



AGENDA

Bylaw Committee

February 7, 2023 - 3:00 PM

Town Administration Building - Council Chambers

AGENDA FOR BYLAW COMMITTEE MEETING TO BE HELD ON FEBRUARY 7, 2023 AT 3:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING, 4938 – 50 AVENUE, RIMBEY, ALBERTA.

Page

1. CALL TO ORDER BYLAW COMMITTEE MEETING & RECORD OF ATTENDANCE

1.1 LAND ACKNOWLEDGMENT

2. AGENDA APPROVAL AND ADDITIONS

3. MINUTES

3.1 Minutes of the Bylaw Committee Meeting 2 - 4
[Bylaw Committee Meeting Minutes January 3, 2023](#)

4. NEW AND UNFINISHED BUSINESS

4.1 Bylaw 468/61 Regulating the Keeping of Animals 5 - 6
[RFD 4.1 468/61 Regulating the Keeping of Animals](#)

4.2 Bylaw 545/63 Preventing And Controlling Nuisances 7 - 8
[RFD 4.2.1 545/63 Preventing and Controlling Nuisances](#)

4.3 Bylaw 584/92 To Regulate And Control Alarm Systems 9 - 11
[RFD 4.3.1 584/92 To Regulate and Control Alarm Systems](#)

4.4 Bylaw 586/92 Agreement Between the Town of Rimbey and Lacombe for Provision of Building Inspection Services 12 - 22
[RFD 4.4 Bylaw 586/92 Agreement Between Town of Rimbey and Lacombe for Provision of Building Inspection Services](#)

5. ADJOURNMENT

5.1 Adjournment



MINUTES

Bylaw Committee Meeting

Tuesday, January 3, 2023 - 3:00 PM

Town Administration Building - Council Chambers

1. CALL TO ORDER BYLAW COMMITTEE MEETING & RECORD OF ATTENDANCE

Committee Member Jeff Johnstone called the meeting to order at 3:01 pm with the following in attendance:

- Committee Member Allan Tarleton
- Councillor Wayne Clark
- Committee Member Jeff Johnstone
- Committee Member Camille McKay
- Lori Hillis, CPA, CA - Chief Administrative Officer
- Bonnie Rybak - Executive Assistant

Absent: Chairperson Gayle Rondeel
Deputy Chair Janet Carlson

Public: (0) members of the public

1.1. LAND ACKNOWLEDGMENT

2. AGENDA APPROVAL AND ADDITIONS

2.1. Agenda Approval and Additions

Motion 2023BC001

Moved by Committee Member Tarleton to accept the agenda for the January 3, 2022, Bylaw Committee Meeting, as presented.

Chairperson Rondeel	Absent
Deputy Chair Carlson	Absent
Committee Member Tarleton	In Favor
Councillor Clark	In Favor
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

3.

MINUTES

3.1. Minutes

Motion 2023BC002

Moved by Committee Member McKay to accept the Minutes of the November 1, 2022, Bylaw Committee Meeting, as presented.

Chairperson Rondeel	Absent
Deputy Chair Carlson	Absent
Committee Member Tarleton	In Favor
Councillor Clark	In Favor
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

4.

NEW AND UNFINISHED BUSINESS

4.1. 996/22 Responsible Pet Ownership Bylaw Draft

Motion 2023BC003

Moved by Committee Member Tarleton to deny the changes to the Responsible Pet Ownership Bylaw pertaining to foster animals, as presented.

Chairperson Rondeel	Absent
Deputy Chair Carlson	Absent
Committee Member Tarleton	In Favor
Councillor Clark	In Favor
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

4.2. 609/93 Building Permit Fees Bylaw

Motion 2023BC004

Moved by Councillor Clark to bring Bylaw 609/92 forward to Council to be repealed.

