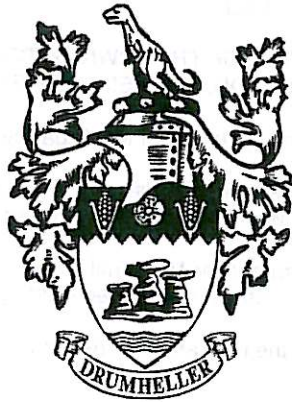


TOWN OF
DRUMHELLER



MUNICIPAL DEVELOPMENT PLAN
BYLAW No. 11-08

Prepared by:

Town of Drumheller and

Palliser Regional Municipal Services

**TOWN OF DRUMHELLER
BYLAW NO. 11-08**

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO ADOPT A
MUNICIPAL DEVELOPMENT PLAN

WHEREAS: pursuant to the provisions of Section 632(1) of the Municipal Government Act, as amended, the Council of the Town of Drumheller must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

"THE TOWN OF DRUMHELLER MUNICIPAL DEVELOPMENT PLAN"

AND WHEREAS: a Public Hearing was held on May 12, 2008, as required by Section 230 of the Municipal Government Act.

NOW THEREFORE: THE COUNCIL OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Town of Drumheller Municipal Development Plan".
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Town of Drumheller Municipal Development Plan."
3. Bylaw # 35-98 being the "Town of Drumheller Municipal Development Plan" currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw #11-08.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 14th DAY OF APRIL , 2008.

MAYOR

TOWN CLERK

READ A SECOND TIME THIS 12th DAY OF MAY , 2008.

MAYOR

TOWN CLERK

READ A THIRD TIME AND PASSED THIS 12th DAY OF MAY, 2008.

MAYOR

TOWN CLERK

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1.0. INTRODUCTION

1.1. PREFACE

As the adopted statutory Municipal Development Plan, the policy statements contained within Volume 2 serve as the basis for dealing with the principal land use activities in the Town of Drumheller. These policies are intended to provide a broad framework for future land use planning and development, and act as a guide for planning and managing growth in an efficient, economic and orderly manner. The policies and implementation strategies contained within Volume 2 are intended to address the Town of Drumheller's land use issues and desired goals, yet be flexible in order to accommodate a variety of different circumstances as they arise.

1.2. SUMMARY OF TRENDS AND ISSUES

The following trends and issues identified in Volume 1 are considered the most significant for the purposes of future planning in the Town of Drumheller.

1.2.1. THE MUNICIPALITY

- The Town of Drumheller was formed through the amalgamation of the City of Drumheller and the Municipal District of Badlands No. 7 on January 1st, 1998.
- The formation of the Town creates a unique land use planning area, stretching approximately 31 kilometers along the Red Deer River with an average width of 5 kilometers, comprising a total land area of 11,126 hectares.
- Rosedale, Nacmine, East Coulee, Lehigh, Cambria and Wayne, formerly hamlets within the Municipal District, became suburb communities of the Town of Drumheller.

1.2.2. POPULATION CHARACTERISTICS

- Historical population change in the Drumheller Valley indicates that the total population over the past 40 years has declined approximately 11.5% or 0.29% per annum. This loss in population is mainly explained by the decline in commercial coal mining during the 1940's and 1950's, resulting in an out-migration of people from the Valley.
- An age/gender structure analysis indicates that the Town of Drumheller has a high male population between the ages of 20 and 39 and a high proportion of population over the age of 65, when compared to provincial averages. Generally the population has remained clustered around the 20 to 40 year age groups. This suggests a fairly stable population base during varying economic times, as new citizens continually replace any loss in work force populations.
- Population projections for the Town of Drumheller from 2006 to 2031 were determined by applying both a 1% and 2% growth rate per year. Based on historical trends, the applications of these growth rates are assumed to incorporate the highest level of anticipated population growth. Projected

population for the Town at 1% growth is 10,045 persons and at 2% growth is 12,850 persons for the year 2031.

1.2.3. LAND USE

- A number of development constraints, which influence Drumheller's growth, are recognized within its geographic location. Despite a large proportion of vacant land within the Town's boundaries, much of this land is difficult to develop due to adverse topography. Other constraints include the flood risk area as defined by Alberta Environment, undermining and subsidence conditions, and the presence of oil and gas wells and pipelines.
- Given the fact that the Town's boundaries extend over such a large area, urban and rural fringe areas play a significant role in planning and development. Although the Town does not regulate land use for these areas outside of their boundaries, it is important to develop a planning strategy for fringe areas to coordinate the development objectives of each municipality.

1.2.4. RESIDENTIAL DEVELOPMENT

- There are a total of 3,080 individual dwellings in the Town of Drumheller. Of these, the large majority is single detached dwellings (79.4%), indicating a strong preference for this housing type.
- Population growth projections are used to estimate the demand for additional dwelling units. At a growth rate of 1%, an average of 33 dwelling units per year would be required and at the higher growth rate of 2% an average of 61 units per year would be required.
- The options available to accommodate residential demand include infill development, redevelopment and the development of raw land. The location of potential infill areas is identified within existing residential neighbourhoods. A total of 19 new sites for residential development are identified to have potential for accommodating new residential growth. The gross population accommodated is estimated at 45,694 at a housing density range of 15-25 units per hectare.

1.2.5. COMMERCIAL DEVELOPMENT

- The Town of Drumheller operates as a regional service centre. The Town's trade area contains approximately 35,000 to 40,000 persons.
- Based on the past average requirement of 2 ha. Per year, approximately 50 ha. of commercial land would be required by the year 2031.
- The plan identifies 78.4 ha. of potential development sites to accommodate future commercial land use. The development of commercial land along North Dinosaur Trail provides the most feasible short-term option for development. The policies contained within the North Dinosaur Trail Area Structure Plan should be reviewed to ensure the details to guide any future development in this area remain appropriate.

1.2.6. INDUSTRIAL DEVELOPMENT

- Currently, there are a number of smaller isolated parcels located throughout the Valley available for industrial development.
- Industrial businesses are based primarily on natural resources, agriculture and light manufacturing.
- Future demand for industrial land is estimated based on an unprecedented growth from 2000-2005. During this period there was demand for approximately 6 ha. per year.
- The plan identifies a total of 8 industrial growth areas having potential for future industrial development. These sites would provide a total of 477.3 hectares of industrial land. Land in the Rosedale area represents the most feasible option for shorter term development. In the medium term the area shown as South Drumheller (Figure 17-2) would be most appropriate based on servicing and accessibility characteristics.

2.0. PLAN GOALS

The policies contained within Volume 2 of the Municipal Development Plan are directed towards the achievement of the following general goals:

2.1. GROWTH MANAGEMENT STRATEGY

To establish a comprehensive growth management strategy to ensure the development of an orderly, economical and beneficial use of land.

2.2. LAND USE

To develop an efficient land use pattern while avoiding whenever possible, fiscal and social costs associated with development and avoiding areas with potential land use conflict or areas with inadequate or inappropriate physical features.

2.3. NATURAL ENVIRONMENT

The Drumheller Valley is a unique and ecologically significant area. The goal is to preserve and enhance the Valley's natural environment by ensuring that the principles of sustainable development and environmental sensitivity are embodied in planning decisions.

2.4. COMMUNITY DEVELOPMENT

To improve and promote existing developed areas within the Town of Drumheller and ensure that community services and facilities reflect the needs of the community.

These broad goals are further defined and expanded on in the following sections. A series of objectives and policies are formulated. These policies should assist Council in making decisions on land use, subdivision and development in the community.

3.0. GROWTH MANAGEMENT STRATEGY

3.1. OBJECTIVES

- To encourage and facilitate appropriate growth and development which will benefit both urban and rural residents of the Town of Drumheller.
- To identify areas in the Town of Drumheller which offer the greatest potential for urban development.
- To encourage appropriate growth and development that positively contributes to the economic well being of the community.
- To provide adequate land for various land uses as required by anticipated population growth during the Plan period.
- To strengthen and diversify the Town's economic base and make maximum use of local resources.

3.2. POLICIES

- Wherever possible, growth and development will be encouraged in infill areas to maximize the benefits of existing services.
- The Town of Drumheller will endeavour to ensure there is a sufficient supply of serviced land to accommodate residential, commercial and industrial growth.
- Sustainable development practices should be maintained whenever possible with the expansion of land uses and development areas.
- The area with the greatest potential for urban growth is identified as the Urban Core Area, as shown on Figure 1.
- Population and economic growth shall be encouraged through:
 - a) marketing of opportunities for commercial, industrial and residential development;
 - b) the adoption of a capital works plan, which supports and complements the Municipal Development Plan;
 - c) the adoption of policies aimed at retaining and expanding existing business and promoting the establishment of new commercial ventures;
 - d) the allocation of local funding toward the promotion and advertisement of the Town of Drumheller to create interest in the community and foster population growth;
 - e) the maintenance of good working relationships with municipal neighbours and external agencies; and
 - f) the pursuit of the highest quality of development within the municipality.

