their lives.

I do not know who was driving the agenda or what the reasoning was but after several meetings with CAO Tony Good it became apparent that the newly elected council members were not going to complete the land purchase agreement with Johnson Estates even though it was the desired location that had been selected for the Romoka Foundation facility by Mr. Dennis Beesley. A land deal with Stan Cumming was snapped up almost immediately after I released the Ponoka County from the sales agreement of the land in question which makes me believe that the deal with Stan Cumming had already been agreed to by the Rimbey Town Council members for whatever reason.

The Land area purchased for a new Rimoka Foundation Facility that contains a Storm Water Pond that the Council of the Town of Rimbey are now wanting to re-designate with Bylaw 903/15 from (IPU) Institution and Public Use to (MR) Municipal Reserve had already been dedicated to the Town of Rimbey as Municipal Reserve prior to the land purchase from Mr. Stan Cummings. In order that Mr. Cummings could supply a parcel of land with a minimum of at least 8 acres to accommodate Mr. Beesleys requirements, the (MR) Municipal Reserve had to be withdrawn from the plans and exchanged



for other property in his subdivision (or cash paid in lieu of lands). From information received from the Town of Rimbey, details of the MR dedication transactions should be of concern to all Rimbey developers and tax payers.

I have to assume that the Rimbey Town Council members want to pass Bylaw 903/15 Rimoka Storm Water Pond Land Use Re-designation that will re-designate a portion of Plan 1423218 Block 1, Lot 1 from (IPU) Institution and Public Use to (MR) Municipal Reserve and Bylaw 904/15 that will subdivide the Municipal Reserve portion of Plan 1423218, Block 1, Lot 1 resulting in the transfer of title of these lands to the Town of Rimbey to be designated as Municipal Reserve to accommodate the surface Storm Water runoff from the Stan Cummings subdivision. **I really can't understand why the Rimoka Foundation would want to give up 2.744 or more acres of land that the County of Ponoka purchased for a Rimoka Foundation seniors facility, not (MR)Municipal Reserve for the Town of Rimbey, for a Storm Water Pond which is of minimal benefit to the Rimoka Property as all the purchased land slopes to the South and Southwest away from the Pond area. Subdividing off the Storm Water Pond area from the Rimoka property and converting it to (MR) Municipal Reserve would also create a parcel of land in the shape of a dog leg less than 6 acres in size. I believe that the Rimoka Foundation has to address the issue of trying to fit the Rimoka Foundations immediate and future plans for a new seniors facility to a smaller (less than 6 acres) odd shaped parcel of land rather than retain the full 8.5 acres purchased that will accommodate the proposed project.** The County of Ponoka purchased land for a Rimoka Foundation seniors facility and if the Rimoka Foundation returns part of the purchased property (2.744 acres) back to the Town of Rimbey as (MR)Municipal Reserve, it will literally cost the Ponoka tax payers \$100,000.00 to \$150,000.00 dollars. If the Rimoka foundation Senior Facility plans have changed and the land area that Mr Dennis Beesley requested is no longer required then Mr. Cummings should refund the proportional purchase funds to the County of Ponoka and the land be returned to Mr. Cummings so he can designate it to the Town of Rimbey as (MR) Municipal Reserve rather than give up other property from his subdivision for this purpose. Mr. Cumming should not receive a huge financial gift as a result of the transactions that have and are being proposed.

It is my opinion that the full 8 acres (at a minimum) is required for a facility of this nature and the MR as specified should not be approved. The MR and Storm Water pond can be facilitated on other lands of the developer and the Town Council should not pass Bylaws 903/15 and 904/15. If the Town had done more homework prior to the purchase of the lands these problems would not be arising. Please review the following questions that were provided to Paul McLauchlin prior to the land deal being completed.



Hi Paul

I would like to express my personal opinion about the way the new seniors living facility project for the Town of Rimbey has been handled. As of to date, I am appalled by the conduct and roll of the Rimbey Town council members with regards to this project.

Firstly, the new seniors living facility is a Rimoka project and as such, Rimoka should be taking the lead roll and calling the shots as to location and how this project is financed and completed.

Secondly, the County of Ponoka agreed to pay for the land parcel for this project and should have a say in the purchasing agreement and be kept informed by Rimoka on the status of the project.

Thirdly, I believe Rimbey Town council's conduct and actions have over stepped their duty and responsibility with regards to the new proposed seniors living facility. I don't believe the Rimbey Town council had any right to override Rimoka's location decision for the new seniors living facility and purposely cause the failure of purchasing property from Johnson Estates for this project by cutting off communications and refusing to participate in securing a development agreement for this facility. Even though I am disappointed in what has happened to date, regardless of location, I do not want to see Rimbey lose the proposed seniors living facility.

I am making you aware that Rimbey Town council is about to give third reading to a land use bylaw change at their next Town meeting that will secure property for the new seniors living facility on the Stan Cumming's property below the Best Western Hotel.

Paul, as head of the Rimoka Board, I would like to see you discuss the following questions with the Rimoka board prior to third reading of the land use bylaw that will obligate the County of Ponoka to purchase the Cummings property, and attend the next Rimbey Town council meeting April 14th with these and other questions from the board. Every business person knows that location with relationship to amenities or exposure to the public are the main concerns before deciding on a location for a new business or public facility development. Once a development location or locations have been identified, then the responsible authority (in this case Rimoka) should have addressed all the development requirements and issues such as deep utilities, shallow utilities, hard surface water runoff, roads ,who's responsible for what? etc. Far to many mistakes were made by all involved parties on previous negotiations with Johnson Estates and resulted in the loss of what was considered by a huge number of Rimbey tax payers as a prime location for a new seniors facility , do not make the same mistakes again. Rimbey needs the new seniors facility, make it happen.

Here are my thoughts of a few questions that should have be asked by the Rimoka board members before entering into a land purchase agreement with Mr. Stan Cummings..

1/ Do engineering reports support water and sewage requirements for this facility on the Cumming's property?

2/ If yes, why did the same reports not support water and sewage requirements on the Johnson Estates location?

3/If no, who is responsible for completion of the water loop, town taxpayers, Stan Cummings,or Rimoka?

4/ Once the County of Ponoka has purchased the Stan Cummings property who is considered the developer?

5/ When and if the County of Ponoka owns the Stan Cummings property for the new seniors facility, who is responsible for the adjacent streets, Stan Cummings or Stan Cummings and Rimoka shared on a 50-50% basis?

6/ Have the Rimoka board members looked at the grade and elevation level drawings of the area being considered for the new proposed senior's facility?

7/ Have shallow utilities and road entrances been discussed?

8/ Has hard surface water runoff been looked at as the new location for the senior's facility would be on the lowest area of the Cumming's subdivision?

9/ Where do the water and sewer lines exist with relationship to the property being considered for the senior's facility?

10/ Does MR x \$39,344.00 (\$336,000.00/8.54 acres) get taken off the price of the land? Or is this money paid to the Town of Rimbey in lieu of MR?

11/ Is Rimoka going to be responsible for an entrance road to the north if the residential entrance on 45th avenue gets rejected as rumours are that Town residents living on 45th avenue are planning to petition the Town if the 3rd reading is passed and the road issue is not addressed. It is also rumour that there may be a general petition of the location as it is not a suitable location for the end users.

August18/2015

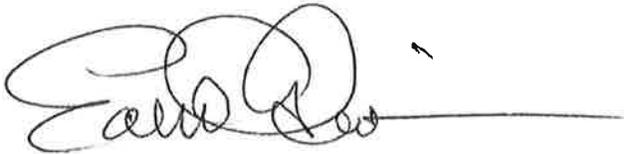
To whom it may concern:

In response to the request for cooperation letter from Paul Mclauchlin dated August 15, 2015, I have several concerns and questions that I wish to discuss at the August 24 Council Meeting that pertain directly to this request by Mr. Mclauchlin.

It is my opinion that the request to subdivide the identified property to provide a Municipal Reserve is premature and has not been well thought out by our RimbeY Council.

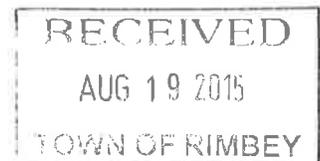
Should my concerns and questions be answered, and should they be considered to be in the best interests of our greater community, then I shall assist in any way possible to see the fruition of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl D. Giebelhaus", with a long horizontal line extending to the right.

Earl D. Giebelhaus

Adjacent property owner



August 18, 2015

In reply to the letter written by Paul McLaughlin dated July 15, 2015, I would quote; " as part of the development of this land as well as the adjacent lands(at present owned by SJC Development Corporation)we, the Rimoka Foundation are engineering, planning and constructing a storm water pond that services the adjacent properties as well."

Other adjacent land owners not noted are; Herb and Judy Grutterink , L.I. Ranches (both agricultural and potential residential properties), and Earl and Penny Giebelhaus, private residence.

The Grutterink property now has a road approach as part of this development. Part of a development plan that was in place, as evidenced by the construction of the walking trail being present, has been followed, other parts totally disregarded. There was to be a road adjacent to this walkway with an approach into L.I. Ranches property, this has been removed without any consultation with the owners. The architect designing the lodge was asked to design a facility that would utilize the present large excavation as a feature for his design. The proposal now is to a fill up the old excavation and create a storm water retention pond as a feature in another location on the same property.

My personal reasons for not accepting this municipal reserve is the supposedly large area of water proposed for this site:

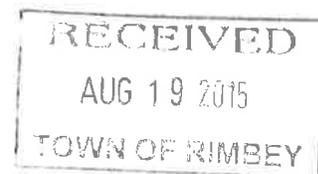
Who is going to pay for it and maintain it?

Is it going to be in an enclosed area?

It is a huge risk for the children in this area.

It is a big nuisance that huge flocks of Canada Geese will settle there and feed on the grain in the adjacent field.

It is also an extremely poor plan to have only one roadway into this Lodge, thus only one exit, with no commitment to build another road.



Who is responsible for seeing that the design of this land is for the benefit of all citizens, particularly our seniors, both present and future, and for the Town of Rimbey? Why are preliminary plans ignored?

You are asking for our cooperation? Where has the planning and discussion been in the past year? If there is now a rush, we all know what happens when projects are rushed thru without proper planning and design...as an example.... Town of Rimbey Pool and Waterpark.

Let's have a serious discussion about this. Leave personal animosities, agendas, and politics out of it and do what is best for all citizens in the Rimbey and district region.

Sincerely,



Penny Giebelhaus

The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 762-04

WHEREAS Council has deemed it appropriate to rezone certain parcels of land,

AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

PART I - BYLAW TITLE

This Bylaw may be cited as the "Storm Water Pond"

PART II – LAND USE REDESIGNATION

- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU Institutional and public use
- MR Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR



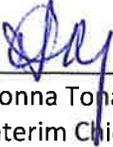
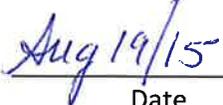
Council Agenda Item	2.2
Council Meeting Date	August 24, 2015
Subject	Public Hearing Bylaw 904/15 Municipal Reserve Subdivision.
For Public Agenda	Public Information
Background	Administration has been working with Rimoka Housing Foundation to develop a new Rimbey seniors lodge located at Plan 1423218 Block 1 Lot 1. A subdivision is required to create the Municipal Reserve land and turn the land over to the Municipality.
Discussion	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey redesignate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation. This pond will be a “wet pond” in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally subdivided in order to be turned over to the town. Upon subdivision approval the applicant will:</p> <ol style="list-style-type: none"> 1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond) 2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve <p>Typically subdivisions are subdivided through the specific subdivision process outlined in the Municipal Government Act and the Subdivision and Development Regulations. However, in the case of subdivisions pertaining to Municipal Reserve MGA 665(1) permits for subdivision to occur by way of bylaw.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimbey Review. The advertisement was placed in the Rimbey Review for two consecutive weeks on August 11, 2015 and August 18, 2015. Copies were also made available the front counter for residents to pick up.</p> <p>First reading of Bylaw 904/15 was held on July 27, 2015. At this time the Public Hearing was scheduled for August 24, 2015 at the regular council meeting.</p> <p>Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p>



	<p>One written response was received from Emergency Response and Preparedness regarding setback requirements. The response is enclosed as an attachment. It appears to be a standard automatically generated response and it is not pertinent to this application. No additional written responses were submitted. Alberta Transportation indicated that they intend to submit their comments on August 24, 2015 to be read into the record at the Public Hearing.</p> <p>Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p> <p>Town administration had received 5 letter from the following residents:</p> <ul style="list-style-type: none"> • Janet Boyarzin, August 14, 2015 • Don and Jeannet Hoornaert, August 17, 2015 • Alvin Johnson, August 17, 2015 • Earl Giebelhaus. August 18, 2015 • Penny Giebelhaus, August 18, 2015 <p>Enclosed are the letters received.</p> <p>Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.</p> <p>It appears that most of the concerns are in regards to the design of the Rimoka Lodge and the Stormwater pond, which are beyond the scope of the current bylaw.</p> <p>Due to the nature of the concerns raised, administration has recommended that the applicant hold a public open house to present the design to residents of Rimbey.</p>
Relevant Policy/Legislation	MGA 665
Options/Consequences	<p>Option 1: Council close Public Hearing for Bylaw 904/15 and hear Second and Third reading on August 24, 2015.</p> <p>Option 2: Council close Public Hearing for Bylaw 904/15 and hear Second and Third reading at a later date.</p>
Desired Outcome(s)	To provide the residents of Rimbey with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.
Financial Implications	n/a
Follow Up	Second and Third readings will be presented August 24, 2015.
Attachments	<ol style="list-style-type: none"> 1. Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation. 2. Agency Circulation Package 3. Agency Responses 4. Adjacent Neighbours Circulation Package



TOWN OF RIMBEY REQUEST FOR DECISION

	5. Resident Comments 6. 904/15 Bylaw
Recommendation	Option 1: Council close Public Hearing for Bylaw 904/15 and hear Second and Third reading on August 24, 2015.
Prepared By:	
	<hr/> Liz Armitage Contract Development Officer
	<hr/> Date
Endorsed By:	
	 <hr/> Donna Tona, CTS Interim Chief Administrative Officer
	 <hr/> Date

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

The Rimoka Foundation owns the land associated with Plan 1423218 Block 1 Lot 1 and are in the process of designing and building an 80 unit seniors lodge. As part of the development of this land as well as the adjacent lands (at present owned by SJC Development Corporation) we, the Rimoka Foundation are engineering, planning and constructing a stormwater pond that services the adjacent properties as wells as Plan 1423218 Block 1 Lot 1. Further, this pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. This pond will require Alberta Environment Approval under the Water Act for the diversion and retention of surface water. Once approval is received the Rimoka Foundation will undertake the following activities:

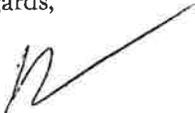
1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Subdivision Request: Bylaw 904/15

Please find attached, the application materials for Bylaw 904/15, located within the Town of Rimbey.

As a potentially affected agency, we are requesting that you review the enclosed information and forward your comments, recommendations and/or requirements with respect to this application by August 19, 2015. Your comments will then be considered by the Town's Administration. Should not response be received by the requested date, it will be considered that you no comments with respect to this application.

The information regarding this proposal is listed as follows:

APPLICATION: Request to Subdivide Municipal Reserve as per MGA 665(1)

LEGAL DESCRIPTION: Plan 1423218 Block 1 Lot 2

APPLICANT/OWNER: Paul McLaughlin, Board Chair, Rimoka Housing Foundation

Please reply referring to the application number quoted at the top of this page to the attention of:

Elizabeth Armitage, MEDes, RPP, MCIP
Town of Rimbey
Email: generalinfo@rimbey.com
Fax: (403).843.6599
Phone (Direct): 403.383.2366

No Comments or Objections

Comments to Follow

Tel: 403.843.2113
Fx: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

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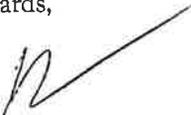
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On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

Subject: FW: Setback Referral Process
From: "Michael Fitzsimmons" <michael@rimbey.com>
Sent: 2015-08-05 11:55:09 AM
To: "Liz Armitage" <vicinia.planning@gmail.com>

Got this back when I sent out the circulation notice.

From: Setbackreferrals [mailto:SetbackReferrals@aer.ca]
Sent: Wednesday, August 05, 2015 11:28 AM
To: Michael Fitzsimmons <michael@rimbey.com>
Subject: Setback Referral Process

The Emergency Response and Preparedness Section has received your Setback Referral request.

For referrals that are **required** to be submitted to the Alberta Energy Regulator (AER), as per the *AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information*, an email reply will be sent within **30 business days**. **Please note that there is a form for submission of a setback referral to the AER (you can access it with the link to the bulletin below).**

Replies will **no longer** be sent for setback referrals that are **not required** by the AER for submission.

Subdivision and development applications are only **required** to be referred to the AER if they meet the following AER land use description criteria (land use descriptions are defined in the bulletin's glossary):

Proposed **permanent dwelling (8 or less dwellings/businesses per quarter section)** where sour gas facilities may be found within a 100 metre radius.

Proposed **unrestricted country development (greater than 8 but less than 50 dwellings/businesses per quarter section)** where sour gas facilities may be found within 500 metres.

Proposed additional development within an **urban centre (see definition in bulletin)**, located outside an urban centre, or a proposed **public facility (see definition in bulletin)** where sour gas facilities may be found within 1500 metres (1.5 kilometres).

If this information is **unknown**, please indicate on the form submission or in your referral.

Referrals are **not required** for subdivision or development applications:

that **do not** include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or; where it is known that no sour gas facilities are located within the distances set out above.

Referrals that are not required will not receive a reply from the AER.

The bulletin can be found on the AER website at <http://aer.ca/rules-and-regulations/bulletins/aer-bulletin-2013-03>.

Questions can be directed to the EPA Helpline via EPAHelpline@aer.ca or (403) 297-2625.

Thank you,

Emergency Response and Preparedness

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Bylaw 904/15 Circulation Notice

Plan 1423218 Block 1 Lot 1

Request to Subdivide Municipal Reserve

This letter is to inform you that a subdivision request has been submitted for the above noted property.

Pursuant to Section 692 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000 as amended, Council has scheduled a **public hearing for Monday, August 24, 2015 at the Regular Council Meeting in Council Chambers of the Rimbey Town Office (4938 50th Avenue)** for a request to subdivide as per section 665(1) of the Municipal Government Act.

The Town is requesting that you review the enclosed information and forward your written comments with respect to this application to the Town of Rimbey by August 19, 2015. Your response will then be forwarded to Council. Responses received after August 19, 2015 will be read into the record at the Council Meeting. Those wishing to submit verbal comments can attend the meeting.

A copy of the proposed bylaw is attached.

Should you have any further queries in this regard, please do not hesitate to contact the Development Services Department at (403) 843-2113.

Sincerely,

Elizabeth Armitage, MEDES, RPP, MCIP
Contract Planner & Development Officer

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

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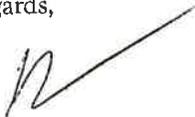
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On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

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COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
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AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

August 14, 2015

Mayor Pankiw & Town Council

Re: Bylaw 903/15 and 904/15

Plan 1423218 Block 1 Lot 1

I am writing to get further information with respect to the proposed subdivision of the municipal reserve on the land for the new Rimbey Senior's Lodge. I recently received 2 packages in the mail with the request that I review the enclosed information and forward my written comments with respect to this application to the Town of Rimbey by August 19, 2015.

After reading the documents and maps, I was unclear as to what is being proposed with regards to the construction of a 'stormwater pond'. The map that was attached is a close-up of the area in question. It refers to 45 Ave, on which I reside, as well as Rimstone Drive. I cannot find Rimstone Drive on any map of Rimbey. An additional map showing a larger portion of the southwest corner of town would have been helpful to understand where exactly Plan 1423218 Block 1 Lot 1 is in relation to the existing buildings and homes. I also have concerns about the proposed 'wet pond'.

On Wednesday, August 12th, I went into the Town Office to have my questions answered. The woman I first spoke with at the front desk said she couldn't help me. She then called on another employee to speak with me. He struggled to figure out the map and could not explain what is being proposed, so he suggested that I call the 'Development Services Department' mentioned in the letter. Then he continued reading and noticed the 843-2113 phone number at the bottom. "Oh, that's here", he said. He gave me a business card for an E. Armitage in Calgary and told me to phone her. I don't feel I should have to incur personal expense by making a long distance phone call to gather information on this proposal.

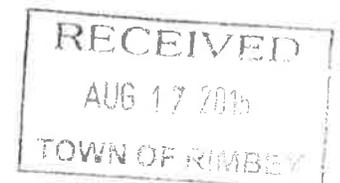
The August 19th deadline is fast approaching and I would like to know the following:

1. where will the wet pond be going,
2. how close will the pond be to my property,
3. approximately what size of a pond is proposed, and
4. what safety measures will be in place to keep people, especially young children, safe.

Sincerely,



Janet Boyarzin
5337 – 45 Avenue
Rimbey



August 17, 2015

To Town of Rimbey

From: Don and Jeannet Hoornaert

5405 - 46th Ave.

Rimbey, AB

Phone (403) 843-3535

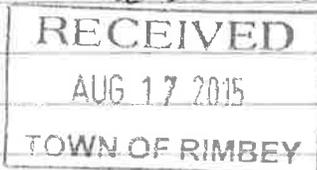
EMAIL richeryl@telus.net

Re: Request to Subdivide

After looking at your information and based on the very limited information available we would like the following to be answered or considered

- (1) What is the size of the wet pond?
- (2) Is the pond the size needed for the development or is it larger?
- (3) Will there be steps taken to prevent access to the pond in particular small children?
- (4) Has the town considered the affects of migratory birds in the pond, in particular Canada Geese. We have found from previous experience the geese become a real nuisance to the pond and adjoining properties.
- (5) Will there be a water fountain installed?
- (6) Is there an overflow on the pond, if yes where?
- (7) Who will be responsible for pond maintenance - The Town of Rimbey or Rimbey Foundation?
- (8) Can there be lots developed where pond is going?
- (9) Why was this request not sent to all affected neighbours?

In conclusion there seems to be an awful rush to get this done. Maybe more thought needs to be put into this before a decision is made.



Yours Truly


Jeannet Hoornaert

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



- IPU ■ Institutional and public use
- MR ■ Municipal Reserve

Note: MR area = 11,105 m²

August 17, 2015

Town of Rimbey Council Members

CC: Interim Chief Administrative Officer Donna Tona, CTS

CC: Rimbey Review

CC: Red Deer Advocate

Re: Bylaws 903/15 and 904/15

Development Officer

Town of Rimbey

Box 350

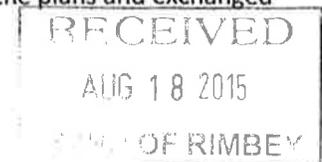
Rimbey, Alberta

TOC 2JO

When Johnson Estates were approached by Mr. Dennis Beesley it was our understanding that a relatively square land parcel of 8 (minimum amount) to 10 acres in size was required in the Town of Rimbey for the development of a new senior's facility. At that time Rimoka Foundation was proposing to build a new 100 unit building with additional area to add more wings to accommodate various levels of patient care that could be connected to a central core of kitchen and administrative offices. Also Rimoka wanted to ensure that there would be ample parking space for the workers and visitors vehicles and a comfortable grounds area so that Rimoka residents could enjoy the last few days or years of their lives.

I do not know who was driving the agenda or what the reasoning was but after several meeting with CAO Tony Good it became apparent that the newly elected council members were not going to complete the land purchase agreement with Johnson Estates even though it was the desired location that had been selected for the Romoka Foundation facility by Mr. Dennis Beesley. A land deal with Stan Cumming was snapped up almost immediately after I released the Ponoka County from the sales agreement of the land in question which makes me believe that the deal with Stan Cumming had already been agreed to by the Rimbey Town Council members for whatever reason.

The Land area purchased for a new Rimoka Foundation Facility that contains a Storm Water Pond that the Council of the Town of Rimbey are now wanting to re-designate with Bylaw 903/15 from (IPU) Institution and Public Use to (MR) Municipal Reserve had already been dedicated to the Town of Rimbey as Municipal Reserve prior to the land purchase from Mr. Stan Cummings. In order that Mr. Cummings could supply a parcel of land with a minimum of at least 8 acres to accommodate Mr. Beesleys requirements, the (MR) Municipal Reserve had to be withdrawn from the plans and exchanged



for other property in his subdivision (or cash paid in lieu of lands). From information received from the Town of Rimbey, details of the MR dedication transactions should be of concern to all Rimbey developers and tax payers.

I have to assume that the Rimbey Town Council members want to pass Bylaw 903/15 Rimoka Storm Water Pond Land Use Re-designation that will re-designate a portion of Plan 1423218 Block 1, Lot 1 from (IPU) Institution and Public Use to (MR) Municipal Reserve and Bylaw 904/15 that will subdivide the Municipal Reserve portion of Plan 1423218, Block 1, Lot 1 resulting in the transfer of title of these lands to the Town of Rimbey to be designated as Municipal Reserve to accommodate the surface Storm Water runoff from the Stan Cummings subdivision. **I really can't understand why the Rimoka Foundation would want to give up 2.744 or more acres of land that the County of Ponoka purchased for a Rimoka Foundation seniors facility, not (MR)Municipal Reserve for the Town of Rimbey, for a Storm Water Pond which is of minimal benefit to the Rimoka Property as all the purchased land slopes to the South and Southwest away from the Pond area. Subdividing off the Storm Water Pond area from the Rimoka property and converting it to (MR) Municipal Reserve would also create a parcel of land in the shape of a dog leg less than 6 acres in size. I believe that the Rimoka Foundation has to address the issue of trying to fit the Rimoka Foundations immediate and future plans for a new seniors facility to a smaller (less than 6 acres) odd shaped parcel of land rather than retain the full 8.5 acres purchased that will accommodate the proposed project.** The County of Ponoka purchased land for a Rimoka Foundation seniors facility and if the Rimoka Foundation returns part of the purchased property (2.744 acres) back to the Town of Rimbey as (MR)Municipal Reserve, it will literally cost the Ponoka tax payers \$100,000.00 to \$150,000.00 dollars. If the Rimoka foundation Senior Facility plans have changed and the land area that Mr Dennis Beesley requested is no longer required then Mr. Cummings should refund the proportional purchase funds to the County of Ponoka and the land be returned to Mr. Cummings so he can designate it to the Town of Rimbey as (MR) Municipal Reserve rather than give up other property from his subdivision for this purpose. Mr. Cumming should not receive a huge financial gift as a result of the transactions that have and are being proposed.

It is my opinion that the full 8 acres (at a minimum) is required for a facility of this nature and the MR as specified should not be approved. The MR and Storm Water pond can be facilitated on other lands of the developer and the Town Council should not pass Bylaws 903/15 and 904/15. If the Town had done more homework prior to the purchase of the lands these problems would not be arising. Please review the following questions that were provided to Paul McLauchlin prior to the land deal being completed.