Chairperson Rondeel	Absent
Deputy Chair Carlson	Absent
Committee Member Tarleton	In Favor
Councillor Clark	In Favor
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

5. ADJOURNMENT

5.1. Adjournment

Motion 2023BC005

Moved by Committee Member McKay to adjourn the meeting at 3:30pm.

Chairperson Rondeel	Absent
Deputy Chair Carlson	Absent
Committee Member Tarleton	In Favor
Councillor Clark	In Favor
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

Lori Hillis, Chief Administrative Officer

Jeff Johnstone, Committee Member

Bylaw Committee
January 3, 2023

Bylaw Committee
REQUEST FOR DECISION



Meeting: February 7, 2023
Submitted By: Bonnie Rybak, Executive Assistant
Subject: Bylaw 468/61 Regulating the Keeping of Animals
Item For: Public Information -or- Closed Session

BACKGROUND:

The Bylaw Committee has requested to review bylaws that need to be repealed. Bylaw 468/61 is no longer necessary as 991/22 states:

a) "Livestock" includes but is not limited to:

- i. a horse, mule, ass, swine, emu, ostrich, camel, alpaca, sheep, or goat.
- ii. domestically reared or kept deer, reindeer, moose, elk or bison.
- iii. fur bearing animals including fox, coyote, wolf, weasels, or mink.
- iv. animals of the bovine species.
- v. animals of the avian species excluding chickens.
- vi. Bees.
- vii. all other animals normally kept for agriculture purposes.

5.11 No person shall keep or cause to be kept:

- a) venomous reptile, venomous insect or venomous spider,
- b) any wild animal,
- c) any livestock on any property unless the property is designated as an Agriculture District as provided under the Town Land Use Bylaw and has been approved for such by the Development Officer.

RECOMMENDATION:

Administration recommends bringing forward Bylaw 468/61 to Council with consideration to repeal.

ATTACHMENTS:

[RFD 4.1.1 468 61 Regulating and Keeping of Animals](#)

PREPARED BY: Bonnie Rybak, Executive Assistant

January 31, 2023
Date

ENDORSED BY:

A handwritten signature in black ink, appearing to read "Gayle Rondeel".

Gayle Rondeel, Chairperson

January 31, 2023
Date

BY-LAW NO. 468

A BY-LAW REGULATING THE KEEPING OF ANIMALS.

WHEREAS the keeping of cows in Town has caused complaints to be lodged with the Council as to their nuisance by being allowed to run loose;

WHEREAS the time of keeping cows for home consumption of milk has long passed since only one family have a cow;

WHEREAS the Town has for many years enjoyed and have been protected by the delivery of pasteurized milk at a reasonable price;

NOW THEREFORE the Council duly assembled, ENACTS AS FOLLOWS:

that the keeping of any domestic animals viz; goats, horses or cows, within the limits of the Town of Rimbej is prohibited, EXCEPT in Agricultural Zoned Areas of the Town, or other places which are at the discretion of the Council .

RECEIVED first, second and third readings ,this
26th day of June, A.D. 1961.

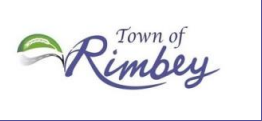
(SEAL)

Signed [Signature]
Mayor

Signed [Signature]
SecTreas.



Bylaw Committee
REQUEST FOR DECISION



Meeting: February 7, 2023
Submitted By: Bonnie Rybak, Executive Assistant
Subject: Bylaw 545/63 Preventing and Controlling Nuisances
Item For: Public Information -or- Closed Session

BACKGROUND:

The Bylaw Committee has requested to review bylaws that need to be repealed. Bylaw 545/63 is no longer necessary as 950/18 Nuisance Bylaw states:

2. DEFINITIONS

n) “**unsightly condition**” means:

- (i) in respect of a structure, a structure whose exterior, relative to the adjacent land and land use, shows signs of significant physical deterioration, and
- (ii) in respect of land, land that shows signs, relative to the adjacent land and land use, of serious disregard for general maintenance and upkeep.

