

**TOWN OF DRUMHELLER
BYLAW No. 02.16**

A BYLAW OF THE TOWN OF DRUMHELLER to adopt the Area Structure Plan for the previous St. Anthony's School Site East Drumheller District.

WHEREAS pursuant to the provision of Section 633(1) of the *Municipal Government Act*, RSA 2000 Chapter M-26 "a council may, by bylaw, adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land" within the Town;

AND WHEREAS an Area Structure Plan referred to as the previous St. Anthony's School Site East Drumheller District Area Structure Plan has been prepared to provide a framework for the subdivision, reclassification and development of Lot 4, Block 2, Plan 1310788 (2.55 acres);

AND WHEREAS the document dated December 2015 entitled the "Previous St. Anthony's School Site East Drumheller District Area Structure Plan", a copy of which is attached as Schedule "A" to this Bylaw, is proposed for adoption;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the Town of Drumheller as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE TOWN OF DRUMHELLER, IN COUNCIL ASSEMBLED, ENACTS THE FOLLOWING:

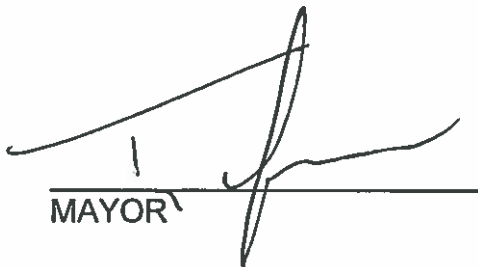
1. This bylaw may be cited as the "Previous St. Anthony's School Site East Drumheller District Area Structure Plan Bylaw".

2. The Previous St. Anthony's School Site East Drumheller District Area Structure Plan, attached as Schedule "A" to this Bylaw, is hereby adopted.
3. This bylaw shall come into force on the date of the third and final reading.

READ A FIRST TIME THIS 25th DAY OF JANUARY, 2016.

READ A SECOND TIME THIS 8TH DAY OF FEBRUARY, 2016 **AS AMENDED.**

READ A THIRD TIME AND PASSED THIS 8TH DAY OF FEBRUARY, 2016 **AS AMENDED.**



MAYOR



CHIEF ADMINISTRATIVE OFFICER

AREA STRUCTURE PLAN

PREVIOUS ST. ANTHONY'S SCHOOL SITE
EAST DRUMHELLER DISTRICT

WITHIN THE

TOWN OF DRUMHELLER, ALBERTA

PREPARED BY Wm. R. HUNTER
ALBERTA and CANADA LAND SURVEYOR

PREPARED DECEMBER 2015.

REVISION TABLE FILE: 05-15-102(0)		
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3	SEC. 7.3 RESERVE STATEMENT AMENDED	3 FEB. 2016
4	SEC. 7.4 THE FIVE FOOT WALKWAYS REMOVED AND 'LANE' WALKWAY CLARIFIED ON PLAN.	3 FEB. 2016

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2.

1.0 INTRODUCTION:

This Area Structure Plan is prepared to examine the development potential of an area in the Town of Drumheller locally know as the previous St. Anthony's School Site located in east Drumheller between 12th. and 14th. Streets East; between 6th.and 7th. Avenues East locally know as the previous St. Anthony's School Site.

This specific study site is: Lot 4, Block 2, Plan 131 0788 (2.55 Acres).

1.1 PURPOSE:

The physical framework of this Area Structure Plan is that land created after the school building was separated leaving a vacant parcel of land amongst an existing developed residential subdivision which is identified on Schedules "A" and "A-1).

The planning component of this Area Structure Plan is to examine a proposed development for this in-fill area with the intent of achieving the best, orderly, economical and beneficial long term use of this property with due respect to the adjacent development surrounding this area.

In addition; it is intent of this Area Structure Plan is to satisfy **CONDITION OF SUBDIVISION NO. 8** imposed by a previous subdivision and examine other issues regarding the potential development of this site brought forward from discussions with adjacent owners in this area and the Town of Drumheller. The additional detail contained herein is intended to address the questions rising during discussions on this proposal.

1.2 HISTORY:

This entire site being Lot 2, Block 2 (School Site), Plan 1259 J.K. (5.23 Acres) was first created in 1962 and the St. Anthony's School building erected on the west part of this parcel. The east portion of this parcel was used for school related outdoor activities. This site was transferred to Electra Holdings Ltd in exchange for land required for the new St. Anthony's School recently erected on the north side of the Dinosaur Trail in North Drumheller.

In 2013 this site (Lot 2, Block 2 (School Site), Plan 1259 J.K.) was subdivided by Electra Holdings Ltd. into two parts, namely, Lots 3 and 4, Block 2, Plan 131 0788. Lot 3 contains the previous St. Anthony's School building which was recently occupied by Hope College for a short period. This building now stands vacant. Lot 4 is vacant land and the subject of this Area Structure Plan.

When the subdivision to create the current Lots 3 and 4, Block 2, Plan 131 0788 was approved (File: 80/110, PRMS #2010-043) it was done on the following condition:

CONDITION NO. 8: "Prior to further subdivision into individual titles lots, land use district amendments or development, a concept plan / ASP (area structure plan) shall be required in accordance with the Town of Drumheller MDP (Municipal Development Plan) to provide a planning framework and public consultation to determine the future land use potential of the site (MDP Bylaw 11-08; Section 4.2.2 Policies of Area Plan Development & Section 6.1.2 Policies Urban Residential Development)."