Hi Paul

I would like to express my personal opinion about the way the new seniors living facility project for the Town of Rimbey has been handled. As of to date, I am appalled by the conduct and roll of the Rimbey Town council members with regards to this project.

Firstly, the new seniors living facility is a Rimoka project and as such, Rimoka should be taking the lead roll and calling the shots as to location and how this project is financed and completed.

Secondly, the County of Ponoka agreed to pay for the land parcel for this project and should have a say in the purchasing agreement and be kept informed by Rimoka on the status of the project.

Thirdly, I believe Rimbey Town council's conduct and actions have over stepped their duty and responsibility with regards to the new proposed seniors living facility. I don't believe the Rimbey Town council had any right to override Rimoka's location decision for the new seniors living facility and purposely cause the failure of purchasing property from Johnson Estates for this project by cutting off communications and refusing to participate in securing a development agreement for this facility. Even though I am disappointed in what has happened to date, regardless of location, I do not want to see Rimbey lose the proposed seniors living facility.

I am making you aware that Rimbey Town council is about to give third reading to a land use bylaw change at their next Town meeting that will secure property for the new seniors living facility on the Stan Cumming's property below the Best Western Hotel.

Paul, as head of the Rimoka Board, I would like to see you discuss the following questions with the Rimoka board prior to third reading of the land use bylaw that will obligate the County of Ponoka to purchase the Cummings property, and attend the next Rimbey Town council meeting April 14th with these and other questions from the board. Every business person knows that location with relationship to amenities or exposure to the public are the main concerns before deciding on a location for a new business or public facility development. Once a development location or locations have been identified, then the responsible authority (in this case Rimoka) should have addressed all the development requirements and issues such as deep utilities, shallow utilities, hard surface water runoff, roads ,who's responsible for what? etc. Far to many mistakes were made by all involved parties on previous negotiations with Johnson Estates and resulted in the loss of what was considered by a huge number of Rimbey tax payers as a prime location for a new seniors facility , do not make the same mistakes again. Rimbey needs the new seniors facility, make it happen.

Here are my thoughts of a few questions that should have be asked by the Rimoka board members before entering into a land purchase agreement with Mr. Stan Cummings..

1/ Do engineering reports support water and sewage requirements for this facility on the Cumming's property?

2/ If yes, why did the same reports not support water and sewage requirements on the Johnson Estates location?

3/If no, who is responsible for completion of the water loop, town taxpayers, Stan Cummings,or Rimoka?

4/ Once the County of Ponoka has purchased the Stan Cummings property who is considered the developer?

5/ When and if the County of Ponoka owns the Stan Cummings property for the new seniors facility, who is responsible for the adjacent streets, Stan Cummings or Stan Cummings and Rimoka shared on a 50-50% basis?

6/ Have the Rimoka board members looked at the grade and elevation level drawings of the area being considered for the new proposed senior's facility?

7/ Have shallow utilities and road entrances been discussed?

8/ Has hard surface water runoff been looked at as the new location for the senior's facility would be on the lowest area of the Cumming's subdivision?

9/ Where do the water and sewer lines exist with relationship to the property being considered for the senior's facility?

10/ Does MR x \$39,344.00 (\$336,000.00/8.54 acres) get taken off the price of the land? Or is this money paid to the Town of Rimbey in lieu of MR?

11/ Is Rimoka going to be responsible for an entrance road to the north if the residential entrance on 45th avenue gets rejected as rumours are that Town residents living on 45th avenue are planning to petition the Town if the 3rd reading is passed and the road issue is not addressed. It is also rumour that there may be a general petition of the location as it is not a suitable location for the end users.

August18/2015

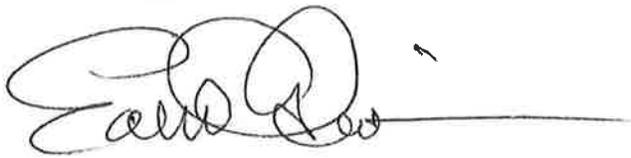
To whom it may concern:

In response to the request for cooperation letter from Paul Mclauchlin dated August 15, 2015, I have several concerns and questions that I wish to discuss at the August 24 Council Meeting that pertain directly to this request by Mr. Mclauchlin.

It is my opinion that the request to subdivide the identified property to provide a Municipal Reserve is premature and has not been well thought out by our Rimbeey Council.

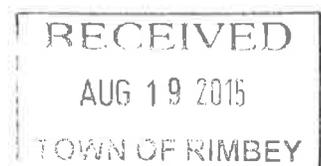
Should my concerns and questions be answered, and should they be considered to be in the best interests of our greater community, then I shall assist in any way possible to see the fruition of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl D. Giebelhaus", followed by a horizontal line extending to the right.

Earl D. Giebelhaus

Adjacent property owner



August 18, 2015

In reply to the letter written by Paul McLauchlin dated July 15, 2015, I would quote; " as part of the development of this land as well as the adjacent lands(at present owned by SJC Development Corporation)we, the Rimoka Foundation are engineering, planning and constructing a storm water pond that services the adjacent properties as well."

Other adjacent land owners not noted are; Herb and Judy Grutterink , L.I. Ranches (both agricultural and potential residential properties), and Earl and Penny Giebelhaus, private residence.

The Grutterink property now has a road approach as part of this development. Part of a development plan that was in place, as evidenced by the construction of the walking trail being present, has been followed, other parts totally disregarded. There was to be a road adjacent to this walkway with an approach into L.I. Ranches property, this has been removed without any consultation with the owners. The architect designing the lodge was asked to design a facility that would utilize the present large excavation as a feature for his design. The proposal now is to a fill up the old excavation and create a storm water retention pond as a feature in another location on the same property.

My personal reasons for not accepting this municipal reserve is the supposedly large area of water proposed for this site:

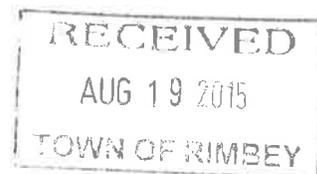
Who is going to pay for it and maintain it?

Is it going to be in an enclosed area?

It is a huge risk for the children in this area.

It is a big nuisance that huge flocks of Canada Geese will settle there and feed on the grain in the adjacent field.

It is also an extremely poor plan to have only one roadway into this Lodge, thus only one exit, with no commitment to build another road.



Who is responsible for seeing that the design of this land is for the benefit of all citizens, particularly our seniors, both present and future, and for the Town of Rimbey? Why are preliminary plans ignored?

You are asking for our cooperation? Where has the planning and discussion been in the past year? If there is now a rush, we all know what happens when projects are rushed thru without proper planning and design...as an example.... Town of Rimbey Pool and Waterpark.

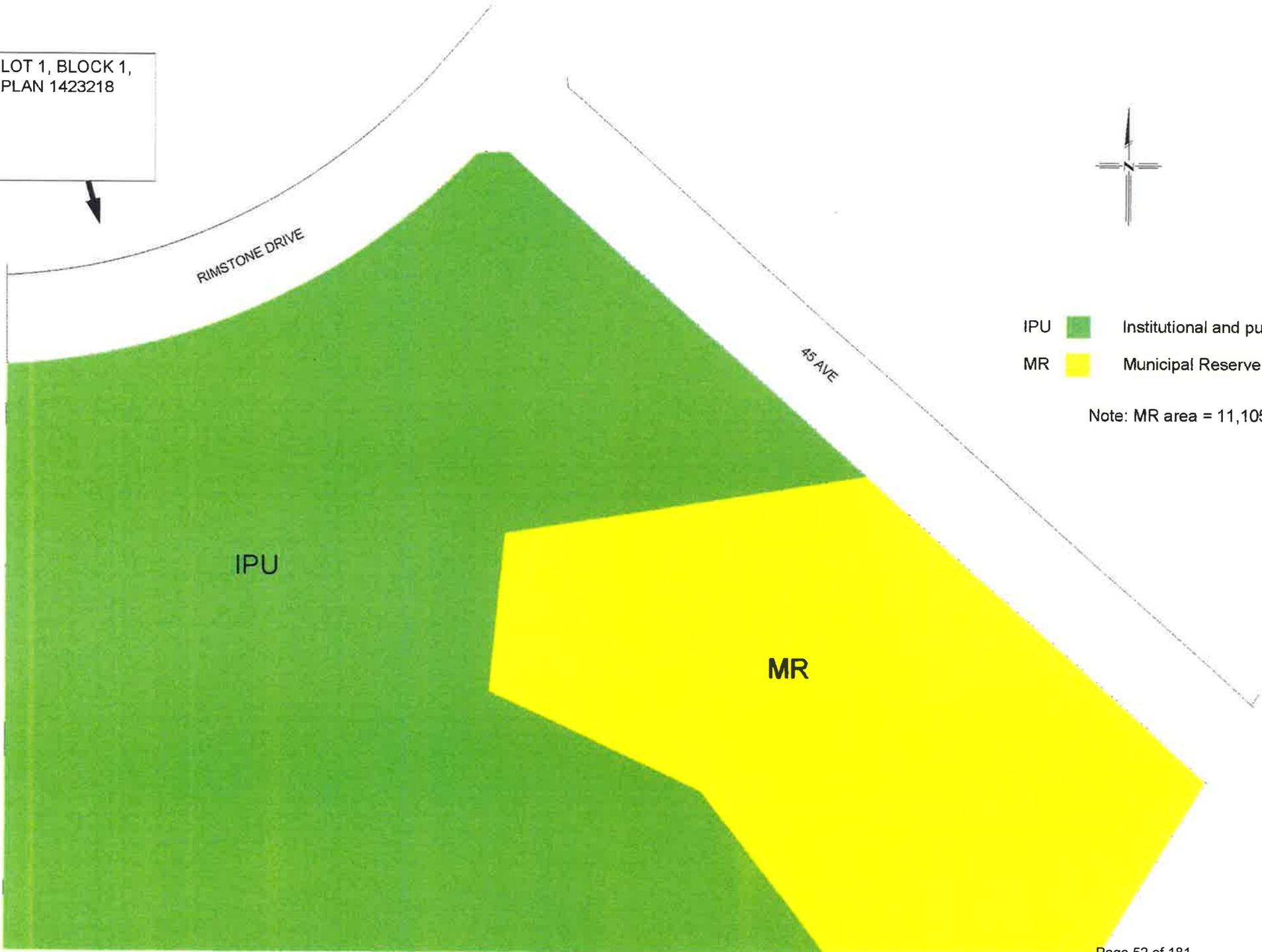
Let's have a serious discussion about this. Leave personal animosities, agendas, and politics out of it and do what is best for all citizens in the Rimbey and district region.

Sincerely,



Penny Giebelhaus

LOT 1, BLOCK 1,
PLAN 1423218



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON
MONDAY, JULY 27, 2015 IN THE COUNCIL CHAMBERS OF THE TOWN
ADMINISTRATION BUILDING

1. Call to Order Mayor Pankiw called the meeting to order at 7:00 pm, with the following in attendance:

Mayor Pankiw
Councillor Godlonton
Councillor Jaycox
Councillor Webb
Interim Chief Administrative Officer – Donna Tona, CTS
Municipal Intern - Michael Fitzsimmons
Director of Public Works – Rick Schmidt
Enforcement Services - Sgt. Kyle Koller
Director of Community Services – Cindy Bowie
Liz Armitage, Contract Development Officer
Recording Secretary – Kathy Blakely

Absent:
Councillor Payson
Acting Chief Administrative Officer/Chief Financial Officer – Lori Hillis, CA

Public:

Former Rimbey RCMP Staff Sgt. Mark Groves - Delegation
Mr. Craig Oliver, Mr. Joel Alejandro Color Garcia, and Mr. Alastair Gregor –
Delegation
Don Sheridan and Terry Willaughby - Municipal Property Consultants
Paul McLauchlin, Rimoka Housing Foundation Chairman
Earl Giebelhaus
Ruben Giebelhaus
Carey Anderson
Stan Cummings

3members of the public

2. Public Hearing 2.1 Bylaw 902/15 Municipal Development Plan

Mayor Pankiw opened the Public hearing for Bylaw 902/15 Municipal Development Plan.

Mayor Pankiw advised the purpose of Bylaw 902/15 is a Bylaw of the Town of Rimbey, in the Province of Alberta to repeal Bylaw 672-97 Municipal Development Plan as amended, and enact Bylaw 902/15 Municipal Development Plan.

Mayor Pankiw requested confirmation of Notice of Public Hearing.

Development Officer Liz Armitage confirmed the Notice of Public Hearing was advertised for two consecutive weeks (June 9-15 and June 16-22, 2015) in the Rimbey Review. The Notice of Public Hearing was also advertised on the Town of Rimbey website.

West Central Planning agency was notified of the date of the Public Hearing and they circulated the documents to the required organizations and provincial departments.

Mayor Pankiw requested a report from development services.

Contract Development Officer Liz Armitage advised administration had completed a detailed review of the MPD and it has been decided by Administration that the plan is flawed and does not reflect what Rimbey wants to project into the future. The plan seems unfinished, does not have all the required mapping and pictures or ambiance of a Town that is going somewhere into the future. Administration is disappointed in the syntax and meaning of the plan and in comparing it with other municipalities that have had this service by the Planning Agency, Rimbey's plan is not the dynamic and

exciting plan that other municipalities are enjoying.

There will be a financial implication should administration require our planning consultant to re-work this plan by approximately \$5,000-7000.00

Administration is also aware that the Town of Rimbey received a quote from West Central Planning Agency for completion of this plan. To date Rimbey has paid \$2800.00 for the plan. There exists a scope document between Rimbey and West Central Planning with a quote range of \$8,000-\$10,000.

Mayor Pankiw inquired if any written submission had been received regarding Bylaw 902/15 Municipal Development Plan.

The Development Officer indicated three written submissions had been received.

Ponoka County – supports the amendments made to the Town of Rimbey's Municipal Development Plan as they relate to Ponoka County.

Atco Pipelines – has no objections to the Municipal Development Plan, subject to 9 conditions: land rights, separate utility lot, pipeline alterations, written approval required for ground disturbances and surface works within 30 meters, road crossings, parking, storage on right of ways, setbacks from centre of pipeline to buildings, and drainage alterations.

Alberta Transportation – has no objections to the draft MDP, however offered comments on Development Influence, commercial and main street development, transportation and future road network.

Mayor Pankiw asked the gallery if there were any persons wishing to be heard regarding Bylaw 902/15 Municipal Development Plan.

Mayor Pankiw asked a second and third time if any persons wished to be heard regarding Bylaw 902/15 Municipal Development Plan.

Mayor Pankiw thanked Development Officer Liz Armitage for her presentation.

Mayor Pankiw closed the public hearing of Bylaw 902/15 Municipal Development Plan.

3. Adoption of 3.1. July 27, 2015 Agenda
Agenda 10.0 Open Forum - delete

Motion 220/15

Moved by Councillor Godlonton to accept the agenda for July 27, 2015 Regular Council Meeting, as amended.

CARRIED

Motion 221/15

Moved by Councillor Jaycox to extend the Council Meeting beyond the 90 minutes as allocated for Council Meetings in Bylaw 894/14 Town of Rimbey Procedural Bylaw.

CARRIED

4. Minutes 4.1 Minutes of Regular Council Meeting of June 22, 2015
4.2 Minutes of Special Council Meeting of July 3, 2015

Motion 222/15

Moved by Councillor Webb to accept the Minutes of the Regular Council Meeting of June 22, 2015, as presented.

CARRIED

Motion 223/15

Moved by Councillor Webb to accept the Minutes of the Special Council Meeting of July 3, 2015, as presented.

CARRIED

5. Delegation

5.1 Staff Sgt. Mark Groves (7.1)

Mayor Pankiw welcomed Former RCMP Staff Sgt. Groves to the Council Meeting.

Interim Chief Administrative Officer Donna Tona thanked Staff Sgt. Groves for attending the Council Meeting. She outlined to the gallery administration requested Former Staff Stg. Groves to attend the Council meeting to thank him for his services on behalf of the Town of Rimbey, Ponoka County and our residents which he so diligently served.

Mayor Pankiw also thanked Former Staff Sgt. Groves and presented him with a presented Mark Groves with a limited edition print of the "Next Goal Wins".

Mr. Groves thanked the citizens of the Town of Rimbey, Ponoka County and Town Council for all their support over his years in the Town of Rimbey.

Mr. Groves departed the meeting at 7:20 pm.

5.2 Mr. Craig Oliver – Website Design Options (7.2)

Mr. Oliver presented to Council an overview of a website design.

Chief Administrative Officer Donna Tona, thanked Mr. Oliver and his associates for their presentation.

Mr. Oliver and his associates departed the meeting at 7:40 pm.

6. Bylaws

6.1 Bylaw 902/15 Municipal Development PlanMotion 224/15

Moved by Councillor Jaycox to not give second reading to Bylaw 902/15 Municipal Development Plan.

CARRIED

Motion 225/15

Moved by Councillor Jaycox to have our in house Contract Development Officer Liz Armitage prove Council with a quote to prepare a Municipal Development Plan.

CARRIED

6.2 Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MRMotion 226/15

Moved by Councillor Godlonton to give first reading to Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MR

CARRIED

Motion 227/15

Moved by Mayor Pankiw to hold a public hearing for Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MR at the Aug 24 2015, Regular Council Meeting.

CARRIED

6.3 Bylaw 904/15 – Municipal Reserve SubdivisionMotion 228/15

Moved by Mayor Pankiw to give first reading to Bylaw 904/15 Municipal Reserve Subdivision.

CARRIED

Motion 229/15

Moved by Councillor Jaycox to hold a public hearing for Bylaw 904/15 Municipal Reserve Subdivision on August 24, 2015, at the Regular Council Meeting.

CARRIED

7. New and Unfinished Business

7.1 Staff Sgt. Mark Groves Delegation Discussion (5.1)Motion 230/15

Moved by Councillor to accept the presentation to Former Staff Sgt. Groves as information.

CARRIED

7.2 Mr. Craig Oliver Website Design Options Delegation Discussion (5.2)Motion 231/15

Moved by Councillor Godlonton to accept the presentation from Mr. Craig Oliver regarding the web site design, as information.

CARRIED

7.3 Tagish Engineering Updates for June 16 and June 30, 2015Motion 232/15

Moved by Councillor Jaycox to accept the Tagish Engineering Updates for June 16, June 30 and July 14, 2015, as information.

CARRIED

7.4 Rimbey 2015 Public AuctionMotion 233/15

Moved by Councillor Jaycox to proceed with the public auction and approve the Town of Rimbey 2015 Public Auction Terms and Conditions as follows:

1. Redemption of a parcel of land offered for sale may be effected by certified payment of all arrears, penalties and costs at any time prior to the auction.
2. Each parcel of land offered for sale will be subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.
3. The lands are being offered for sale on an "as is, where is" basis, and the Municipality makes no representation and gives no warranty whatsoever as to the suitability of the lands for any intended use by the successful bidder.
4. GST will apply to all properties subject to GST sold at the auction.
5. The purchaser of the property will be responsible for property taxes for the current year.
6. The successful bidder must, at the time of the sale, make a

non-refundable ten percent (10%) deposit in cash, certified cheque or bank draft payable to the municipality, with the balance of the purchase price due within thirty (30) days of the sale.

7. No terms or conditions of sale will be considered other than those specified by the municipality.
8. The auctioneer, councillors, the chief administrative officer and the designated officers and employees of the municipality must not bid or buy any parcel of land offered for sale, unless directed by the municipality to bid for or buy a parcel of land on behalf of the municipality.
9. If no offer is received on a property or if the reserve bid is not met, the property cannot be sold at the public auction.
10. Once the property is declared sold to another individual at public auction the previous owner has no further right to pay the tax arrears.
11. The risk of the property lies with the purchaser immediately following the auction.
12. The purchaser will be required to execute a Sale Agreement in form and substance provided by the municipality.
13. The purchaser is responsible for obtaining vacant possession.
14. The purchaser will be responsible for the transfer registration fee.
15. The municipality may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

CARRIED

Motion 234/15

Moved by Councillor Webb to accept the reserve bid for Roll #11270, Civic Address of 4613 - 53 Avenue of \$103,230.

CARRIED

Motion 235/15

Moved by Councillor Godlonton to accept the reserve bid for Roll #14750, Civic Address of 4905 - 57 Avenue of \$119,760.

CARRIED

7.5 Residential Spec Homes – Request for Tax Relief

Motion 236/15

Moved by Councillor Godlonton to accept option 1 presented being:

- 1) As a development incentive direct Administration to work with a lawyer to draft an agreement which will allow residential spec built homes to remain at bare land tax rate for the duration of one year from the time that construction is complete should the following conditions be met:
 - a. The reduced tax rate is available for the duration of one year from the time that construction is complete or until the home is sold or is occupied.
 - b. The developer must build a minimum of 2 spec homes and maximum of 5 spec homes to participate in the program.

With the addition of:

- c. There be a standard building timeframe for construction of twelve months from start to finish of construction.

CARRIED

7.6 Town Legal ServicesMotion 237/15

Moved by Councillor Webb to rescind Motion 328/14 from the Organizational Meeting held on October 27, 2014.

CARRIED

Motion 238/15

Moved Councillor Jaycox to request Administration to investigate and provide an analysis of alternative legal counsel at a future Regular Council Meeting.

CARRIED

Mayor Pankiw recessed the Council meeting at 8:25 pm.

Mayor Pankiw reconvened the Council meeting at 8:31 pm

Motion 239/15

Moved by Mayor Pankiw to move agenda item 7.12 prior to agenda item 7.7.

CARRIED

7.12 Bare Land Sub Category for TaxationMotion 240/15

Moved by Councillor Jaycox to have Administration provide further information regarding the MGA requirements for cancellation, reduction, refund or deferral of taxes and refer this to 2016 budget deliberations.

CARRIED

Mr. Sheridan and Mr. Willaughby, and Mr. Carey Anderson departed the meeting at 8:50 pm.

7.7 Subdivision Application – 1530066 Alberta Ltd.Motion 241/15

Moved by Councillor Jaycox to table the Subdivision Application from 1530066 Alberta Ltd. to the August 24, 2015 Regular Council Meeting to allow time for any comments regarding the proposed subdivision to arrive from West Central Planning Agency.

CARRIED

7.8 Evergreen Estates Grinder PumpMotion 242/15

Moved by Mayor Pankiw to get the replacement grinder pump which will be supplied by Carey Anderson, (to be used by Midwest Propane (5100 – 61st Avenue) and Napa Auto Parts (5104 – 61st Avenue)), up and running immediately, and Administration is to develop a cost sharing agreement between Stretch Construction and the Town of Rimbey for these immediate repairs, and further to develop a cost sharing agreement to phase in the electrical changes and other requirements needed for completion, over the next 1 – 2 years.

CARRIED

7.9 Independent Review of SalariesMotion 243/15

Moved by Councillor Godlonton to extend the Independent Review of Salaries until September 30, 2015.

CARRIED

7.10 Arena Rates

Motion 244/15

Moved by Councillor Webb to increase the current rates of all ice rentals categories for the 2015/2016 and 2016/2017 seasons by \$10.00.

CARRIED

7.11 Subdivision Application – SJC Developments

Motion 245/15

Moved by Councillor Jaycox to approve the Subdivision Application from SJC Development Corporation (within Lot 1, Block 19, Plan 0729960) with the following conditions as recommended by West Central Planning Agency, with the exception of condition 8, being amended to cash in lieu of Municipal Reserve equal to 0.221 hectares payable to the Town of Rimbey.

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated July 2nd, 2015. On completion of the survey plan, your surveyor must submit the plan to West Central Planning Agency for endorsement.
2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the *Municipal Government Act*, and including:
 - a. The provision of municipal services, utilities and the payment of related fees and levies.
 - b. Provision to assist in future improvement to the intersection of 50th Ave and Rimstone Dr.
 - c. All shallow services including but not exclusive to natural gas, power, and cable.
3. The applicant is required to build Rimstone Drive to Town specification to ensure each propose lot has public road access.
4. If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.
5. Make any necessary changes to the gas utility, AltaGas Utilities, to provide service to the lots and provide any easements required.
6. Make arrangements with the power utility, Fortis, to provide service to the lots, and provide any easements required.
(You should contact the utilities before finalizing the survey, because they may require easements to be registered simultaneously with the plan of subdivision.)
7. Any outstanding taxes on the property are to be paid.
- ~~8. The applicant is to dedicate municipal reserves along the west side of lot 6. The amount shall equate to 0.221 hectares.~~
8. The applicant will pay the Town of Rimbey, cash in lieu of Municipal Reserves, for 0.221 hectares of land, at a rate, to be mutually agreed upon between the applicant and the Town of Rimbey, based on the assessment value of the land.
9. The applicant is to pay an endorsement fee of \$1000 to West Central Planning Agency.

CARRIED

Mr. Cummings departed the Council Meeting at 9:25 pm.

8. Reports

8.1 Department Reports

- 8.1.1 Chief Administrative Officer Report
- 8.1.2 Director of Public Work's Report
- 8.1.3 Director of Community Services Report
- 8.1.4 Community Peace Officer's Report
- 8.1.5 Contract Development Officer Report

Motion 246/15

Moved by Councillor Webb to accept the department reports as information.

CARRIED

8.2 Boards/Committee Reports

- 8.2.1 Rimoka Housing Foundation Board Meeting Minutes of May 27, 2015
- 8.2.2 Rimbey Historical Society Board Meeting Minutes of June 19, 2015
- 8.2.3 Rimbey FCSS/RCHHS Board Meeting Minutes of May 20, 2015
- 8.2.4 Beatty Heritage House Society Board Meeting Minutes of June 1, 2015

Motion 247/15

Moved by Councillor Jaycox, to accept the Rimoka Housing Foundation Board Meeting Minutes of May 27, 2015, the Rimbey Historical Society Board Meeting Minutes of June 19, 2015, the Rimbey FCSS/RCHHS Board Meeting Minutes of May 20, 2015, and the Beatty Heritage House Society Board Meeting Minutes of June 1, 2015, as information.

CARRIED

8.3 Council Reports

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

Motion 248/15

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

CARRIED

Mayor Pankiw recessed the Council meeting at 9:30 pm.

Mayor Pankiw reconvened the Council meeting at 9:37 pm.