3.OFFENCES

3.1 No person being the owner, agent, lessee or occupier of any premises or dwelling within the Town of Rimbey shall permit such premises or dwelling or the activities on such place to be or become a nuisance or be in an unsightly condition.

RECOMMENDATION:

Administration recommends bringing forward Bylaw 545/63 to Council with consideration to repeal.

ATTACHMENTS:

[RFD 4.2.1 545 63 Preventing And Controlling Nuisances](#)

PREPARED BY: Bonnie Rybak, Executive Assistant

January 31, 2023
Date

ENDORSED BY:

A handwritten signature in black ink, appearing to read "Gayle Rondeel".

Gayle Rondeel, Chairperson

January 31, 2023
Date

A BY-LAW PREVENTING AND CONTROLLING NUISANCES

WHEREAS the recent legislation has given jurisdiction whereby Town Councils have the jurisdiction of preventing and compelling abatement of nuisances generally; and

WHEREAS authority is also given to Councils to regulate the untidy and unsightly premises ; and

WHEREAS problems have arisen where complaints have been lodged regarding unsanitary and unsightly conditions of premises;

NOW THEREFORE the Council of the Town of Rimbey, duly assembled, ENACTS AS FOLLOWS:

any premises in the Town of Rimbey which is in the opinion of the Town Council or an Executive Officer of the Wetoka Health Unit, an untidy and/or unsightly area, shall be dealt with under the provisions of Section 321 of The Town and Village Act., and in the event of prosecution the penalty shall be that as detailed in the Penalties By-Law.

RECEIVED first, second and third readings this 29th day of April, A.D. 1963.

(SEAL)

Signed [Signature] Mayor

Signed [Signature] Secreas

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W. G. A. O.
12
Chartered Accountants

Bylaw Committee
REQUEST FOR DECISION



Meeting: February 7, 2023
Submitted By: Bonnie Rybak, Executive Assistant
Subject: Bylaw 584/92 To Regulate and Control Alarm Systems
Item For: Public Information -or- Closed Session

BACKGROUND:

The Bylaw Committee has requested to review bylaws that need to be repealed. Bylaw 584/92 is no longer necessary as 931/17 Fire Protection Services Bylaw states:

SECTION 10- RECOVERY OF COSTS

- a) Where the Regional Fire Services has extinguished a fire or responded to a fire call or incident within or outside the County for the purpose of preserving life or property from injury or destruction by fire or other incident, including any such action taken by the Regional Fire Services on a false alarm, the Regional Fire Chief may, in respect of any costs incurred by the Regional Fire Services in taking such action, charge any costs so incurred by the Regional Fire Services at the discretion of the Regional Fire Chief and/or District Fire Chief(s) to:
- (i) the person who caused the incident
 - (ii) the owner of the property or the person in possession of the property where the incident occurred or
 - (iii) the owner of the property or the person in possession and control of the property if the location of the incident is not privately owned land

RECOMMENDATION:

Administration recommends bringing forward Bylaw 584/92 to Council with consideration to repeal.

ATTACHMENTS:

[RFD 4.3.1 584 92 To Regulate And Control Alarm Systems](#)

PREPARED BY: Bonnie Rybak, Executive Assistant

January 31, 2023

Date

ENDORSED BY:

A handwritten signature in black ink, appearing to read "Gayle Rondeel".

Gayle Rondeel, Chairperson

January 31, 2023

Date

BY-LAW NO. 584/92

A BY-LAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA TO REGULATE AND CONTROL ALARM SYSTEMS.