1.3 UNDERGROUND MINING:

No records nor any local history could be found with respect to any past underground coal mining in this area.

1.4 FLOOD PLAIN:

The highest know flood water levels occurred in 1948 and 1952. This area was not affected by these floods and is above the current 1:00 year regulated flood risk fringe as defined by Alberta Environment. The elevation of this property varies from 683.3 to 684.4 metres. The 1:100 year regulated flood risk plain on this site is 682.3 metres.

In view of this no special flood mitigation measures should be required for the development of this land except for the good construction practice of installing back flow preventer valves in sanitary sewer services.

2.0 TOWN OF DRUMHELLER LAND USE BY-LAW NO. 11-08

While all of the contents of the Town of Drumheller Land Use By-Law No. 11-08 were consulted during the course of this study, SCHEDULE - "H" is an excerpt from the Municipal Development Plan which is particularly pertinent because Condition of Subdivision No. 8 must be addressed before any subdivision is allowed

2.1 FUTURE SUBDIVISION CONDITION NO. 8:

The creation of Lot 4 was approved it was subject to the following: "Prior to further subdivision into individual titles lots, land use district amendments or development, a concept plan / ASP (area structure plan) shall be required in accordance with the Town of Drumheller MDP (Municipal Development Plan) to provide a planning framework and public consultation to determine the future land use potential of the site (MDP Bylaw 11-08; Section 4.2.2 Policies of Area Plan Development & Section 6.1.2 Policies Urban Residential Development)."

3.0 STUDY AREA:

LOT 4, BLOCK 2, PLAN 131 0788 SEE SCHEDULE "A" and "C"

3.1 EXISTING SITE LAND USE CLASSIFICATION:

LOTS 3 and 4, BLOCK 2, PLAN 131 0788 are presently classified as "P" = "CF" Community Service District. It was the recommendation of the Subdivision Approving Authority when the original school site was subdivided that the reclassification of these land be held in abeyance until an Area Structure Plan was approved for this site.

3.2 PROPOSED LAND USE CLASSIFICATION:

LOT 3, BLOCK 2, PLAN 131 0788 not be changed unless the Town of Drumheller requests otherwise.

LOT 4, BLOCK 2, PLAN 131 0788 be re-classified from "P"="CF" (Community Service District to "R-1" (Single Family Residential)

4.0 ADJACENT LANDS:

The major consideration of this proposed development has to be that of making the development compatible with the existing adjacent single family residential development in place to the extent possible. The adjacent subdivisions are single family homes with detached garages usually with access from the rear lane and were development during the period 1955-1965. The existing lots were created when the subdivision and transfer regulations required a lot width to be a minimum of 50 feet.

4.1 EXISTING DEVELOPMENT NORTH:

This north side of the subject site is serviced by a paved public street (6th. Avenue East) including Town of Drumheller water, sanitary and storm sewer services. The adjacent subdivision to the north is fully developed into single family fully serviced dwellings with a public lane in the rear of these lots. With one or two exceptions, garages are detached with access from the lane. This subdivision was created in 1962 and is classified as R-1 (Single Family Residential). Lot frontages are 55 feet.

4.2 EXISTING DEVELOPMENT WEST:

The old St. Anthony's School building occupies most of the Lot to the west of this proposed development. This is a single story brick building (with two storey gymnasium) constructed in the 1960's and was recently occupied by Hope College but is now vacant.

Consideration has been given to the proposed use of this site should it become vacant. If this should happen it would appear reasonable and prudent to have this land re-classified to R-1 (Single Family Residential) to mold into the surrounding land uses using a subdivision design similar to that being proposed for the adjacent for Lot 4.

West of the old school is a paved public street (12th. Street East) which includes Town of Drumheller, water, sanitary and storm sewer services. The west side of 12th. Street East consist of a fully developed single family houses with a public lane at the rear. This subdivision was created in 1955 and is classified as R-1 (Single Family Residential). Garages are detached with access provided from the lane. Lot frontages are 50 feet.

4.3 EXISTING DEVELOPMENT EAST:

East of this proposed development is a paved public street (14th. Street East) which includes Town of Drumheller, water, sanitary and storm sewer services. The east side of 14th. Street East consist of a fully developed single family houses with a public lane at the rear. This subdivision was created in 1955 and is classified as R-1 (Single Family Residential). Garages are detached with access provided from the lane. Lot frontages are 52 feet.

4.4 EXISTING DEVELOPMENT SOUTH:

7th. Avenue East (Railway Avenue) is a paved collector road for this area. Town of Drumheller domestic water line lies under this street. The land south of 7th. Avenue East is owned by Canadian National Railway once used for railway spur lines for coal and grain cars. This land is vacant and the actual rail line was removed this past summer. This strip of land has potential for residential development should the railway ever consider disposing of it.

