

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON TUESDAY, APRIL 14, 2020 VIA ZOOM VIDEO CONFERENCE DURING THE CORONAVIRUS COVID 19 HEALTH EPIDEMIC

1. Call to Order

Mayor Pankiw called the meeting to order at 5:00 pm, with the following in attendance via zoom video conference:

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel
Chief Administrative Officer – Lori Hillis, CPA, CA
Director of Finance – Wanda Stoddart
Director of Public Works – Rick Schmidt
Development Officer – Liz Armitage
Recording Secretary – Kathy Blakely

Absent:

Public:

0 member(s) of the general public
John Hull –Rimbey Municipal Library Board Building Committee Chair
Jean Keetch – Rimbey Library Manager
Phil Swanson – Missing Link Internet
Craig Bondy - Missing Link Internet
Mike Seniuk – Seniuk & Company
Collette Flegal – Bylaw Amendment Applicant
William Weenink – Subdivision Applicant

2. Adoption of Agenda

2.1 April 14, 2020 Agenda

Motion 075/20

Moved by Councillor Rondeel to accept the Agenda for the April 14, 2020 Regular Council Meeting, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

3. Minutes

3.1. Minutes of Regular Council Meeting March 10, 2020

3.2 Minutes of Special Council 2020 Budget Meeting March 20, 2020

Motion 076/20

Moved by Councillor Curle to accept the Minutes of the Regular Council Meeting of March 10, 2020, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 077/20

Moved by Councillor Payson to accept the Minutes of the Special Council Meeting 2020 Budget of March 20, 2020, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

4. Public Hearings

4.1 Bylaw 962/20 Amendment to Land Use Bylaw 917/16

Mayor Pankiw called the Public Hearing to order at 5:01 pm.

Mayor Pankiw advised Bylaw 962/20 Amendment to Land Use Bylaw 917/16 is a land use bylaw amendment application to redesignate Lot 1, Block 9, Plan 148BT (4906 – 50 Street) from Central Commercial (C1) to Direct Control (DC).

Mayor Pankiw requested confirmation of notice of the Public Hearing from the Development Officer.

Development Officer Liz Armitage advised notice of the Public Hearing was placed in the March 3rd and March 10th editions of the Rimbey Review, notice was given to adjacent property owners by regular mail and notice of this Public Hearing was posted on the Town of Rimbey web site under important notices with a copy of the complete package available for public review, and on the front and back doors of the Town of Rimbey Administration Office as well as at the front counter.

Mayor Pankiw inquired if the applicant was present and advised she would have 20 minutes to present her position on the requested amendment to the Land Use Bylaw.

The applicant indicated when she purchased the property in 2006, she was told from the seller there was approval for the commercial/residential units. She is requesting this Bylaw amendment to allow for residential units.

Mayor Pankiw requested a report from the Development Officer regarding Bylaw 962/20 Amendment to Land Use Bylaw 917/16.

The applicant has indicated that she “purchased the building in 2006 and was told that there was approval for commercial/residential units.” In 2019 she approached the town to convert an additional commercial to residential. At that time the town determined that there are no permits providing approval for the residential units. The applicant has indicated that she would like to proceed with a land use bylaw resignation that would allow the existing residential units to be an approved use.

The property is currently zoned C1, as per Land Use Bylaw 917/16. Land Use Bylaw 917/16 does not allow ground level residential in the C1 district as either a permitted or discretionary use. A review of the past Land Use Bylaw 762/04, in effect when Ms. Flegal purchased the property, also designated this parcel as C1. Bylaw 762/04 also did not allow ground level residential in the C1 district as either permitted or discretionary uses.

As per Land Use Bylaw 917/16, the property is surrounded by lands designated C1 on the north, east and west. The property to the south is residential and is designated MHP.

The Municipal Development Plan indicates that the subject property is in keeping with the Land Use Bylaw. The MDP indicates that the lands are intended to continue to be C1.

Administration recommends that the best way to accommodate the request for residential on the ground floor in the C1 district is to redesignate this property to a Direct Control District. The Direct Control district will retain all the standard C1 district

requirements, while accommodate the existing ground floor residential units. The proposed direct control district regulations are attached.

Should council approve the land use redesignation, effectively permitting the ground floor residential in this location, the applicant will be responsible for applying for building permits to ensure the residential units have the appropriate building permits in place.