9. Correspondence

9.1 None

10. Open Forum

10.1 Open Forum – deleted from agenda

11. In Camera

- 11.1 Legal (Pursuant to Division 2, Section 27(1)(A) of the Freedom of Information and Protection of Privacy Act.)
- 11.2 Personnel (Pursuant to Division 2, Section 17(2) of the Freedom of Information and Protection of Privacy Act)

Motion 249/15

Moved by Councillor Godlonton the Council the meeting go in camera at 9:37 pm, pursuant to Division 2, Sections 27(1) and 17(2), of the Freedom of Information and Protection of Privacy Act, with all Council, Interim Chief Administrative Officer Donna Tona, Municipal Intern Michael Fitzsimmons, Contract Development Officer Liz Armitage, Director of Public Works Rick Schmidt, Director of Community Services Cindy Bowie, Director of Emergency Services Kyle Koller, Mr. Earl Giebelhaus, Mr. Ruben Giebelhaus and Recording Secretary Kathy Blakely, to discuss legal and personnel issues.

CARRIED

Mr. Earl Giebelhaus and Mr. Ruben Giebelhaus departed the meeting at 10:05 pm.

Motion 250/15

Moved by Councillor Webb the meeting reverts back to an open meeting at 10:34 pm.

CARRIED

Motion 251/15

Moved by Councillor Godlonton to have Administration seek legal counsel from Brownlee LLP, to determine if the Town of Rimbey has any course of action regarding the ongoing the issues pertaining to the spray park.

CARRIED

Motion 252/15

Moved by Councillor Godlonton to cease all repairs and maintenance on the spray park, until Administration receives a legal opinion from Brownlee LLP.

CARRIED

Motion 253/15

Moved by Councillor Webb to appoint Jay Cottell as a member to the Rimbey Municipal Library Board, for a three year term, effective July 28, 2015.

CARRIED

Motion 254/15

Moved by Councillor Jaycox to evict Helping Hands from the Boy Scout Hall, effective immediately.

CARRIED

Motion 255/15

Moved by Councillor Webb to honor the "Appendix to the Land Use Lease Agreement between the Town of Rimbey and the Rimbey Agricultural Society" signed October 29, 2002, regarding the removal of the building and cleanup of the premises.

CARRIED

12. Adjournment

Motion 256/15

Moved by Councillor Webb to adjourn the meeting.

CARRIED

Time of Adjournment:10:37 p.m.

MAYOR

ACTING CHIEF ADMINISTRATIVE OFFICER

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE SPECIAL COUNCIL MEETING OF TOWN COUNCIL
HELD ON WEDNESDAY JULY 29, 2015 IN THE COUNCIL CHAMBERS OF
THE TOWN ADMINISTRATION BUILDING

1. Call to Order Mayor Pankiw called the meeting to order at 4:06 pm, with the following in attendance:

Mayor Pankiw
Councillor Godlonton (arrived at 4:09 pm)
Councillor Jaycox
Councillor Webb
Interim Chief Administrative Officer – Donna Tona, CTS
Municipal Intern Michael Fitzsimmons
Contract Development Officer Liz Armitage (via telephone)
Recording Secretary – Kathy Blakely

Absent: Acting Chief Administrative Officer/Chief Financial Officer
Lori Hillis, CA
Councillor Payson

Public:

no members of the public

2. Adoption of 2.1 July 29, 2015 Agenda
Agenda

Motion 257/15

Moved by Councillor Webb to accept the agenda for the Special Council Meeting of July 29, 2015 as presented.

CARRIED

3. In Camera - Land 3. In Camera – Land (Pursuant to Division 2, Sections 24(1) of the Freedom of Information and Protection of Privacy Act)

Motion 258/15

Moved by Councillor Jaycox the Council the meeting go in camera at 4:07 pm, pursuant to Division 2, Sections 24(1) of the Freedom of Information and Protection of Privacy Act, with Mayor Pankiw, Councillors Godlonton, Jaycox and Webb, Interim Chief Administrative Officer Donna Tona, Municipal Intern Michael Fitzsimmons, Contract Development Officer Liz Armitage (via telephone), and Recording Secretary Kathy Blakely, to discuss land issues.

CARRIED

Motion 259/15

Moved by Councillor Webb the Special Council Meeting reverts back to an open meeting at 4:31 pm.

CARRIED

4. Adjournment 4. Adjournment

Motion 260/15

Moved by Councillor Godlonton to adjourn the Special Council Meeting.

CARRIED

Time of adjournment: 4:32 pm.

MAYOR

ACTING CHIEF ADMINISTRATIVE OFFICER



Council Agenda Item	5.1 (7.1)
Council Meeting Date	August 24, 2015
Subject	New Rimbey RCMP Staff Sgt.
For Public Agenda	Public Information
Background	
Discussion	Administration has invited the new Rimbey RCMP Acting Detachment Commander Cst. Carmen Dutz to attend the Council meeting to welcome him to Rimbey and introduce him to Council.
Relevant Policy/Legislation	None
Options/Consequences	None
Desired Outcome(s)	To Continue to augment the great relationship that Administration and Enforcement Services has with the RCMP.
Financial Implications	None
Follow Up	Administration will follow-up with the Detachment Commander monthly and invite him to Council Bi-Monthly.
Attachments	None.
Recommendation	None.
Prepared By:	
 <hr/> Donna Tona, CTS Interim Chief Administrative Officer	
 <hr/> Date	
Endorsed By:	
 <hr/> Donna Tona, CTS Interim Chief Administrative Officer	
 <hr/> Date	



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	5.2 (7.2)
Council Meeting Date	August 24, 2015
Subject	Mr. Craig Oliver – Website Design Options
For Public Agenda	Public Information
Background	Mr. Oliver’s presentation is now in the second presentation regarding the building of our website for the Town. He has flew drones over Rimbey this week and has some interesting and exciting web-site productions that will set Rimbey apart.
Discussion	Mr. Oliver will present the next phase of the website (of which is in the conception stage).
Relevant Policy/Legislation	None
Options/Consequences	none
Desired Outcome(s)	This is continuing to build upon the web site design.
Financial Implications	This is within the Economic Development Budget and our variance is well under 25%.
Follow Up	Administration will continue to work with our vendor to build a stellar, modern and exciting website.
Attachments	Delegation presentation
Recommendation	That Council and Administration continue to dream and be creative until we are satisfied that we have an amazing product.

Prepared By:

Donna Tona, CTS
Interim Chief Administrative Officer

Aug 19/15
Date

Endorsed By:

Donna Tona, CTS
Interim Chief Administrative Officer

Aug 19/15
Date



Council Agenda Item	6.1
Council Meeting Date	August 24, 2015
Subject	Second and Third Reading for Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MR.
For Public Agenda	Public Information
Background	<p>Administration has been working with Rimoka Housing Foundation to develop a new Rimby seniors lodge located at Plan 1423218 Block 1 Lot 1.</p> <p>First reading of Bylaw 903/15 was held on July 27, 2015.</p> <p>Public hearing of Bylaw 903/15 was held on August 24, 2015.</p>
Discussion	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimby redesignate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation. This pond will be a “wet pond” in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally redesignated to the Municipal Reserve land use.</p> <p>Upon land use resignation the land will also be subdivided and the Municipal Reserve portion will be turned over to the Town.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimby Review. The advertisement was placed in the Rimby Review for two consecutive weeks on August 11, 2015 and August 18, 2015. Copies were also made available the front counter for residents to pick up.</p> <p>First reading of Bylaw 903/15 was held on July 27, 2015. At this time the Public Hearing was held on August 24, 2015 at the regular council meeting, prior to presentation of Second and Third reading.</p> <p>Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p> <p>One written response was received from Emergency Response and Preparedness regarding setback requirements. The response is enclosed as an attachment. It appears to be a standard automatically generated response and it is not pertinent to</p>



	<p>this application. No additional written responses were submitted. Alberta Transportation indicated that they intend to submit their comments on August 24, 2015 to be read into the record at the Public Hearing.</p> <p>Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted to the Town by August 19, 2015. Enclosed are the notification packages.</p> <p>Town administration had received 5 letter from the following residents:</p> <ul style="list-style-type: none"> • Janet Boyarzin, August 14, 2015 • Don and Jeannet Hoornaert, August 17, 2015 • Alvin Johnson, August 17, 2015 • Earl Giebelhaus. August 18, 2015 • Penny Giebelhaus, August 18, 2015 <p>Enclosed are the letters received.</p> <p>Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.</p> <p>It appears that most of the concerns are in regards to the design of the Rimoka Lodge and the Stormwater pond, which are beyond the scope of the current bylaw.</p> <p>Due to the nature of the concerns raised, administration has recommended that the applicant hold a public open house to present the design to residents of Rimbey.</p>
<p>Relevant Policy/Legislation</p>	<p>Municipal Government Act</p>
<p>Options/Consequences</p>	<p>Option1: Approve Second and Third Reading of Bylaw 903/15 as proposed, as it complies with the <i>Municipal Development Plan</i> and <i>Land Use Bylaw</i>.</p> <p>Option 2: Table the decision on Bylaw 903/15 as proposed and request further information if required.</p> <p>Option 3: Refuse Bylaw 903/15 as proposed and cite the reasons for refusal into the minutes of record.</p>
<p>Desired Outcome(s)</p>	<p>To provide the residents of Rimbey with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.</p>
<p>Financial Implications</p>	<p>n/a</p>
<p>Follow Up</p>	<p>n/a</p>
<p>Attachments</p>	<ol style="list-style-type: none"> 1. Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation. 2. Agency Circulation Package 3. Agency Responses 4. Adjacent Neighbours Circulation Package 5. Resident Comments



TOWN OF RIMBEY REQUEST FOR DECISION

	6. 903/15 Bylaw	
Recommendation	Option 1: Approve Second and Third Reading of Bylaw 903/15 as proposed.	
Prepared By:		
	_____	_____
	Liz Armitage Contract Development Officer	Date
Endorsed By:		
		
	_____	_____
	Donna Tona, CTS Interim Chief Administrative Officer	Date

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

The Rimoka Foundation owns the land associated with Plan 1423218 Block 1 Lot 1 and are in the process of designing and building an 80 unit seniors lodge. As part of the development of this land as well as the adjacent lands (at present owned by SJC Development Corporation) we, the Rimoka Foundation are engineering, planning and constructing a stormwater pond that services the adjacent properties as wells as Plan 1423218 Block 1 Lot 1. Further, this pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. This pond will require Alberta Environment Approval under the Water Act for the diversion and retention of surface water. Once approval is received the Rimoka Foundation will undertake the following activities:

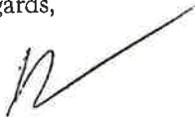
1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Land Use Redesignation Request: Bylaw 903/15

Please find attached, the application materials for Bylaw 903/15, located within the Town of Rimbey.

As a potentially affected agency, we are requesting that you review the enclosed information and forward your comments, recommendations and/or requirements with respect to this application by August 19, 2015. Your comments will then be considered by the Town's Administration. Should not response be received by the requested date, it will be considered that you no comments with respect to this application.

The information regarding this proposal is listed as follows:

APPLICATION: Request to Re-designate Existing Institutional and Public Uses (IPU) to Municipal Reserve (MR)

LEGAL DESCRIPTION: Plan 1423218 Block 1 Lot 2

APPLICANT/OWNER: Paul McLaughlin, Board Chair, Rimoka Housing Foundation

Please reply referring to the application number quoted at the top of this page to the attention of:

Elizabeth Armitage, MEDes, RPP, MCIP
Town of Rimbey
Email: generalinfo@rimbey.com
Fax: (403).843.6599
Phone (Direct): 403.383.2366

No Comments or Objections

Comments to Follow

Tel: 403.843.2113
Fx: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

To Whom it May Concern

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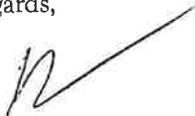
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Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 762-04

WHEREAS Council has deemed it appropriate to rezone certain parcels of land,

AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

PART I - BYLAW TITLE

This Bylaw may be cited as the "Storm Water Pond"

PART II – LAND USE REDESIGNATION

- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July , 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



IPU Institutional and public use
MR Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

Subject: FW: Setback Referral Process
From: "Michael Fitzsimmons" <michael@rimbey.com>
Sent: 2015-08-05 11:55:09 AM
To: "Liz Armitage" <vicinia.planning@gmail.com>

Got this back when I sent out the circulation notice.

From: Setbackreferrals [mailto:SetbackReferrals@aer.ca]
Sent: Wednesday, August 05, 2015 11:28 AM
To: Michael Fitzsimmons <michael@rimbey.com>
Subject: Setback Referral Process

The Emergency Response and Preparedness Section has received your Setback Referral request.

For referrals that are **required** to be submitted to the Alberta Energy Regulator (AER), as per the *AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information*, an email reply will be sent within **30 business days**. **Please note that there is a form for submission of a setback referral to the AER (you can access it with the link to the bulletin below).**

Replies will **no longer** be sent for setback referrals that are **not required** by the AER for submission.

Subdivision and development applications are only **required** to be referred to the AER if they meet the following AER land use description criteria (land use descriptions are defined in the bulletin's glossary):

- Proposed **permanent dwelling (8 or less dwellings/businesses per quarter section)** where sour gas facilities may be found within a 100 metre radius.

- Proposed **unrestricted country development (greater than 8 but less than 50 dwellings/businesses per quarter section)** where sour gas facilities may be found within 500 metres.

- Proposed additional development within an **urban centre (see definition in bulletin)**, located outside an urban centre, or a proposed **public facility (see definition in bulletin)** where sour gas facilities may be found within 1500 metres (1.5 kilometres).

If this information is **unknown**, please indicate on the form submission or in your referral.

Referrals are **not required** for subdivision or development applications:

that **do not** include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or; where it is known that no sour gas facilities are located within the distances set out above.

Referrals that are not required will not receive a reply from the AER.

The bulletin can be found on the AER website at <http://aer.ca/rules-and-regulations/bulletins/aer-bulletin-2013-03>.

Questions can be directed to the EPA Helpline via EPAHelpline@aer.ca or (403) 297-2625.

Thank you,

Emergency Response and Preparedness

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Bylaw 903/15 Circulation Notice

Plan 1423218 Block 1 Lot 1

**Request to Re-designate Existing Institutional and Public Uses (IPU)
to Municipal Reserve (MR)**

This letter is to inform you that a land use re-designation request has been submitted for the above noted property.

Pursuant to Section 692 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000 as amended, Council has scheduled a **public hearing for Monday, August 24, 2015 at the Regular Council Meeting in Council Chambers of the Rimbey Town Office (4938 50th Avenue)** for a land use re-designation request. Specifically, the request is to re-designate the existing Institutional and Public Uses (IPU) to Municipal Reserve (MR)

The Town is requesting that you review the enclosed information and forward your written comments with respect to this application to the Town of Rimbey by August 19, 2015. Your response will then be forwarded to Council. Responses received after August 19, 2015 will be read into the record at the Council Meeting. Those wishing to submit verbal comments can attend the meeting.

A copy of the proposed bylaw is attached.

Should you have any further queries in this regard, please do not hesitate to contact the Development Services Department at (403) 843-2113.

Sincerely,

Elizabeth Armitage, MEDES, RPP, MCIP
Contract Planner & Development Officer

Tel: 403.843.2113
Fax: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

To Whom it May Concern

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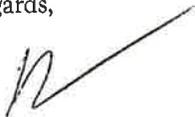
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Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

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AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

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This Bylaw may be cited as the "Storm Water Pond"

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- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

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AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

August 14, 2015

Mayor Pankiw & Town Council

Re: Bylaw 903/15 and 904/15

Plan 1423218 Block 1 Lot 1

I am writing to get further information with respect to the proposed subdivision of the municipal reserve on the land for the new Rimbey Senior's Lodge. I recently received 2 packages in the mail with the request that I review the enclosed information and forward my written comments with respect to this application to the Town of Rimbey by August 19, 2015.

After reading the documents and maps, I was unclear as to what is being proposed with regards to the construction of a 'stormwater pond'. The map that was attached is a close-up of the area in question. It refers to 45 Ave, on which I reside, as well as Rimstone Drive. I cannot find Rimstone Drive on any map of Rimbey. An additional map showing a larger portion of the southwest corner of town would have been helpful to understand where exactly Plan 1423218 Block 1 Lot 1 is in relation to the existing buildings and homes. I also have concerns about the proposed 'wet pond'.

On Wednesday, August 12th, I went into the Town Office to have my questions answered. The woman I first spoke with at the front desk said she couldn't help me. She then called on another employee to speak with me. He struggled to figure out the map and could not explain what is being proposed, so he suggested that I call the 'Development Services Department' mentioned in the letter. Then he continued reading and noticed the 843-2113 phone number at the bottom. "Oh, that's here", he said. He gave me a business card for an E. Armitage in Calgary and told me to phone her. I don't feel I should have to incur personal expense by making a long distance phone call to gather information on this proposal.

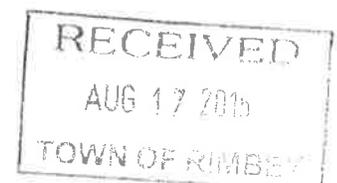
The August 19th deadline is fast approaching and I would like to know the following:

1. where will the wet pond be going,
2. how close will the pond be to my property,
3. approximately what size of a pond is proposed, and
4. what safety measures will be in place to keep people, especially young children, safe.

Sincerely,



Janet Boyarzin
5337 – 45 Avenue
Rimbey



August 17, 2015

To Town of Rimbey

From: Don and Jeannet Hoornaert

5405 - 46th Ave.

Rimbey, AB

Phone (403) 843-3535

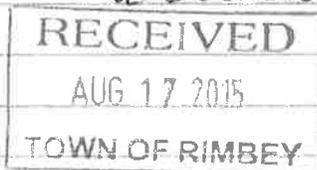
Email richey@telus.net

Re: Request to Subdivide

After looking at your information and based on the very limited information available we would like the following to be answered or considered

- (1) What is the size of the wet pond?
- (2) Is the pond the size needed for the development or is it larger?
- (3) Will there be steps taken to prevent access to the pond in particular small children?
- (4) Has the town considered the affects of migratory birds in the pond, in particular Canada Geese. We have found from previous experience the geese become a real nuisance to the pond and adjoining properties.
- (5) Will there be a water fountain installed?
- (6) Is there an overflow on the pond, if yes where?
- (7) Who will be responsible for pond maintenance - The Town of Rimbey or Rimoka Foundation?
- (8) Can there be lots developed where pond is going?
- (9) Why was this request not sent to all affected neighbours?

In conclusion there seems to be an awful rush to get this done. Maybe more thought needs to be put into this before a decision is made.



Yours Truly,

Jeannet Hoornaert

August 17, 2015

Town of Rimbey Council Members

CC: Interim Chief Administrative Officer Donna Tona, CTS

CC: Rimbey Review

CC: Red Deer Advocate

Re: Bylaws 903/15 and 904/15

Development Officer

Town of Rimbey

Box 350

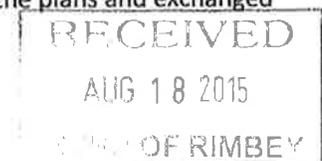
Rimbey, Alberta

TOC 2JO

When Johnson Estates were approached by Mr. Dennis Beesley it was our understanding that a relatively square land parcel of 8 (minimum amount) to 10 acres in size was required in the Town of Rimbey for the development of a new senior's facility. At that time Rimoka Foundation was proposing to build a new 100 unit building with additional area to add more wings to accommodate various levels of patient care that could be connected to a central core of kitchen and administrative offices. Also Rimoka wanted to ensure that there would be ample parking space for the workers and visitors vehicles and a comfortable grounds area so that Rimoka residents could enjoy the last few days or years of their lives.

I do not know who was driving the agenda or what the reasoning was but after several meeting with CAO Tony Good it became apparent that the newly elected council members were not going to complete the land purchase agreement with Johnson Estates even though it was the desired location that had been selected for the Romoka Foundation facility by Mr. Dennis Beesley. A land deal with Stan Cumming was snapped up almost immediately after I released the Ponoka County from the sales agreement of the land in question which makes me believe that the deal with Stan Cumming had already been agreed to by the Rimbey Town Council members for whatever reason.

The Land area purchased for a new Rimoka Foundation Facility that contains a Storm Water Pond that the Council of the Town of Rimbey are now wanting to re-designate with Bylaw 903/15 from (IPU) Institution and Public Use to (MR) Municipal Reserve had already been dedicated to the Town of Rimbey as Municipal Reserve prior to the land purchase from Mr. Stan Cummings. In order that Mr. Cummings could supply a parcel of land with a minimum of at least 8 acres to accommodate Mr. Beesleys requirements, the (MR) Municipal Reserve had to be withdrawn from the plans and exchanged



for other property in his subdivision (or cash paid in lieu of lands). From information received from the Town of Rimbey, details of the MR dedication transactions should be of concern to all Rimbey developers and tax payers.

I have to assume that the Rimbey Town Council members want to pass Bylaw 903/15 Rimoka Storm Water Pond Land Use Re-designation that will re-designate a portion of Plan 1423218 Block 1, Lot 1 from (IPU) Institution and Public Use to (MR) Municipal Reserve and Bylaw 904/15 that will subdivide the Municipal Reserve portion of Plan 1423218, Block 1, Lot 1 resulting in the transfer of title of these lands to the Town of Rimbey to be designated as Municipal Reserve to accommodate the surface Storm Water runoff from the Stan Cummings subdivision. **I really can't understand why the Rimoka Foundation would want to give up 2.744 or more acres of land that the County of Ponoka purchased for a Rimoka Foundation seniors facility, not (MR)Municipal Reserve for the Town of Rimbey, for a Storm Water Pond which is of minimal benefit to the Rimoka Property as all the purchased land slopes to the South and Southwest away from the Pond area. Subdividing off the Storm Water Pond area from the Rimoka property and converting it to (MR) Municipal Reserve would also create a parcel of land in the shape of a dog leg less than 6 acres in size. I believe that the Rimoka Foundation has to address the issue of trying to fit the Rimoka Foundations Immediate and future plans for a new seniors facility to a smaller (less than 6 acres) odd shaped parcel of land rather than retain the full 8.5 acres purchased that will accommodate the proposed project.** The County of Ponoka purchased land for a Rimoka Foundation seniors facility and if the Rimoka Foundation returns part of the purchased property (2.744 acres) back to the Town of Rimbey as (MR)Municipal Reserve, it will literally cost the Ponoka tax payers \$100,000.00 to \$150,000.00 dollars. If the Rimoka foundation Senior Facility plans have changed and the land area that Mr Dennis Beesley requested is no longer required then Mr. Cummings should refund the proportional purchase funds to the County of Ponoka and the land be returned to Mr. Cummings so he can designate it to the Town of Rimbey as (MR) Municipal Reserve rather than give up other property from his subdivision for this purpose. Mr. Cumming should not receive a huge financial gift as a result of the transactions that have and are being proposed.

It is my opinion that the full 8 acres (at a minimum) is required for a facility of this nature and the MR as specified should not be approved. The MR and Storm Water pond can be facilitated on other lands of the developer and the Town Council should not pass Bylaws 903/15 and 904/15. If the Town had done more homework prior to the purchase of the lands these problems would not be arising. Please review the following questions that were provided to Paul McLauchlin prior to the land deal being completed.



Hi Paul

I would like to express my personal opinion about the way the new seniors living facility project for the Town of Rimbey has been handled. As of to date, I am appalled by the conduct and roll of the Rimbey Town council members with regards to this project.

Firstly, the new seniors living facility is a Rimoka project and as such, Rimoka should be taking the lead roll and calling the shots as to location and how this project is financed and completed.

Secondly, the County of Ponoka agreed to pay for the land parcel for this project and should have a say in the purchasing agreement and be kept informed by Rimoka on the status of the project.

Thirdly, I believe Rimbey Town council's conduct and actions have over stepped their duty and responsibility with regards to the new proposed seniors living facility. I don't believe the Rimbey Town council had any right to override Rimoka's location decision for the new seniors living facility and purposely cause the failure of purchasing property from Johnson Estates for this project by cutting off communications and refusing to participate in securing a development agreement for this facility. Even though I am disappointed in what has happened to date, regardless of location, I do not want to see Rimbey lose the proposed seniors living facility.

I am making you aware that Rimbey Town council is about to give third reading to a land use bylaw change at their next Town meeting that will secure property for the new seniors living facility on the Stan Cumming's property below the Best Western Hotel.

Paul, as head of the Rimoka Board, I would like to see you discuss the following questions with the Rimoka board prior to third reading of the land use bylaw that will obligate the County of Ponoka to purchase the Cummings property, and attend the next Rimbey Town council meeting April 14th with these and other questions from the board. Every business person knows that location with relationship to amenities or exposure to the public are the main concerns before deciding on a location for a new business or public facility development. Once a development location or locations have been identified, then the responsible authority (in this case Rimoka) should have addressed all the development requirements and issues such as deep utilities, shallow utilities, hard surface water runoff, roads ,who's responsible for what? etc. Far to many mistakes were made by all involved parties on previous negotiations with Johnson Estates and resulted in the loss of what was considered by a huge number of Rimbey tax payers as a prime location for a new seniors facility , do not make the same mistakes again. Rimbey needs the new seniors facility, make it happen.

Here are my thoughts of a few questions that should have be asked by the Rimoka board members before entering into a land purchase agreement with Mr. Stan Cummings..

1/ Do engineering reports support water and sewage requirements for this facility on the Cumming's property?

2/ If yes, why did the same reports not support water and sewage requirements on the Johnson Estates location?

3/If no, who is responsible for completion of the water loop, town taxpayers, Stan Cummings,or Rimoka?

4/ Once the County of Ponoka has purchased the Stan Cummings property who is considered the developer?

5/ When and if the County of Ponoka owns the Stan Cummings property for the new seniors facility, who is responsible for the adjacent streets, Stan Cummings or Stan Cummings and Rimoka shared on a 50-50% basis?

6/ Have the Rimoka board members looked at the grade and elevation level drawings of the area being considered for the new proposed senior's facility?

7/ Have shallow utilities and road entrances been discussed?

8/ Has hard surface water runoff been looked at as the new location for the senior's facility would be on the lowest area of the Cumming's subdivision?

9/ Where do the water and sewer lines exist with relationship to the property being considered for the senior's facility?

10/ Does MR x \$39,344.00 (\$336,000.00/8.54 acres) get taken off the price of the land? Or is this money paid to the Town of Rimbey in lieu of MR?

11/ Is Rimoka going to be responsible for an entrance road to the north if the residential entrance on 45th avenue gets rejected as rumours are that Town residents living on 45th avenue are planning to petition the Town if the 3rd reading is passed and the road issue is not addressed. It is also rumour that there may be a general petition of the location as it is not a suitable location for the end users.

August18/2015

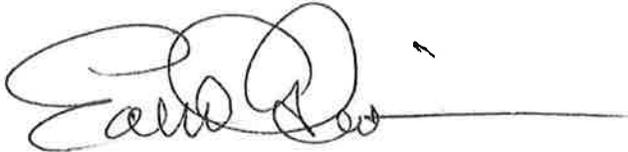
To whom it may concern:

In response to the request for cooperation letter from Paul Mclauchlin dated August 15, 2015, I have several concerns and questions that I wish to discuss at the August 24 Council Meeting that pertain directly to this request by Mr. Mclauchlin.