5.0 SITE CHARACTERISTICS: See SCHEDULE "C".

5.1 DESCRIPTION and SIZE: Lot 4, Block 2, Plan 131 0788 (2.55 Acres More or Less).

5.2 TOPOGRAPHY:

Flat land sloping gently to the north east. There is a separate concrete walk along the south boundary and concrete curb and gutter only around the east and north sides of this property. All adjacent streets are paved. See SCHEDULE "B" for site contours.

5.3 SOIL CONDITIONS:

No soil test were conducted but from our experience in this area one can expect a substrate of well drained soils consisting of sand and light sandy loam.

5.4 EXISTING SITE DEVELOPMENT:

Site is vacant except for two ball diamonds, a storm line running across the site and a portion of a gravelled parking lot. The adjacent site to the west contains the old St. Anthony's School building.

6.0 MUNICIPAL SERVICES:

All Municipal Services are available in adjacent streets.

6.1 SITE DRAINAGE:

Surface drainage of this site into the Storm Sewer at the north east corner of this site seems possible. However; this issue will be dealt with during the detailed engineering design study including consulting the Town of Drumheller.

7.0 SITE DESIGN: SEE SCHEDULE "C"

After due consideration and to be compatible with the surrounding existing development; all proposed lots are facing the front of existing houses. Similarly lanes are proposed to allow for detached lane entry garages, attached lane entry garages or front drive attached garages.

7.1 LOT SIZES:

Proposed lots are a minimum of 45 feet in width and a 120 foot depth resulting in a minimum lot size of 5,400 sq. feet. Street corner lots are made larger to provide for additional side yard widths required on corner lots.

7.2 PUBLIC RESERVE:

Municipal Reserve requirements to be dealt with during the subdivision application process.

7.3 PUBLIC RESERVE DEDICATION:

Tentative Plan proposes a 0.29 Acre Municipal Reserve dedication which is subject to subdivision application approval process.

7.4 WALKWAY:

The 20 foot strip between Lots 12 and 13 is intended to be a Walkway; not a Lane.

8.0 PROPOSED RE-CLASSIFICATION AND SUBDIVISION PHASING:

Land Use re-classification from "P" = "CF" (Community Service District) to "R-1" (Single Family Residential) will be required to accommodate this proposed subdivision and development. We would suggest this be done concurrent with the subdivision application process and that it only affects Lot 4, Block 2, Plan 131 0788.

In view of the small size of this proposed it should be dealt with as a single phase for both subdivision and development applications //approvals.

9.0 SUMMARY:

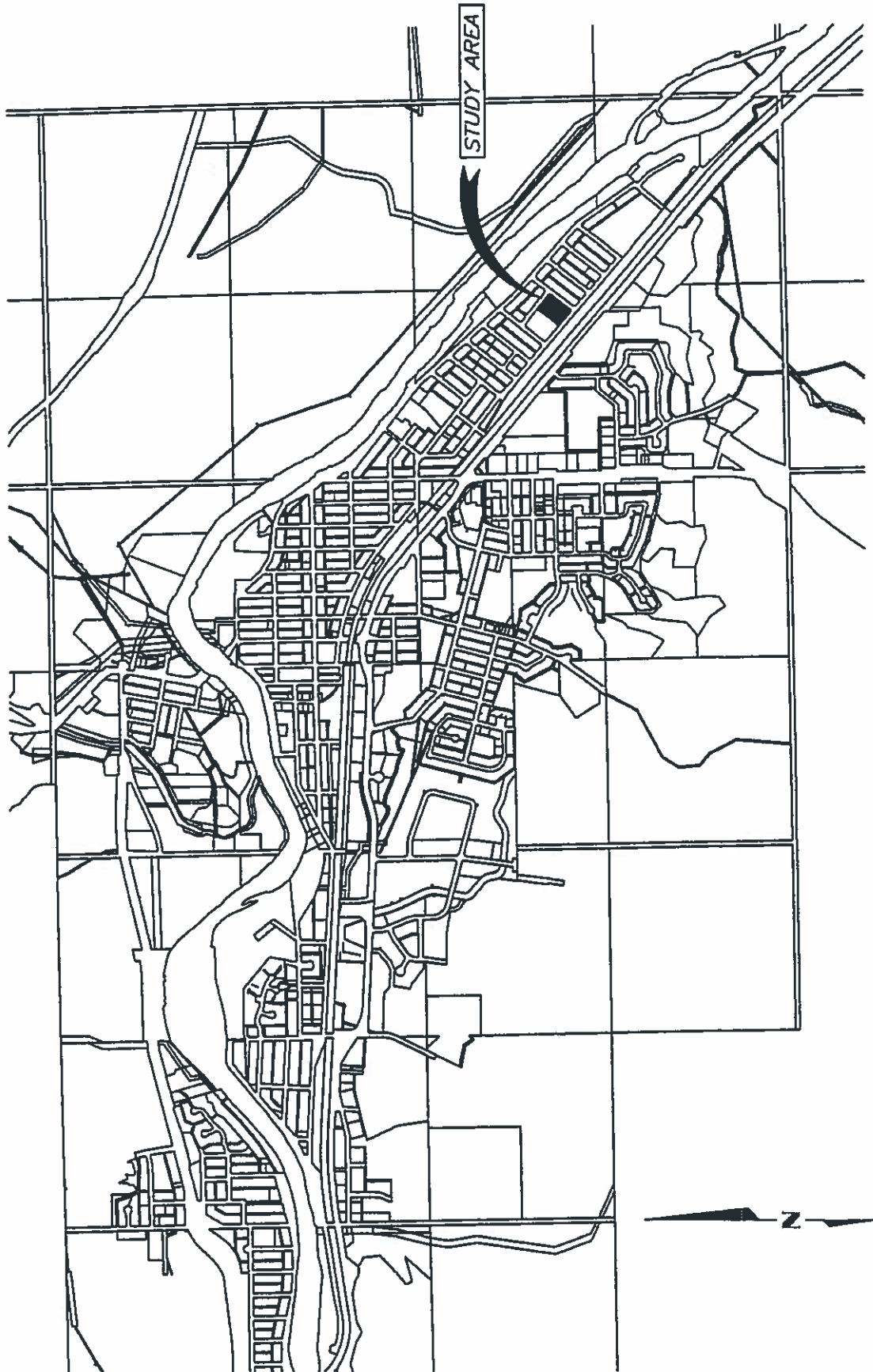
In view of our findings and after giving due consideration to the character of the adjacent residential development in this area; we believe this proposed subdivision and development have captured the best long term use of this property.