WHEREAS the Council of the Town of Rimbey has the authority under Section 112 of the Municipal Government Act, RSA, to enact by-laws for the peace, order and good government of the Municipality, and to promote the safety and welfare of its citizens;

AND WHEREAS there have been an excessive number of false alarms in 1991 requiring emergency responses from the Rimbey Volunteer Fire Department; and such unnecessary emergency responses create serious inconvenience for the volunteer fire department, endanger the welfare of the citizenry, and result in unnecessary expense to the Municipality for call-out charges;

AND WHEREAS the Council of the Town of Rimbey deems it necessary to protect and preserve the safety and welfare of its citizens by regulating alarm systems in order to reduce such false alarms to a minimum.

NOW THEREFORE, the Council of the Town of Rimbey, duly assembled, hereby enacts as follows:

- 1) In this By-law:
 - (a) "alarm system" shall mean a device or devices designed to activate an alarm signal but exclude a device that is installed in a vehicle.
 - (b) "Fire Chief" shall mean the duly appointed fire chief of the Rimbey Volunteer Fire Department;
- 2) Every person, business or institution maintaining an alarm system shall be responsible for ensuring the alarm system is functioning properly;
- 3) Any person, business or institution whose alarm system causes more than two (2) false alarms within one year (365 days) shall be liable for a fine of \$100.00 (one hundred dollars) for each false alarm in excess of the first two,
- 4) The fire chief shall be the initial arbitrator as to whether the false alarm has been caused by the alarm system and warrants a fine; such decisions of the chief shall be appealable to Rimbey Town Council;
- 5) Any person, business, or institution receiving a fine shall be issued a ticket prescribed by the Provincial Offence Procedures Act, requiring payment of a penalty therefore in the sum of \$100.00.
- 6) If at any time after the expiry of 30 days from the date of service of the violation ticket, and up to but excluding the 7 days prior to the return date on any summons forming part of such ticket, the person tenders payment of the full amount of the specified penalty, a person authorized to receive such payment shall accept it in lieu of prosecution.

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A BY-LAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA TO REGULATE AND CONTROL ALARM SYSTEMS.

- 7) If the person upon whom a violation ticket is served fails to pay the required sum within the time herein, the provisions for acceptance of payment do not apply. Such person shall be liable on summary conviction to pay a minimum fine equal to the penalty stated in the offence ticket, plus Court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding thirty (30) days.
- 8) This By-law shall come into force on the date of final passage thereof.

Read a first time this 22 day of April, 1992.

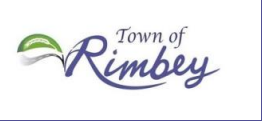
Read a second time this 10th day of June, 1992.

Read a third and final time this 10th day of June, 1992.

Ray J. J. J.
MAYOR

Susan L. Stupitsa
SECRETARY/TREASURER

Bylaw Committee
REQUEST FOR DECISION



Meeting: February 7, 2023
Submitted By: Bonnie Rybak, Executive Assistant
Subject: Bylaw 586/92 Agreement Between the Town of Rimbeby and Lacombe for Provision of Building Inspection Services
Item For: Public Information -or- Closed Session

BACKGROUND:

The Bylaw Committee has requested to review bylaws that need to be repealed.

Bylaw 586/92 is no longer necessary as the Town of Rimbeby has an agreement Superior Safety Codes dated December 11, 2018 to provide inspections on buildings, electrical, plumbing and gas.

RECOMMENDATION:

Administration recommends bringing forward Bylaw 586/92 to Council with consideration to repeal.

ATTACHMENTS:

[RFD 4.5.1 586 92 Agreement Between Town of Rimbeby and Lacombe For Provision of Building Inspection Services](#)

PREPARED BY: Bonnie Rybak, Executive Assistant

January 31, 2023
Date

ENDORSED BY:

A handwritten signature in black ink, appearing to read "Gayle Rondeel".

Gayle Rondeel, Chairperson

January 31, 2023
Date

BY-LAW #586/92

A BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN THE TOWN OF RIMBEY, ALBERTA, AND THE TOWN OF LACOMBE, ALBERTA, FOR THE PROVISION OF BUILDING INSPECTION SERVICES.

