

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON MONDAY, AUGUST 24, 2015 IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

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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 Payson  
Councillor Webb  
Interim Chief Administrative Officer – Donna Tona, CTS  
Municipal Intern - Michael Fitzsimmons  
Enforcement Services - Sgt. Kyle Koller  
Director of Community Services – Cindy Bowie  
Contract Development Officer – Liz Armitage  
Recording Secretary – Kathy Blakely

Absent:

Acting Chief Administrative Officer/Chief Financial Officer – Lori Hillis, CA  
Director of Public Works – Rick Schmidt

Public:

Treena Mielke, Rimbey Review  
Kemi Apanisile, Anna Lim - West Central Planning Agency  
Greg Smith – Tagish Engineering Services Ltd.  
Paul McLauchlin, Rimoka Housing Foundation Chairman/Ponoka County Reeve  
Stan Cummings – SJC Development Corporation  
Acting Detachment Commander Cst. Carmen Dutz – Delegation  
Mr. Craig Oliver - Delegation

19 members of the public

2. Public Hearing

2.1 Bylaw 903/15 Amendment to Land Use Bylaw - Rimoka Storm Water Pond Land Use Re-designation to MR.

Mayor Pankiw opened the Public hearing for Bylaw 903/15 Amendment to Land Use Bylaw - Rimoka Storm Water Pond Land Use Re-designation to MR.

Mayor Pankiw advised the purpose of Bylaw 903/15 is a Bylaw of the Town of Rimbey, in the Province of Alberta to amend Land Use Bylaw 762/04, where a 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.

Mayor Pankiw requested confirmation of Notice of Public Hearing.

Development Officer Liz Armitage advised Council passed first reading of Bylaw 903/15 Rimoka Storm Water Pond at the Regular Council Meeting held July 27, 2015.

The Public Hearing for Bylaw 903/15 Rimoka Storm Water Pond was advertised for two (2) consecutive weeks August 11 and August 18, in the Rimbey Review. It was also advertised on the Town of Rimbey website and copies were available at the town office.

Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015.

Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015.

Mayor Pankiw requested a report from development services.

Mrs. Armitage advised Council the applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey re-designate 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.

The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally re-designated to the Municipal Reserve land use.

Upon land use resignation the land will also be subdivided and the Municipal Reserve portion will be turned over to the Town.

Mayor Pankiw inquired if any written submissions had been received regarding Bylaw 903/15 Rimoka Storm Water Pond.

Mrs. Armitage indicated written submissions had been received from agencies and residents.

Agencies:

One written response was received by August 19<sup>th</sup> from Emergency Response and Preparedness regarding setback requirements. 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.

Additional written responses from agencies:

Alberta Transportation – no objections  
 Atco Pipelines – no objection  
 Atco Gas – no objections, with conditions  
 Ponoka County – no objections

Residents:

Town administration has received 5 letter from the following residents:

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

Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.

She noted it appears most of the concerns are in regards to the design of the Rimoka Lodge and the Storm Water Pond, which are beyond the scope of the current bylaw.

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.

Mayor Pankiw asked the gallery if there were any persons wishing to be heard regarding Bylaw 903/15 Rimoka Storm Water Pond.

Stacey Johnson – opposed. Ms. Johnson spoke at length regarding the size of the Municipal Reserve, Ponoka County's purchase of the land and its cost, and the gifting of the Municipal Reserve back to the Town of Rimbey.

Mayor Pankiw invited Paul McLaughlin, Reeve of Ponoka County/Rimoka Housing Foundation Chairman to answer questions put forth by Ms. Johnson.

Development Officer Liz Armitage spoke on the amount of reserve required as stated by the MGA.

CAO Tona departed the Council Meeting at 7:41 pm.

CAO Tona returned to the Council Meeting at 7:42 pm.

Penny Giebelhaus – opposed. Mrs. Giebelhaus spoke regarding road development, design features of the water pond, exits to highway 53 and development agreements.

Earl Giebelhaus spoke to the responsibility of the developer to supply all the services for the development, his opinion on the pre-maturity of the bylaws and on a meeting held with Reeve McLauchlin. He indicated he is not opposed to the project however he would like to see it done right.

CAO Tona departed the Council Meeting at 7:50 pm.

CAO Tona returned to the Council Meeting at 7:51 pm.

Mr. Giebelhaus departed the Council Meeting at 7:51 pm.

Mayor Pankiw asked a second time if any persons wished to be heard regarding Bylaw 903/15 Rimoka Storm Water Pond.

Mayor Pankiw asked a third time if any persons wished to be heard regarding Bylaw 903/15 Rimoka Storm Water Pond.

Mayor Pankiw closed the public hearing of Bylaw 903/15 Amendment to Land Use Bylaw - Rimoka Storm Water Pond Land Use Re-designation to MR.

Mayor Pankiw recessed the Council Meeting at 7:52 pm.