It is my opinion that the request to subdivide the identified property to provide a Municipal Reserve is premature and has not been well thought out by our RimbeY Council.

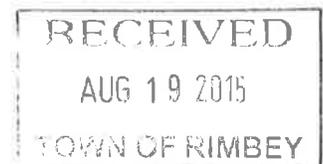
Should my concerns and questions be answered, and should they be considered to be in the best interests of our greater community, then I shall assist in any way possible to see the fruition of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl D. Giebelhaus", with a long horizontal line extending to the right.

Earl D. Giebelhaus

Adjacent property owner



August 18, 2015

In reply to the letter written by Paul McLaughlin dated July 15, 2015, I would quote; “ as part of the development of this land as well as the adjacent lands(at present owned by SJC Development Corporation)we, the Rimoka Foundation are engineering, planning and constructing a storm water pond that services the adjacent properties as well.”

Other adjacent land owners not noted are; Herb and Judy Grutterink , L.I. Ranches (both agricultural and potential residential properties), and Earl and Penny Giebelhaus, private residence.

The Grutterink property now has a road approach as part of this development. Part of a development plan that was in place, as evidenced by the construction of the walking trail being present, has been followed, other parts totally disregarded. There was to be a road adjacent to this walkway with an approach into L.I. Ranches property, this has been removed without any consultation with the owners. The architect designing the lodge was asked to design a facility that would utilize the present large excavation as a feature for his design. The proposal now is to a fill up the old excavation and create a storm water retention pond as a feature in another location on the same property.

My personal reasons for not accepting this municipal reserve is the supposedly large area of water proposed for this site:

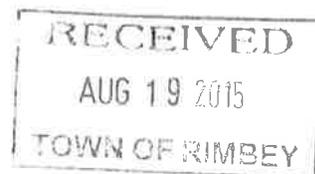
Who is going to pay for it and maintain it?

Is it going to be in an enclosed area?

It is a huge risk for the children in this area.

It is a big nuisance that huge flocks of Canada Geese will settle there and feed on the grain in the adjacent field.

It is also an extremely poor plan to have only one roadway into this Lodge, thus only one exit, with no commitment to build another road.



Who is responsible for seeing that the design of this land is for the benefit of all citizens, particularly our seniors, both present and future, and for the Town of Rimbey? Why are preliminary plans ignored?

You are asking for our cooperation? Where has the planning and discussion been in the past year? If there is now a rush, we all know what happens when projects are rushed thru without proper planning and design...as an example.... Town of Rimbey Pool and Waterpark.

Let's have a serious discussion about this. Leave personal animosities, agendas, and politics out of it and do what is best for all citizens in the Rimbey and district region.

Sincerely,

A handwritten signature in blue ink that reads "Penny Giebelhaus". The signature is written in a cursive style with a large initial 'P'.

Penny Giebelhaus

The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 762-04

WHEREAS Council has deemed it appropriate to rezone certain parcels of land,

AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

PART I - BYLAW TITLE

This Bylaw may be cited as the "Storm Water Pond"

PART II – LAND USE REDESIGNATION

- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July , 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR



Council Agenda Item	6.2
Council Meeting Date	August 24, 2015
Subject	Second and Third Reading for Bylaw 904/15 Amendment to Land Use Bylaw – Municipal Reserve Subdivision
For Public Agenda	Public Information
Background	Administration has been working with Rimoka Housing Foundation to develop a new Rimbey seniors lodge located at Plan 1423218 Block 1 Lot 1. A subdivision is required to create the Municipal Reserve land and turn the land over to the Municipality.
Discussion	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey redesignate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation. This pond will be a “wet pond” in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally subdivided in order to be turned over to the town. Upon subdivision approval the applicant will:</p> <ol style="list-style-type: none"> 1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond) 2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve <p>Typically subdivisions are subdivided through the specific subdivision process outlined in the Municipal Government Act and the Subdivision and Development Regulations. However, in the case of subdivisions pertaining to Municipal Reserve MGA 665(1) permits for subdivision to occur by way of bylaw.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimbey Review. The advertisement was placed in the Rimbey Review for two consecutive weeks on August 11, 2015 and August 18, 2015. Copies were also made available the front counter for residents to pick up.</p> <p>First reading of Bylaw 904/15 was held on July 27, 2015. At this time the Public Hearing was scheduled for August 24, 2015 at the regular council meeting.</p> <p>Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p>



	<p>One written response was received from Emergency Response and Preparedness regarding setback requirements. The response is enclosed as an attachment. It appears to be a standard automatically generated response and it is not pertinent to this application. No additional written responses were submitted. Alberta Transportation indicated that they intend to submit their comments on August 24, 2015 to be read into the record at the Public Hearing.</p> <p>Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015. Enclosed are the notification packages.</p> <p>Town administration had received 5 letter from the following residents:</p> <ul style="list-style-type: none"> • Janet Boyarzin, August 14, 2015 • Don and Jeannet Hoornaert, August 17, 2015 • Alvin Johnson, August 17, 2015 • Earl Giebelhaus. August 18, 2015 • Penny Giebelhaus, August 18, 2015 <p>Enclosed are the letters received.</p> <p>Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.</p> <p>It appears that most of the concerns are in regards to the design of the Rimoka Lodge and the Stormwater pond, which are beyond the scope of the current bylaw.</p> <p>Due to the nature of the concerns raised, administration has recommended that the applicant hold a public open house to present the design to residents of Rimbey.</p>
Relevant Policy/Legislation	MGA 665
Options/Consequences	<p>Option1: Approve Second and Third Reading of Bylaw 904/15 as proposed, as it complies with the <i>Municipal Development Plan</i> and <i>Land Use Bylaw</i>.</p> <p>Option 2: Table the decision on Bylaw 904/15 as proposed and request further information if required.</p> <p>Option 3: Refuse Bylaw 904/15 as proposed and cite the reasons for refusal into the minutes of record.</p>
Desired Outcome(s)	To provide the residents of Rimbey with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.
Financial Implications	n/a
Follow Up	n/a
Attachments	<ol style="list-style-type: none"> 1. Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation. 2. Agency Circulation Package



TOWN OF RIMBEY REQUEST FOR DECISION

	<ul style="list-style-type: none">3. Agency Responses4. Adjacent Neighbours Circulation Package5. Resident Comments6. 904/15 Bylaw
Recommendation	Option 1: Approve Second and Third Reading of Bylaw 904/15 as proposed.
Prepared By:	

	Liz Armitage Contract Development Officer
	_____ Date
Endorsed By:	
	

	Donna Tona, CTS Interim Chief Administrative Officer
	_____ Date
	Aug 19/15

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

The Rimoka Foundation owns the land associated with Plan 1423218 Block 1 Lot 1 and are in the process of designing and building an 80 unit seniors lodge. As part of the development of this land as well as the adjacent lands (at present owned by SJC Development Corporation) we, the Rimoka Foundation are engineering, planning and constructing a stormwater pond that services the adjacent properties as wells as Plan 1423218 Block 1 Lot 1. Further, this pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. This pond will require Alberta Environment Approval under the Water Act for the diversion and retention of surface water. Once approval is received the Rimoka Foundation will undertake the following activities:

1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Subdivision Request: Bylaw 904/15

Please find attached, the application materials for Bylaw 904/15, located within the Town of Rimbey.

As a potentially affected agency, we are requesting that you review the enclosed information and forward your comments, recommendations and/or requirements with respect to this application by August 19, 2015. Your comments will then be considered by the Town's Administration. Should not response be received by the requested date, it will be considered that you no comments with respect to this application.

The information regarding this proposal is listed as follows:

APPLICATION: Request to Subdivide Municipal Reserve as per MGA 665(1)

LEGAL DESCRIPTION: Plan 1423218 Block 1 Lot 2

APPLICANT/OWNER: Paul McLauchlin, Board Chair, Rimoka Housing Foundation

Please reply referring to the application number quoted at the top of this page to the attention of:

Elizabeth Armitage, MEDES, RPP, MCIP
Town of Rimbey
Email: generalinfo@rimbey.com
Fax: (403).843.6599
Phone (Direct): 403.383.2366

No Comments or Objections

Comments to Follow

Tel: 403.843.2113
Fax: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

To Whom it May Concern

Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge

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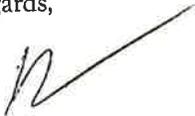
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On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218

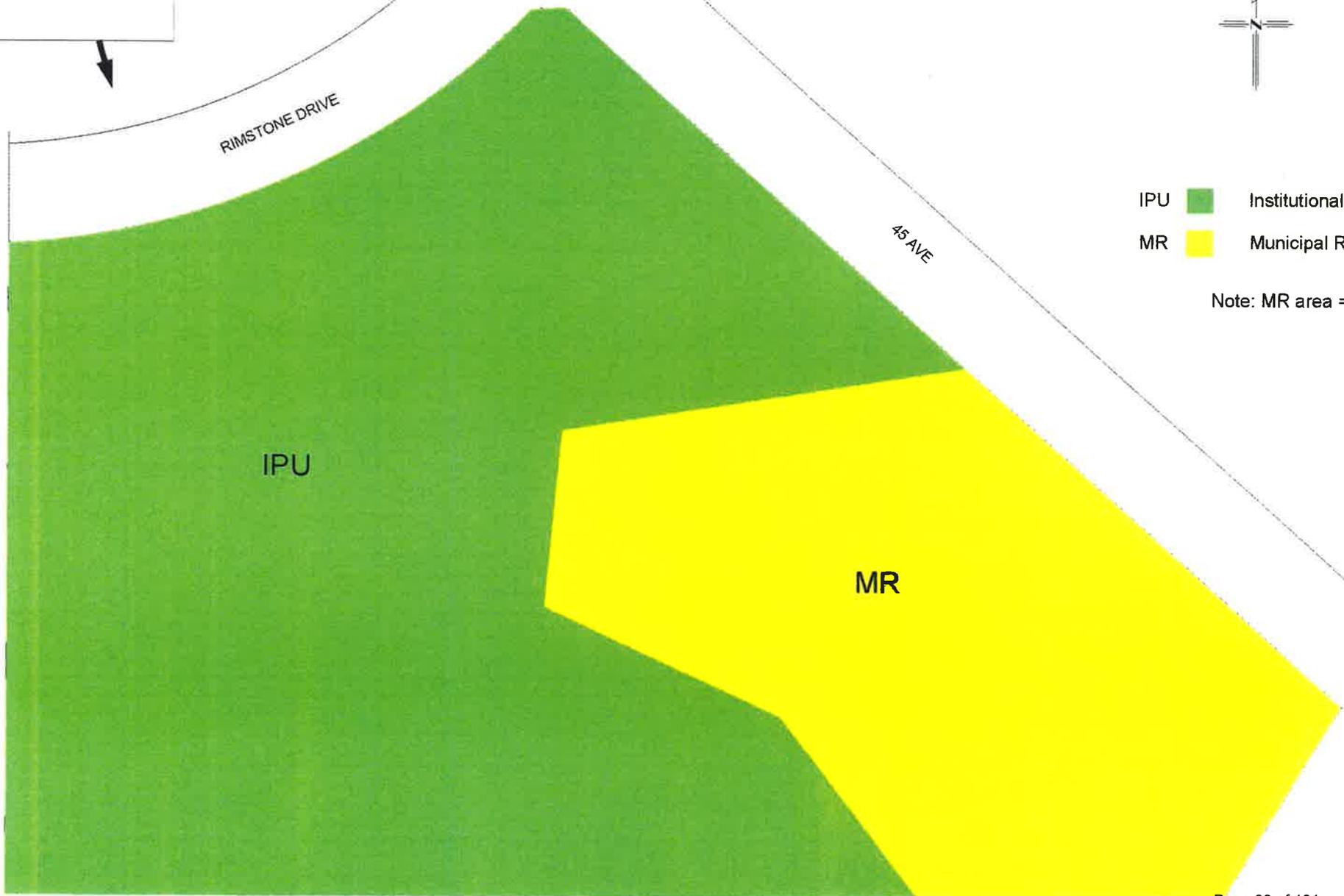


RIMSTONE DRIVE



- IPU  Institutional and public use
- MR  Municipal Reserve

Note: MR area = 11,105 m²



IPU

MR

45 AVE

Subject: FW: Setback Referral Process
From: "Michael Fitzsimmons" <michael@rimbey.com>
Sent: 2015-08-05 11:55:09 AM
To: "Liz Armitage" <vicinia.planning@gmail.com>

Got this back when I sent out the circulation notice.

From: Setbackreferrals [mailto:SetbackReferrals@aer.ca]
Sent: Wednesday, August 05, 2015 11:28 AM
To: Michael Fitzsimmons <michael@rimbey.com>
Subject: Setback Referral Process

The Emergency Response and Preparedness Section has received your Setback Referral request.

For referrals that are **required** to be submitted to the Alberta Energy Regulator (AER), as per the *AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information*, an email reply will be sent within **30 business days**. **Please note that there is a form for submission of a setback referral to the AER (you can access it with the link to the bulletin below).**

Replies will **no longer** be sent for setback referrals that are **not required** by the AER for submission.

Subdivision and development applications are only **required** to be referred to the AER if they meet the following AER land use description criteria (land use descriptions are defined in the bulletin's glossary):

Proposed **permanent dwelling (8 or less dwellings/businesses per quarter section)** where sour gas facilities may be found within a 100 metre radius.

Proposed **unrestricted country development (greater than 8 but less than 50 dwellings/businesses per quarter section)** where sour gas facilities may be found within 500 metres.

Proposed additional development within an **urban centre (see definition in bulletin)** located outside an urban centre, or a proposed **public facility (see definition in bulletin)** where sour gas facilities may be found within 1500 metres (1.5 kilometres).

If this information is **unknown**, please indicate on the form submission or in your referral.

Referrals are **not required** for subdivision or development applications:

that **do not** include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or; where it is known that no sour gas facilities are located within the distances set out above.

Referrals that are not required will not receive a reply from the AER.

The bulletin can be found on the AER website at <http://aer.ca/rules-and-regulations/bulletins/aer-bulletin-2013-03>.

Questions can be directed to the EPA Helpline via EPAHelpline@aer.ca or (403) 297-2625.

Thank you,

Emergency Response and Preparedness

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.



The Town of Rimbey

4938-50th Ave P.O. Box 350 Rimbey, Alberta T0C 2J0

8/4/2015

Re: Bylaw 904/15 Circulation Notice

Plan 1423218 Block 1 Lot 1

Request to Subdivide Municipal Reserve

This letter is to inform you that a subdivision request has been submitted for the above noted property.

Pursuant to Section 692 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000 as amended, Council has scheduled a **public hearing for Monday, August 24, 2015 at the Regular Council Meeting in Council Chambers of the Rimbey Town Office (4938 50th Avenue)** for a request to subdivide as per section 665(1) of the Municipal Government Act.

The Town is requesting that you review the enclosed information and forward your written comments with respect to this application to the Town of Rimbey by August 19, 2015. Your response will then be forwarded to Council. Responses received after August 19, 2015 will be read into the record at the Council Meeting. Those wishing to submit verbal comments can attend the meeting.

A copy of the proposed bylaw is attached.

Should you have any further queries in this regard, please do not hesitate to contact the Development Services Department at (403) 843-2113.

Sincerely,

Elizabeth Armitage, MEDes, RPP, MCIP
Contract Planner & Development Officer

Tel: 403.843.2113
FAX: 403.843.6599
E: generalinfo@rimbey.com
www.rimbey.com

July 15, 2015

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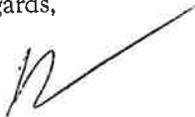
1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin
Board Chair
Rimoka Housing Foundation

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time this ____ day of _____, 2015.

READ a third and final time this ____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE



- IPU Institutional and public use
- MR Municipal Reserve

Note: MR area = 11,105 m²

IPU

MR

August 14, 2015

Mayor Pankiw & Town Council

Re: Bylaw 903/15 and 904/15

Plan 1423218 Block 1 Lot 1

I am writing to get further information with respect to the proposed subdivision of the municipal reserve on the land for the new Rimbey Senior's Lodge. I recently received 2 packages in the mail with the request that I review the enclosed information and forward my written comments with respect to this application to the Town of Rimbey by August 19, 2015.

After reading the documents and maps, I was unclear as to what is being proposed with regards to the construction of a 'stormwater pond'. The map that was attached is a close-up of the area in question. It refers to 45 Ave, on which I reside, as well as Rimstone Drive. I cannot find Rimstone Drive on any map of Rimbey. An additional map showing a larger portion of the southwest corner of town would have been helpful to understand where exactly Plan 1423218 Block 1 Lot 1 is in relation to the existing buildings and homes. I also have concerns about the proposed 'wet pond'.

On Wednesday, August 12th, I went into the Town Office to have my questions answered. The woman I first spoke with at the front desk said she couldn't help me. She then called on another employee to speak with me. He struggled to figure out the map and could not explain what is being proposed, so he suggested that I call the 'Development Services Department' mentioned in the letter. Then he continued reading and noticed the 843-2113 phone number at the bottom. "Oh, that's here", he said. He gave me a business card for an E. Armitage in Calgary and told me to phone her. I don't feel I should have to incur personal expense by making a long distance phone call to gather information on this proposal.

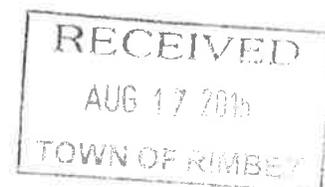
The August 19th deadline is fast approaching and I would like to know the following:

1. where will the wet pond be going,
2. how close will the pond be to my property,
3. approximately what size of a pond is proposed, and
4. what safety measures will be in place to keep people, especially young children, safe.

Sincerely,



Janet Boyarzin
5337 – 45 Avenue
Rimbey



August 17, 2015

To Town of Rimbey

From: Don and Jeannet Hoornaert
5405 - 46th Ave.
Rimbey, AB

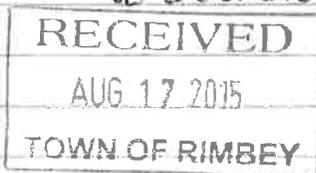
Phone (403) 843-3535
EMAIL richegal@Telus.net

Re: Request to Subdivide

After looking at your information and based on the very limited information available we would like the following to be answered or considered

- (1) What is the size of the wet pond?
- (2) Is the pond the size needed for the development or is it larger?
- (3) Will there be steps taken to prevent access to the pond in particular small children?
- (4) Has the town considered the affects of migratory birds in the pond, in particular Canada Geese. We have found from previous experience the geese become a real nuisance to the pond and adjoining properties.
- (5) Will there be a water fountain installed?
- (6) Is there an overflow on the pond, if yes where?
- (7) Who will be responsible for pond maintenance - The Town of Rimbey or Rimbey Foundation?
- (8) Can there be lots developed where pond is going?
- (9) Why was this request not sent to all affected neighbours?

In conclusion there seems to be an awful rush to get this done. Maybe more thought needs to be put into this before a decision is made



Yours Truly

Jeannet Hoornaert

August 17, 2015

Town of Rimbey Council Members

CC: Interim Chief Administrative Officer Donna Tona, CTS

CC: Rimbey Review

CC: Red Deer Advocate

Re: Bylaws 903/15 and 904/15

Development Officer

Town of Rimbey

Box 350

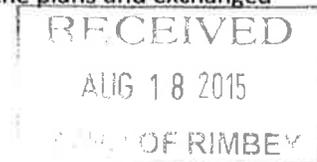
Rimbey, Alberta

TOC 2JO

When Johnson Estates were approached by Mr. Dennis Beesley it was our understanding that a relatively square land parcel of 8 (minimum amount) to 10 acres in size was required in the Town of Rimbey for the development of a new senior's facility. At that time Rimoka Foundation was proposing to build a new 100 unit building with additional area to add more wings to accommodate various levels of patient care that could be connected to a central core of kitchen and administrative offices. Also Rimoka wanted to ensure that there would be ample parking space for the workers and visitors vehicles and a comfortable grounds area so that Rimoka residents could enjoy the last few days or years of their lives.

I do not know who was driving the agenda or what the reasoning was but after several meetings with CAO Tony Good it became apparent that the newly elected council members were not going to complete the land purchase agreement with Johnson Estates even though it was the desired location that had been selected for the Romoka Foundation facility by Mr. Dennis Beesley. A land deal with Stan Cumming was snapped up almost immediately after I released the Ponoka County from the sales agreement of the land in question which makes me believe that the deal with Stan Cumming had already been agreed to by the Rimbey Town Council members for whatever reason.

The Land area purchased for a new Rimoka Foundation Facility that contains a Storm Water Pond that the Council of the Town of Rimbey are now wanting to re-designate with Bylaw 903/15 from (IPU) Institution and Public Use to (MR) Municipal Reserve had already been dedicated to the Town of Rimbey as Municipal Reserve prior to the land purchase from Mr. Stan Cummings. In order that Mr. Cummings could supply a parcel of land with a minimum of at least 8 acres to accommodate Mr. Beesleys requirements, the (MR) Municipal Reserve had to be withdrawn from the plans and exchanged



for other property in his subdivision (or cash paid in lieu of lands). From information received from the Town of Rimbey, details of the MR dedication transactions should be of concern to all Rimbey developers and tax payers.

I have to assume that the Rimbey Town Council members want to pass Bylaw 903/15 Rimoka Storm Water Pond Land Use Re-designation that will re-designate a portion of Plan 1423218 Block 1, Lot 1 from (IPU) Institution and Public Use to (MR) Municipal Reserve and Bylaw 904/15 that will subdivide the Municipal Reserve portion of Plan 1423218, Block 1, Lot 1 resulting in the transfer of title of these lands to the Town of Rimbey to be designated as Municipal Reserve to accommodate the surface Storm Water runoff from the Stan Cummings subdivision. **I really can't understand why the Rimoka Foundation would want to give up 2.744 or more acres of land that the County of Ponoka purchased for a Rimoka Foundation seniors facility, not (MR)Municipal Reserve for the Town of Rimbey, for a Storm Water Pond which is of minimal benefit to the Rimoka Property as all the purchased land slopes to the South and Southwest away from the Pond area. Subdividing off the Storm Water Pond area from the Rimoka property and converting it to (MR) Municipal Reserve would also create a parcel of land in the shape of a dog leg less than 6 acres in size. I believe that the Rimoka Foundation has to address the issue of trying to fit the Rimoka Foundations immediate and future plans for a new seniors facility to a smaller (less than 6 acres) odd shaped parcel of land rather than retain the full 8.5 acres purchased that will accommodate the proposed project.** The County of Ponoka purchased land for a Rimoka Foundation seniors facility and if the Rimoka Foundation returns part of the purchased property (2.744 acres) back to the Town of Rimbey as (MR)Municipal Reserve, it will literally cost the Ponoka tax payers \$100,000.00 to \$150,000.00 dollars. If the Rimoka foundation Senior Facility plans have changed and the land area that Mr Dennis Beesley requested is no longer required then Mr. Cummings should refund the proportional purchase funds to the County of Ponoka and the land be returned to Mr. Cummings so he can designate it to the Town of Rimbey as (MR) Municipal Reserve rather than give up other property from his subdivision for this purpose. Mr. Cumming should not receive a huge financial gift as a result of the transactions that have and are being proposed.

It is my opinion that the full 8 acres (at a minimum) is required for a facility of this nature and the MR as specified should not be approved. The MR and Storm Water pond can be facilitated on other lands of the developer and the Town Council should not pass Bylaws 903/15 and 904/15. If the Town had done more homework prior to the purchase of the lands these problems would not be arising. Please review the following questions that were provided to Paul McLauchlin prior to the land deal being completed.



Hi Paul

I would like to express my personal opinion about the way the new seniors living facility project for the Town of Rimbey has been handled. As of to date, I am appalled by the conduct and roll of the Rimbey Town council members with regards to this project.

Firstly, the new seniors living facility is a Rimoka project and as such, Rimoka should be taking the lead roll and calling the shots as to location and how this project is financed and completed.

Secondly, the County of Ponoka agreed to pay for the land parcel for this project and should have a say in the purchasing agreement and be kept informed by Rimoka on the status of the project.

Thirdly, I believe Rimbey Town council's conduct and actions have over stepped their duty and responsibility with regards to the new proposed seniors living facility. I don't believe the Rimbey Town council had any right to override Rimoka's location decision for the new seniors living facility and purposely cause the failure of purchasing property from Johnson Estates for this project by cutting off communications and refusing to participate in securing a development agreement for this facility. Even though I am disappointed in what has happened to date, regardless of location, I do not want to see Rimbey lose the proposed seniors living facility.

I am making you aware that Rimbey Town council is about to give third reading to a land use bylaw change at their next Town meeting that will secure property for the new seniors living facility on the Stan Cumming's property below the Best Western Hotel.

Paul, as head of the Rimoka Board, I would like to see you discuss the following questions with the Rimoka board prior to third reading of the land use bylaw that will obligate the County of Ponoka to purchase the Cummings property, and attend the next Rimbey Town council meeting April 14th with these and other questions from the board. Every business person knows that location with relationship to amenities or exposure to the public are the main concerns before deciding on a location for a new business or public facility development. Once a development location or locations have been identified, then the responsible authority (in this case Rimoka) should have addressed all the development requirements and issues such as deep utilities, shallow utilities, hard surface water runoff, roads ,who's responsible for what? etc. Far to many mistakes were made by all involved parties on previous negotiations with Johnson Estates and resulted in the loss of what was considered by a huge number of Rimbey tax payers as a prime location for a new seniors facility , do not make the same mistakes again. Rimbey needs the new seniors facility, make it happen.

Here are my thoughts of a few questions that should have be asked by the Rimoka board members before entering into a land purchase agreement with Mr. Stan Cummings..

1/ Do engineering reports support water and sewage requirements for this facility on the Cumming's property?

2/ If yes, why did the same reports not support water and sewage requirements on the Johnson Estates location?

3/If no, who is responsible for completion of the water loop, town taxpayers, Stan Cummings,or Rimoka?

4/ Once the County of Ponoka has purchased the Stan Cummings property who is considered the developer?

5/ When and if the County of Ponoka owns the Stan Cummings property for the new seniors facility, who is responsible for the adjacent streets, Stan Cummings or Stan Cummings and Rimoka shared on a 50-50% basis?

6/ Have the Rimoka board members looked at the grade and elevation level drawings of the area being considered for the new proposed senior's facility?

7/ Have shallow utilities and road entrances been discussed?

8/ Has hard surface water runoff been looked at as the new location for the senior's facility would be on the lowest area of the Cumming's subdivision?

9/ Where do the water and sewer lines exist with relationship to the property being considered for the senior's facility?