- The promotion of the Central Business District should be promoted through the implementation of policies contained in the Downtown Area Redevelopment Plan.
- The supply of serviced and appropriately designated land capable of accommodating commercial and industrial growth should be monitored on a regular basis to ensure future requirements are met.
- The Town shall facilitate the preparation and implementation of economic development strategies to promote, market, and attract growth.
- The Town should continue to maintain and establish partnerships with community agencies in the pursuit of economic development, such as the Drumheller and District Chamber of Commerce.
- Tourism oriented economic opportunities should be identified and promoted wherever possible within the Town through partnerships such as Canadian Badlands Ltd., Community Futures Corp. and other beneficial regional and Provincial opportunities.
- The Town should gather, compile and maintain an information inventory that will provide a common statistical information base about the Town of Drumheller including an up-to-date website, geographic information systems and Alberta First.com.

4.0. LAND USE

4.1. FUTURE DEVELOPMENT PATTERN

4.1.1 OBJECTIVES

- To accommodate future growth and development by designating areas for redevelopment and new expansion.
- To ensure urban expansion is compatible with existing development to avoid environmental and land use conflicts.
- To establish clearly defined master plans and activities supported by an efficient and economical infrastructure of social amenities and public utilities.
- To ensure planning applications are dealt with transparently with appropriate public consultation opportunities.
- To avoid development patterns that are not contiguous with existing developed areas.

4.1.2. POLICIES

- The Future Land Use Maps identified as Figure 2, as amended from time to time, shall be adopted as the guide for the future development of new areas in accordance with the policies of this Plan.
- Proposed Land Use Bylaw amendments shall conform to the land uses identified in Figure 2 and all provisions of the Municipal Development Plan.
- The subdivision approving authority shall not approve the subdivision of land within the Town of Drumheller unless the proposed land use conforms to the policies contained in the Municipal Development Plan.
- Council shall ensure that the Town of Drumheller Land Use Bylaw and development agreements are in keeping with the intent of the Municipal Development Plan.
- Council when considering the adoption of an Area Structure Plan, Area Concept Plan or Area Redevelopment Plan shall ensure compliance with the Municipal Development Plan and the policies in Section 4.2.
- Applicants for planning approvals including subdivision, Area Structure Plans, Area Concept Plans, and development may be required to hold a public meeting with the community to provide a detailed overview of the proposal and to create a more transparent planning process with relevant public input.
- Future growth plans shall contain environmentally sensitive features that retain a sustainable planning approach that allows future generations to maintain the existing quality of life indefinitely.

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.

5.0. NATURAL ENVIRONMENT

5.1. HAZARD LANDS

5.1.1. OBJECTIVES

- To have regard for environmental limitations when considering future land use proposals.
- To reduce the risk of loss of property and persons through effective and sound land use planning.
- To identify environmental hazards to minimize possible constraints and potential land use conflicts

5.1.2. POLICIES

- The Town of Drumheller Land Use Bylaw shall contain development standards for topographic features. These standards shall define:
 - 1) slope conditions, which render land unsuitable for development;
 - 2) slope conditions requiring special engineering or other treatment;
 - 3) standards for earth grading; and
 - 4) setbacks from top of slope, toe of slope, valley or coulee breaks and benches.
- The Land Use Bylaw shall contain standards addressing the development and/or subdivision of existing and new parcels of land within the Flood Risk Area of the Red Deer River, Rosebud River and tributaries as defined by Alberta Environment. These standards shall:
 - 1) discourage development and/or subdivision of land within the flood risk area;
 - 2) require the use of fill or other suitable flood proofing measures to raise the building or development site above the elevation of the flood fringe;
 - 3) notwithstanding the above, provide for infill development and/or subdivision within the flood risk area; and
 - 4) conform to the current Provincial and Federal flood damage reduction policies and programs.
- Development activities in the flood risk area shall be carefully controlled. Low intensive uses such as open space, recreation and agricultural activities shall be preferred.
- When considering an application for subdivision and/ or development, the subdivision approving authority or the development officer shall provide information to the Municipal Planning Commission regarding:

- 1) the proposal is in conformance with the provisions of the Land Use Bylaw and any other statutory plan in effect in that area;
- 2) development constraints identified in the Municipal Development Plan are adequately dealt with in the proposal to the satisfaction of the Municipal Planning Commission; and
- 3) review the development or subdivision proposal for undermining hazards. In areas suspected of hazards, the Municipal Planning Commission may require development and/or subdivision proposals to be supported by the recommendations of a professional engineer. These recommendations shall address:
 - a) the possibility of slumping or subsidence of undermined areas;
 - b) an estimate of potential hazard to public safety; and
 - c) the appropriateness of the proposed development with respect to the undermining conditions.
- 4) Ensure development and/or subdivision proposals are compatible with surrounding land uses. The Municipal Planning Commission shall consider public safety, aesthetics, noise, odour, air and water pollution or other harmful impacts in determining compatibility. Where conflict is anticipated, the Municipal Planning Commission shall determine the mitigation measures necessary to reduce the conflict. The terms of this condition may be formalized in a development agreement between the developer and the Town of Drumheller.

5.2. ENVIRONMENTAL PROTECTION

5.2.1. OBJECTIVES

- To ensure principles of sustainable development and environmental sensitivity are embodied in land use planning and development decisions.
- To encourage energy efficient design of buildings and neighbourhoods to reduce potential negative environmental impacts related to development.
- To support the enhancement of air, water and land quality and the preservation and protection of important natural areas.
- To work with adjacent municipalities to improve cooperation between the various managers of the resources throughout the Red Deer River Basin.

5.2.2. POLICIES

- Commit to the protection of public health, property and the environment through the use of water management programs that ensure safe and reliable drinking water, maintain healthy ecosystems and provide advanced wastewater treatment and storm-water management.
- Mitigate potential negative impacts of any new river crossings or proposed roads on significant natural areas.

- Protect, maintain and enhance the unique landscape features that contribute to the visual continuity and aesthetic quality of the Valley by establishing setback zones from the top of an escarpment in any new development or redevelopment area.
- Preserve undeveloped major escarpments as natural open space areas to preserve the natural environment in recognized tourist area corridors.
- Ensure the protection of significant habitats takes precedence over land use development where it may jeopardize the long-term survival of the resource.
- In order to protect the Red Deer River, the Rosebud River and tributaries, adequate development setbacks should be established and maintained in accordance with the guidelines set out by Provincial departments.

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.

6.2. COUNTRY RESIDENTIAL DEVELOPMENT

6.2.1. OBJECTIVES

- To encourage country residential development in suitable locations that preserves the area's natural landscape.
- To recognize the demand for country residential development as a lifestyle preferred by many people in the Valley.

6.2.2. POLICIES

- Proposals for country residential development will be assessed on their merits, and subject to the following criteria:
 - a) the availability of a potable water supply;
 - b) soil capability for sewage disposal;

- c) the agricultural capability of the land;
 - d) the compatibility with existing surrounding land uses;
 - e) site is accessible by a public road suitable for accommodating additional traffic generated by the proposed development, taking into consideration bus routes;
 - f) the land shall not be susceptible to flooding, erosion of subsidence or any other physical constraint unless the appropriate mitigation measures are taken such as flood proofing or geotechnical examinations; and
 - g) the proposal will not detrimentally affect areas of significant landscape value, or sites of historical, archaeological or environmental significance.
- The development of single and grouped country residential parcels shall be in accordance with the Town's Land Use Bylaw and other statutory plans.
 - Large concentrations of country residential lots shall be discouraged.
 - The areas of the Town that are identified as future potential country residential development sites are identified in Figure 3.

6.3. SUBURB COMMUNITY RESIDENTIAL DEVELOPMENT

6.3.1. OBJECTIVES

- To provide for future residential development within existing suburb communities. For the purposes of this Plan and the Land Use Bylaw, the former hamlets of Nacmine, Rosedale, Cambria, Wayne and East Coulee are considered suburb communities within the Town of Drumheller.
- To ensure that residential development in suburb communities takes place in a sustainable, orderly and economical manner.