Council gave first reading to Bylaw 962/20 Amendment to the Land Use Bylaw on February 25, 2020.

Mayor Pankiw asked the Development Officer if there had been any written submission received.

Mrs. Armitage indicated written submissions were received from:

- March 20, 2020, Alberta Transportation – No Objections
- March 31, 2020, Gas Transmission, Atco Pipelines & Liquid Global Business Unit – No Objections
- March 2, 2020 , Gas Distribution, Atco Pipelines & Liquid Global Business Unit – standard conditions for future development

Mayor Pankiw asked if there were any persons wishing to be heard regarding Bylaw 962/20 Amendment to Land Use Bylaw 917/16 noting each person would have 20 minutes to state their case for or against the bylaw amendment.

There were no members of the general public in attendance to be heard.

Mayor Pankiw asked a second time if any persons wished to be heard.

There were no members of the general public in attendance to be heard.

Mayor Pankiw asked a third time if any persons wished to be heard.

There were no members of the general public in attendance to be heard.

Mayor Pankiw asked the applicant if she had any closing comments.

The applicant advised she had no further comments.

Mayor Pankiw asked if the Development Officer had any further comments.

Mrs. Armitage reiterated to Council this would become a Direct Control property and all changes to this property, such as development permits, would come to Council for approval, not the Development Officer.

Mayor Pankiw closed the Public Hearing for Bylaw 962/20 Amendment to Land Use Bylaw 917/16 at 5:08 pm.

Collet Flegal logged out of the Council Meeting at 5:09 pm.

5. Delegations

5.1 Rimbey Municipal Library Expansion – John HullMotion 078/20

Moved by Mayor Pankiw to accept the proposal to expand the Town of Rimbey Library at 4938 50 Avenue in principle, with the understanding that:

- a. the Town will be involved in the design process to address the future needs of the Library and the Town.
- b. Council will provide approval of the final design prior to commencing construction.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

John Hull and Jean Ketch logged out of the Council Meeting at 5:20 pm.

5.2 Missing Link Internet – Phil Swanson/Craig BondyMotion 079/20

Moved by Councillor Curle to table further discussion regarding the fibre optic line project to the April 28, 2020 Regular Meeting of Council.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Phil Swanson and Craig Bondy logged out of the Council Meeting at 5:36 pm.

5.3 Seniuk & Company – Mike Seniuk Audited Financial StatementsMotion 080/20

Moved by Councillor Curle to accept the Town of Rimbey Financial Statements for the year ending December 31, 2019, prepared by Seniuk & Company, Chartered Accountants, as presented.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Mike Seniuk logged out of the Council Meeting at 6:02 pm.

6. Bylaws

6.1 962/20 Amendment to Land Use Bylaw 917/16

Motion 081/20

Moved by Councillor Rondeel to give second reading of Bylaw 962/20 Amendment to Land Use Bylaw 917/16.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Payson
- Councillor Rondeel

Opposed

CARRIED

Motion 082/20

Moved by Councillor Curle to give third and final reading of Bylaw 962/20 Amendment to Land Use Bylaw 917/16.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Payson
- Councillor Rondeel

Opposed

CARRIED

6.2 966/20 2020 COVID 19 Emergency Tax Penalty Cancellation

Motion 083/20

Moved by Councillor Payson to give first reading to Bylaw 966/20 2020 COVID 19 Tax Penalty Cancellation.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Payson
- Councillor Rondeel

Opposed

CARRIED

Motion 084/20

Moved by Councillor Rondeel to give second reading to Bylaw 966/20 2020 COVID 19 Tax Penalty Cancellation.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Payson
- Councillor Rondeel

Opposed

CARRIED

Motion 085/20

Moved by Councillor Rondeel to unanimously consider to give third and final reading to Bylaw 966/20 2020 COVID 19 Tax Penalty Cancellation.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 086/20

Moved by Councillor Curle to give third and final reading to Bylaw 966/20 2020 COVID 19 Tax Penalty Cancellation.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

6.3 967/20 2020 COVID 19 Emergency Tax Installment Payment Plan BylawMotion 087/20

Moved by Councillor Payson to first reading to 967/20 2020 COVID-19 Emergency Tax Installment Payment Plan Bylaw.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 088/20

Moved by Councillor Curle to give second reading 967/20 2020 COVID-19 Emergency Tax Installment Payment Plan Bylaw.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 089/20