10/ Does MR x \$39,344.00 (\$336,000.00/8.54 acres) get taken off the price of the land? Or is this money paid to the Town of Rimbey in lieu of MR?

11/ Is Rimoka going to be responsible for an entrance road to the north if the residential entrance on 45th avenue gets rejected as rumours are that Town residents living on 45th avenue are planning to petition the Town if the 3rd reading is passed and the road issue is not addressed. It is also rumour that there may be a general petition of the location as it is not a suitable location for the end users.

August18/2015

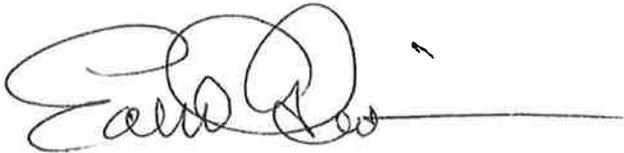
To whom it may concern:

In response to the request for cooperation letter from Paul Mclauchlin dated August 15, 2015, I have several concerns and questions that I wish to discuss at the August 24 Council Meeting that pertain directly to this request by Mr. Mclauchlin.

It is my opinion that the request to subdivide the identified property to provide a Municipal Reserve is premature and has not been well thought out by our RimbeY Council.

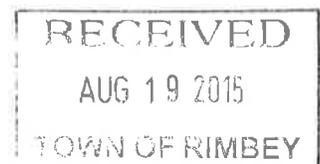
Should my concerns and questions be answered, and should they be considered to be in the best interests of our greater community, then I shall assist in any way possible to see the fruition of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl D. Giebelhaus", with a long horizontal line extending to the right.

Earl D. Giebelhaus

Adjacent property owner



August 18, 2015

In reply to the letter written by Paul McLaughlin dated July 15, 2015, I would quote; " as part of the development of this land as well as the adjacent lands(at present owned by SJC Development Corporation)we, the Rimoka Foundation are engineering, planning and constructing a storm water pond that services the adjacent properties as well."

Other adjacent land owners not noted are; Herb and Judy Grutterink , L.I. Ranches (both agricultural and potential residential properties), and Earl and Penny Giebelhaus, private residence.

The Grutterink property now has a road approach as part of this development. Part of a development plan that was in place, as evidenced by the construction of the walking trail being present, has been followed, other parts totally disregarded. There was to be a road adjacent to this walkway with an approach into L.I. Ranches property, this has been removed without any consultation with the owners. The architect designing the lodge was asked to design a facility that would utilize the present large excavation as a feature for his design. The proposal now is to a fill up the old excavation and create a storm water retention pond as a feature in another location on the same property.

My personal reasons for not accepting this municipal reserve is the supposedly large area of water proposed for this site:

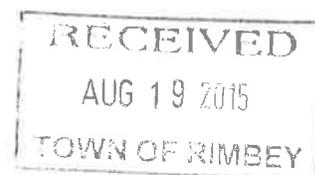
Who is going to pay for it and maintain it?

Is it going to be in an enclosed area?

It is a huge risk for the children in this area.

It is a big nuisance that huge flocks of Canada Geese will settle there and feed on the grain in the adjacent field.

It is also an extremely poor plan to have only one roadway into this Lodge, thus only one exit, with no commitment to build another road.



Who is responsible for seeing that the design of this land is for the benefit of all citizens, particularly our seniors, both present and future, and for the Town of Rimbey? Why are preliminary plans ignored?

You are asking for our cooperation? Where has the planning and discussion been in the past year? If there is now a rush, we all know what happens when projects are rushed thru without proper planning and design...as an example.... Town of Rimbey Pool and Waterpark.

Let's have a serious discussion about this. Leave personal animosities, agendas, and politics out of it and do what is best for all citizens in the Rimbey and district region.

Sincerely,



Penny Giebelhaus

The Town of Rimbey, Rimoka Municipal Reserve Subdivision

Bylaw 904/15

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27th day of July, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

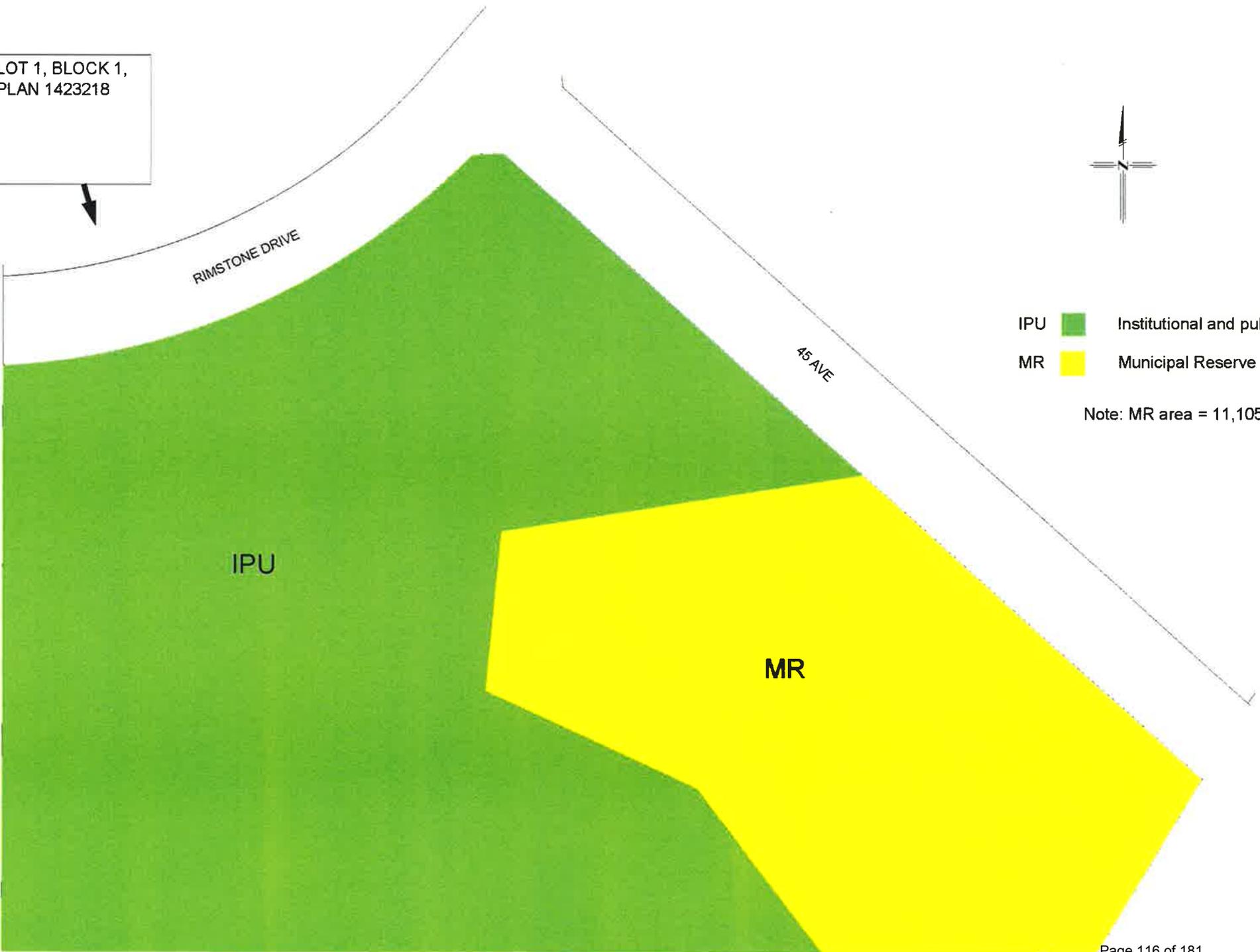
READ a second time this _____ day of _____, 2015.

READ a third and final time this _____ day of _____, 2015.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

LOT 1, BLOCK 1,
PLAN 1423218



RIMSTONE DRIVE

45 AVE

IPU

MR

- IPU Institutional and public use
- MR Municipal Reserve

Note: MR area = 11,105 m²



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.1 (5.1)
Council Meeting Date	August 24, 2015
Subject	New Rimbey RCMP Detachment Commander
For Public Agenda	Public Information
Background	Staff Groves has departed to Rocky Mountain House and in his place is Cst. Carmen Dutz Acting Commander RCMP Detachment Rimbey. In keeping with Rimbey's tradition, Council and Administration would like to formally welcome A/Det. Commander Dutz and renew our commitment to work in partnership with the Detachment.
Discussion	Invitation to Cst. Dutz to address Council.
Relevant Policy/Legislation	None
Options/Consequences	None
Desired Outcome(s)	A continued partnership between Town Administration, Enforcement Services and the RCMP.
Financial Implications	None
Follow Up	The CAO will meet with Cst. Dutz on a monthly basis and invite him to Council on a bi-monthly basis to keep communication lines open.
Attachments	None
Recommendation	Administration recommends Council to accept the introduction of the Rimbey RCMP Staff Sgt. as information.

Prepared By:

Donna Tona, CTS
Interim Chief Administrative Officer

Date

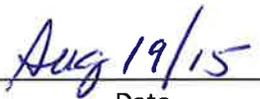
Endorsed By:

Donna Tona, CTS
Interim Chief Administrative Officer

Date



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.2 (5.2)
Council Meeting Date	August 24, 2015
Subject	Mr. Craig Oliver – Website Design Options
For Public Agenda	Public Information
Background	This is the second visit to Council as we begin to build the website. We are building layer by layer and Mr. Oliver and his team will be visiting monthly to keep updating Council on the website.
Discussion	The information presented in this Council meeting will be the “look” of the new site as we start to populate it and some innovative things that we have been working on to showcase the site’s capabilities.
Relevant Policy/Legislation	None
Options/Consequences	The site is in design stage as we speak and there is plenty of opportunity for comments from Council.
Desired Outcome(s)	The new site is expected to be functional in October or sooner.
Financial Implications	Within the Economic Development Budget
Follow Up	The CAO will continue to work with the design team and showcase it to the staff for their initial input at the all staff meeting at the end of August for their first look and comment.
Attachments	Amazing Ideas Presentation
Recommendation	Administration recommends Council continue to provide input to the concurrent developments of the web site.
Prepared By:	
 _____ Donna Tona, CTS Interim Chief Administrative Officer	
 _____ Date	
Endorsed By:	
 _____ Donna Tona, CTS Interim Chief Administrative Officer	
 _____ Date	



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	7.3
Council Meeting Date	August 24, 2015
Subject	Tagish Engineering Project Status Updates for August 11, 2015
For Public Agenda	Public Information
Background	Tagish Engineering is supplying their status report
Discussion	Tagish Engineering is the Town of Rimbey's Engineering Firm. As such they are required to provide status updates as well as meetings with administration.
Relevant Policy/Legislation	Not applicable
Options/Consequences	Not applicable
Desired Outcome(s)	Not applicable
Financial Implications	None at this time
Follow Up	None at this time
Attachments	Tagish Engineering Ltd. Project Status Updates for August 11, 2015
Recommendation	Administration respectfully requests Council accept the Tagish Engineering Ltd. Project Status Updates for August 11, 2015, as information.

Prepared By:



 Donna Tona, CTS
 Interim Chief Administrative Officer

Aug 19/15

 Date

Endorsed By:



 Donna Tona, CTS
 Interim Chief Administrative Officer

Aug 19/15

 Date



PROJECT STATUS UPDATES

August 11, 2015

Town of Rimbey

RB00 – Rimbey General

This project is for small general requests for the Town.

(July 14) Meetings and discussion were held with the Town, Rimoka, and WSP regarding the servicing of the Rimoka Housing lands.

(July 25) The second review of the WSP, Rimstone Drive extension plans were submitted. All points have been addressed and a letter was sent out on July 23.

(August 11)

- August 5, FAC Surface Improvements inspection was completed on Stan Cummings development,
- August 5, meeting was held regarding the Carey Anderson Development sewage grinder pump. Developer will complete repairs, and cost will be shared by Developer, Builder and Town.
- Olds Concrete Ltd. was contacted to replace cracked concrete on 50 St.

RB106 Rimbey Northeast Lagoon Subdrain Upgrades - GM

This project is related to all work involving the NE Lagoon repairs and drainage.

(July 14) AMEC were on site July 7 – 9, 2015 completing the ground water testing while Well # 13 was shut down.

(July 28) AMEC continue to work on the ground water sampling.

(August 11) AMEC has retested to confirm specific chemical content the ground water.

RB122 – Water System Upgrades 2014 – (GM)

(June 30 – July 14) No Change.

(July 28) Nason Contracting Group Ltd. is compiling O&M manuals for the installations at the Wells and Main Pump House.

(August 11) No Change.

RB126 – 2015 New Water Well Phase 1 – (GM)

Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probable location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.

(July 14) Response to the Omni-McCann letter is being prepared.

(July 28) Meeting with Town staff, Omni-McCann and Tagish Engineering are scheduled for August 8 to discuss the options provided in the Omni-McCann May 20, 2015 letter.

(August 11) August 5, 2015 met with Town and Omni-McCann to discuss options to redevelop Well 10. It was decided to wait for the results of the AMEC report on Well 13, prior to completing work on the new water supply.



Council Agenda Item	7.4
Council Meeting Date	August 24, 2015
Subject	Subdivision Application – 1530066 Alberta Ltd
For Public Agenda	Public Information
Background	<p>On June 25, 2015 West Central Planning Agency received a subdivision application from 1530066 Alberta Ltd to sever an existing parcel into two separate lots. The severance will result in two lots; the proposed lot will be approximately 0.74 acres in size while the remainder 0.91 acres in size. The subject area is wedged between the C.P.R. and 40th St. Preliminary research revealed that there are no Area Structure Plans governing the site. For visual reference please see WCPA drawing dated June 25th. (Attachment).</p> <p>At the July 27, 2015 Regular Council Meeting, Council passed <u>Motion 241/15</u> tabling the Subdivision Application from 1530066 Alberta to the August 24, 2015 Regular Council Meeting to allow time for any comments regarding the proposed subdivision to arrive from West Central Planning Agency.</p>
Discussion	<p>Staff members from WCPA visited the proposed lot on July 7, 2015. Initial observations revealed that the lots contain several commercial shops that appear to be fully fenced off. Several vehicles and agricultural equipment also appear to be present on the site. Further research revealed that the area is currently designated as an Industrial (M) district which permits a range of uses including retail, manufacture processing and C.P.R operations.</p> <p>As part of the planning process, WCPA referred the proposal to adjacent landowners and government departments however, no comments were generated. The proposal currently complies with the regulations set under the Town’s Land Use Bylaw No. 762/04, therefore WCPA recommends approval through Council deliberation.</p> <p>After the July 27, 2015 council meeting provided administration with the circulation package. WCPA has indicated that they circulated the subdivision to adjacent neighbours and government agencies on June 26, 2015. Comments were received from Alberta Transportation, and are attached to this report. Further, at the direction of administration WCPA followed up specifically with C.P. Rail. C.P. Rail indicated that they have no concerns with the proposed subdivision. Attached is the summary email provided by WPCA.</p> <p>WCPA recommends that council require the following conditions of approval:</p> <ol style="list-style-type: none"> 1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated June 25th, 2015. On completion of the survey plan, the applicant’s surveyor must submit the plan to West Central Planning Agency for endorsement. 2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the



TOWN OF RIMBEY REQUEST FOR DECISION

	<p><i>Municipal Government Act</i>, and including:</p> <ul style="list-style-type: none"> a. The provision of municipal services and utilities and the payment of related fees and levies. b. All shallow services including but not exclusive to natural gas, power, and cable. c. Create a new access to the proposed lot from 40th street. <p>3. If necessary, the applicant is to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.</p> <p>4. Any outstanding taxes on the property are to be paid.</p> <p>5. The applicant is to pay an endorsement fee of \$200 to West Central Planning Agency.</p>
Relevant Policy/Legislation	Municipal Government Act, Section 655
Options/Consequences	Option 1: Approve the subdivision with the 5 conditions proposed by WCPA. Option 2: Refuse the subdivision stating reasons.
Desired Outcome(s)	Council approve the subdivision with the 5 conditions proposed by WCPA.
Financial Implications	None to the town.
Follow Up	N/A
Attachments	WCPA Correspondence Circulation Notice and Comments Received
Recommendation	Council approve the subdivision with the 5 conditions proposed by WCPA.
Prepared By:	
	<p>_____</p> <p>Liz Armitage Contract Development Officer</p>
	<p>_____</p> <p>Date</p>
Endorsed By:	
	<p></p> <p>_____</p> <p>Donna Tona, CTS Interim Chief Administrative Officer</p>
	<p></p> <p>_____</p> <p>Aug 19/15 Date</p>

WEST CENTRAL PLANNING AGENCY

#105, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5

TELEPHONE (780) 352-2215 – FAX (780) 352-2211

WCPA@TELUSPLANET.NET

July 13th, 2015

WCPA File Number: TR/15/02

Re: Submission of subdivision proposal TR/15/02 (1530066 Alberta Ltd) within SW-28-42-2-W5 C. of T. 122 276 187

Attention: Liz Armitage

On June 25th, 2015 West Central Planning Agency received a subdivision application from 1530066 Alberta Ltd to sever an existing parcel into two separate lots. The severance will result in two lots; the proposed lot will be approximately 0.74 acres in size while the remainder 0.91 acres in size. The subject area is wedged between the C.P.R. and 40th St. Preliminary research revealed that there are no Area Structure Plans governing the site. For visual reference please see WCPA drawing dated June 25th.

Staff members from WCPA visited the proposed lot on July 7th 2015. Initial observations revealed that the lots contain several commercial shops that appear to be full fenced off. Several vehicles and agricultural equipment also appear to be present on the site. Further research revealed that the area is currently designated as an Industrial (M) district which permits a range of uses including retail, manufacture processing and C.P.R operations.

As part of the planning process, WCPA referred the proposal to adjacent landowners and government departments however, no comments were generated. The proposal currently complies with the regulations set under the town's Land Use Bylaw No. 762/04, therefore WCPA recommends approval through Council deliberation. Please see the draft approval letter for a list of recommended subdivision conditions.

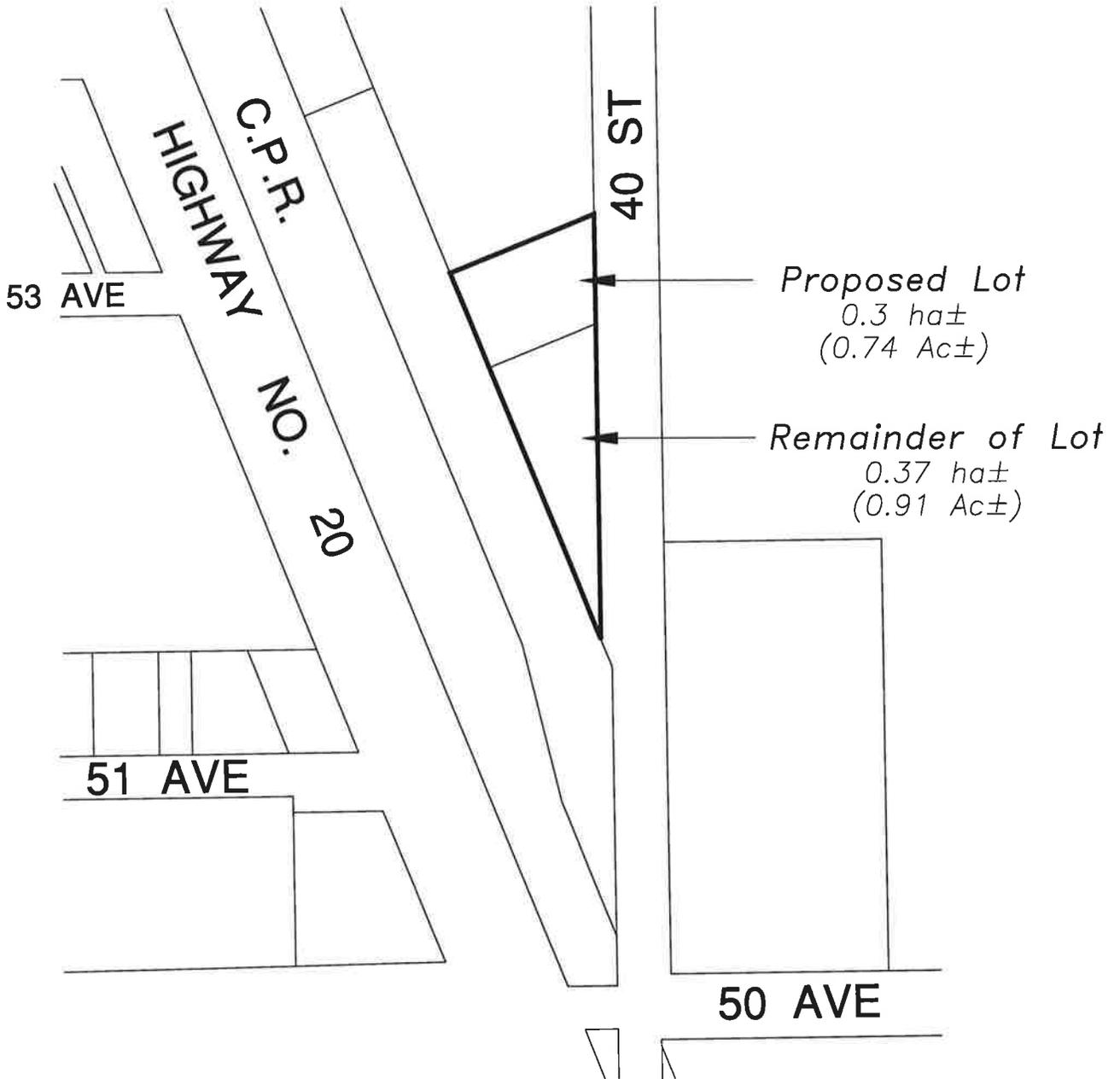
Please provide WCPA with a written notice once a decision has been made on the file. We will then notify the applicant on the decision made by the Town.

Regards,

Kemi D. Apanisile BURPI, RPP, MCIP
Municipal Planner, WCPA

Proposed Subdivision in the
Town of Rimbey

Part of SE28-42-2 W5
C. of T. 122 276 187



Registered Owner(s): 1530066 Alberta Ltd.

— denotes titled area

File: TR/15/02

Drawn: June 25, 2015

Revised:

WEST CENTRAL PLANNING AGENCY

Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780-352-2215 Fax 780-352-2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca

WEST CENTRAL PLANNING AGENCY

#101, 5111 - 50 Avenue

Wetaskiwin, Alberta

T9A 0S5

Telephone (780) 352-2215 / Fax (780) 352-2211

email: admin@westcentralplanning.ca

SUBDIVISION COVERSHEET

June 26, 2015

NAME: **1530066 Alberta Ltd**
Legal: **Part of SE-28-42-2-W5**
RE: **FILE NO: TR/15/02**

Attached is a sketch showing a proposed subdivision of land in your municipality or service area. If you have any recommendations or questions regarding this file, please contact our office within 10 days. The 10 day period is extended to 30 days if the Crown claims ownership on a water body on or adjacent to the property.

⇒ Municipality:	Town of Rimbey
Adjacent Municipality:	
Public School Board:	Wetaskiwin/Millet
⇒ Public School Board:	Ponoka (Wolf Creek)
Separate School Board:	St Thomas Aquinas, Leduc
⇒ AB. Trans: - Red Deer	TransDevelopmentRedDeer@ gov.ab.ca
Alberta Environment	1-403-340-5022
Alberta Sustainable Resource	1-780-427-4407
⇒ Public Lands Management:	Sarah Schwartz
Alberta Energy Board (ERCB):	Tom Elder
David Thompson Health: (RW)	Wetaskiwin (361-4335)
⇒ David Thompson Health: (RP)	Ponoka
⇒ Alta Link Management (power)	1-403-267-4454
⇒ Aquila Networks Canada (power)
⇒ ATCO GAS, Edmonton:	Vallerie Moldowan
⇒ ATCO Pipelines, Edmonton	Jo-Anne Van Sickle
Local Gas Co-op	
Battle River REA:	
⇒ C.P. Rail:	1-403-319-3727

10 faxed June 26/15
Page 127 of 181

Subject: C.P. Rail. Subdivision file TR-15-02
From: "Kemi Apanisile" <kapanisile@westcentralplanning.ca>
Sent: 2015-08-06 3:31:17 PM
To: "'Liz Armitage'" <vicinia.planning@gmail.com>; Donna@rimbey.com
CC: "'Jason Tran'" <jtran@westcentralplanning.ca>

Hi Liz,

I was able to reach Pierrett Marier from C.P. Rail. He works in the Real Estate, Technician Titles and Plans department. After debriefing him on the subdivision plan in a lengthy email he concluded that C.P. Rail had no concerns with the proposed subdivision. The sketch copy of the subdivision was also sent to him for visual reference. At this time WCPA will assume that C.P Rail is content with the subdivision in it's current form and will await Council's next decision regarding the plan.

Regards,

Kemi D. Apanisile
Municipal Planner, BURPI, RPP, MCIP
West Central Planning Agency
780-352-2215

July 3rd, 2015

File: Rimbey (Sub)
WCPA File: TR/15/02

West Central Planning Agency
#101, 5111-50 Avenue
Wetaskiwin, AB T9A 0S5
Sent via email: jtran@westcentralplanning.ca

Attention: Jason Tran, Manager

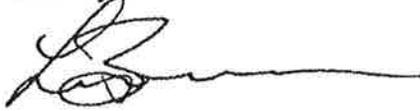
**RE: PROPOSED SUBDIVISION (1530066 ALBERTA LTD.)
BLOCK A, PLAN 6268 CE; PT. SE 28-42-02-W5
HIGHWAY 20 AND HIGHWAY 53 (50 AVENUE)**

Thank you for the referral to subdivide existing Block A, Plan 6268 CE within SE 28-42-02-W5. As per of Section 5(5)(d)(i) of the Subdivision and Development Regulation, we have no objections to the proposal as submitted because the subject property is not adjacent to Highway 20 and the posted speed limit is less than 80 kilometres per hour.

Access to the proposed lot and the remaining lands is to be from the local road, 40th Street (Range Road 23).

If you have any questions or concerns or wish to discuss this matter further, please contact me or Sandy Choi at 403-340-5166.

Sincerely,



Lee Bowman
Development and Planning Technologist

SC/sc

Executive Administrator

From: "Simpson, Garry" <garry.simpson@fortisalberta.com>
Date: July-02-15 12:59 PM
To: <admin@westcentralplanning.ca>
Attach: 0233_001.pdf
Subject: SE28-42-2-W5 File no TR/15/02

FortisAlberta Inc. has no objection to this subdivision

Garry Simpson
Land Agent
FortisAlberta Inc.
403 514-4241

WEST CENTRAL PLANNING AGENCY

#101, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5

TELEPHONE (780) 352-2215 – FAX (780) 352-2211

ADMIN@WESTCENTRALPLANNING.CA

July 13th, 2015

WCPA File Number: TR/15/02

DRAFT SUBDIVISION

1530066 Alberta Ltd
5202 40 Street
Rimbey, AB
T0C 2J0

Proposed Subdivision of SW-27-42-2-W5

The Town of Rimbey has determined that your application for a subdivision is consistent with Section 654 of the Municipal Government Act, and the application has therefore been approved.