6.3.2. POLICIES

- The infill of vacant lots should be encouraged prior to the expansion of undeveloped land within suburb communities.
- The development of alternative forms of housing should be supported in suburb communities where considered compatible. The Town's Land Use Bylaw should employ lower minimum floor areas and provide for a variety of lot sizes in suburb communities to accommodate a range of residential uses.
- The expansion of suburb communities shall be limited to lesser quality agricultural lands wherever possible and shall only be permitted if it can be demonstrated that infill development is not suitable.
- Residential lots or small holdings located in suburb communities shall not be considered or construed as country residential parcels.

- The expansion of suburb communities should be guided through the adoption of Area Structure Plans to ensure services are provided efficiently and land use conflicts are minimized.

7.0. COMMERCIAL LAND USE

7.1. CENTRAL BUSINESS DISTRICT

7.1.1. OBJECTIVES

- To ensure that the Central Business District is the primary focus of retail, service and employment within the Town of Drumheller.
- To attract additional commercial activity into the downtown.
- To promote opportunities for mixed use development or high density residential land use in the downtown.
- To provide for the expansion of the Central Business District.

7.1.2. POLICIES

- The policies contained within the Downtown Drumheller Area Redevelopment Plan, as amended from time to time, shall serve to coordinate redevelopment and expansion of the Central Business District and to guide specific improvements.
- The Town should promote the use of vacant land in the downtown.
- Mixed-use developments that maximize the use of Central Business District sites should be encouraged.
- Development proposals within the Central Business District shall be evaluated according to:
 - a) maintaining a compact commercial core;
 - b) minimizing negative impact on traffic and parking patterns; and
 - c) encouraging compatibility of scale, design and building materials with existing and proposed surrounding land uses in accordance with statutory plans.
- The Town should promote development on those lands designated "D-T" Downtown Transitional in the Land Use Bylaw. These lands should be developed as a commercial/residential mix in order to provide an area of transition between the commercial core area and the surrounding residential neighborhoods and should reflect the purpose of the Downtown Transitional Land Use District in the Land Use Bylaw.
- A strong pedestrian link to the downtown shall be maintained through the development of the Downtown expansion area.

7.2. LOCAL COMMERCIAL

7.2.1. OBJECTIVES

- To support local commercial uses in areas that will continue to serve new and existing residential areas.
- To ensure local commercial activities do not jeopardize the viability of the Central Business District.

7.2.2. POLICIES

- The provision of local commercial development in residential areas shall be for the purpose of convenience to neighborhood residents.
- Existing local commercial areas in suburb communities may be continued, and minor expansions permitted to serve local residents. In order to avoid scattered commercial / industrial development in suburb communities, new commercial developments should be accommodated, where feasible, through the infill of vacant lots and the redevelopment of older commercial properties.
- Local commercial developments shall be located and designed in such a manner as to minimize or prevent land use conflicts with adjacent or surrounding land use activities. These uses should be suitably separated, screened and buffered from surrounding incompatible land uses.
- Local commercial activities should be encouraged to provide a neighborhood focus and identity for existing and new residential neighbourhoods.
- The Town should ensure compatibility of local commercial developments with adjacent residential properties through the application of appropriate site and sizing design standards.
- The size of local commercial developments shall be based on the demand from residential areas in order to minimize their impact on the Central Business District.

7.3. HIGHWAY COMMERCIAL

7.3.1 OBJECTIVES

- To maintain and develop highway commercial sites as specialized commercial areas providing goods and services to the travelling public.

7.3.2 POLICIES

- The Town shall maintain and promote existing highway commercial developments along Highway No. 9, Highway No. 10, South Dinosaur Trail and North Dinosaur Trail to provide for commercial uses which rely heavily upon vehicular traffic for their economic existence, therefore requiring easy vehicular access, and exposure to the travelling public. The land designated for Highway Commercial uses are identified in Figure 4.
- Future highway commercial development shall be encouraged to locate on arterial roads located within the urban core area, which is identified in Figure 1.
- Highway commercial development shall be sited and designed so that:
 - a) traffic movement will not be impeded;
 - b) vehicle access to properties is safe and convenient;
 - c) the amenities of adjacent residential areas will be unaffected; and,
 - d) the appearance of and noise generated by the facilities and their related activities will not constitute a nuisance to adjacent existing or proposed residential development.
- A high standard of appearance should be promoted along highway corridors to establish a strong, positive visual image of the Town of Drumheller.
- The placement of signs in association with highway commercial development shall be sited in accordance with the provisions of the Town's Land Use Bylaw, identifying key locations throughout the highway corridor.
- The Town should ensure that commercial sites adjacent to residential areas provide appropriate screening and landscaping and that commercial uses are compatible with residential development.
- The provision of a variety of lot sizes should be encouraged to accommodate the various space requirements of highway commercial activities.

7.4. FUTURE COMMERCIAL DEVELOPMENT

7.4.1. OBJECTIVES

- To identify sufficient and suitable areas for new commercial expansion.

7.4.2. POLICIES

- The development of new commercial sites shall be located in accordance with the future land use map, as shown in Figure 2.

8.0. INDUSTRIAL LAND USE

8.1. INDUSTRIAL LAND REQUIREMENTS

8.1.1. OBJECTIVES

- To ensure there is a sufficient reserve of industrial land to meet future needs.

8.1.2. POLICIES

- Industrial development shall be located in accordance with the future land use maps, as shown in Figure 2.
- The Town should carefully monitor the demand and utilization of industrial land.
- Industrial land located adjacent to rail facilities should be occupied primarily by those industries requiring the use of rail service.

8.2. INDUSTRIAL LAND USE STRATEGY

8.2.1. OBJECTIVES

- To achieve a diversified and balanced industrial mix through the infill and extension of existing industrial sites and the development of new industrial areas.
- To maximize the utilization of land which is difficult or very costly to service by allowing industrial land uses with a lower servicing requirement (e.g. low pressure sewage and rural road cross sections).
- To ensure that new industrial uses do not adversely affect existing non-industrial uses.

8.2.2. POLICIES

- Subdivision for industrial land use should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
- Unserviced industrial areas will accommodate industrial uses requiring large areas for outdoor storage and uses that have minimal requirement for municipal services.
- An efficient circulation system should be developed between industrial areas and the highway network by:
 - a) restricting traffic through residential areas;
 - b) ensuring that roadways within the industrial areas are designed to handle heavy traffic; and
 - c) providing adequate access to, and easy circulation within, the industrial area.

- The appropriateness of an industrial use or location will be evaluated with full consideration to its potential environmental impact and/or nuisances it may generate in relation to existing and future residential areas. New industries that may cause air pollution, odour or excessive noise should not be permitted adjacent to residential areas.
- Light industrial uses with operations in enclosed buildings may serve as transitional areas between residential and industrial land uses that may have nuisance potential.
- New industrial areas shall be encouraged to maintain a high standard of design, landscaping and screening of outdoor storage areas.
- Non-conforming industrial uses should be encouraged to relocate to industrial districts established under the Town's Land Use Bylaw.

9.0. UTILITIES

9.1. OBJECTIVES

- To provide municipal services in an efficient, economic and coordinated manner which will accommodate long-term growth projections.
- To consider sustainable municipal infrastructure opportunities as they become available.
- To give priority, through infill development, to areas within the Town that are serviced but not fully developed.
- To make the necessary infrastructure improvements where the present infrastructure is inadequate to develop a specific area fully.
- To develop an effective monitoring system of all municipal infrastructure.
- To ensure that utility upgrading costs required to accommodate growth are recoverable.
- To protect energy corridors and utility facilities in a manner that minimizes disruption to existing and future development.

9.2. POLICIES

- Priority shall be given to the development of infill areas in order to maximize the efficiency of existing utility systems.
- Proposed new or intensified developments shall be staged in accordance with statutory plans and proper engineering to provide logical extensions to existing infrastructure. Details regarding the staging of infrastructure developments shall be identified through the preparation of Area Structure Plans.
- As new areas are developed, they shall be served with adequate sewerage and water infrastructure. Development permitted on private services shall be sited in accordance with the appropriate land use district and development standards of the Town's Land Use Bylaw.
- The Town should develop adequate monitoring systems for all utilities in order that future decisions can be based on current and accurate information regarding servicing capacities and needs.
- When land development or redevelopment is proposed, the Town shall require the developer to enter into a development agreement setting out the responsibilities of the Town and the developer with respect to:
 - a) provision of water and sewer utilities;
 - b) provision of storm water management and land fill where necessary;
 - c) provision and development of roadways, sidewalks, parking facilities, pedestrian walkways, and access to the land;

- d) provision of easements; and
 - e) establishment of standards, design and staging for the construction of infrastructure and utilities.
-
- The off-site levy bylaw should be updated regularly to remain current with changing costs and infrastructure requirements and Provincial legislation.
 - Capital works budgeting should be done for upgrading utility services and to establish development priorities.
 - The location of utility and pipeline rights-of-way should respect the topography, aesthetics and pattern of land ownership. Rights-of-way should follow quarter section lines, property boundaries or existing easements or transportation corridors, wherever possible, to avoid the unnecessary fragmentation of land. The Town will continue its cooperative approach with Alberta Infrastructure and Transportation and AEUB to develop solutions.
 - Pipelines should be located to minimize conflicts with designated future urban growth areas.