Respectfully submitted for consideration:



Wm.R. (Bill) Hunter
Alberta and Canada Land Surveyor
PHONE: 403-823-6687
email: huntersurveys@telus.net

DRUMHELLER, ALBERTA
AREA STRUCTURE PLAN



DRUMHELLER, ALBERTA

PLAN SHOWING LANDS AFFECTED BY THIS AREA STRUCTURE PLAN BEING

LOT 4, BLOCK 2, PLAN 131 0788 WITHIN THE

N.W. 1/4 SEC. 1, TWP. 29, RGE. 20, W. 4M.

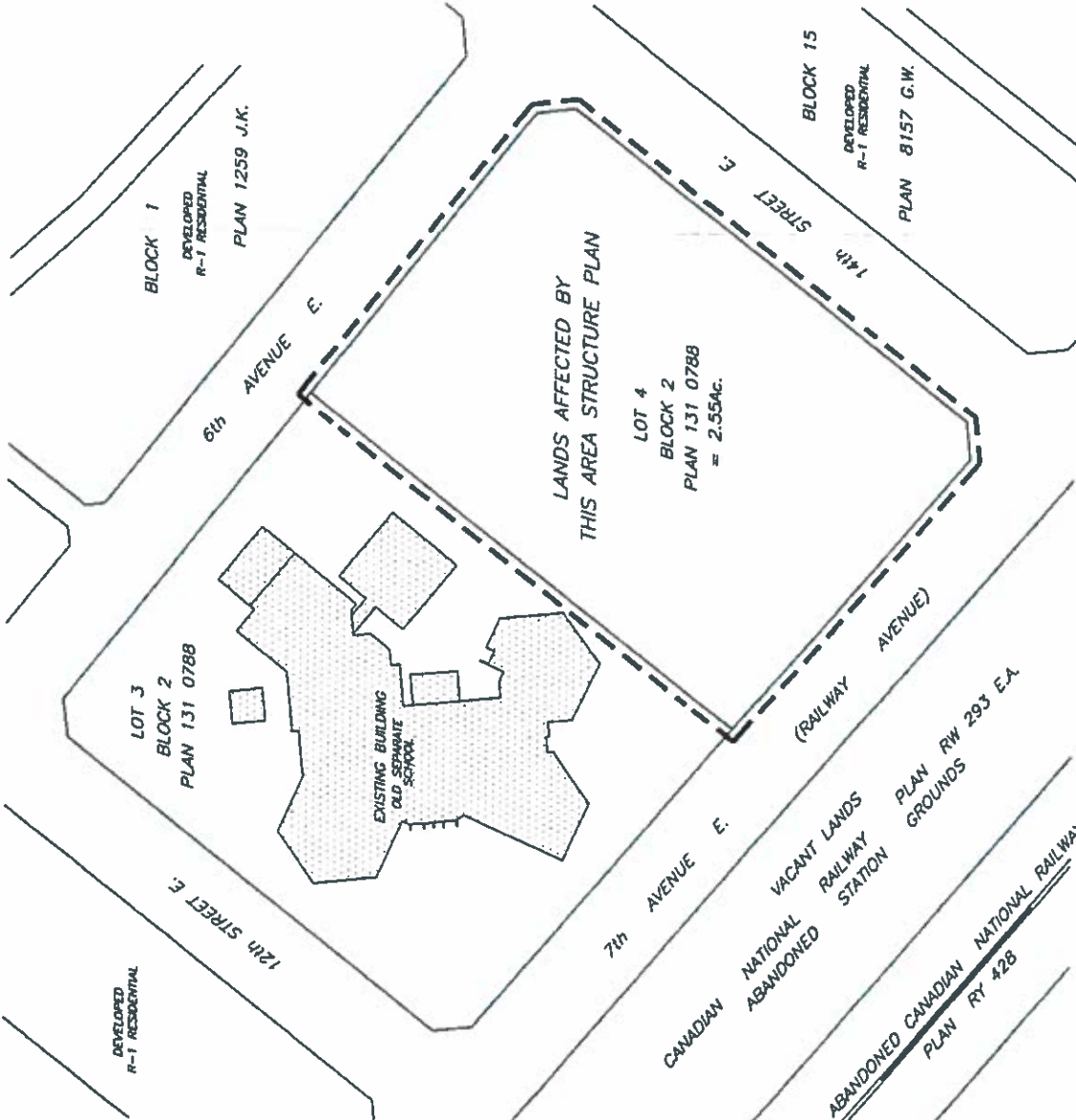
SCALE = 1:1000 W.R. HUNTER, A.L.S.