8 members of the public departed the Council Meeting.

Mayor Pankiw reconvened the Council Meeting at 7:57 pm.

## 2.2 Bylaw 904/15 Municipal Reserve Subdivision

Mayor Pankiw opened the Public hearing for Bylaw 904/15 Municipal Reserve Subdivision.

Mayor Pankiw advised the purpose of Bylaw 904/15 Municipal Reserve Subdivision, is a Bylaw of the Town of Rimbey, in the Province of Alberta, to establish the Rimoka Municipal Reserve Subdivision. Bylaw 904/15 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.

Mayor Pankiw requested confirmation of Notice of Public Hearing.

Development Officer Liz Armitage advised Council passed first reading of Bylaw 904/15 Municipal Reserve Subdivision at the Regular Council Meeting held July 27, 2015.

The Public Hearing for Bylaw 904/15 Municipal Reserve Subdivision was advertised for two (2) consecutive weeks August 11 and August 18, in the Rimbey Review. It was also advertised on the Town of Rimbey website and copies were available at the Town Office.

Notification to referral agencies was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015.

Notification to adjacent landowners was sent on August 4, 2015 with a request for written responses to be submitted by August 19, 2015.

Mayor Pankiw requested a report from development services.

The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey re-designate 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 and the entire community. 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.

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:

Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)

Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

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.

Mayor Pankiw inquired if any written submissions had been received regarding Bylaw 904/15 municipal Reserve Subdivision.

Mrs. Armitage indicated written submissions had been received from agencies and residents.

Agencies:

One written response was received by August 19<sup>th</sup> from Emergency Response and Preparedness regarding setback requirements. It appears to be a standard automatically generated response and it is not pertinent to this application. No additional written responses from agencies 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.

Additional written responses received from agencies:

Alberta Transportation – no objections.

Atco Pipelines – no objections.

Atco Gas – no objections, with conditions

Ponoka County – no objections

Residents: (Town administration has received 5 letters from the following residents):

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

Additionally, 1 phone call was received from Herb and Judith Grutterink on August 12, 2015.

It appears that most of the concerns are in regards to the design of the Rimoka Lodge and the Storm Water pond, which are beyond the scope of the current bylaw.

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.

Mayor Pankiw asked the gallery if there were any persons wishing to be heard regarding Bylaw 904/15 Municipal Reserve Subdivision.

Alvin Johnston spoke regarding Rimoka Housing Foundation being responsible for part of the roads. He inquired why the town wants it subdivided and the Municipal Reserve put into the Town's name. He inquired as to why not let Rimoka Housing Foundation maintain the pond.

Reeve Paul McLauchlin/Rimoka Housing Foundation Chairman replied to Mr. Johnston regarding the road to the Rimoka Lodge and recapped the order of operations. He reiterated there will be an open house regarding the lodge and the pond.

Mayor Pankiw asked a second time if any persons wished to be heard regarding Bylaw 904/15 Municipal Reserve Subdivision.

Mayor Pankiw asked a third time if any persons wished to be heard regarding Bylaw 904/15 Municipal Reserve Subdivision.

Mayor Pankiw closed the public hearing of Bylaw 904/15 Municipal Reserve Subdivision.

3. Adoption  
Agenda

of 3.1. August 24, 2015 Agenda

Motion 261/15

Moved by Councillor Jaycox to accept the agenda for August 24, 2015 Regular Council Meeting as presented.

CARRIED

Motion 262/15

Moved by Councillor Webb to extend the Council Meeting beyond the 90 minutes allocated for Council Meetings in the Council Procedural Bylaw 894/14.

CARRIED

4. Minutes

4.1 Minutes of Regular Council Meeting of July 27, 2015

4.2 Minutes of Special Council Meeting of July 29, 2015

Motion 263/15

Moved by Councillor Godlonton to accept the Minutes of the Regular Council Meeting of July 27, 2015, as presented.

CARRIED

Motion 264/15

Moved by Councillor Jaycox to accept the Minutes of the Special Council Meeting of July 29, 2015, as presented.

CARRIED

5. Delegation

5.1 New Rimbey RCMP Staff Sgt.(7.1)

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.

Mayor Pankiw welcomed Acting Detachment Commander Cst. Carmen Dutz to the Council Meeting.

Cst. Dutz informed Council he has been on staff at the Rimbey detachment since July of 2015. He has been an RCMP Officer for 8 years, has a young family and lives in the Lacombe County.

Mayor Pankiw thanked Cst. Dutz for attending the Council Meeting.

Cst. Dutz departed the Council meeting at 8:16 pm.

5.2 Mr. Craig Oliver – Website Design (7.2)

Mayor Pankiw welcomed Mr. Oliver to the Council meeting.

Mr. Oliver presented to Council and the Gallery a second demonstration of the proposed new Town of Rimbey Website.