10.0. TRANSPORTATION

10.1 ROAD HIERARCHY

10.1.1 OBJECTIVES

- To develop a clear hierarchy of transportation roadways.
- To provide a safe and efficient transportation network.

10.1.2. POLICIES

- The Town will use a hierarchy of roads consisting of highways, arterials, collectors and local roads as shown in Figure 5.
- Areas Structure Plans and Area Redevelopment Plans for development areas should establish a collector road system in accordance with the Transportation Master Plan. Subdivision designs should be evaluated on their ability to accommodate anticipated traffic in a safe manner.
- Roadways should be designed to minimize through traffic in residential areas and prevent industrial/commercial traffic from entering residential areas.

10.2. FUTURE DEVELOPMENT CONSIDERATIONS

10.2.1 OBJECTIVES

- To develop an effective, efficient, economical and safe transportation system within the Town of Drumheller.
- Ensure that developments adjacent to highways and major roadways do not interfere with future road development or upgrading.

10.2.2 POLICIES

- When considering applications for development with potential for significant impacts on roadways, the Town and/ or Alberta Infrastructure and Transportation may request the developer to provide an assessment of the traffic impact and parking requirements and shall comply with the Town of Drumheller Transportation Master Plan Policies.
- Future road right-of-way requirements should be protected through building setbacks and right-of-way requirements, as required.
- Intersection location, access and spacing points to development shall minimize impacts on traffic flow.
- Residential development may front onto a highway or arterial roadway but there shall be no direct access to individual lots from major roads. With other road classifications, safety issues may warrant that no direct access shall be permitted as determined by the Town.

- The upgrade of the roadway network should be staged such that improvements are implemented to attain a reasonable level of service.
- The Town should consider developing a regular monitoring system of traffic movements and volumes and review these results to determine whether adjustments should be made to the Transportation Master Plan.
- Alberta Infrastructure and Transportation shall be responsible for determining the location of future river crossings through the Town of Drumheller with the input of the community.

11.0 NATURAL RESOURCE EXTRACTION

11.1. OBJECTIVES

- To minimize land use conflicts between natural resource extractive industries and adjacent land uses.
- To ensure natural resource extractive operations take place in an environmentally sensitive manner.
- To preserve undeveloped major escarpments as natural features.
- To liaise closely with the Alberta Energy and Utilities Board and oil and gas companies to maintain effective communication and negotiation procedures.

11.2. POLICIES

- Identify regionally significant environmental, historical and cultural areas and endeavor to ensure that non-resource development on or adjacent to potential resource utilization areas does not infringe or preclude the extraction of these resources.
- Ensure resource operations take place in a manner that maintains the environmental quality and quality of life of adjacent areas and prevents permanent damage to the landscape or loss of other environmental features. The Town will cooperate with Provincial departments to ensure that proper reclamation plans are put in place to achieve the best and most suitable reclamation of disturbed lands.
- Natural resource extractive industries should provide appropriate buffers and screening, control noise, dust and drainage and employ other measures as may be required to minimize land use conflicts. The Town will require developers proposing residential development adjacent to active material extraction sites to provide appropriate buffering in the form of berming, fencing or landscaping.
- Further development of oil and gas wells shall be discouraged within 60 m (197 feet) of the brink of the escarpment, or any other distance required to ensure well site structures and facilities are not visible from the valley floor.
- Oil and Gas development of well sites and pipelines located at the valley floor within the Town of Drumheller shall be strongly discouraged.
- Ensure that appropriate separation distances are established and maintained between resource extraction sites and incompatible land uses.
- Development setbacks on lands impacted by sour gas extraction may be established which are greater than the minimum setbacks required in the provincial Subdivision and Development Regulations to address nuisance factors such as noise, odor, lighting and flaring.
- Any subdivision within 1.5 kilometers of a sour gas facility should be referred to the Alberta and Energy Utilities Board.

- Despite the exemptions from the Municipal Government Act, oil and gas companies are encouraged, wherever possible, to negotiate lease agreements and surface rights so that structures and facilities are sited in accordance with the requirements of the Municipality's Land Use Bylaw and Municipal Development Plan.

12.0. PARKS AND RECREATION

12.1. OBJECTIVES

- To provide a park and recreation system of a quantity, variety and quality appropriate to serve the Town of Drumheller, the surrounding area and visitors.
- To preserve and enhance the current facilities in the Town of Drumheller.
- To ensure that parks and recreational facilities are located and designed in a manner that optimizes their accessibility, safety, and usefulness to the populations intended to be served.
- To encourage recreational developments that will promote tourism.
- To maintain and expand pathway systems linking park and recreational facilities of the river valley system.
- To coordinate community recreation, cultural and open space development with the policies contained in the Town of Drumheller Community Services Master Plan.

12.2. POLICIES

- The Town of Drumheller Community Services Master Plan, shall provide the detailed policy framework for the provision of park sites and facilities that address the active and passive recreational needs of the Town of Drumheller.
- The Town should consider ways to enhance links of its riverside parks and recreation facilities through the development of an integrated trail and bikeway system.
- The Town shall acquire municipal reserve, school reserve and/or municipal and school reserve through the subdivision approval process as the method of obtaining sufficient land for local park and school needs. The evaluation of proposed reserve will be based on the following factors:
 - a) size and shape of the proposed municipal, school and/or municipal and school reserve;
 - b) accessibility to users;
 - c) site characteristics; and
 - d) development potential.
- Policy should be formulated to provide future direction in the allocation of school and/or municipal and school reserve.
- When lands adjacent to the Red Deer River, Rosebud River and/or Michichi Creek are subdivided, environmental reserve shall be dedicated along the top of the bank to a depth satisfactory to the subdivision approving authority. Municipal reserve owing as a result of the subdivision should be sited such that it would be

easily linked with the environmental reserve via public access, such as pathways, trails or roads whenever feasible.

- Details of open space and recreational development will be considered in the preparation of Area Structure Plans and Area Redevelopment Plans. Neighborhood parks and open spaces in new Area Structure Plan areas should be incorporated into an integrated trail system, whenever possible.
- When planning for the development of parks and recreation facilities, the Town should take into consideration ways to enhance the development as a tourist attraction.

13.0. COMMUNITY SERVICES

13.1. OBJECTIVES

- To preserve and enhance the current community services and facilities in the Town of Drumheller.
- To ensure that a range of community services are provided to meet the needs of the Town and area residents.

13.2. POLICIES

- The Town of Drumheller Community Services Master Plan, shall be used in conjunction with the policies contained in this Section.
- Area Structure Plans, Area Redevelopment Plans, development permit and subdivision applications should be prepared and reviewed with respect to the delivery of community services.
- Community services and facilities should be monitored on an ongoing basis to ensure that a range of leisure opportunities are available to Valley residents.
- The provision of fire, police and other emergency services shall be considered in the planning of future development areas.
- Crime prevention through environmental design, including siting of buildings, improvement in the layout of paths and various activity areas, lighting standards and others shall be considered in the planning and design of future development and redevelopment areas in the Town.
- Ensure that a wide range of community services are provided (e.g., health care, social, educational and protective services) for the Town of Drumheller and area residents.
- Long-term capital planning should ensure the provision of community services in the future.

14.0. TOURISM

14.1. OBJECTIVES

- To promote the Town's tourism resources in an effort to maintain the long-term strength and viability of the local tourism sector.
- To encourage tourism and development of tourism oriented facilities.
- To foster the growth of the tourism industry on the basis of the Valley's unique natural and cultural significance.