LEGEND:

Area affected by this plan is outlined thus: --- and contains: 2.55Ac.

Existing Classification: Community Service District CS

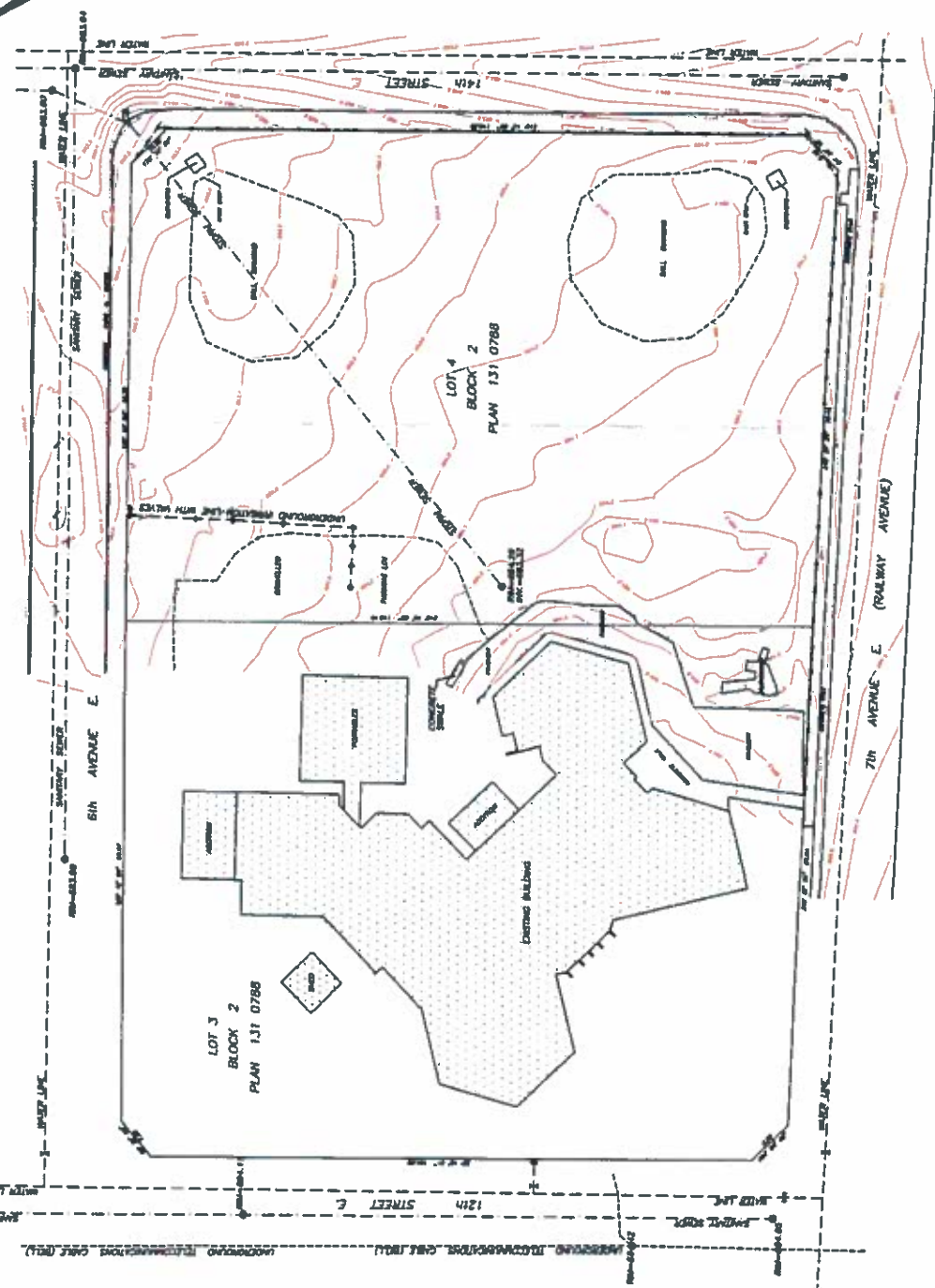
Proposed Classification: Low Density R-1 Residential



DRUMHELLER, ALBERTA
SITE PLAN SHOWING LOCATION OF
EXISTING IMPROVEMENTS
AFFECTING
LOT 4, BLOCK 2, PLAN 131 0788
WITHIN THE
N.W.1/4 SEC.1, TWP.29, RGE.20, W.4M.