Moved by Councillor Rondeel to unanimously consider to give third and final reading to 967/20 2020 COVID-19 Emergency Tax Installment Payment Plan Bylaw.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

Motion 090/20

Moved by Mayor Pankiw to give third and final reading to 967/20 2020 COVID-19 Emergency Tax Installment Payment Plan Bylaw.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

7. New and
Unfinished
Business

7.1 Subdivision ApplicationMotion 091/20

Moved by Councillor Payson approve the subdivision application from 1182211 Alberta Ltd and Christine J Ellis Professional Corp for a duplex located at Lot 1 and Part of Lot 2, Block 2, Plan 8328ET in the S.E. ¼ SEC. 29-42-2-W5M (5102 51 Street), with the following conditions:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the Tentative Plan March 10, 2020 Filed No: LN006636 prepared by Land Development Technologies. On completion of the survey plan, the surveyor must submit the plan to the Town of Rimbey for endorsement.
2. Any outstanding taxes on the property are to be paid in full.
3. Ensure all right-of-ways are carried forward and registered on the newly created lot.
4. The applicant is to pay an endorsement fee as per the Town of Rimbey fee schedule at the time of endorsement.
5. Municipal Reserves are not owing as the land that is to be subdivided is less than 0.8 hectares.
6. Both units shall have independent utility services. The applicant must submit documentation to the Town's satisfaction proving the installation of independent water service lines and sanitary service lines from the Town's main lines to the property line and through to each unit.
7. Preparation of and registration of utility right-of-way as per the 2.0m utility right-of-way indicated on the plan showing proposed subdivision.

In Favor Opposed
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

CARRIED

William Weenink logged out of the Council Meeting at 6:25 pm.

7.2 Streetlights

Motion 092/20

Moved by Councillor Rondeel to increase the 2020 Capital Budget by \$17,554 for the replacement of the streetlights along 50 Ave from 55 St. to 51 St. with funding to come from Streetlight Reserve.

In Favor Opposed
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

CARRIED

7.3 Hawk Tail Brewery Request for Waiver of Development Damage Deposit

Motion 093/20

Moved by Mayor Pankiw to approve the request from Hawk Tail Brewery to waive the required \$3,000 development damage deposit on Development Permit DP 02/20 during this coronavirus COVID 19 health crisis epidemic and resulting financial crisis.

In Favor Opposed
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

CARRIED

7.4 Members from the Town of Rimbey at large appointed by Council

Motion 094/20

Moved by Councillor Curle to re-appoint Michael Boorman to the Rimbey Municipal Library Board for the period of April 14, 2020 to April 14, 2023.

In Favor Opposed
 Mayor Pankiw
 Councillor Coulthard
 Councillor Curle
 Councillor Payson
 Councillor Rondeel

CARRIED

Motion 095/20

Moved by Councillor Rondeel to re-appoint Bev Ewanchuk to the Rimbey Municipal Library Board for the period of April 14, 2020 to April 14, 2023.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

8. Reports

8.1 Department Reports

- 8.1.1 Chief Administrative Officer Report
- 8.1.2 Director of Finance Report
- 8.1.3 Director of Public Works Report
- 8.1.4 Director of Community Services
- 8.1.5 Development Officer Report

Motion 096/20

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

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

8.2 Boards/Committee Reports

- 8.2.1 Tagish Engineering Project Status Update to March 5, March 19, and April 2, 2020
- 8.2.2 FCSS/RCHHS Board Meeting Minutes of January 16, 2020

Motion 097/20

Moved by Councillor Curle to accept the Tagish Engineering Project Status Updates to March 5, March 19, and April 2, 2020, and the FCSS/RCHHS Board Meeting Minutes of January 16, 2020, as information.

In Favor

Mayor Pankiw
Councillor Coulthard
Councillor Curle
Councillor Payson
Councillor Rondeel

Opposed

CARRIED

9. Correspondence

9.1 Correspondence - None

10. Open Forum

10.1 Open Forum

11. Closed Session

11.1 Closed Session - None

12. Adjournment

12.1 Adjournment

Motion 098/20

Moved by Councillor Curle to adjourn the meeting.

In Favor

- Mayor Pankiw
- Councillor Coulthard
- Councillor Curle
- Councillor Payson
- Councillor Rondeel

Opposed

CARRIED

Time of Adjournment: 6:35 pm.



MAYOR RICK PANKIW



CHIEF ADMINISTRATIVE OFFICER LORI HILLIS