14.2. POLICIES

- The development of the Town's tourism resources should incorporate the Valley's natural and cultural history, emphasizing through publications and other means the uniqueness and value of such resources as:
 - a) Royal Tyrrell Museum
 - b) Rosedale swinging bridge
 - c) Mining history
 - d) Ghost town of Wayne
 - e) Atlas Coal Mine
 - f) The Hoodoos
 - g) Passion Play
 - h) East Coulee School Museum
 - i) Homestead Museum
- In an effort to enhance tourist attractions and facilities, the Town should investigate the feasibility of implementing the following initiatives:
 - a) the improvement of public facility and infrastructure improvements, including rest areas and vantage points and public access sites to natural and historic features;
 - b) improved signage and interpretive facilities; and
 - c) the continued commitment to establish an integrated pedestrian/cycle pathway system which would provide a link from east to west throughout the Town.
- The Town should encourage the attraction of special cultural and sporting events to provide additional public exposure.
- To work with regional initiatives such as the *Canadian Badlands* for the promotion and integration of regional tourism opportunities.

- To allow for the development of tourist housing where appropriate within residential areas of the Town in the form of single dwelling units.

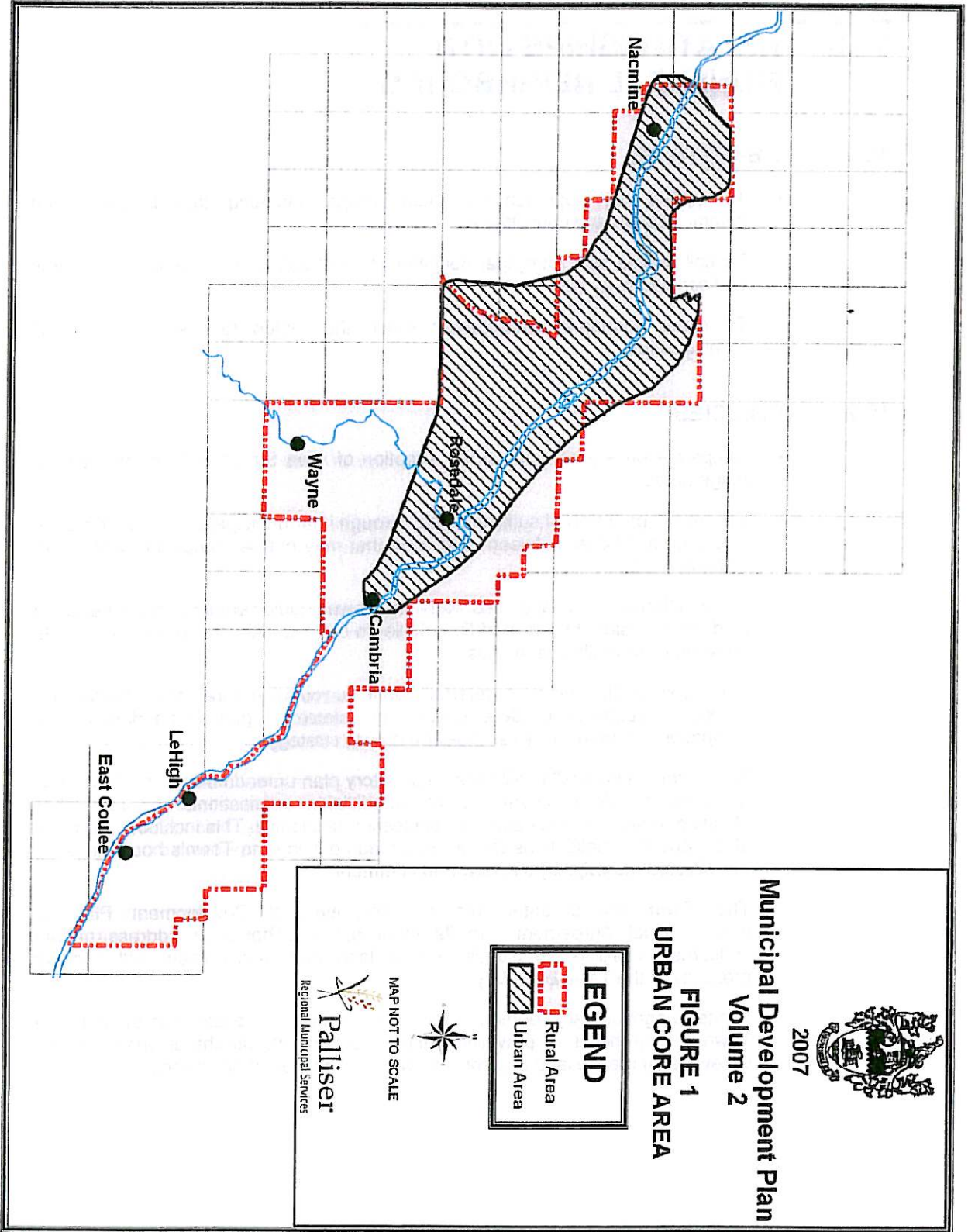
15.0. RELATIONSHIPS WITH MUNICIPAL NEIGHBOURS