SCALE = 1:100 — 2015 — M.R. HANMER, A.L.S. —

LEGEND:
— Existing lot boundaries
--- Proposed lot boundaries
--- Proposed easements
--- Proposed utility easements
--- Proposed driveway
--- Proposed parking area
--- Proposed building footprint
--- Proposed site improvements
--- Proposed site plan
--- Proposed site plan
--- Proposed site plan
--- Proposed site plan
--- Proposed site plan
--- Proposed site plan



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRUMHELLER, ALBERTA

TENTATIVE PLAN SHOWING
 PROPOSED RESIDENTIAL SUBDIVISION OF
 LOT 4, BLOCK 2, PLAN 131 0788
 WITHIN THE
 N.W. 1/4 SEC. 1, TWP. 29, RGE. 20, W. 4M.

SCALE = 1:1000 ——— OCTOBER, 2015

LEGEND:

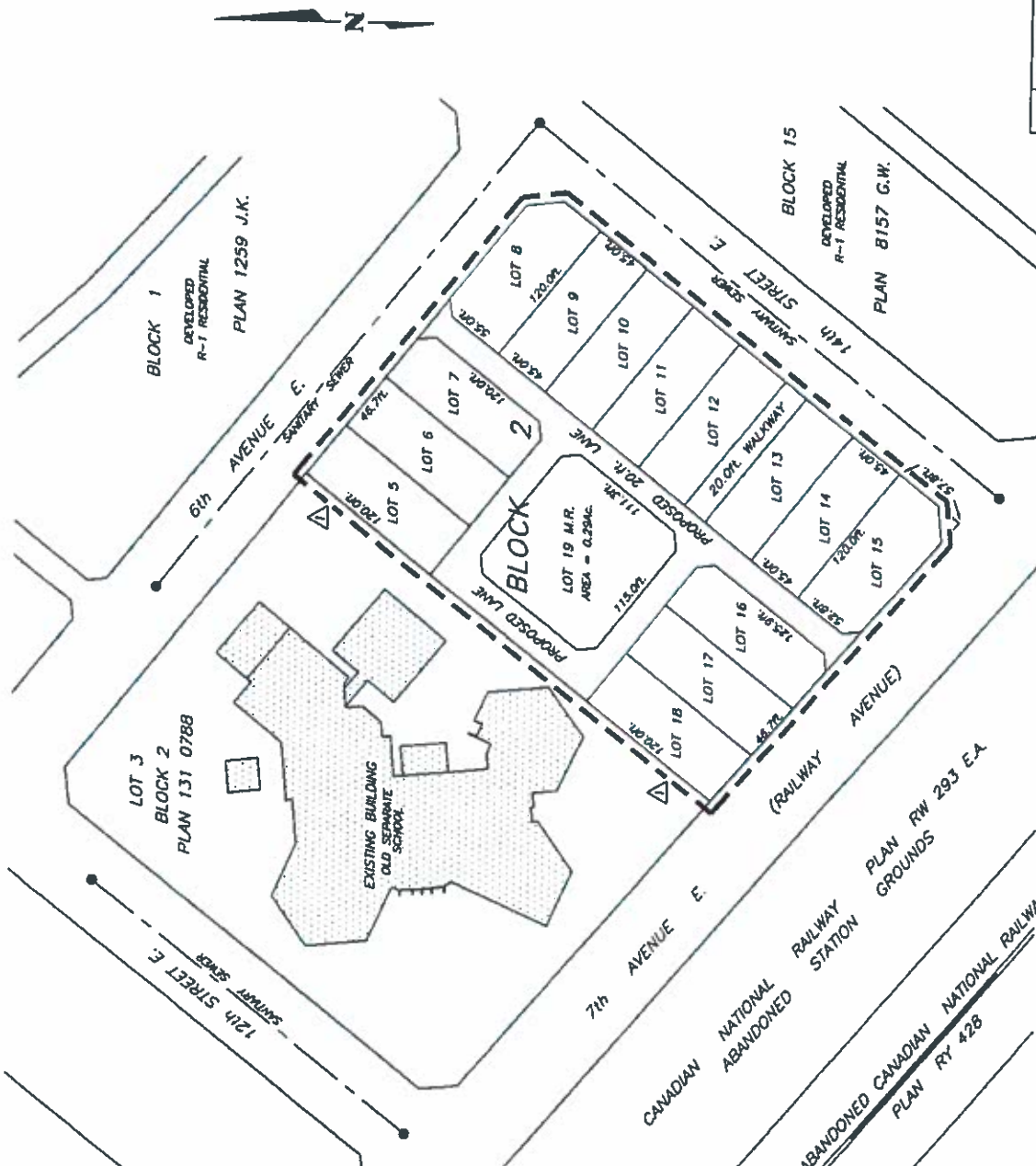
Distances are in feet and decimals thereof.

Proposed Lane corner cutoffs = 10.0ft.