Mayor Pankiw thanked Mr. Oliver for his presentation.

Mr. Oliver departed the meeting at 8:35 pm.

2 members of the public departed the meeting at 8:36 pm.

Mr. Cummings departed the meeting at 8:36 pm.

Mr. Cummings returned to the meeting at 8:39 pm.

1 member of the public rejoined the meeting at 8:45 pm.

6. Bylaws

6.1 Bylaw 903/15 Amendment to Land Use Bylaw – Rimoka Storm Water Pond Land Use Re-designation to MR

Motion 265/15

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

CARRIED

Motion 266/15

Moved by Councillor Payson to give third reading to Bylaw 903/15 Amendment to Land Use Bylaw - Rimoka Storm Water Pond Land Use Re-designation to MR.

CARRIED

6.2 Bylaw 904/15 Municipal Reserve Subdivision

Motion 267/15

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

CARRIED

Motion 268/15

Moved by Councillor Jaycox to give third reading to Bylaw 904/15 Municipal Reserve Subdivision.

CARRIED

7. New and Unfinished Business

7.1 New Rimbey RCMP Staff Sgt. (5.1)

Motion 269/15

Moved by Councillor Godlonton to accept the introduction of Acting Detachment Commander Cst. Carmen Dutz, as information.

CARRIED

7.2 Mr. Craig Oliver – Website Design (5.2)

Motion 270/15

Moved by Councillor Webb to accept the presentation on the new web site by Mr. Oliver, as information.

CARRIED

7.3 Tagish Engineering Ltd. Project Status Updates to August 11, 2015Motion 271/15

Moved by Councillor Godlonton accept the Tagish Engineering Ltd. Project Status Updates to August 11, 2015, as information.

CARRIED

7.4 Subdivision Application – 1530066 Alberta Ltd.Motion 272/15

Moved by Councillor Payson to approve the subdivision application from 1530066 Alberta Ltd with the following 6 conditions:

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 *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, the applicant is 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 to pay an endorsement fee of \$200 to West Central Planning Agency.
6. The applicant will ensure the setbacks comply with the Land Use Bylaw.

CARRIED

Kemi Apanisile and Ann Lim of West Central Planning Agency departed the meeting at 9:19 pm.

One member of the public departed the Council meeting at 9:19 pm.

Reeve Paul McLaughlin of Ponoka County/Rimoka Housing Foundation Chairman departed the Council meeting at 9:19 pm.

7.5 Fee Schedule RecommendationsMotion 273/15

Moved by Mayor Pankiw to have Administration prepare a new Fees for Services Bylaw, with the fees presented, include fees for subdivision, and present the new bylaw at the September 14, 2015 Regular Council Meeting.

CARRIED

## 8. Reports

8.1 Department Reports - None8.2 Boards/Committee Reports

8.2.1 Rimbey Business Sector Sustainability Advisory Committee Board Meeting Minutes of July 2, 2015

8.2.2 Beatty Heritage House Society Meeting Minutes of June 29, 2015

Motion 274/15

Moved by Councillor Webb, 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.

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 Payson's Report
- 8.3.5 Councillor Webb's Report

Motion 275/15

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

CARRIED

9. Correspondence

Correspondence

9.1 Rimbey Municipal Library Board Annual Report 2014

Motion 276/15

Moved by Councillor Jaycox to accept the Rimbey Municipal Library Board Annual Report 2014, as information.

CARRIED

10. Open Forum

10.1 Open Forum

Mayor Pankiw asked if anyone wished to address Council.

No one from the gallery responded.

Mayor Pankiw recessed the Council meeting at 9:26 pm.

Mr. Cummings, one member of the public, Director of Community Services Cindy Bowie, Director of Enforcement Services Staff Sgt. Kyle Koller departed the Council meeting at 9:26 pm.

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

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)**

Motion 277/15

Moved by Councillor Webb the Council the meeting go in camera at 9:30 pm, pursuant to Division 2, Sections 24(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, Greg Smith - Tagish Engineering Ltd, and Recording Secretary Kathy Blakely, to discuss land and personnel issues.

CARRIED

Motion 278/15

Moved by Councillor Jaycox the meeting reverts back to an open meeting at 10:25 pm.

CARRIED



Motion 279/15

Moved by Councillor Webb to accept, with regret, the resignation of Michelle Andrishak and Terry Von Hollen, from the Rimbey Business Sector Sustainability Advisory Committee.

CARRIED

Motion 280/15

Moved by Councillor Godlonton to appoint Derek Nordstrom as a Board Member of the Rimbey Business Sector Sustainability Advisory Committee, effective August 24, 2015.

CARRIED

12. Adjournment

Motion 281/15

Moved by Councillor Webb to adjourn the meeting.

CARRIED

Time of Adjournment: 10:32 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ACTING CHIEF ADMINISTRATIVE OFFICER