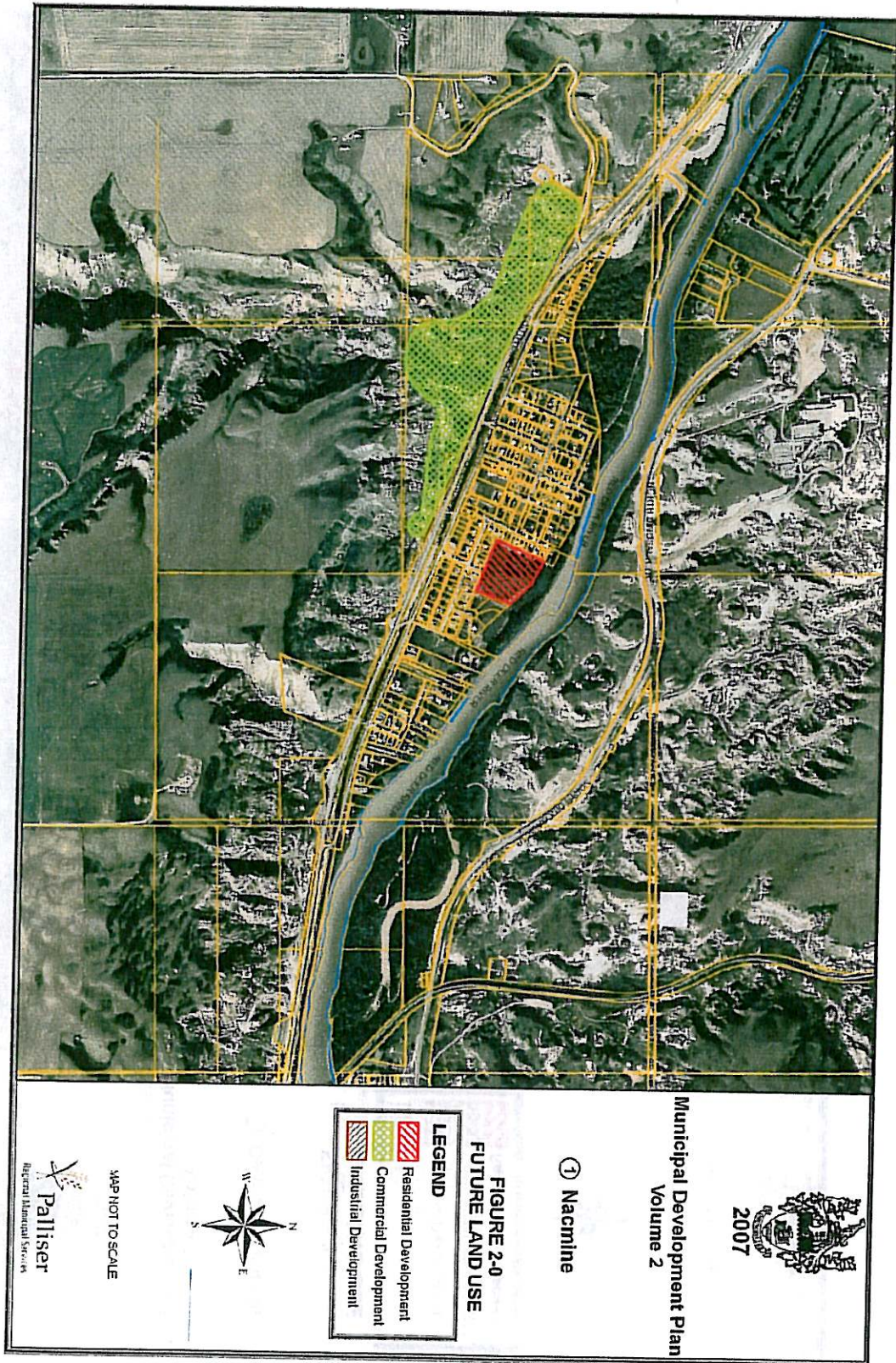
15.1. OBJECTIVES

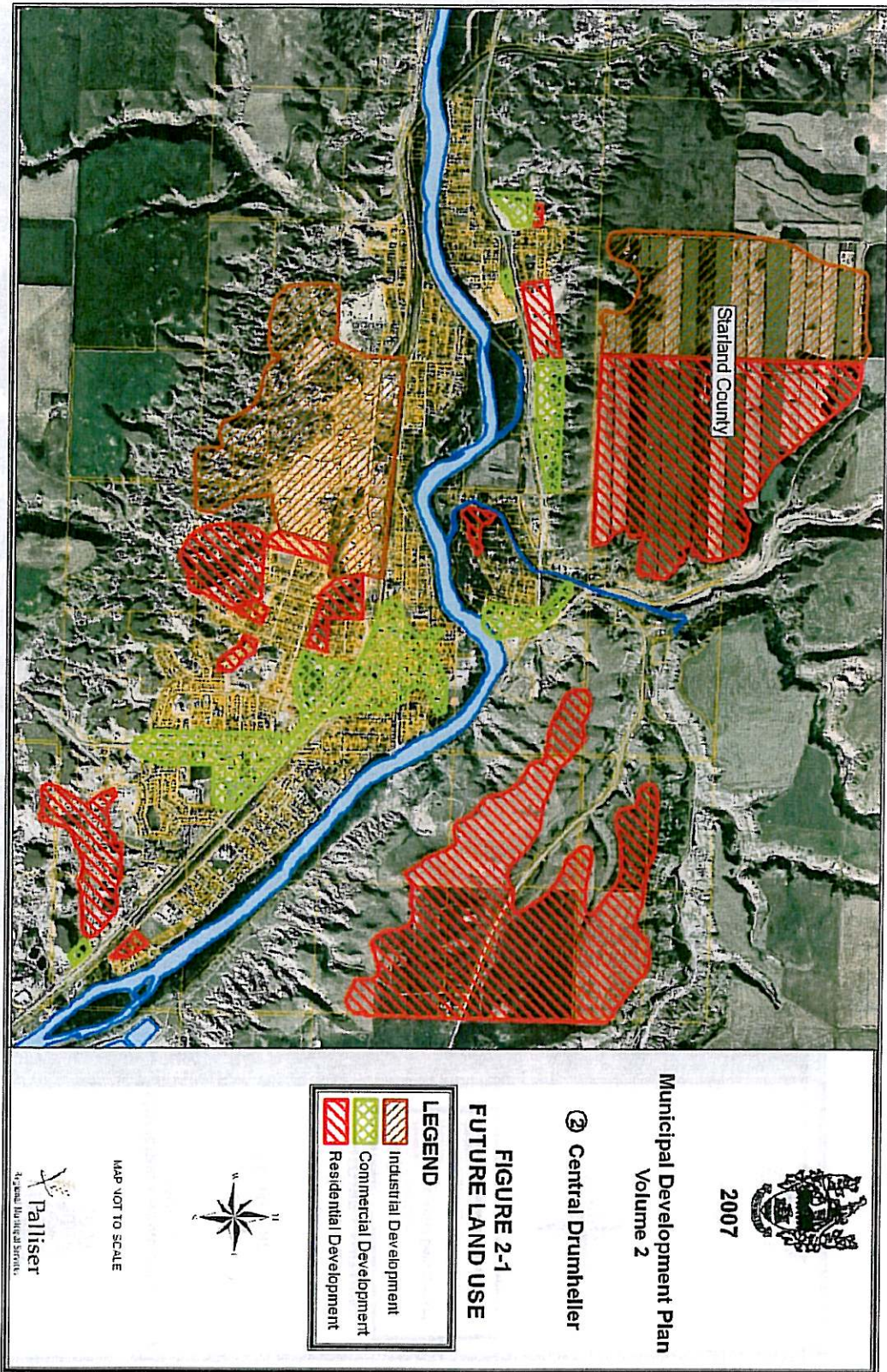
- To outline an approach for intermunicipal planning that is based on communication and consultation.
- To collaborate with municipal neighbors to find solutions to common concerns and conditions as they arise.
- To foster economic development within the region for the benefit of all municipalities.