Area affected by this plan is outlined (thick dashed line) and contains within:

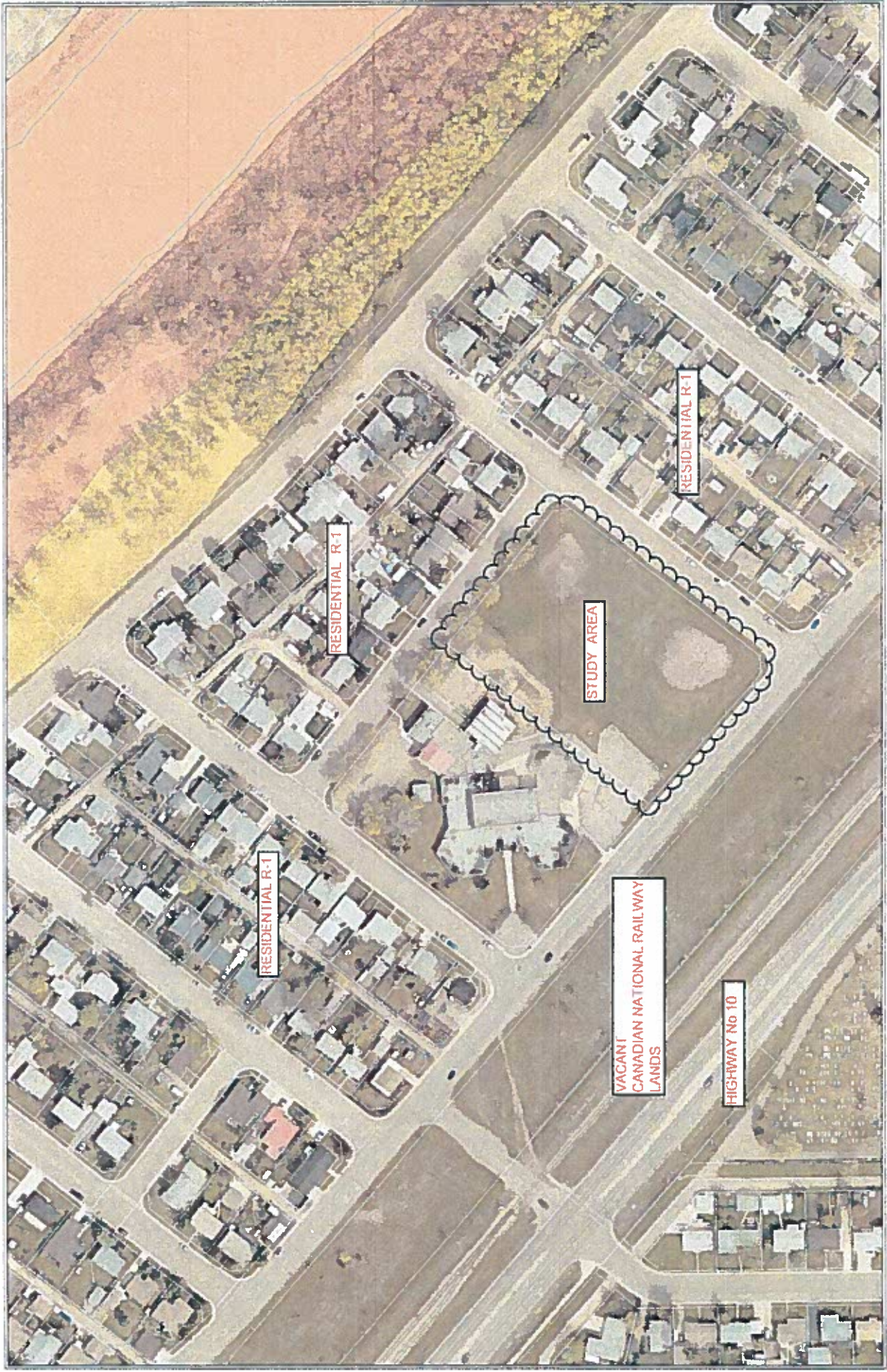
- Lots = 1.79Ac.
- Lanes & Walkways = 0.47Ac.
- Municipal Reserve = 0.29Ac.
- TOTAL = 2.55Ac.

Existing Classification: Community Service District CS
 Proposed Classification: Low Density R-1 Residential



1	J FEBRUARY, 2016	511 WALKWAYS REMOVED	HUNTER SURVEY SYSTEMS LTD.
NO.	DATE	DETAIL	CALGARY, ALBERTA
			FILE: 05-15-102





SCHEDULE 'G'

TOWN OF
DRUMHELLER



MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 11-08

Prepared by:

*Town of Drumheller and
Palliser Regional Municipal Services*

4.2. AREA PLANNING DOCUMENTS

4.2.1 OBJECTIVES

- To provide transparency and future direction within specific areas of the community where applications may be more complex;
- To define the differences between an Area Concept Plan and Area Structure Plan and the intentions of the various documents.

4.2.2. POLICIES

- For more complex applications as determined by the Planning staff and Council an Area Structure Plan or Area Concept Plan may be required. Complexities may be determined by:
 - a. Number of parcels proposed;
 - b. Potential for future development subsequent to the proposal;
 - c. Nature of the proposed land use and potential environmental constraints or effects;
 - d. Nature of the proposed land use and potential land use conflicts with adjacent land uses;
 - e. Requirements for infrastructure and servicing;
 - f. Presence of nuisance factors;
 - g. Previous land uses that may conflict with the application.
- An Area Concept Plan is to be used to display a large area within the Town with general information such as road alignments, existing and proposed land uses and existing natural and man-made features. An Area Concept Plan would generally be utilized by the municipality when determining the future land use framework of an area.
- An Area Structure Plan is to be used to display a specific area within the municipality and the land use context and specific plans that display the intentions of the application including, but not limited to:
 - a. the sequence of development proposed for the area,
 - b. the land uses proposed for the area, either generally or with respect to specific parts of the area,
 - c. the density of population proposed for the area either generally or with respect to specific parts of the area, and
 - d. the general location of major transportation routes and public utilities; and
 - e. may contain any other matters the council considers necessary such as engineering reports, environmental site assessments, servicing and infrastructure plans, stormwater management plans, traffic impact assessment and any other matters that are deemed necessary.