In order to complete the subdivision and obtain separate titles, you must do the following:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated June 25th, 2015. On completion of the survey plan, your surveyor must submit the plan to West Central Planning Agency for endorsement.
2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the *Municipal Government Act*, and including:
 - a. The provision of municipal services and utilities and the payment of related fees and levies.
 - b. All shallow services including but not exclusive to natural gas, power, and cable.
 - c. Create a new access to the proposed lot from 40th street.
3. If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.
4. Any outstanding taxes on the property are to be paid
5. The applicant is pay and endorsement fee of \$200 to West Central Planning Agency.

Should you wish to appeal any of these conditions, you must file notice of appeal with the Secretary of the Municipal Government Board within 14 days of this letter (not business days). The Board's address:

Municipal Government Board
Alberta Municipal Affairs
15th Floor, Commerce Place
10155 102 Street
Edmonton, AB T5J 4L4

Phone: 780-427-4864

Fax: 780-427-0986

E-mail: mgbmail@gov.ab.ca

Government departments affected by this subdivision have the right to appeal against this decision, so this office will not endorse any documents or plans until the appeal period has expired, 19 days from the date of this letter

Regards,

Kemi D. Apanisile, BURPI, RPP, MCIP
Municipal Planner, WCPA



Council Agenda Item	7.5
Council Meeting Date	August 24, 2015
Subject	Fee Schedule Recommendations
For Public Agenda	Public Information
Background	<p>Research and benchmarking was done on fee schedules for municipalities near or surrounding Rimbey; 4 counties, 2 cities and 8 towns. The data was gathered and compared to Rimbey's own fee schedule and recommendations were made on:</p> <ul style="list-style-type: none"> • Which fees need to be increased? • New fees that should be introduced. • Overall changes needed for the fee schedules.
Discussion	<p>Recommendations:</p> <p>Overall</p> <ul style="list-style-type: none"> • Amend Bylaw 836/09 and 900/15 and combine them into one Bylaw. <p>Development Permit Fees</p> <ul style="list-style-type: none"> • Change of the wording of minimum use development permit to permitted use development permit • An increase to the permitted and discretionary use development permits from \$50 and \$100 to \$70 and \$150. • Manufactured and Mobile home fee increase from \$50 to \$70 • Multi-unit housing fee of \$25/unit to add on to permitted and discretionary use permits • Accessory fee of \$50/accessory <p>Building Permit Fees</p> <ul style="list-style-type: none"> • Increasing the building permit fee from \$4 to \$5.25/\$1000 as well as a \$3 fee for each \$1000 exceeding \$1,000,000. • Increase to the modular homes fee, from \$0.25/sq. ft. to \$0.35/sq. ft. • Increase to the residential fee demolition permit from \$25 to \$50 is recommended while the commercial development permit fee remains unchanged. <p>Miscellaneous Fees</p> <ul style="list-style-type: none"> • Compliance certificate fee increase from \$50 to \$60. • Compliance certificate rush service fee of \$100 if staff are available at the time of the request • Flat fees for Land Use Bylaw, Municipal Development Plan, Area Structure Plan and Outline Plan amendments. <ul style="list-style-type: none"> ○ \$750 - minor amendments such as text ○ \$1500 – major amendments such as text, maps, land-use re-designation, etc. • Sign permit fee of \$25 for permitted use and \$50 for discretionary use • Fee for developments that commence without a permit which will be double the cost of the original permit cost.



	<p>Unchanged Fees</p> <ul style="list-style-type: none"> • Performance deposit. • Development Permit Construction Fee. • Minimum building permit fee. • Demolition permit fee for residential and commercial improvements requiring an inspection. • Re-inspection fee. • Maps and Documents. • Confirmation of Zoning. • Development Appeal Board.
Relevant Policy/Legislation	Bylaw 836/09 Bylaw 900/15
Options/Consequences	<p>Council can choose the following option (s).</p> <ol style="list-style-type: none"> 1. If approved, amendments will be made to Bylaws 836/09 and 900/15 to combine them into one document and incorporate the recommended fees and bring them back to Council for First, Second and Third Readings; 2. If the recommendations are not approved, the current fee schedules will remain in place and Administration will re-propose fees after discussion with Council.
Desired Outcome(s)	Combining both Bylaws into one will make the document easier to understand and modify if future changes are needed. Fees will be up to date and relevant to surrounding communities.
Financial Implications	Increased Fee Revenue to the Town.
Follow Up	Bylaw amendments for 836/09 and 900/15 will be brought to Council at the next Council Meeting with the Changes.
Attachments	Fee Schedule Report.
Recommendation	Administration recommends Council approve recommendation one (1).
Prepared By:	<p> _____ Michael Fitzsimmons Municipal Intern</p>
	<p><u>Aug 19/15</u> _____ Date</p>
Endorsed By:	<p> _____ Donna Tona, CTS Interim Chief Administrative Officer</p>
	<p><u>Aug 19/15</u> _____ Date</p>

Fee Schedule Review

PREPARED BY MICHAEL FITZSIMMONS

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Fee Schedule Review

Purpose

Bylaws 900/15 and 836/09 were examined for this review. The purpose of this project was to analyze Rimbey's current fee schedule, compare it to surrounding municipalities, and make recommendations for changes to the fee schedule.

Data Collection

Data was gathered from various communities and counties surrounding Rimbey; including 4 counties, 2 cities, and 8 towns:

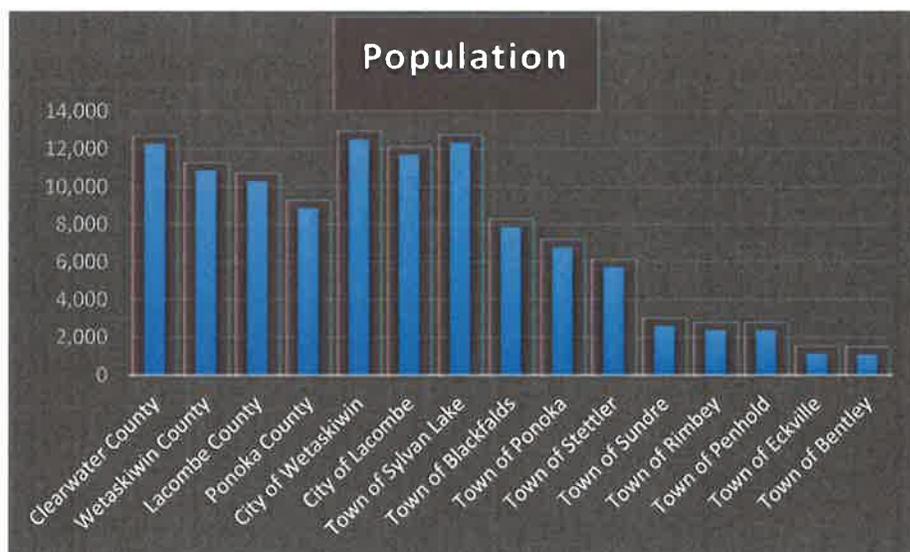


Figure 1.1: Estimated populations for each community.

Data was collected through a combination of county, city, and town webpages. Municipal Staff were also contacted for further information and clarification on fees. Fees varied between each municipality and some had more intricate fees and unique charges compared to others. For example, one community had specific fees for bed & breakfast developments while another had fees for home based businesses.

Findings

Development Permits

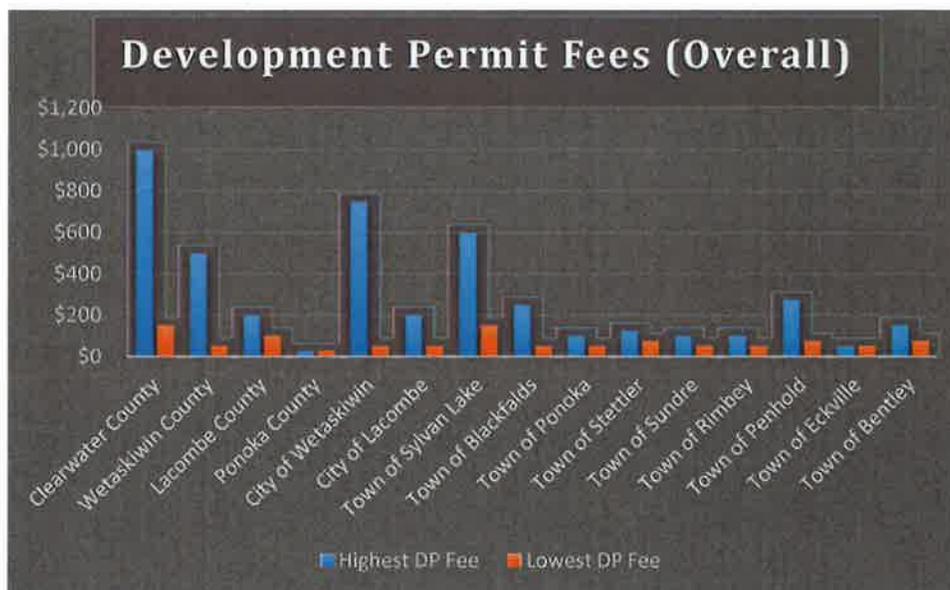


Fig 1.2: Highest and lowest development permit fee charges overall.

Community	Lowest DP Fee	Community	Highest DP Fee
Ponoka County	\$26	Clearwater County	\$1000
Town of Blackfalds	\$50	City of Wetaskiwin	\$750
Town of Ponoka	\$50	Town of Sylvan Lake	\$600
Town of Rimbey	\$50	Wetaskiwin County	\$500
Town of Eckville	\$50	Town of Penhold	\$275
Wetaskiwin County	\$50	Town of Blackfalds	\$250
City of Wetaskiwin	\$50	City of Lacombe	\$200
City of Lacombe	\$50	Lacombe County	\$200
Town of Sundre	\$51	Town of Bentley	\$150
Town of Penhold	\$75	Town of Stettler	\$125
Town of Bentley	\$75	Town of Ponoka	\$100
Town of Stettler	\$75	Town of Rimbey	\$100
Lacombe County	\$100	Town of Sundre	\$100
Town of Sylvan Lake	\$150	Town of Eckville	\$50
Clearwater County	\$150	Ponoka County	\$26

Fig 1.3: Highest and lowest development permit fee charges overall among the communities.

The chart above compares the communities and the highest and lowest type of fee that they charge for Development Permit fees. Rimbey has some of the lowest DP fees with \$50 being

their lowest and \$100 being their highest charge. As highlighted in Schedule A, some towns have more intricate fees compared to Rimbey, charging for various types of development such as multi-unit housing, garages, pools and fireplaces. Some have specific fees for commercial, industrial, and institutional as well.

Multi-Unit Housing Fees

For multi-unit housing, Rimbey does not have a fee in comparison to the other communities examined. Permitted and discretionary use fees were also included in the chart below for communities that do not have a specific fee for multi-unit homes.

Community	Multi-Unit Development Fee
Clearwater County	*\$150-\$250
Wetaskiwin County	*\$50
Lacombe County	*\$100-\$250
Ponoka County	*\$26
City of Wetaskiwin	\$100 + \$50/unit
Town of Sylvan Lake	\$250 + \$50/unit
City of Lacombe	\$100 + \$25/unit
Town of Blackfalds	\$100-\$200
Town of Ponoka	*\$50-\$100
Town of Stettler	\$75 + \$25/dwelling
Town of Sundre	*\$100
Town of Rimbey	*\$50-\$100
Town of Penhold	\$100-\$150/unit
Town of Eckville	*\$50
Town of Bentley	*\$75-\$150

Fig 1.4: Multi-unit housing development fees. *denotes communities that do not have a specific fee for the category, permitted and discretionary use fees were included

Only 6 of the above communities have a fee for multi-unit housing with 4 of them charging a flat fee with an additional cost per unit.

Accessory Unit Fees

Accessory unit fees were featured in several communities' development fees including Rimbey. This can include; decks, sheds, fireplaces and garages depending on the community.

Community	Accessory Fees
City of Wetaskiwin	\$50 (accessory buildings, decks) \$75 (residential additions, secondary suites, garages)
Town of Sylvan Lake	\$75

Town of Sundre	\$51 (decks and sheds larger than 100 sq. ft.)
Town of Penhold	\$75 (sheds and decks)

Fig 1.5: Surrounding communities that charge for accessories.

Recommendations:

As highlighted in Schedule A, some new changes were recommended for our development permit fee schedule below:

- **Change of wording from minimum development permit to permitted use development permit.**
- **An increase to the permitted and discretionary use development permits from \$50 and \$100 to \$70 and \$150.**
- **Modular, Manufactured, and Mobile Homes Fee will increase from \$50 to \$70.**
- **Multi-unit housing fee of \$25/unit to add on to the permitted use and discretionary use permits.**
- **Introduction of an accessory fee of \$50/accessory.**

Unchanged fees:

- **Performance deposit.**
- **Development Permit Construction Fee.**

Subdivision Fees

Because our subdivision fees are done through West Central Planning Agencies, no recommendations were made; however, data was gathered on what each comparative community charges for their fees should we require information in the future.

Building Permit Fees

When comparing building permit fees between the cities and towns, emphasis was placed on the cost per each \$1000 of the total construction value:

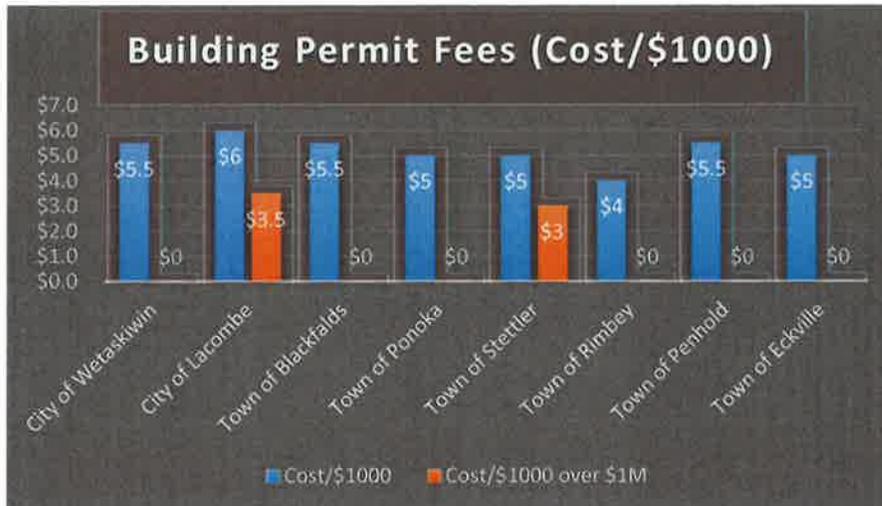


Fig 1.6: Building permit fees (cost/\$1000 of construction).

In comparison to the other communities with building permit fees, Rimbey's was about a dollar lower. The Town of Sundre's is unique in that they charge \$75/\$5000 of construction compared to the other communities. The Town of Penhold also charges \$7.50/\$1000 of construction when it comes to commercial and industrial buildings. When it comes to building projects exceeding \$1,000,000, only three communities charged extra; the City of Lacombe (\$3.5/\$1000 of construction over \$1,000,000), Stettler (\$3/\$1000 of construction exceeding \$1,000,000) and Sundre (\$5.50/\$1000 construction exceeding \$5000).

Like development permit fees, each community has completely different fee schedules and intricacies when it comes to building permits, some having fees on sq. ft. for different types of buildings, and others charging for hotel parkades.

Manufactured Homes

Only 6 communities examined including Rimbey have a specific fee for manufactured homes.

Community	Manufactured Homes Fee
Town of Ponoka	\$450
Town of Sylvan Lake	\$150
Town of Sundre	\$150
Town of Rimbey	\$120
City of Wetaskiwin	\$100
Town of Penhold	\$100

Fig 1.7: Manufactured homes fees among communities.

The Town of Ponoka and Rimbey also have a fee for modular homes at a price per square foot. Ponoka charges \$0.50/sq. ft. while Rimbey charges \$0.25/sq. ft.

Demolition Fees

Community	Residential	Community	Commercial
Town of Sylvan Lake	\$200	Town of Sylvan Lake	\$200
City of Wetaskiwin	\$100	Town of Ponoka	\$150
Town of Penhold	\$100	City of Wetaskiwin	\$100
Town of Ponoka	\$85	Town of Sundre	\$100
Town of Sundre	\$75	Town of Rimbey	*\$100
Town of Stettler	\$70	Town of Penhold	\$100
Town of Rimbey	\$25	Town of Stettler	\$70
Town of Eckville	\$25	Town of Eckville	\$25

*Rimbey charges \$100 for residential and commercial improvements.

Fig 1.8: Demolition fees. Commercial also includes industrial and institutional.

Among the communities with development permit fees, Rimbey has the lowest residential demolition permit fees. For commercial development demolition permits, Rimbey is in the middle as seen in the figure above.

Recommendations:

As with the development permit fee schedule, much of the building permit fee schedule remains unchanged. Some key recommendations included:

- **Increasing the building permit fee from \$4 to \$5.25/\$1000 as well as a \$3 fee for each \$1000 exceeding \$1,000,000.**
- **Increase to the modular homes fee, from \$0.25/sq. ft. to \$0.35/sq. ft.**
- **Increase to the residential fee demolition permit from \$25 to \$50.**

Unchanged Fees:

- **Minimum building permit fee.**
- **Demolition permit fee for residential and commercial improvements requiring an inspection.**
- **Re-inspection fee.**

Miscellaneous Fees

Letter of Compliance Fees

Letters of Compliance help verify information provided by a real property report and whether or not they comply with existing Land Use Bylaws. They're not required for developments, but administration can provide them if requested.

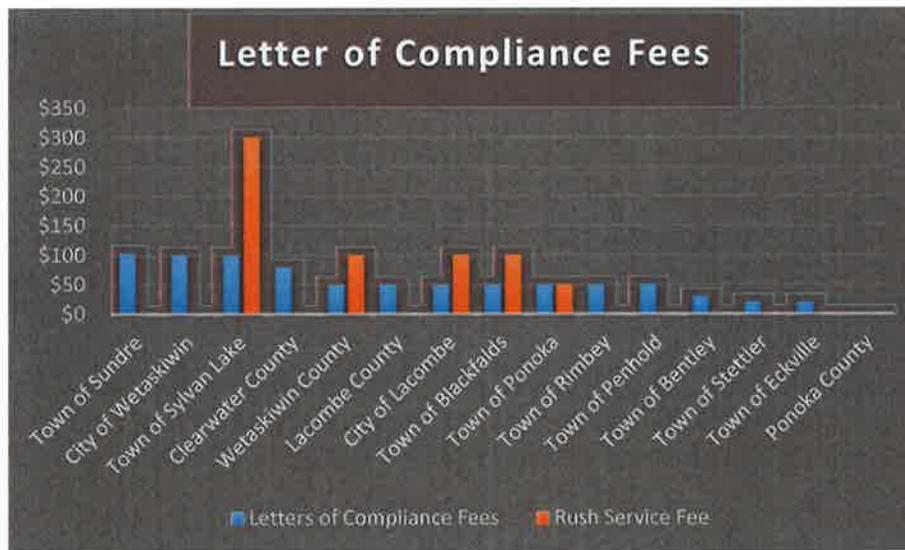


Fig 1.9: Letters of compliance fees among communities.

Community	Compliance Fee	Community	Rush Service Fee
Town of Sundre	\$103	Town of Sylvan Lake	\$300
City of Wetaskiwin	\$100	Wetaskiwin County	\$100
Town of Sylvan Lake	\$100	City of Lacombe	\$100
Clearwater County	\$80	Town of Blackfalds	\$100
Wetaskiwin County	\$50	Town of Ponoka	\$50
Lacombe County	\$50	Town of Sundre	\$0
City of Lacombe	\$50	City of Wetaskiwin	\$0
Town of Blackfalds	\$50	Clearwater County	\$0
Town of Ponoka	\$50	Lacombe County	\$0
Town of Rimbey	\$50	Town of Rimbey	\$0
Town of Penhold	\$50	Town of Penhold	\$0
Town of Bentley	\$30	Town of Bentley	\$0
Town of Stettler	\$20	Town of Stettler	\$0
Town of Eckville	\$20	Town of Eckville	\$0
Ponoka County	\$0	Ponoka County	\$0

Fig 2.0: Chart for compliance fees and rush service fees.

Among the surrounding communities, Rimbey's compliance letter fees are on the low end of competitive. Ponoka County does not charge for compliance letters which making them the lowest. Some communities charge different fees for commercial letters of compliance as well as extra for rush compliance letters. Out of the communities examined, 5 out of 14 communities surrounding Rimbey have a rush service fee for producing letters of compliance. A new category for rush service fees is recommended but can only be done if staff is available at the time of the request

Amendment Fees

Amendment fees varied among the communities examined:

Community	Land Use Bylaw Amendments	Municipal Development Plan Amendments	Area Structure Plan Amendments
Clearwater County	\$500 +\$35/acre \$500 + \$100/lot \$1000+ \$35/lot	No fee	No fee
Wetaskiwin County	\$100	No fee	\$500 + \$50/lot
Lacombe County	\$1500 flat fee	\$1500	\$1500
Ponoka County	No Fee	No fee	No fee
City of Wetaskiwin	\$750 + \$900 (ads)	No fee	No fee
Town of Sylvan Lake	\$1000 (minor) \$2000 (major)	\$2000	\$1000 (text) \$2000 (maps and text)
City of Lacombe	\$500 (text) \$1000 (re-designation of land)	\$3000	\$3000
Town of Blackfalds	\$1200	\$1200	\$1200
Town of Ponoka	\$500	No fee	No fee
Town of Stettler	\$100 + \$35 admin fee	No fee	No fee
Town of Sundre	\$1539	\$3078 (statutory plans)	\$3,078 (statutory plans)
Town of Rimbey	\$400	No fee	No fee
Town of Penhold	\$1000 (minor) \$2000 (major)	No fee	\$1000 (text) \$2000 (maps and text)
Town of Eckville	No fee	No fee	No fee
Town of Bentley	\$250	No fee	No fee

Fig 2.1: Comparison of amendment fees among various communities.

Rimbey's fees for Land Use Bylaw amendments are competitive within Ponoka County but are low in comparison to the other communities above. As noted above, fees vary among the municipalities with some including advertising fees and other charging for major and minor amendments. Only 4 of the above communities charge for amendments to Municipal Development Plans and 5 charge for Area Structure Plan amendments.

Sign Permit Fees

Community	Sign Permit Fees
Clearwater County	N/A
Wetaskiwin County	\$5/each (sign) \$50/each (residential) \$150/each (commercial/industrial/rural)
Lacombe County	\$50
Ponoka County	No fee
City of Wetaskiwin	\$50/permit (portable) \$80/permit (discretionary) \$500/permit (billboard)
Town of Sylvan Lake	\$25 (portable) \$50 (permitted) \$75 (discretionary)
City of Lacombe	No fee
Town of Blackfalds	No fee
Town of Ponoka	No fee
Town of Stettler	No fee
Town of Sundre	\$77
Town of Rimbey	No fee
Town of Penhold	\$100/sign
Town of Eckville	\$45 (one week advertising on digital sign) \$65 (two week period) \$120 (one month period)
Town of Bentley	No fee

Fig: 2.2: Comparison of sign permit fees.

7 communities have specific fees related to sign permits and the prices vary, with some having a flat fee, while others have a tiered system for their fees with different prices. Eckville is unique in that they have a digital sign and charge for advertising time on that sign.

Maps and Document Fees

Maps and documents for residents to pick up and fees were also compared with communities nearby that charge for such documents.

Community	Maps	Documents
Clearwater County	No fee	\$5 (Municipal Development Plan) \$20 (Land Use Bylaw, Text) \$50 (Land Use Bylaw, Color/Maps)
Wetaskiwin County	\$20 (preprinted ownership maps) \$15 (custom ownership maps)	\$0.25/page (photocopies of documents) \$1/page (minutes and bylaws) \$1/page (computer printouts)
Lacombe County	\$15-20 (land ownership maps) \$5-20 (air photo maps, quarter section, size) \$10 (hamlet maps) \$10 (digital, quarter section)	\$10 (paper copies of reports/plans) \$50 (paper copies of Land Use Bylaws)
Ponoka County	No fee	No fee
City of Wetaskiwin	\$10 (address maps) \$10 (index maps) \$15 (street maps with aerial view) \$20 (Land Use Maps) \$40 (Custom Map Creation)	\$0.40-0.75 (photocopies, black/white) \$0.50-\$1.00 (photocopies, color)
Town of Sylvan Lake	\$10 (black and white) \$20 (colored)	\$20 (text documents)
City of Lacombe	No fee	No fee
Town of Blackfalds	\$25 (large) \$10 (small)	\$25 (per plan)
Town of Ponoka	No fee	No fee
Town of Stettler	\$10 + \$5/additional copy (24"x36" paper map) \$4 + \$2/additional copy (11"x17" paper map)	No fee
Town of Sundre	\$20.50 (maps)	No fee
Town of Rimbey	\$15 (county maps, paper) \$20 (county maps, laminated)	\$25 (Land Use Bylaw and General Municipal Plan)
Town of Penhold	\$25 (large scale maps)	No fee
Town of Eckville	No fee	No fee
Town of Bentley	No fee	\$0.25/copy (photocopying)

Fig 2.3: Charges for maps and documents among surrounding communities

Fees for maps and documents vary among the communities above. Lacombe has the most detailed fees with land ownership maps, quarter section and hamlet maps. Others like

Wetaskiwin County do not charge for specific documents but instead charge per page for photocopying. Clearwater has fees for both text and colored version of their Land Use Bylaw at \$20 and \$50 respectively.

Fees for statutory document applications were also examined and Wetaskiwin County was the only surrounding community that had a fee for Area Structure Plan applications charging \$500 plus \$100 per lot for an application.

Subdivision and Development Appeal Fees

Community	Development Appeal	Subdivision Appeal
Clearwater County	\$300	\$300
Wetaskiwin County	\$150	\$150
Lacombe County	No fee	No fee
Ponoka County	No fee	No fee
City of Wetaskiwin	No fee	\$160
Town of Sylvan Lake	No fee	No fee
City of Lacombe	\$250	\$250
Town of Blackfalds	\$100	\$100
Town of Ponoka	\$250	\$250
Town of Stettler	No fee	\$25/hearing
Town of Sundre	\$205	\$205
Town of Rimbey	\$250	\$250
Town of Penhold	\$275	\$275
Town of Eckville	No fee	No fee
Town of Bentley	No fee	\$1,000

Fig 2.4: Subdivision and Development Appeal Fees

Clearwater County has the highest subdivision appeal fee and the Town of Bentley has the highest development appeal fee. Stettler has the lowest development appeal fee at \$25 per hearing. In comparison to the other communities, Rimbey's subdivision and development appeal fees are somewhere in the middle as they share the same fee with the City of Lacombe and the Town of Ponoka.