WHEREAS the Council of the Town of Rimbey deems it desirable to enter into an agreement with the Council of the Town of Lacombe for the provision of building inspection services;

AND WHEREAS, the Council of the Town of Rimbey deems it desirable to enter into an agreement with the Town of Lacombe for the provision of building inspection services;

AND WHEREAS, under the provisions of Section 113 of the Municipal Government Act, R.S.A. 1980, a Council may pass a by-law authorizing the making of an agreement with the Council of any other municipality considered to be a benefit to both municipalities;

NOW THEREFORE the Council of the Town of Rimbey, duly assembled, hereby enacts as follows;

THAT the Mayor and Town Manager are hereby empowered to execute an agreement (which is attached to and forms part of this by-law, and is marked "Appendix A") between the Town of Rimbey and the Town of Lacombe wherein the Town of Lacombe provides building inspection services to the Town of Rimbey subject to all terms and conditions of the agreement.

Read a first time this 13 day of May, 1992.

Read a second time this 13 day of May, 1992.

Read a third time this 13 day of May, 1992.

Ray Jarr
Mayor

Susan R. Stupichiro
Secretary-Treasurer

MUNICIPAL SERVICE AGREEMENT

THIS AGREEMENT made this 22nd day of April A.D. 1992

BETWEEN:

THE TOWN OF RIMBEY a Municipal Corporation in the Province of Alberta, (hereinafter referred to as "Rimbey")

OF THE FIRST PART

- AND -

THE TOWN OF LACOMBE a Municipal Corporation in the Province of Alberta, (hereinafter referred to as "Lacombe")

OF THE SECOND PART

WHEREAS, Rimbey is desirous of entering into a contract to utilize building inspection services provided by Lacombe to fulfill the obligations of Inspector under the provisions of the *Uniform Building Standards Act*, R.S.A. 1980, c. U-4,

WHEREAS, Lacombe is prepared to extend such services to Rimbey.

NOW THEREFORE, the parties to this agreement, in consideration of the mutual terms, covenants and conditions hereinafter contained, agree as follows:

SERVICES TO BE PROVIDED

- 1.1 In this Agreement "Inspector" shall mean the Building Inspector of the Town of Lacombe.
- 1.2 Lacombe shall provide the services of the Inspector to Rimbey in accordance the terms outlined in Appendix A.
 - a) Lacombe shall provide administrative support to the Inspector in relation to work undertaken under this Agreement.
 - b) Any forms or correspondence issued by the Inspector on behalf of Rimbey shall be issued on forms or letterhead bearing Rimbey identification. Such forms or letterhead shall be provided by Rimbey at Rimbey's cost.

- c) Lacombe shall provide Rimbej with a copy of all building permit correspondence issued along with any plans stamped and endorsed by the Inspector.
- d) Lacombe shall only provide the services of the Inspector at the request of Rimbej. The receipt of a completed and paid for building permit application at Lacombe's office shall be recognized as a formal request from Rimbej for the inspector's services.

PAYMENT FOR SERVICES

- 2.1 Lacombe shall be paid for services provided as per the fee schedules outlined in Appendix A.
- 2.2 Lacombe shall submit invoices for services provided on a monthly basis and Rimbej shall cause payment to be made within thirty (30) days of receipt of the invoice.
- 2.3 Invoices submitted shall detail services provided in the following manner:
 - a) Building permits issued.
 - b) Extra time and trips incurred by the Inspector beyond the 10% allowance provided for additional time and the time and trips allotted for each type of permit identified in Appendix A.

PERIOD COVERED

- 3.1 The term of this agreement shall be for a period of eight months, the commencement date at which shall be deemed to be April 1, 1992, unless the agreement is earlier terminated by either of the parties hereto.
- 3.2 This agreement may be renewed annually by the month of December with the permit fees and rates charged by Lacombe amended as required.