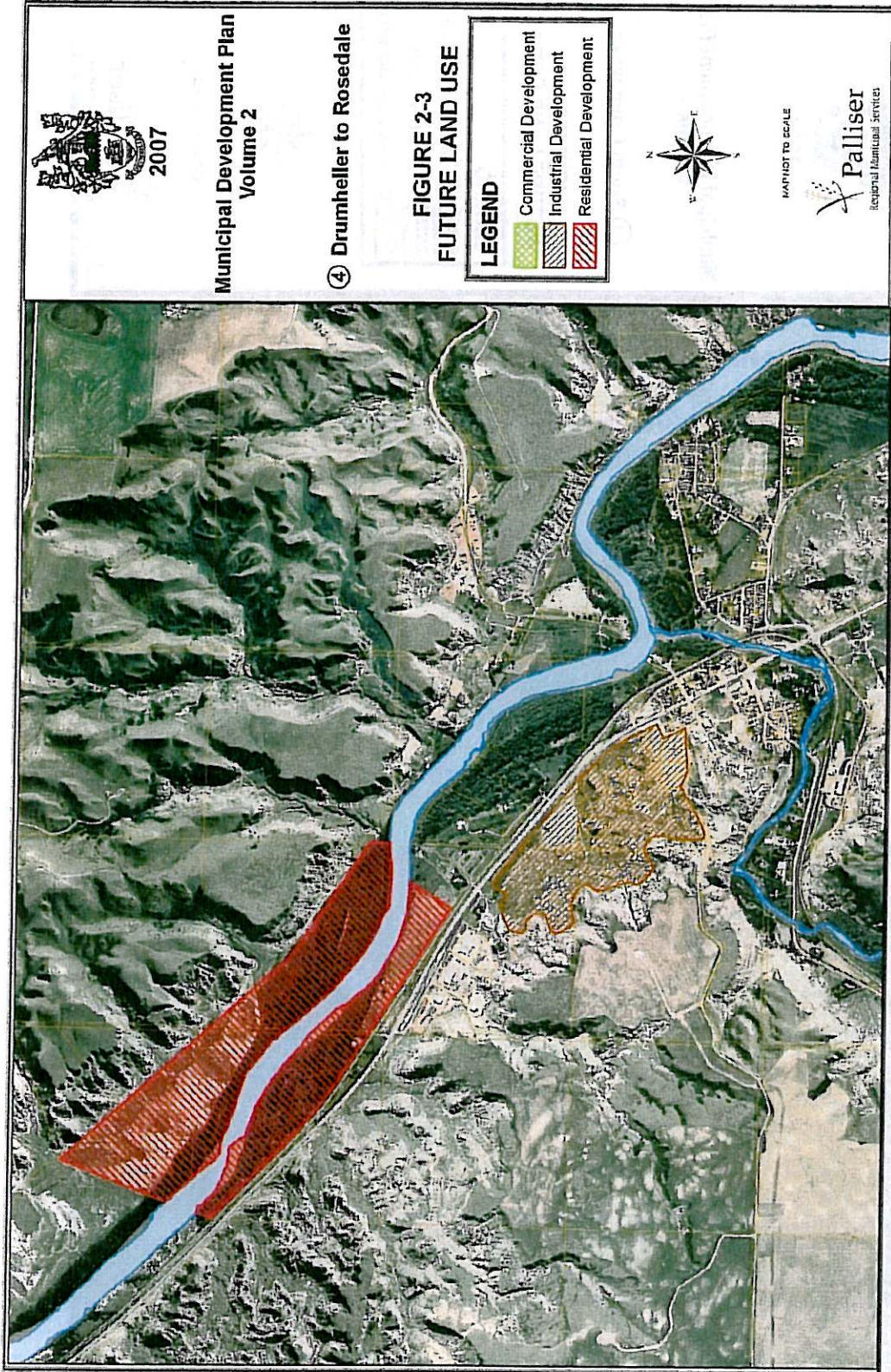
15.2. POLICIES

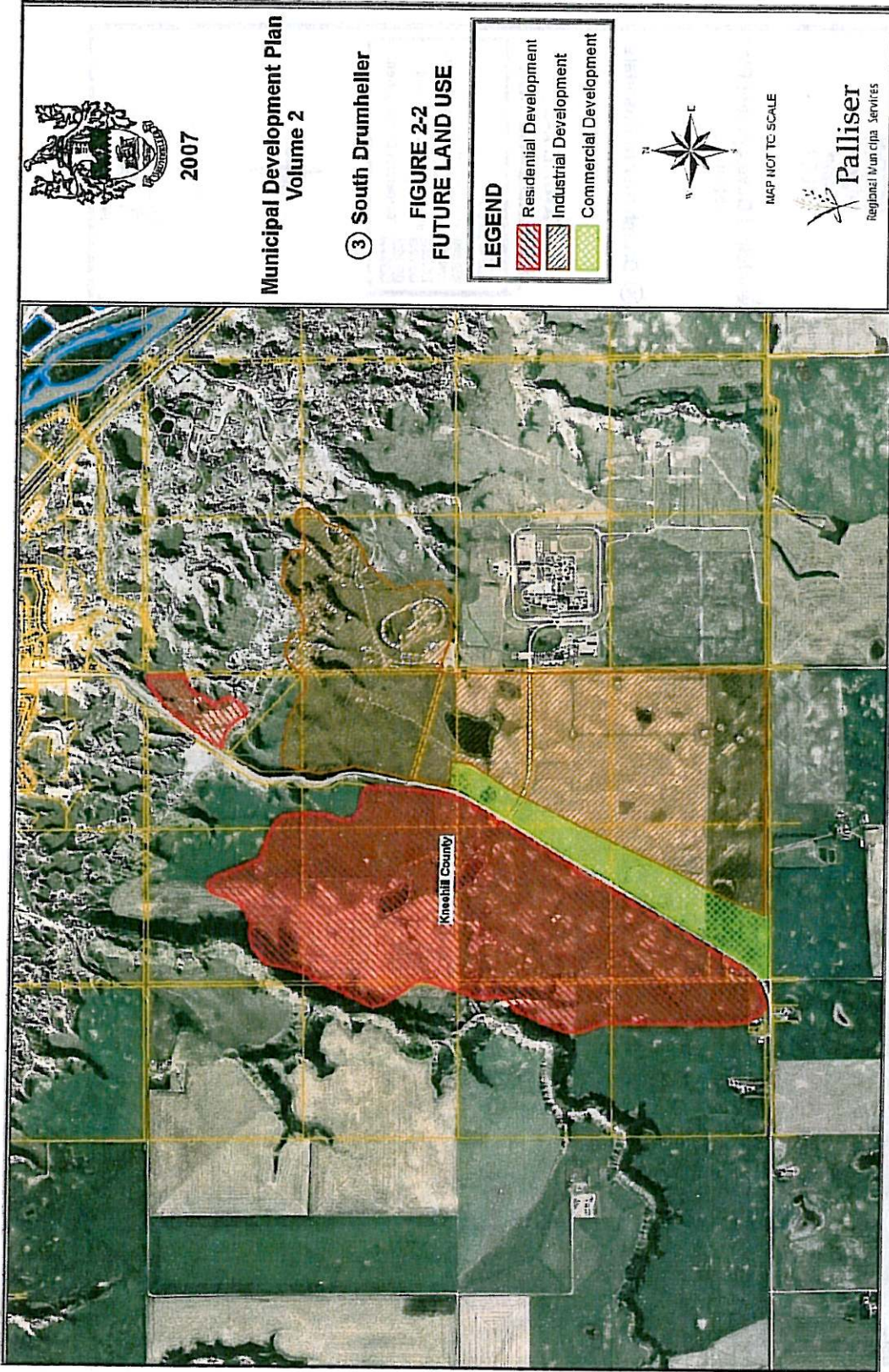
- Cooperate on a joint basis in the adoption of Area Structure Plans for specific fringe areas.
- Ensure the provision of sufficient land, through intermunicipal planning processes to serve as a buffer between rural uses that may not be compatible with urban development.
- The location of future land uses within the Town should take into account existing land uses outside the Town of Drumheller in order to minimize potential conflicts between incompatible land uses.
- The Town shall review all referrals from surrounding rural municipalities for proposed subdivision, development or statutory plan amendments for compatibility with the Town's long-term growth strategy.
- The Town of Drumheller will refer all statutory plan amendments, land use bylaw amendments, development permits, subdivision applications and any other planning matter that may affect an adjacent municipality. This includes referral of all subdivision applications that access roads outside the Town's boundaries for the affected municipality's review and comment.
- The Town should enter into an Intermunicipal Development Plan or Intermunicipal Agreement with its municipal neighbours to address mutual concerns regarding the subdivision of land and development within close proximity to the Town boundary.
- Intensive agricultural operations should maintain an acceptable setback from the Town of Drumheller as prevailing winds and the physical characteristics of the valley may increase land use conflicts with these types of operations.