Development without a Permit Fees

The Town of Sylvan Lake, City of Lacombe and Town of Blackfalds have a fee for developments that do not have a permit, charging double for the original cost of the development and building permit fee.

Recommendations:

- **Compliance certificate fee increase from \$50 to \$60.**

- **Compliance certificate rush service fee of \$100 if staff are available at the time of the request.**
- **Flat fees for Land Use Bylaw, Municipal Development Plan, Area Structure Plan and Outline Plan amendments.**
 - **\$750 - minor amendments such as text**
 - **\$1500 – major amendments such as text, maps, land-use re-designation, etc.**
- **Sign permit fee of \$25 for permitted use and \$50 for discretionary use.**
- **Fee for developments that commence without a permit which will be double the original permit fee.**

Unchanged Fees

- **Maps and Documents.**
- **Confirmation of Zoning.**
- **Development Appeal Board.**

Overall

Recommendations

Several recommendations were made including fee increases and new fees to anticipate future projects and overcome issues that were not considered in previous fee schedules. Amendments will be needed for both 900/15 and 836/09 to combine the two fee schedules into one.

Schedule A below shows what a new fee schedule could look like with the new fees and Schedule B has more detailed analysis into the communities examined and the fees they have.

Schedule A: Planning and Development Fee Schedule

Town of Rimbey

New fees are highlighted in blue

Development Permit Fees

Permitted Use Development Permit <i>Original: Minimum Development Permit</i>	\$70 , Original: \$50
Discretionary Use Permit	\$150 , Original: \$100
Building Accessories (decks, sheds, garages, etc.)	\$50/accessory
Manufactured or Mobile Homes	\$70 , Original: \$50
Multi-unit Dwellings	\$70 + \$25/unit (permitted use) \$120 + \$25/unit (discretionary use)
Performance Deposit	\$2000 or 1% of estimated project value, whichever is greater
Development Permit Construction Fee	\$2/\$1000 of construction up to \$1,000,000 + \$1.50/\$1000 of construction value over \$1,000,000

Building Permit Fees

Building Permit Fee	\$5.25/\$1000 of construction value up to \$1,000,000 + \$3/\$1000 of construction value that exceeds \$1,000,000 <i>Original: \$4/\$1000 of construction value</i>
Minimum Fee	\$60
Modular Homes	\$0.35/sq. ft. of main floor space <i>Original: \$0.25/sq. ft.</i>
Demolition Permit Fees	\$50 - residential/accessory buildings greater than 200 sq. ft. <i>Original: \$25</i> \$100 – residential or commercial improvements requiring an inspection
Re-inspection fee	\$75

Miscellaneous Fees

Compliance Certificates	\$60 , Original: \$50
Compliance Certificate (Rush order, when available)	\$100
Signs	\$25/sign (permitted use)

	\$50/sign (discretionary use)
Confirmation of Zoning	\$50
Land Use Bylaw Amendments	\$750 (minor), \$1500 (major) <i>Original: \$400</i>
Area Structure Plan Amendments	\$750 (minor), \$1500 (major)
Municipal Development Plan Amendment	\$750 (minor), \$1500 (major)
Outline Plan Amendment	\$750 (minor), \$1500 (major)
Development Appeal Board	\$250
Developments and Buildings Without a Permit	Double the original permit fees

Schedule B: Comparison Community Raw Data

Clearwater County (pop. 12, 278)

<p><u>Development Permit Fees</u> \$150 (permitted use) \$250 (discretionary use)</p> <p><i>Commercial</i> \$300 (communication tower) \$500 (resort/campground) \$500 (recreation/golf course)</p> <p><i>Industrial</i> \$1000 (natural resource/aggregate extraction)</p>	
<p><u>Subdivision Fees</u> \$500 (boundary adjustment) \$600 (first parcel out) \$500 + lot fees (fragmented parcel) \$500 + lot fees (multi-lot) \$150 (lot fees/parcel)</p> <p><i>Endorsement Fees/Levy</i> \$150 (single residential parcel & boundary adjustment) \$150 + 100/additional lot (fragmented parcel) \$200 (commercial/single industrial) \$100/lot (multi-lot residential) \$150/lot (multi-lot commercial/industrial) \$200/parcel (offsite levy)</p>	<p><i>Time Extensions and Refunds</i> \$100 (first time request) \$200 (additional requests) %100 refund of fee (prior to circulation) %75 refund (after circulation) No refund (after site inspection)</p>
<p><u>Miscellaneous Fees</u> \$80 (real property report, compliance) \$300 (development permit/subdivision appeal)</p> <p><i>Amendments</i> \$500 + \$100/lot (rezoning to certain districts) \$500 + \$35/acre (rezoning to certain districts) \$1000 + \$35/acre (rezoning to certain districts) %50 refund (after first reading) %25 refund (after second reading)</p>	<p><i>Documents</i> \$20/copy (land use bylaw, text only) \$50/copy (land use bylaw, text and color maps) \$5/copy (municipal development plan)</p>

Wetaskiwin County (pop. 10,866)

Development Permit Fees

\$50 (residential)
 \$150 (recreational/commercial/industrial)
 \$5/each (sign)
 \$150/each (rural address sign)
 \$500 (discretionary recreational vehicle use)
 \$50 (permitted recreational vehicle use)

Subdivision Fees

\$100/lot (administration fee)
 \$100 (subdivision approach approval)

Miscellaneous Fees

\$50/parcel (compliance certificate)
 \$100/parcel (rush compliance certificate)
 \$500 (rezoning)
 \$100 (pipeline and utility crossing approval)
 \$250 (rush pipeline and utility crossing approval)
 \$500 + \$100/lot (new area structure plan)

Documents (cont.)

\$0.25/page (photocopies of documents)
 \$1/page (photocopies of minutes and bylaws)
 \$1/page (photocopies of computer printouts)

Amendments and Appeals

\$100 (amendment to land use bylaw)
 \$150 (subdivision and development appeals)
 \$500 + \$50/lot (amendment to area structure plan)

Maps and Documents

\$20 (preprinted ownership maps)
 \$15 (custom ownership maps)

Lacombe County (pop. 10,312)

Development Permit Fees

\$100 (application decided by development officer)

\$200 (application decided by Municipal Planning Commission)

Subdivision Fees

\$500 (application fee)

\$250 (approval fee)

All Other Areas

\$1000 (1 lot)

\$4000 (2-10 lots)

\$8000 (11-25 lots)

Lake Area Subdivisions

\$10000 (26-100 lots)

\$1000 (1 lot)

\$12000 (101-200 lots)

\$5000 (2-10 lots)

\$15000 (201 or more lots)

\$10000 (11-25 lots)

\$12000 (26-50 lots)

\$14000 (51-100 lots)

\$16000 (101-150 lots)

\$18000 (151-200 lots)

\$20000 (201 or more lots)

Miscellaneous Fees

\$1500 (all re-designation or other land use bylaw changes)

\$1000 (re-designation application fee if no subdivision application is involved)

\$50 (sign applications)

\$50 (compliance reports)

\$50 (pre-circulation of development permits or re-designation applications)

\$10 (paper copies of reports and plans)

\$50 (paper copy of land use bylaw)

Lake Area Re-designation

\$1000 (1 lot)

\$5000 (2-10 lots)

\$10000 (51-250 lots)

\$25000 (251 lots or more)

Developments Without a Permit

\$500 (residential, permitted use)

\$1000 (residential, discretionary use)

\$2000 (commercial, industrial, institutional permitted use)

\$3000 (commercial, industrial, institutional discretionary use)

\$3,000 (agricultural)

Re-designation for All Other Areas

\$1000 (1 lot)

\$5000 (2-10 lots)

\$7500 (11-50 lots)

\$10000 (51-250 lots)

\$15000 (251 lots or more)

Maps

\$15-23 (land ownership maps, folded up to atlas booklets)

\$5-20 (air photo, quarter section, varies by size)

\$10 (hamlet maps)

\$10 (digital quarter section map)

Ponoka County (pop. 8,856)

Development Permit Fees

\$26 (application fee)

Subdivision Fees

Subdivision done by West Central Planning Agency

\$900 + \$100/new lot created (application of 3 lots or less)

\$1000 + \$200/new lot created (application of 4 or more lots)

\$250 (first time extension)

\$300 (second or additional time extensions)

\$100/new lot (endorsement, 3 or less lots)

\$200/new lot (endorsement, 4 or more lots)

\$1000 (lot-line adjustment)

\$800 (separation of title)

\$40/unit (condominium conversion)

100 (deferred reserve caveat/withdrawal of caveat)

Miscellaneous Fees

No fees for compliance letters

City of Wetaskiwin (pop. 12,525)

<p>Development Permit Fees</p> <p>\$50 (accessory buildings) \$75 (residential additions/secondary suites/carports and garages) \$50 (decks) \$150 (manufactured homes/new single residential dwelling) \$100 + \$50/unit (multi-unit dwelling) \$50 or \$100 (minor or major home based business) \$250 (commercial/industrial/institutional additions \$0-\$500,000) \$350 (\$500,001 to \$1,000,000) \$750 (>\$1,000,000) \$75 (demolition permit) \$150 (change in use) \$30/1000 sq. ft. (commercial/industrial up to 20,000 sq. ft.) \$15/1000 sq. ft. (each additional sq. ft. over 20,000) \$250-\$10,000 (occupancy permit/damage/grading deposit fee, varies depending on the use)</p>	<p>Building Permit Fees</p> <p>Residential</p> <p>\$100 (minimum fee) \$0.42/sq. ft. (ground floor) \$0.32/sq. ft. (additional floors) \$0.22/sq. ft. (attached garage) \$0.10/sq. ft. minimum \$100 (basement development) \$100 (manufactured homes) \$0.80/sq. ft. (additions) \$100 (detached garage) \$100 (renovations exceeding \$5,000 construction value) \$60 (decks, fireplace, heating upgrades) \$100 (demolition) \$100 (change of use)</p> <p>Other</p> <p>\$5. 50/\$1000 (all other construction, commercial, industrial, etc.) \$4.5/permit or 4% of permit cost (Safety Codes Council fees, maximum of \$560)</p>	
<p>Subdivision Fees</p> <p>\$700 + \$100/lot (three lots or less per application) \$40/unit (condominium unit conversion) \$800 + 200/lot (four lots or more per application) Other \$250 (time extension for first approval) \$15 (airphoto scan) \$300 (time extension for additional approvals) \$30 (scan including legal linework) \$100/lot (endorsement for three lots of less) \$100 (deferred reserve caveat/withdrawal of caveat) \$200/lot (endorsement for four lots or more) \$600 (lot-line adjustment where no new parcels are created) \$600 (separation of title)</p>		
<p>Miscellaneous Fees</p> <p>Plans</p> <p>\$750 + \$900 advertising fee (land use by-law amendments) \$800 (in-fill development agreement) \$1000 (standard agreement) \$2000 (multi-stage) \$200 (encroachment agreement + registration fees) \$100 (file search) \$160 (development appeal) \$100, \$200 (compliance certificates, residential and non-residential)</p>	<p>Engineering</p> <p>\$50 (plan review) \$500 (construction completion certificate inspection) \$500 (final acceptance certificate inspection)</p> <p>Signs</p> <p>\$0 (on-site signs for licensed businesses and non-profit organizations) \$50/permit (portable) \$500/permit (billboard) \$80/permit (discretionary use)</p>	<p>Maps and Documents</p> <p>\$20 (Land Use Maps) \$40 (Custom Map Creation) \$10 (Address Maps) \$10 (Index Maps) \$15 (Street Map with Aerial View) \$0.40-0.75 (photocopies, black/white) \$0.50-\$1.00 (photocopies, color)</p>

Town of Sylvan Lake (pop. 12,327)

Development Permit Fees	
Residential	Residential (cont.)
\$150 (single detached dwelling)	\$150 (tourist home renewal)
\$300 (semi-detached)	\$75-150 (Home Occupation A, B or C)
\$250+\$50/unit (multi-unit, apartments)	Commercial/Industrial
\$150 (manufactured homes)	\$500 + \$1/m ² of gross floor area (new development, additions, renovations)
\$75 (accessory buildings)	\$750 (variances)
\$300 (accessory dwellings)	\$300 (accessory buildings)
\$150 (additions/renovations)	\$200 + \$84.50 (demolition, including building permit fee)
\$300/variance (variances/relaxations)	Change of Use (non-residential)
\$100/submission (review of revise plans)	\$250 (to a permitted use within certain district)
\$600 (development deposit, clean-up)	\$500 (to a discretionary use)
\$300 (bed & breakfast)	
\$300 (tourist home)	
Subdivision Fees	
Services done through Parkland Community Planning Services (PCPS)	
\$1200 (1-2 lots)	
\$225 (more than 2 lots)	
\$10 (title search fee)	
\$100/lot (endorsement fee)	
\$200 (extension of time)	
\$200 (recirculation of fees)	
\$500 (title separation)	
Miscellaneous Fees	Compliance Certificate
preparation)	\$350 (encroachment agreement)
Amendments	\$100 (condo conversion review)
\$2000 (MDP)	\$75 (confirmation of land use/zoning letter)
\$1000 (area structure plan/redevelopment plan)	\$10 (maps, black & white)
\$1500 (area structure plan maps/map & text)	\$20 (maps, colored)
\$1000 (land use bylaw amendments minor)	\$20 (text documents)
\$2000 (land use bylaw amendments major)	\$300 (major landscaping/grading)
\$2000 (outline plan adoption plan/major amendment)	\$300 (parking structures)
\$1000 (outline plan minor)	\$25 (portable signs)
	\$50 (permitted signs)
	\$75 (discretionary signs)

City of Lacombe (pop. 11,707)

<p><u>Development Permit Fees</u></p> <p><i>Residential</i> \$50 (permitted use) \$100 (permits with 4 units or less) + \$25 for each unit above \$100 (discretionary use)</p> <p><i>Commercial</i> \$100 (permitted) \$200 (discretionary) \$50 (occupancy/change of use permit)</p> <p><i>Home occupations</i> \$50 (Home occupation 1, permitted use) \$100 (Home occupation 2, discretionary use)</p>	<p><u>Building Permit Fees</u></p> <p>\$6/\$1000 (total construction value, maximum of \$1,000,000) \$3.5/\$1000 (each \$1000 over \$1,000,000)</p>
<p><u>Subdivision Fees</u></p> <p>\$826 (up to 2 lots) \$250 (condominium certificate review fee) \$1090 (3-5 lots) \$40/unit (registration of condo plan) \$1090 + \$162/each lot after 5 \$86/parcel (endorsement fee) \$500 (title separation) \$250 (subdivision appeals) \$50 (first extension of time) \$100 (additional time extentions)</p>	
<p><u>Miscellaneous Fees</u></p> <p><i>Deposits</i> \$1000 (residential) \$2000 (multi-unit, commercial, industrial, institutional, etc.)</p> <p><i>Planning</i> \$500 (land use by-law amendment in text) \$2000 (outline plan review and any amendments) \$1000 (land use by-law amendment for re-designation of land) \$1000 (road closure bylaw) \$3000 (municipal development plan amendment) \$100 (encroachment agreement preparation) \$3000 (area structure plan amendment) \$50 (confirmation of zoning) \$3000 (area redevelopment plan amendment) \$50/\$100 (compliance certificates, normal or rushed service)</p>	

Town of Blackfalds (pop. 7,858)

<p><u>Development Permit Fees</u></p> <p>\$75 (residential)</p> <p>Multi-family</p> <p>\$100 (4-10 units)</p> <p>\$125 (11-20 units)</p> <p>\$150 (21-50 units)</p> <p>\$200 (51 units or more)</p> <p>Commercial</p> <p>\$150 (500m²)</p> <p>\$200 (501-2000m²)</p> <p>\$250 (>2000m²)</p> <p>Industrial</p> <p>\$150 (500m²)</p> <p>\$200 (501-2000m²)</p> <p>\$250 (>2000m²)</p>	<p><u>Building Permit Fees</u></p> <p>\$5.5/\$1000 of construction value</p> <p><i>Town of Blackfalds have its own building permit fees calculator</i></p>
<p><u>Subdivision Fees</u></p> <p>\$1,000 (1-2 parcels)</p> <p>\$1,200 (3-5 parcels)</p> <p>\$1,200 + \$200/parcel (6 or more parcels)</p> <p>\$95/parcel (endorsement fee)</p> <p>\$100 (subdivision application appeal)</p>	
<p><u>Miscellaneous Fees</u></p> <p>\$100 (development permit appeal)</p> <p>\$1200 (land use by-laws, municipal development plan and area structure plan amendments)</p> <p>\$100 (encroachment)</p> <p>\$50 (regular service certificate of compliance)</p> <p>\$100 (rush service certificate of compliance)</p> <p><i>Copies of Statutory Plans, Documents and Maps</i></p> <p>\$25 (per plan)</p> <p>\$25 (large size map)</p> <p>\$10 (small maps)</p>	

Town of Ponoka (pop. 6,773)

<p><u>Development Permit Fees</u> \$50 (under \$150,000) \$100 (over \$150,000)</p>	<p><u>Building Permit Fees</u> \$5/\$1000 of construction value (new construction) \$0.50/sq. ft. (modular home/moved in building) \$450 (manufactured home) \$125 (change of occupancy/tenant improvement) \$85 (demolition permit for residential) \$150 (demolition permit for commercial/industrial/institutional) \$85 (residential) \$200 (commercial/industrial/institutional construction) \$85 (fireplaces) \$85 (swimming pools and hot tubs)</p>
<p><u>Subdivision Fees</u> \$700 (3 lots or less per application) \$800 (4 lots or more per application) \$700 (lot-line adjustment application) \$700 (reapplication of refused subdivision, per lot) \$250/extension (approved subdivision time extension) \$500 + \$100/lot (application to adopt area structure plan) \$500 + \$100/lot (application to amend area structure plan) \$125 (defined boundary) \$125/lot (separation of title) \$40/unit (condominium unit) \$250 (endorsement time extension of unregistered survey plan)</p>	
<p><u>Miscellaneous Fees</u> \$250 (application to subdivision & development appeal board) \$500 (application for land use bylaw amendment) \$50 (letters of compliance)</p>	

Town of Stettler (pop. 5,748)

<p><u>Development Permit Fees</u> \$75 (single family) \$75 + \$25/dwelling (multi-family, maximum of \$250) \$125 (commercial, industrial, institutional)</p>	<p><u>Building Permit Fees</u> \$5/\$1000 of construction value (maximum \$1,000,000) \$3/\$1000 over \$1,000,000 <i>Residential</i> \$115/sq. ft. (main floor) \$75/sq. ft. (second floor) \$35/ sq. ft. (attached/detached garages and carports) \$50/sq. ft. (basement construction) \$20/sq. ft. (crawl-space foundation) \$105/sq. ft. (multi-family, <=3 storeys) \$110/sq. ft. (multi-family, >3 storeys) \$50/sq. ft. (multi-family, basement parkades) \$40/sq. ft. (multi-family, above ground parking) \$50/sq. ft. (mobile home renovations)</p>	<p><i>Residential (cont.)</i> \$75/sq. ft. (mobile home additions) <i>Commercial/Industrial</i> \$150/sq. ft. (hotel/motel) \$50/sq. ft. (hotel/motel basement parkades) \$40/sq. ft. (above ground parking) \$30/sq. ft. (storage, no heat/floor) \$110/sq. ft. (all other commercial/industrial) \$70 (demolition for all construction)</p>
<p><u>Subdivision Fees</u> \$200 + \$100/new lot (application fee) \$100 (endorsement fee)</p>		
<p><u>Miscellaneous Fees</u> \$50 (municipal planning commission application) \$100 + \$35 administration fee (amendment to land use bylaw) \$25/hearing (development appeal board) \$20 (encroachment permit) \$20 (letter of compliance) <i>Maps</i> \$10 + \$5/additional copy (24"x36" paper map) \$4 + \$2/additional copy (11"x17" paper map)</p>		

Town of Sundre (pop. 2,610)

<p><u>Development Permit Fees</u> \$100 (minimum fee) \$51 (sheds larger than 100 sq. ft.) \$51 (decks) \$103 (home occupation) \$77 (signs) <i>Garages</i> \$1030 (single car, 16') \$128 (double car, 24') \$154 (triple car / workshop, 36')</p>	<p><u>Building Permit Fees</u></p> <table border="0"> <tr> <td data-bbox="1033 284 1428 792"> <p><i>Residential</i> \$875 (850-1250 sq. ft.) \$975 (1201-1400 sq. ft.) \$1,100 (1401-1600 sq. ft.) \$1,375 (1601-2000 sq. ft.) \$2,075 (2001-2500 sq. ft.) \$82.50 (attached single garage) \$110 (double garage) \$137.50 (triple garage or larger) \$75 (sheds larger than 100 sq. ft. and decks) \$75/\$5000 + \$5.50/\$1000 above \$5000 (additions and basement developments) \$150 (manufactured homes) \$75 (fireplaces) \$100 (swimming pools) \$75 (demolition)</p> </td> <td data-bbox="1428 284 2030 792"> <p><i>Construction/Industrial/Institutional</i> \$75/\$5000 + \$5.50/\$1000 over \$5000 \$100 (demolition)</p> </td> </tr> </table>	<p><i>Residential</i> \$875 (850-1250 sq. ft.) \$975 (1201-1400 sq. ft.) \$1,100 (1401-1600 sq. ft.) \$1,375 (1601-2000 sq. ft.) \$2,075 (2001-2500 sq. ft.) \$82.50 (attached single garage) \$110 (double garage) \$137.50 (triple garage or larger) \$75 (sheds larger than 100 sq. ft. and decks) \$75/\$5000 + \$5.50/\$1000 above \$5000 (additions and basement developments) \$150 (manufactured homes) \$75 (fireplaces) \$100 (swimming pools) \$75 (demolition)</p>	<p><i>Construction/Industrial/Institutional</i> \$75/\$5000 + \$5.50/\$1000 over \$5000 \$100 (demolition)</p>
<p><i>Residential</i> \$875 (850-1250 sq. ft.) \$975 (1201-1400 sq. ft.) \$1,100 (1401-1600 sq. ft.) \$1,375 (1601-2000 sq. ft.) \$2,075 (2001-2500 sq. ft.) \$82.50 (attached single garage) \$110 (double garage) \$137.50 (triple garage or larger) \$75 (sheds larger than 100 sq. ft. and decks) \$75/\$5000 + \$5.50/\$1000 above \$5000 (additions and basement developments) \$150 (manufactured homes) \$75 (fireplaces) \$100 (swimming pools) \$75 (demolition)</p>	<p><i>Construction/Industrial/Institutional</i> \$75/\$5000 + \$5.50/\$1000 over \$5000 \$100 (demolition)</p>		
<p><u>Subdivision Fees</u> \$1026 + \$154/lot (application fee) \$77/revision (plan revisions) \$513 (extensions) \$205 (subdivision appeal) \$103/lot or unit (endorsement fee)</p>			
<p><u>Miscellaneous Fees</u> \$20.50 (maps) \$26 (zoning and land use designation letters) \$103 (letter of compliance) \$154 (encroachment) \$257 (land title / encumbrance fee) \$67 (discharge / registering caveats) \$257 (variance / relaxation)</p>	<p><i>Appeals/Amendments</i> \$205 (development permit extension) \$205 (development permit appeal fee) \$1539 (land use by-law amendment or land use re-designation) \$1539 (outline plans, concept plans, non-statutory documents) \$3078 (statutory document amendments)</p>		

Town of Rimbey (pop. 2,378)

<p><u>Development Permit Fees</u> \$50 (minimum development permit fee) \$100 (discretionary use permit fee) \$2/\$1000 of construction (up to \$1,000,000) \$1.50/\$1000 of construction (if total construction costs exceed \$1,000,000) \$50 (modular, manufactured, and mobile homes)</p>	<p><u>Building Permit Fees</u> \$60 (minimum building permit fee) \$4/\$1000 of construction \$0.25/sq. ft. (modular homes) \$120 (manufactured and mobile homes) \$75 (re-inspection fee) \$25 (demolition permit for residential and accessory buildings) \$100 (demolition permit for residential and commercial improvements requiring inspection)</p>
<p><u>Subdivision Fees</u> <i>Services done by West Central Planning Agency</i> \$900 + \$100/new lot created (application of 3 lots or less) \$1000 + \$200/new lot created (application of 4 or more lots) \$250 (first time extension) \$300 (second or additional time extensions) \$100/new lot (endorsement, 3 or less lots) \$200/new lot (endorsement, 4 or more lots) \$1000 (lot-line adjustment) \$800 (separation of title) \$40/unit (condominium conversion)</p>	
<p><u>Miscellaneous Fees</u> \$50 (compliance certificates) \$50 (confirmation of zoning) \$250 (development appeal board) \$400 (land use bylaw amendment) \$2000 or 1% of total construction cost (performance deposit)</p>	

Town of Penhold (pop. 2,375)

<p><u>Development Permit Fees</u> \$75 (minimum fee) \$100/unit (multi-family 2-10 units) \$125/unit (multi-family 11-20 units) \$150/unit (over 20 units) \$75 (sheds/decks) \$75 (wood stove) \$100 (discretionary use) \$100 (home occupation) \$100 (manufactured home) <i>Commercial/Industrial/Public</i> \$175 (0-500m²) \$225 (501-2000m²) \$275 (>2000m²) \$175 (sheds/decks)</p>	<p><u>Building Permit Fees</u> \$5.50/\$1000 of construction value (residential) \$7.50/\$1000 of construction value (non-residential, minimum of \$75) \$4.50 or 4% of permit cost (safety codes council fees, minimum of \$560) \$100 (demolition permit)</p>
<p><u>Subdivision Fees</u> <i>Services done through Parkland Community Planning Services (PCPS)</i> \$1200 (application fee for 1-2 lots) \$1200 + \$225/lot (more than 2 lots) \$10 (title search fee) \$100 (endorsement fee) \$200 (time extension) \$200 (recirculation fee)</p>	
<p><u>Miscellaneous Fees</u> \$25 (large maps) \$165 (basement development) \$50/unit (compliance letters) \$275 (municipal planning commission) \$325 (landscaping & excavating) \$50 (research fee) \$100/sign (sign permits) \$275 (encroachment agreement) \$25 (title search) \$50 (advertisement) \$30 (administration fee) \$50 (extension of time)</p>	<p><u>Amendments and Appeals</u> \$1000 (area structure plan/area redevelopment, text only) \$1500 (area structure plan, map or map & text) \$1000 (minor land use bylaw amendments) \$2000 (major land use bylaw amendments) \$2000 (outline plans, new or major) \$1000 (outline plan with minor amendments not requiring a public meeting) \$275 (subdivision and development appeal)</p>