TERMINATION

- 4.1 This agreement may be terminated by either of the parties hereto giving to the other thirty (30) days notice of the intention to terminate.

AMENDMENT

- 5.1 This agreement may be amended by mutual written agreement by both parties.

SECURITY, INDEMNITY AND SAFETY

- 6.1 Lacombe, shall, during the currency of this agreement, provide the agreed to services to Rimbeys and shall maintain sufficient employees and equipment to provide the services required under this agreement in so far as it is feasible for the Lacombe to do so.
- 6.2 Lacombe shall indemnify and hold harmless Rimbeys, its employees and agents from any and all claims, demands, actions and costs whatsoever what may arise, directly or indirectly out of any act or omission of Lacombe, its employees or agents, in performance by Lacombe of this agreement. Such indemnification shall survive termination of this agreement.
- 6.3 The Town of Rimbeys shall not be liable or responsible for any bodily or personal injury whatsoever what may be suffered or sustained by the Town of Lacombe, its employees or agents in the performance of this agreement.
- 6.4 Lacombe acknowledges that it is an employer as defined in the Occupational Health and Safety Act and that it will, as a condition of this Agreement, comply with the Occupational Health and Safety Act and regulations thereto.
- 6.5 Lacombe shall not be liable or responsible for any actions or claims that might arise as a result of non-compliance with the Uniform Building Standards Act, R.S.A. 1980, c.U-4, the Fire Prevention Act, R.S.A. 1980, c.F-1.1 or any other relevant provincial statute or regulation, where such action or claim arises as a result of Rimbeys failing to request the services of the inspector or otherwise failing to advise Lacombe.

INSURANCE

- 7.1 Lacombe shall insure its operations under a contract of Comprehensive General Liability Insurance acceptable to Rimbeys with an Insurer licensed in Alberta in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence, insuring against Bodily Injury, including Personal Injury and Property Damage, including loss of use thereof. Such insurance shall include liability assumed under the contract and shall preclude subrogation claims by the Insurer against Rimbeys, its agents or employees.
- 7.2 Lacombe shall have Professional Liability insurance in the amount of not less than One Million Dollars (\$1,000,000.00) inclusive per occurrence, insuring liability arising out of its agents or employees professional errors and omissions on the work under this contract, where such is applicable.
- 7.3 Any insurance called for under this contract shall be endorsed in such a manner that coverage will not be altered or amended in any material way nor cancelled or terminated without thirty (30) days prior written notice given to Rimbeys.

7.4 Evidence or proof of such insurance in the form of Certified True Copies thereof shall be filed with Rimbey prior to commencement of this contract.

NOTICE

8.1 Any notice hereunder shall be effectively given if delivered personally, delivered by facsimile machine or sent by regular mail. Any notice so given shall be deemed to have been received at the time shown in ordinary course, such letter should have reached its destination.

8.2 For the purposes of providing notice, the names, addresses and facsimile numbers of the respective parties to this agreement are as follows:

- | | |
|---------------------------|----------------------------|
| a) For the Town of Rimbey | b) For the Town of Lacombe |
| Town of Rimbey | Town of Lacombe |
| P.O. Box 350 | P.O. Box 310 |
| Rimbey, Alberta | Lacombe, Alberta |
| TOC 2J0 | TOC 1S0 |
| Facsimile No.: 843-6599 | Facsimile No.: 782-5655 |

GENERAL

9.1 This Agreement shall inure to the benefit of and be binding upon the parties hereto and except as hereinafter otherwise provided upon their executors, administrators, successors and approved assigns, if any.

9.2 Lacombe agrees to ensure that when using the premises of Rimbey it will comply with all security regulations in effect from time to time at such premises.

9.3 All covenants, conditions and provisions contained in this Agreement shall be severable, so that should any covenant, condition or provision herein contained be declared invalid or unenforceable by any Court of law having the jurisdiction so to do, the remaining covenants, conditions and provisions shall not terminate thereby and shall remain in full force and effect.