Municipal Development Plan
Volume 2

③ South Drumheller

FIGURE 2-2
FUTURE LAND USE

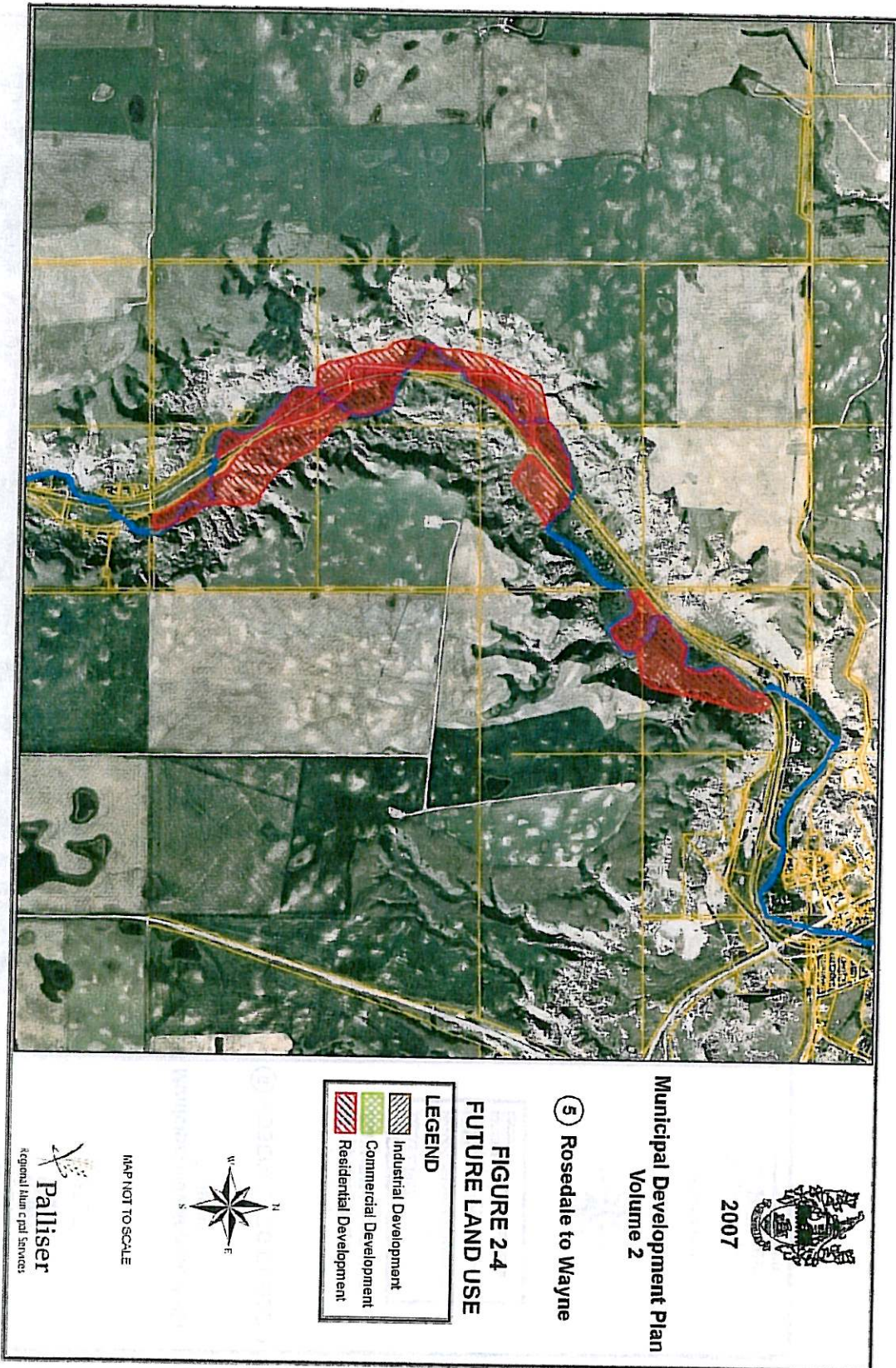
LEGEND

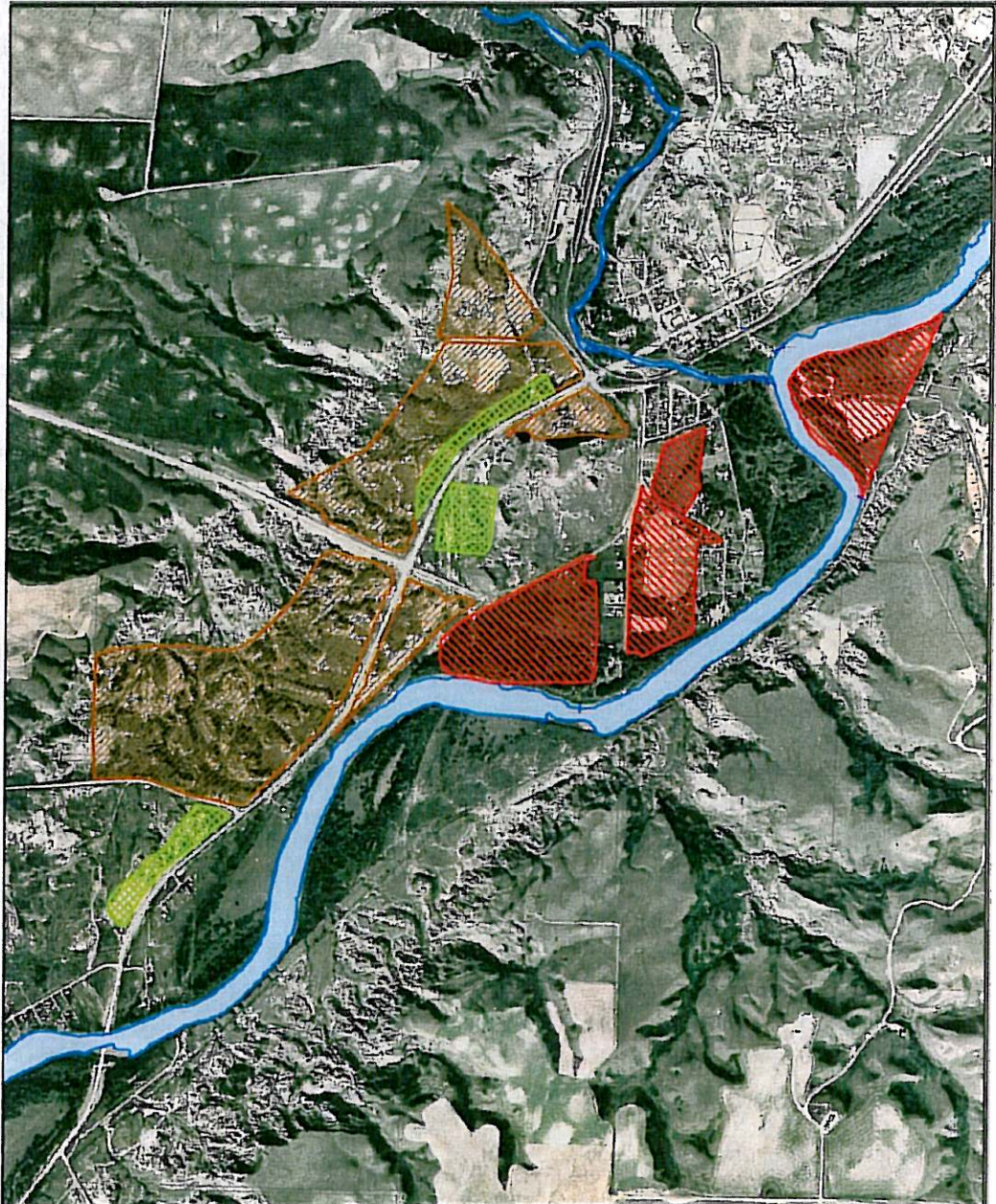
- Residential Development
- Industrial Development
- Commercial Development



MAP NOT TO SCALE







2007

Municipal Development Plan
Volume 2

⑥ ROSEDALE TO CAMBRIA

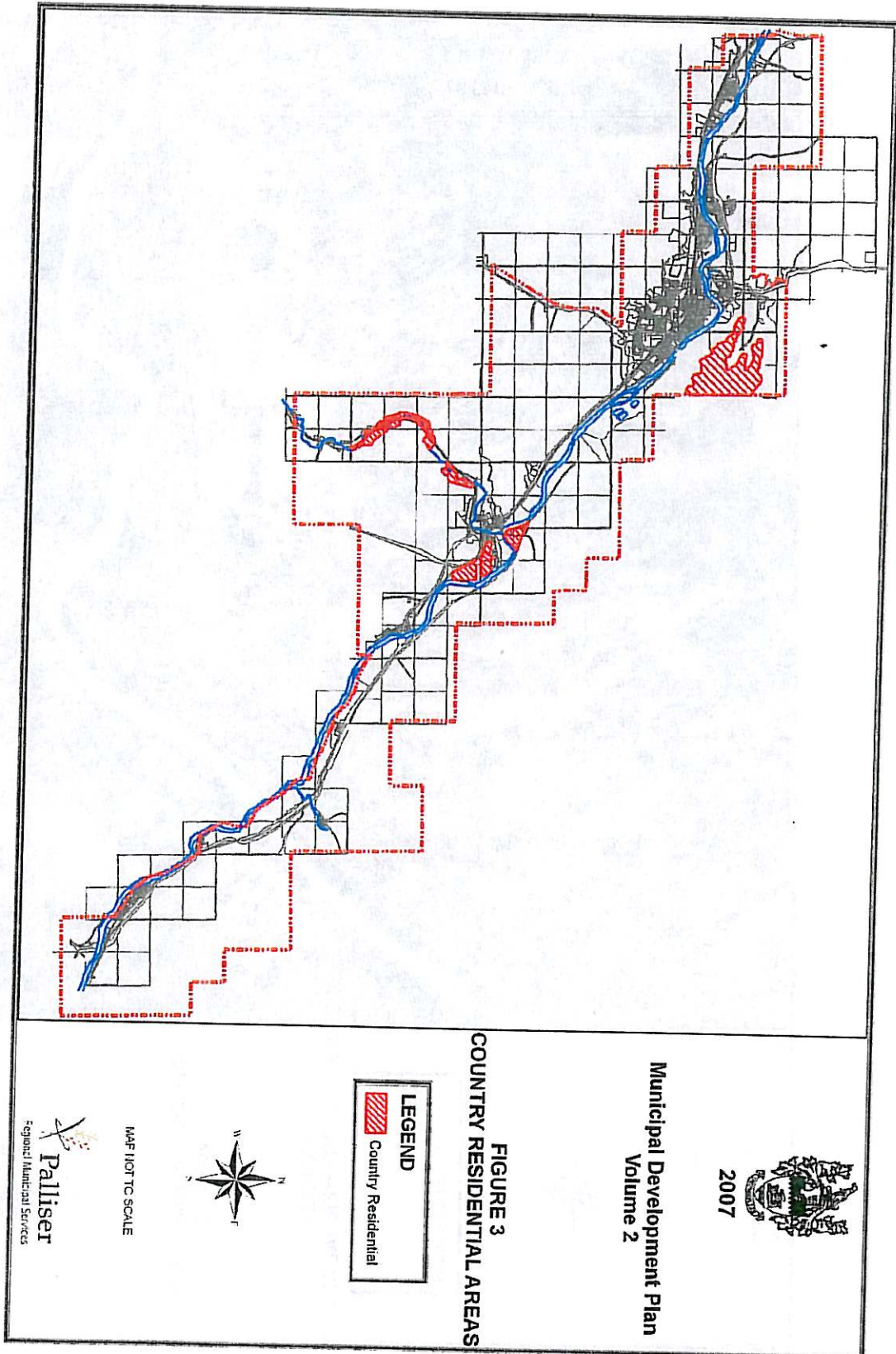
FIGURE 2-5
FUTURE LAND USE

LEGEND	
	Residential Development
	Commercial Development
	Industrial Development



MAP NOT TO SCALE

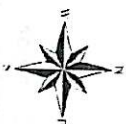




Municipal Development Plan
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FIGURE 3
COUNTRY RESIDENTIAL AREAS

LEGEND
 Country Residential



MAP NOT TO SCALE