6.0. RESIDENTIAL LAND USE

6.1. URBAN RESIDENTIAL DEVELOPMENT

6.1.1. OBJECTIVES

- To promote infill residential development within existing urban neighbourhoods.
- To ensure that residential development or redevelopment utilizes the capacity of existing infrastructure and public facilities.
- To minimize the cost of services associated with new residential development, such as utility lines, garbage collection, police and fire protection, street cleaning and snow removal.
- To ensure that changes in residential demand and housing type preference can be accommodated, recognizing the various age groups, life-styles, income groups and average household size within the Valley.
- To establish the most suitable areas for new residential development.
- To identify and protect long-term residential growth areas to ensure an adequate supply of land for development.
- To ensure that new residential development takes place in an orderly and economical manner.
- To maintain and enhance the quality of existing and new residential areas in the Town of Drumheller.

6.1.2. POLICIES

- The Town should adopt Area Redevelopment Plans for areas of the Town in residential transition and areas undergoing major redevelopment. Areas may be identified according to the following criteria:
 - a) Municipal services are in place and there is excess capacity to accommodate further development or a more intensified land use;
 - b) The area is scheduled for major capital improvements to utility services;
 - c) The area is suitable for redevelopment with minimal capital investment.
- The Town should adopt Area Structure Plans for new residential development areas, providing detailed policies for the proposed development and subdivision design in undeveloped areas in accordance with Section 4.2. Specific land use classifications should not be assigned in development areas until area structure plans have been adopted.
- The Town should encourage the development of vacant lots where services are available within existing residential neighbourhoods prior to expansion onto undeveloped land.

- The Town should ensure that new residential development areas are reasonably contiguous to existing developed areas to allow for the prompt and cost-effective provision of municipal services and facilities.
- Residential developments shall be sequenced to utilize those areas with excess servicing capacity first, followed by those areas where roads and services can be extended economically.
- The Town shall encourage the development of a mixture of housing types within the Land Use Bylaw, while recognizing the preference for single-detached dwellings. These housing types should include semi-detached dwellings, multi-unit dwellings and manufactured home subdivisions.
- The possible increase in demand for adequate senior citizen housing and services in the Town shall be considered and appropriate locations planned for as required.
- In order to improve the quality of residential areas, consideration should be given to maximizing open space, achieving a pleasant architectural appearance and siting for the best use of light, air, access, openness and privacy.
- The Town shall monitor housing demand and estimate housing demand on a regular basis to guide decisions for the servicing of future development areas.
- Future development of manufactured homes will be accommodated through manufactured home subdivisions, if provided for in an Area Structure Plan and through the expansion of designated manufactured home residential areas. Manufactured home development shall be located in small clusters in accordance with criteria identified in the Town's Land Use Bylaw. The siting of individual manufactured homes within other residential districts may be accommodated, subject to specific development standards as set out in the Land Use Bylaw.
- The development of new residential sites shall be located in accordance with the Future Land Use Maps, as shown as Figure 2.

SCHEDULE 'H'



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 629 260 1310788;2;3 131 067 684

LEGAL DESCRIPTION
PLAN 1310788
BLOCK 2
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.09 HECTARES (2.69 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;20;29;1;NW

MUNICIPALITY: TOWN OF DRUMHELLER

REFERENCE NUMBER: 121 139 387

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 067 684	25/03/2013	SUBDIVISION PLAN		

OWNERS

ELECTRA HOLDINGS LTD.
OF 1050 GLEN DRIVE
VANCOUVER
BRITISH COLUMBIA V6A 3M6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

(CONTINUED)

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF MARCH, 2013 AT 08:15 A.M.

ORDER NUMBER:23167224

CUSTOMER FILE NUMBER: 05-12-73



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 629 278 1310788;2;4 131 067 684 +1

LEGAL DESCRIPTION
PLAN 1310788
BLOCK 2
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.03 HECTARES (2.55 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;20;29;1;NW

MUNICIPALITY: TOWN OF DRUMHELLER

REFERENCE NUMBER: 121 139 387

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
131 067 684	25/03/2013	SUBDIVISION PLAN		

OWNERS

ELECTRA HOLDINGS LTD.
OF 1050 GLEN DRIVE
VANCOUVER
BRITISH COLUMBIA V6A 3M6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 067 685	25/03/2013	CAVEAT RE : DEFERRED RESERVE CAVEATOR - TOWN OF DRUMHELLER. PALLISER REGIONAL MUNICIPAL SERVICES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
131 067 684 +1

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

PO DRAWER 1900
HANNA

ALBERTA TOJ1P0

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF MARCH, 2013 AT 08:15 A.M.

ORDER NUMBER:23167224

CUSTOMER FILE NUMBER: 05-12-73



END OF CERTIFICATE

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PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).