9.5 The failure of Rimbey at any time to require performance by Lacombe of any of its covenants and obligations of this Agreement shall in no way affect the right's of Rimbey thereafter to enforce such covenant or obligation or be held to be a waiver of the performance of the same or any other covenant or obligation herein at any later time.

9.6 A waiver of any breach of a provision hereof shall not be binding upon a party unless the waiver is in writing, and the waiver shall not affect such party's rights with respect of any other future breach.

9.7 This Agreement and the Appendices attached hereto constitute the entire Agreement between the parties hereto with respect to the subject matter hereof and supersede all previous negotiations and documents relating hereto. No other terms, representations, or warranties are to be inferred or implied therein.

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the hand of their properly authorized representatives as of the day and year first above written.

TOWN OF RIMBEY

Ray Jark
MAYOR

Susan R. Shipchika
MUNICIPAL SECRETARY

TOWN OF LACOMBE

Cudy Gordon
MAYOR

Stevens
MUNICIPAL SECRETARY

A by-law of the Town of Lacombe in the Province of Alberta being a by-law to regulate the procedure, content and cost of permits for the use, construction or demolition of buildings.

WHEREAS the Alberta Uniform Building Standards Act, being Chapter U-4 of the Revised Statutes of Alberta, 1980, provides that by regulation of the Minister of Manpower and Labour may authorize any local authority to enforce the Alberta Uniform Building Standards Act in its respective municipality;

AND WHEREAS if a local authority is so authorized the local authority may make by-laws with respect to the following subject matters:

- (a) prohibiting the commencement by any person of the use, construction or demolition of any building unless that person is authorized by a permit to do so;
- (b) providing for the form and content of permits for the use, construction or demolition of a building;
- (c) providing for the issuance of permits;
- (d) providing that the granting of a permit does not entitle the permittee, his successors or assigns or anyone on his or their behalf, to construct any building that fails to comply with the requirements of any building restriction agreement affecting the work site described in the permit;
- (e) Prescribing the fees to be charged for the issuing of permits;

AND WHEREAS the Town of Lacombe has been so authorized by Alberta Regulations 341/84;

NOW THEREFORE the Council of the Town of Lacombe in the Province of Alberta, duly assembled, hereby enacts as follows:

1. TITLE - This By-law shall be known as the Town of Lacombe Building Permit By-law, may be cited as such, and will be referred to herein as "this By-law".
2. DEFINITIONS
 - (a) 'Inspector' shall mean a person appointed as inspector for the Town of Lacombe pursuant to Section 2 of the Uniform Building Standards Act R.S.A. 1980, cU-4.
 - (b) 'Act' shall mean the Alberta Uniform Building Standards Act, being Chapter U-4 of the Revised Statutes of Alberta, 1980, its amendments and revisions as are incorporated in the said Act.
 - (c) "Town" shall mean the municipal corporation of the Town of Lacombe, its employees or agents.
 - (d) All definitions contained in the Act shall also apply to this by-law.
3. SCOPE - The provisions of this By-law shall apply to the issuance of and fee structure of permits respecting the construction use, alteration, repair and demolition of any building within the Town.
4. POWERS & DUTIES OF THE INSPECTOR
 - (a) The Inspector is hereby authorized and directed to enforce all provisions of this By-law.
 - (b) The Inspector shall keep an accurate record and account of all permits issued and all fees and other monies collected and received under this By-law.

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- (b) When authorized by the Inspector, plans and specifications need not be submitted.