Town of Eckville (pop. 1,125)

<p><u>Development Permit Fees</u> \$50 (development permit)</p>	<p><u>Building Permit Fees</u> \$5/\$1000 of construction <i>Residential</i> \$65/sq. ft. (main floor) \$50/sq. ft. (second floor) \$15/sq. ft. (basement/other finished areas) \$60/sq. ft. (multi-family, 3 storeys or under) \$65/sq. ft. (more than 3 storeys)</p>	<p><i>Commercial and Industrial</i> \$42/sq. ft. (single storey, store) \$71/sq. ft. (single storey, office) \$29/sq. ft. (warehouse, 10,000 sq. ft.) \$24/sq. ft. (warehouses over 10,000 sq. ft.) \$25 (demolition fee) \$25 (relocation fee)</p>
<p><u>Subdivision Fees</u> <i>Services done through Parkland Community Planning Services (PCPS)</i> \$1200 (application fee for 1-2 lots) \$1200 + \$225/lot (more than 2 lots) \$10 (title search fee) \$100 (endorsement fee) \$200 (time extension) \$200 (recirculation fee)</p>		
<p><u>Miscellaneous Fees</u> \$20 (letter of compliance/tax certificate) <i>Advertising Digital Sign Use</i> \$45 (one week period) \$65 (two week period) \$120 (one month period)</p>		

Town of Bentley (pop. 1,073)

Development Permit Fees

\$75 + \$2/\$1000 of development value (permitted use)

\$150 + \$2/\$1000 of development value (discretionary use)

\$75 (home occupations)

Subdivision Fees

Services done through Parkland Community Planning Services (PCPS)

\$1200 (application fee for 1-2 lots)

\$1200 + \$225/lot (more than 2 lots)

\$10 (title search fee)

\$100 (endorsement fee)

\$200 (time extension)

\$200 (recirculation fee)

Miscellaneous Fees

\$1000 (development appeals)

\$250 (amendment to land use bylaw)

\$30 (land use bylaw compliance certificate)



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.2
Council Meeting Date	August 24, 2015
Subject	Boards/Committee Reports
For Public Agenda	Public Information
Background	Various community groups supply minutes of their board meetings to Council for their information.
Discussion	
Relevant Policy/Legislation	Not applicable
Options/Consequences	Accept the various community groups board meeting minutes submitted to Council as information. Discuss items in question from the submitting community boards with Council members who sit as a member on the Board.
Desired Outcome(s)	To keep Council and the community informed of actions taken by the various community groups.
Financial Implications	Not applicable
Follow Up	Not applicable
Attachments	Rimbey Business Sector Sustainability Advisory Committee Board Meeting Minutes of July 2, 2015 Beatty Heritage House Society Meeting Minutes of June 29, 2015
Recommendation	Motion for Council to accept the Rimbey Business Sector Sustainability Advisory Committee Board Meeting Minutes of July 2, 2015 and the Beatty Heritage House Society Meeting Minutes of June 29, 2015, as information.
Prepared By:	
	 _____ Donna Tona, CTS Interim Chief Administrative Officer
	 _____ Date
Endorsed By:	
	 _____ Donna Tona, CTS Interim Chief Administrative Officer
	 _____ Date

THE COMMITTEE

July 2, 2015 Minutes

Meeting called to order at 7:00pm by Bob

- * members present: Duane, Gayle, Bob Tony, Melvin
- * members absent: Jackie, Steffen, Terry, Steve, Michelle
- * Guest Donna Tona was unable to make the meeting and has rescheduled for August meeting
- * minutes accepted by Tony, seconded by Duane
- * action item: email sent to Keyera requesting meeting date and thanking them for their commitment to protecting the environment. Presentation by chamber of commerce sent to Keyera
- * town is meeting with someone to talk about the rebranding???
- * discussed question presented from Jackie to Donna
- * questionnaire roll up to be done by members polling remaining businesses by members of board to be completed by end of July. Lists to be provided by Wednesday
- * Bob to compile all results
- * WORKING ON MICRO ISSUES HAS TO STOP!
- * set next meeting for August 4, 2015 7:00 pm Kinsmen room
- * meeting adjourned at 8:55 pm

BS/md

BEATTY HERITAGE HOUSE SOCIETY

June 29
July 6, 2015 MEETING

Meeting was called to order at 7:50 PM by Chairperson Teri Ormberg.

In attendance: Teri Ormberg

Florence Stemo

Ed Grumbach

Bronwen Jones

Murry Ormberg

Fred Schutz

Annelise Wettstein

MINUTES of previous meeting, (June 1 2015), read by Florence.

Approved by Murray, seconded by Ed. Carried.

TREASURER'S REPORT: Treasurer absent - no report.

Annelise presented a gift of \$100.00 to the Beatty House on behalf of Erika Stuessi of Canton Zurich, Switzerland. Erika won the quilt in the BH 2013 raffle, and now, while visiting Rimbeey again, is expressing her gratitude with this generous gift.

OLD BUSINESS:

PAINTING OF EXTERIOR OF HOUSE: Painting completed.

CONCERT SERIES 2015-2016: Tabled until schedule is received.

SUMMER STAFF: Staff working very well. Discussion re ideas for more activities at the BH. Tasha will host an evening with Christine Plumb. Sincere thanks to Janet for her fundraising projects. The funds she has raised will go towards the painting of the Beatty House.

BEDDING PLANTS: Now that the painting is finished, Bronwen will pick up some bright flowers for the south garden.

PARADE DAY BARBECUE: Plans made re setup, cooking, serving, cleanup, etc. Moved by Murray, seconded by Florence that the price of smokies be raised from \$3.50 to \$4.00, and the price of hot dogs be raised from \$2.50 to \$3.00. Carried. Pop will remain at \$1.00, and juice and coffee at \$.50. Water will be available free from large cooler.

Bronwen will look for plastic tablecloths for picnic tables to replace old ones.

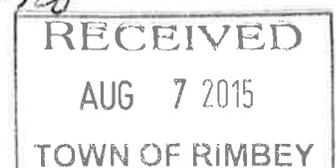
ARTS DAYS EVENT: Program will be set at next meeting.

NEW BUSINESS: Florence reported on the concert featuring KEVLEX. 37 tickets sold. The evening was much enjoyed from all reports.

NEXT MEETING - August 4 2015

ADJOURNMENT: By Ed at 9:25 PM.

*minutes adopted August 4, 2015.
Florence Stemo*





TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	8.3
Council Meeting Date	August 24, 2015
Subject	Council Reports
For Public Agenda	Public Information
Background	The Mayor and Councillors provide a monthly report to advise of their activities of the previous month.
Discussion	
Relevant Policy/Legislation	Not applicable.
Options/Consequences	1. Accept the reports of Council as information. 2. Discuss items in question arising from the reports.
Desired Outcome(s)	To keep the community informed of actions taken by Council.
Financial Implications	Not applicable.
Follow Up	Not applicable.
Attachments	8.3.1 Mayor Pankiw's Report 8.3.2 Councillor Godlonton's Report 8.3.3 Councillor Jaycox's Report 8.3.4 Councillor Payson's 8.3.5 Councillor Webb's Report
Recommendation	Motion by Council to accept the reports of Council, as information.

Prepared By:

Donna Tona, CTS
Interim Chief Administrative Officer

Aug 19/15
Date

Endorsed By:

Donna Tona, CTS
Interim Chief Administrative Officer

Aug 19/15
Date



Highlights

- July 28 Meeting with seniors at Rimoka
- July 29 Meeting with Kinsmen regarding skateboard park
 - Meeting with Keyera
 - Special Council Meeting
- Aug 5 Meeting with Mr. Earl Giebelhaus
 - Meeting with SJC Development Corporation
 - Meeting with Evergreen Estates, and Stretch Construction
 - Meeting with Brian Jean
- Aug 6 Meeting with Legacy Place members
- Aug 22 Pas Ka Poo Celebration
- Aug 24 Regular Council Meetings
 - Numerous Commission of oaths

Rick Wm. Pankiw
Mayor



Highlights

- July 29 Special Council Meeting
- Aug 5 Planning Meeting re Rimoka
- Aug 5 Rimoka Building Committee Meeting
- Aug 7 Sign cheque run
- Aug 11 Meet with Alberta Transportation re highway 20 access
- Aug 20 FCSS Golf tourney
- Aug 24 Regular Council meeting

Numerous meetings with concerned citizens
Fill In for Mayor Rick Pankiw while he was on vacation

Mathew Jaycox
Councillor



Highlights

- July 15 Rimbey Municipal Library Board Meeting and Workshop
- August 5 Coffee with Brian Jean and Jason Nixon
- August 6 Skate Park Meeting
Meeting with Legacy Lane
- August 12 Rimbey Municipal Library Board Meeting
- August 13 Commission of Oaths

Paul Payson
Councillor



Highlights

- July 29 Special Council Meeting
 - August 5 Meeting with Earl Giebelhaus
 - August 9 FCSS Golf Tournament Meeting
 - August 17 Rimby Historical Society 50th Anniversary Meeting
 - August 19 Rimby Historical Society Meeting
 - August 20 FCSS Golf Tournament
 - August 22 Rimby Historical Society 50th Anniversary Celebration
 - August 24 Regular Council Meeting
-
- Signed several Commission of Oaths

Jack Webb
Councillor



TOWN OF RIMBEY REQUEST FOR DECISION

Council Agenda Item	9.1
Council Meeting Date	August 24, 2015
Subject	Correspondence
For Public Agenda	Public Information
Background	
Discussion	
Relevant Policy/Legislation	
Options/Consequences	
Desired Outcome(s)	
Financial Implications	
Follow Up	
Attachments	1. Rimbey Municipal Library Board Annual Report 2014
Recommendation	Administration recommends Council accepts the Rimbey Municipal Library Board Annual Report as information.

Prepared By:



 Donna Tona, CTS
 Interim Chief Administrative Officer

Aug 19/15

 Date

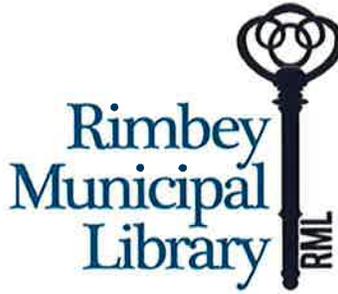
Endorsed By:



 Donna Tona, CTS
 Interim Chief Administrative Officer

Aug 19/15

 Date



August 13, 2015

Rimbey Town Council
Box 350
Rimbey, Alberta
T0C 2J0

Dear Mayor Pankiw and Council;

On behalf of the Board and Staff of the Rimbey Municipal Library, I would like to sincerely thank you for the continued contribution towards our operational expenses. We are honoured that you have chosen to support us so generously and appreciate your confidence in us to provide the community with exceptional library service.

We believe that libraries and the principles of intellectual freedom and universal access to information are key components of an open and democratic society. Each year, the Rimbey Municipal Library continues to strive towards our goal of bringing literacy and the value of reading to the Town of Rimbey, Ponoka County, and Summer Village of Parkland Beach. As a non-profit society, we do so by providing programs and services with little or no cost to the user and as a result of our programs, we have seen many lives change for the better.

Our free Wifi is one of our most used services with 1,147 sessions logged in July of 2015. We are also trying to eliminate barriers to library service by making library cards free to all residents of Ponoka County, Town of Rimbey, and the Summer Village of Parkland Beach.

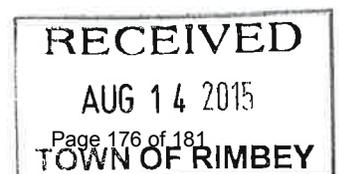
Rimbey Municipal Library hopes to continue to make a difference in community literacy and to improve services and programs for the community's children, young adults and seniors. With your support we will continue to see improvements in this endeavor.

Again, thank you so much for your continued support!!

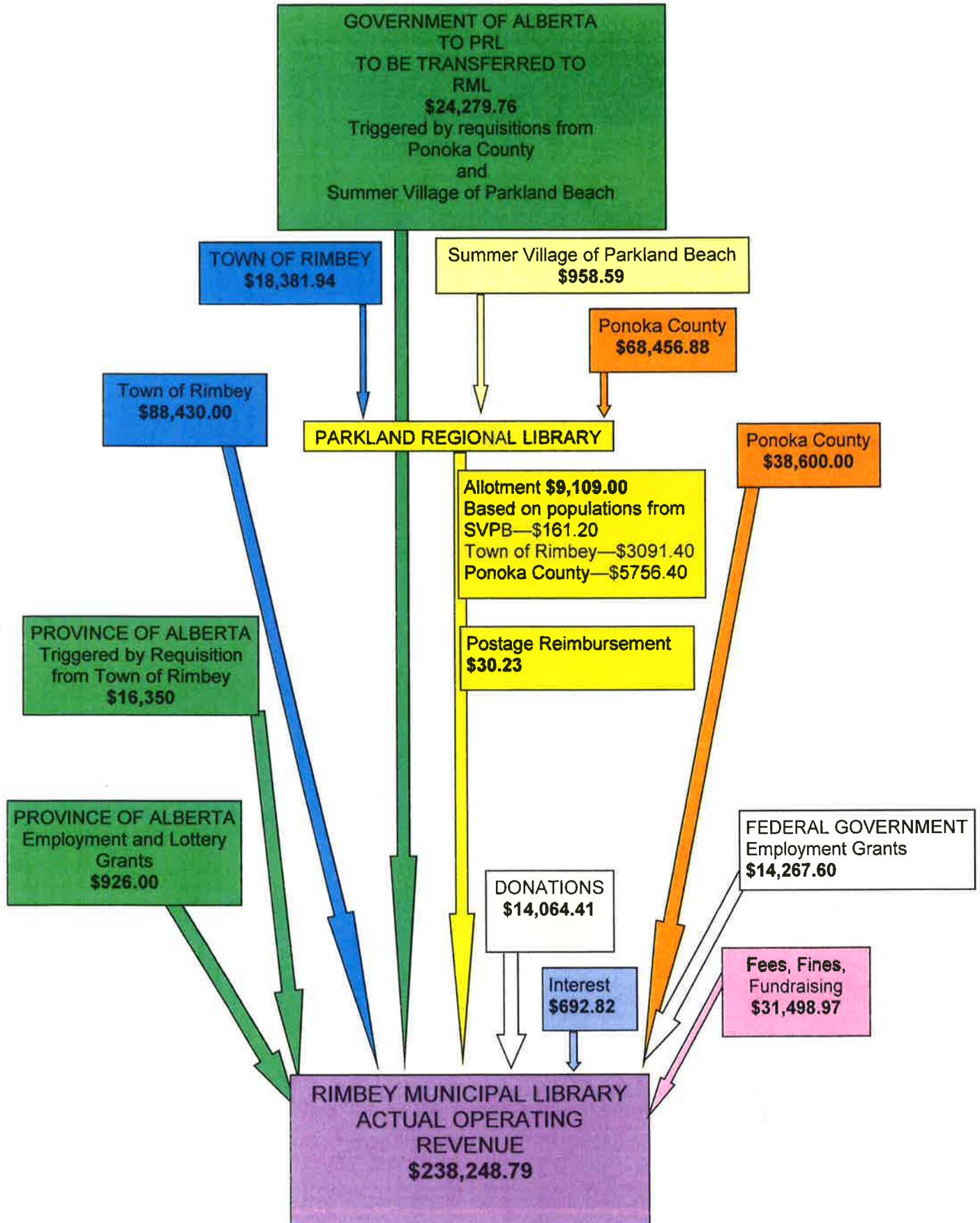
Sincerely,

Jean Keetch
Library Manager

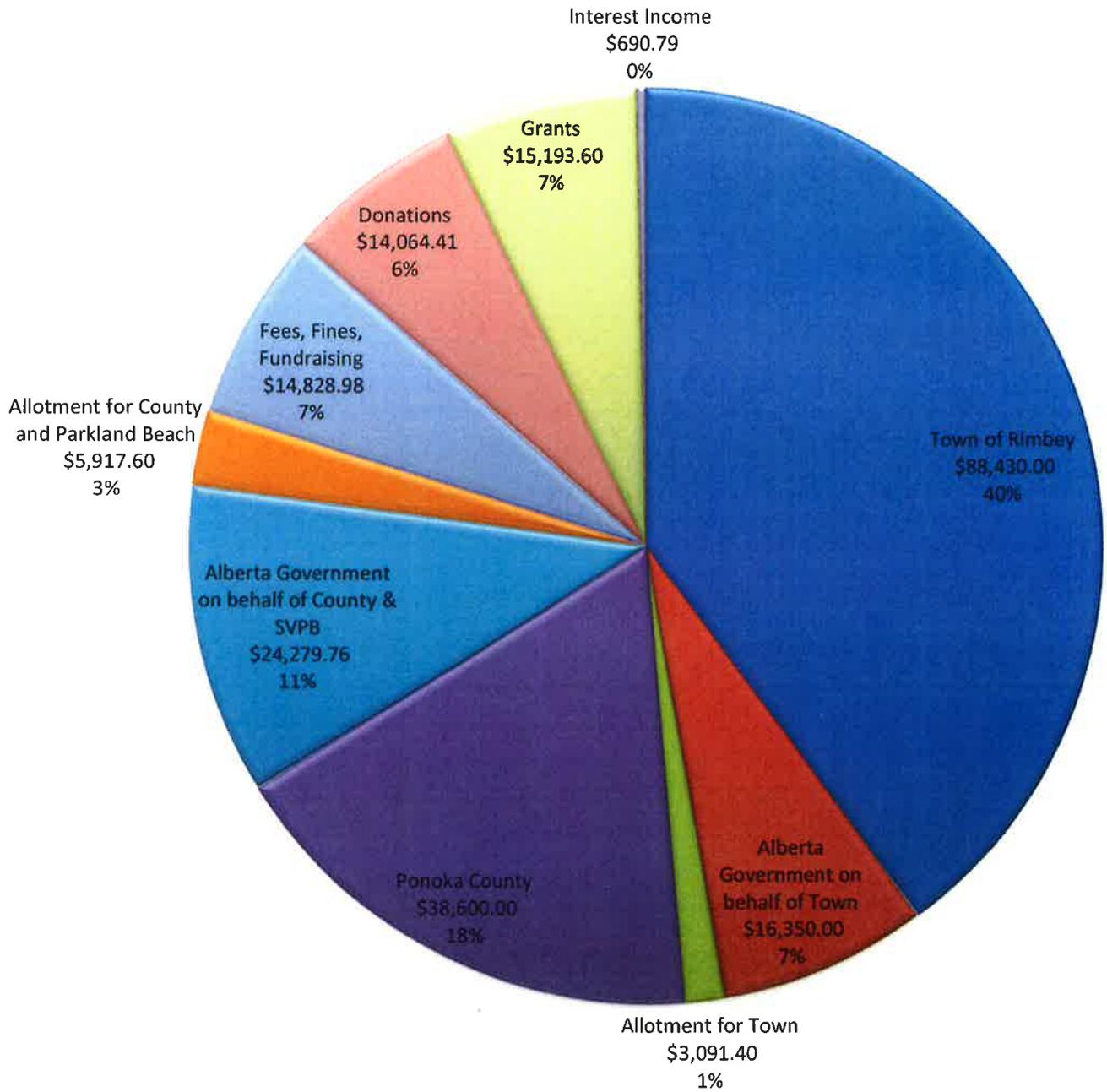
PO Box 1130 4938 50th Ave, Rimbey, AB, T0C 2J0
403-843-2841
rimbeylibrary.prl.ab.ca



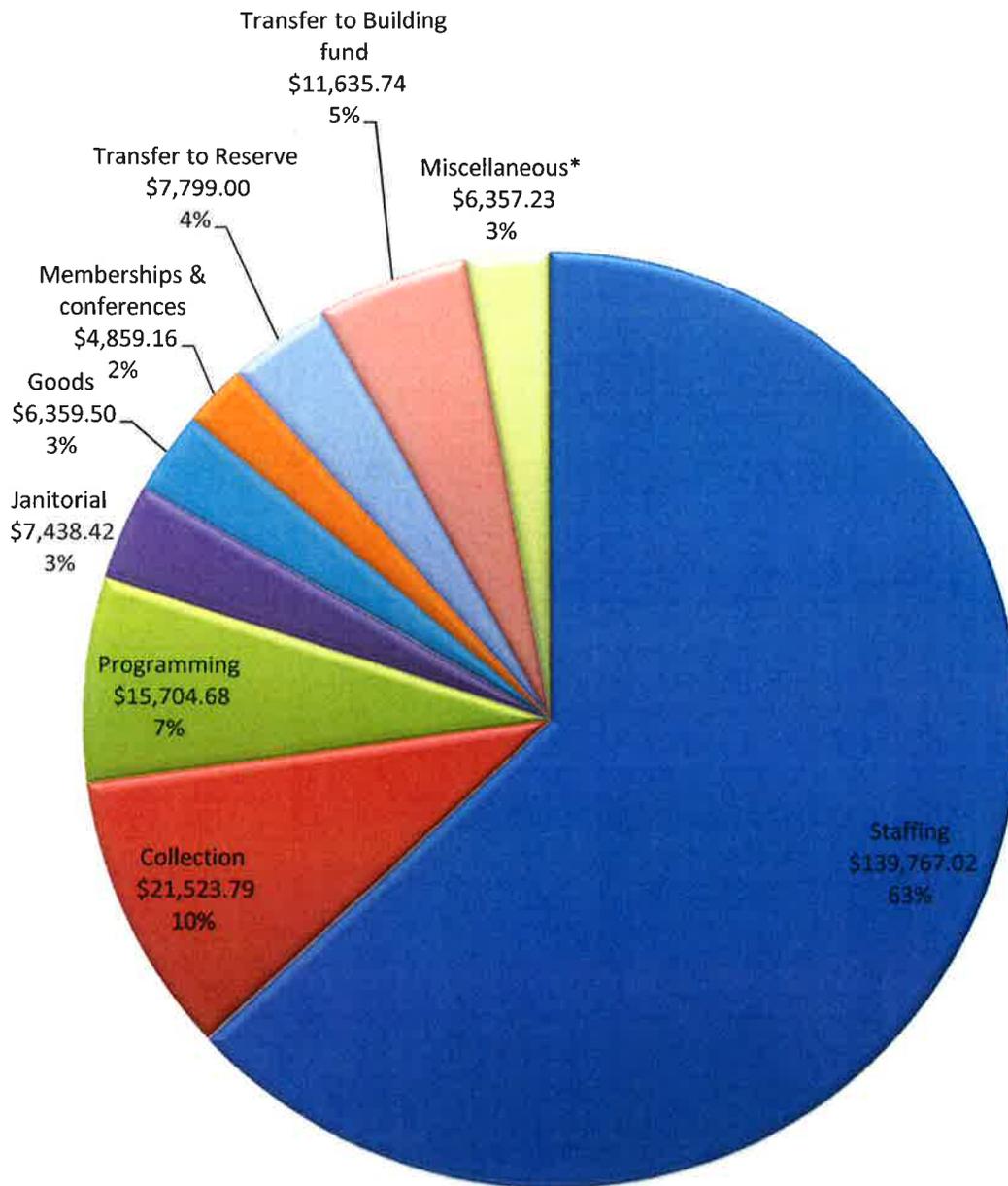
RIMBEY MUNICIPAL LIBRARY REVENUE FLOW CHART 2014



Rimbey Municipal Library 2014 Revenue



Rimbey Municipal Library 2014 Expenses



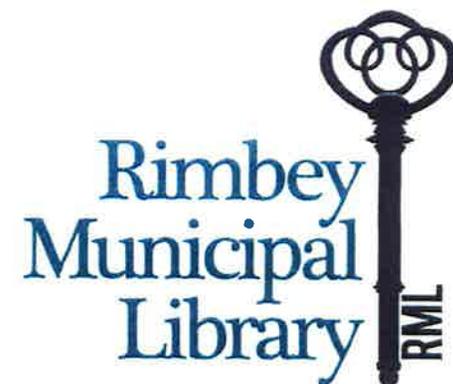
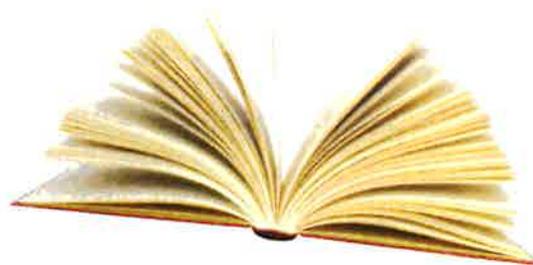
*Office Supplies, Expansion Campaign, Insurance, Advertising, Board Expenses, Accounting, Postage

Reference Transactions:

In-Person Transactions:	15,000
Phone Transactions	4,000
Online Transactions	20
Total Reference Transactions:	19,020

Collection:

Total Collection: 19,000



Library Usage:

Visits to the Library:	26,146
Cardholders:	911
Hours Open Per Year:	2,020
Computer Hours:	2,743
Programs:	431

Materials Circulated:

Adult print:	13,601
Adult non-print:	9,305
Juvenile print:	5,324
Juvenile non-print:	213
Magazines/Newspapers:	762
Online Circulation:	1,112
Total Circulation:	30,317



Annual Report 2014

Programs:

Programs: 431

People Attending Programs: 4,586



Library Service Responses:

Be an Informed Citizen: Local, national and World Affairs

- All candidates forum

Celebrate Diversity: Cultural Awareness

- Cultural Café

Connect with the Online World: Public Internet Access

- Public Wi-Fi / Public Computers
- Social Media Contests
- Internet Safety Workshop
- Facebook Training
- Technology Petting Zoo

Create Young Readers: Early Literacy

- Wiggle Worms
- Preschool Storytime

Get Facts Fast: Ready Reference

- Online Databases

Express Creativity: Create and Share Content

- Geek out
- Craftemooon
- Something Cool After School
- Let's Go LEGO
- Illustration Workshop

Satisfy Curiosity: Lifelong Learning

- Exploration Station
- Armchair Traveler
- Book Club
- Exam Invigilation
- Reading in Unit 3
- Wellness Clinic
- Wine Tastings
- Author Talks

Stimulate Imagination: Reading, Viewing and Listening for Pleasure

- Movie Night Sponsored by Conoco Philips
- Board Games And Pizza
- Adult Comedy
- Ventriloquist/ Magician

Visit a Comfortable Place: Physical and Virtual Spaces

- Coffee Time

Learn to Read and Write: Adult Teen and Family Literacy

- TD Summer Reading Club
- Storytellers
- Cow Bus