8. INFORMATION REQUIRED ON PLANS AND SPECIFICATIONS

- (a) Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed, and show in detail that it will conform to the provisions of the Act and all Provincial and Federal laws and regulations, and all bylaws of the Town.
- (b) Each set of plans shall state the work site address and the name and mailing address of the owner of the building and person who prepared such plans.
- (c) Plans shall include a site plan showing the actual dimensions of the lot or lots and the proposed building or buildings and the relation of such building or buildings to the lot or property lines, together with such information in detail as may be necessary to comply with the provisions of the Act and other legislation applicable thereto; and excepting in cases where such a requirement is, in the opinion of the Inspector, obviously unnecessary, a plan of survey certified by an Alberta Land Surveyor showing such of the above information as may be deemed necessary by the Inspector to secure compliance with the requirements of the Act.

9. BUILDING PERMITS

- (a) Issue of Permit - The application, plans and specifications filed by an applicant for a permit may be reviewed by the Inspector or any other department of the Town for compliance with this and any other by-laws of the Town. The Inspector may refer to plans to the Building Standards Branch of Alberta Labour for such review as may be deemed appropriate. When the Inspector has reviewed the plans and specifications for compliance with the the Act and requirements of this and any other by-law of the Town, and the fee prescribed in accordance with Section 10 has been paid, the Inspector may issue a permit.
- (b) Plans - When the Inspector issues the permit, he shall endorse in writing or stamp on both sets of plans and specifications "Examined". Such examined plans and specifications shall not be changed, modified or altered without authorization from the Inspector and all work shall be done in accordance with the examined plans.
- (c) Retention of Plans - One set of examined plans, specifications and computations shall be retained by the authority having jurisdiction, and one set of approved plans and specifications shall be returned to the applicant, which set shall be kept at the work site at all times during which the work authorized thereby is in progress, and shall be made available to the Inspector when at the work site.
- (d) Destruction of Plans - Plans submitted for checking for which no permit is issued and on which no action is taken by the Inspector for ninety (90) days, may be destroyed by the Inspector.
- (e) Validity - The issue or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Act. No permit presuming to give authority to violate or cancel the provisions of the Act shall be valid except in so far as the work or use which it authorizes is lawful.

M...../4
/s/

TOWN OF LACOMBE

BY-LAW 168

SCHEDULE A

1. The Building Permit fee provided in Section 10(a) of by-law 168 shall be calculated at \$4.60 for each \$1,000 of construction value as determined pursuant Schedule B of this By-law, to a maximum of \$1,000,000 construction cost, plus \$2.30 for each \$1,000 of construction value in excess of \$1,000,000.
2. Demolition Permit fee shall be \$25.00.

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HOSPITALS

1. Multi-storey Reinforced Concrete Const.	760.00	71.00
2. Masonry & Wood Frame Construction (Three storeys & under)	650.00	60.00
3. Wood Framed Construction	515.00	48.50

SCHOOLS AND CHURCHES

1. Reinforced Concrete Construction	515.00	48.00
2. Masonry & Wood Frame or Steel Construction (Three storeys & under)	410.00	38.00
3. Wood Framed Construction	350.00	32.00

WAREHOUSES

1. Reinforced Concrete Construction (shell only)	260.00	24.00
2. Masonry & Wood Framed or Steel Framed Construction (three storeys and under) - shell only	235.00	22.00
3. Additional Interior Partition - including small offices	105.00	10.00

COMMERCIAL BUILDINGS & OFFICES

1. Multi-storey Reinforced Concrete Const.	585.00	54.00
2. Masonry & Wood Frame & Steel Const.	410.00	38.00
3. Wood Frame Construction	350.00	32.00

RESTAURANTS

1. Masonry & Wood Frame Construction	400.00	37.00
2. Wood Framed Construction	350.00	32.00

INDUSTRIAL PLANTS

1. Reinforced Concrete Construction	350.00	32.00
2. Masonry & Wood Frame or Steel Const.	235.00	22.00
3. Wood Framed Construction	175.00	17.00

SERVICE STATIONS

1. Masonry & Wood Frame or Steel Frame Const.	410.00	38.00
2. Steel Construction	295.00	27.00
3. Wood Framed construction	295.00	27.00