

# Town of Drumheller COUNCIL MEETING AGENDA

Monday, October 26, 2020 at 4:30  
PM

Council Chamber, Town Hall  
224 Centre Street, Drumheller,  
Alberta



Page

**1. CALL TO ORDER**

**2. MAYOR'S OPENING REMARK**

**3. ADOPTION OF AGENDA**

- 3.1. Agenda for October 26, 2020 Regular Council Meeting

Motion:

That Council adopt the October 26, 2020 Regular Council meeting agenda as presented.

**4. MINUTES**

3 - 6

- 4.1. Minutes for the October 13, 2020 Regular Council Meeting.

Motion:

That Council adopt the October 13, 2020 Regular Council Meeting minutes as presented.

[Regular Council - 13 Oct 2020 - Minutes](#)

**5. DELEGATIONS**

7 - 21

- 5.1. Drumheller Public Library & Marigold Library System - Samantha Haddon, Chair; Emily Hollingshead, Executive Director; Margaret Nielsen, Marigold Library System Representative

Link to 2020 Drumheller Public Library Minutes -  
<https://drumheller.civicweb.net/document/39065>

[Fall Council Presentation 2020](#)

[Marigold Library System Information 2019](#)

**6. REQUEST FOR DECISION REPORTS**

**6.1. CHIEF ADMINISTRATIVE OFFICER**

**6.2. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER**

22 - 30

- 6.2.1. Municipal Development Plan Bylaw 17.20 & Land Use Bylaw 16.20 - Presentation by Darwin Durnie, CRFMO; Matt Knapik 02 Planning & Design

[20201026 Public Hearing - O2 Slides](#)

**7. PUBLIC HEARING TO COMMENCE AT 5:30 PM**

31 - 35

- 7.1. Written Submissions

[L. Gerlinger Submission - 2020Oct22](#)

[K. Hodgson Submission - 2020Oct22](#)

- 7.2. MUNICIPAL DEVELOPMENT PLAN BYLAW 17.20

1. Mayor Open Public Hearing

2. Mayors Introduction of Matter
3. Municipal Development Plan Bylaw 17.20 - Presentation by Devin Diano, Palliser Municipal Regional Services
4. Rules of Conduct
5. Announcement of Public to Speak
6. Public - Registered to Present In Person - 5 minute time limit
7. Public - Registered to Present by Phone - 5 minute time limit
8. Public - Written Submission Read Aloud - 5 minute time limit
9. Mayor Call for Public Hearing to Close

7.3. LAND USE BYLAW 16.20

1. Mayor Open Public Hearing
2. Mayors Introduction of Matter
3. Land Use Bylaw 16.20 - Presentation by Devin Diano, Palliser Municipal Regional Services
4. Rules of Conduct
5. Announcement of Public to Speak
6. Public - Registered to Present In Person - 5 minute time limit
7. Public - Registered to Present by Phone - 5 minute time limit
8. Public - Written Submission Read Aloud - 5 minute time limit
9. Mayor Call for Public Hearing to Close

**8. CLOSED SESSION**

- 8.1. Property Roll 2002002 - FOIP 16 (1) - Disclosure harmful to business interests of a third party

Motion:

That Council close the meeting to the public to discuss items related to tax roll 2002002 as per FOIP 16 (1).

- 8.2. CAO Evaluation - FOIP 19 (1) - Confidential Evaluation

Motion:

That Council close the meeting to the public to discuss the CAO Evaluation as per FOIP 19 (1).

**9. ADJOURNMENT**



**Town of Drumheller  
COUNCIL MEETING MINUTES**

**October 13, 2020, 2020 at 4:30 PM**  
Council Chamber, Town Hall  
224 Centre Street, Drumheller, AB, T0J 0Y4

**IN ATTENDANCE:**

Mayor Heather Colberg  
Councillor Kristyne DeMott  
Councillor Jay Garbutt  
Councillor Tony Lacher  
Councillor Fred Makowecki  
Councillor Tom Zariski

Chief Administrative Officer (CAO): Darryl Drohomerski  
Chief Resiliency & Flood Mitigation Officer (CRFMO): Darwin Durnie  
Communications Officer: Erica Crocker  
Legislative Assistant: Denise Lines

**APPROVED LEAVE:**

Councillor Lisa Hansen-Zacharuk

**1. CALL TO ORDER**

1.1 The Mayor called the meeting to order at 4:30pm.

**2. MAYOR'S OPENING REMARK**

2.1. Proclamation - End Poverty Month

Proclamation - Breast Cancer Awareness Month  
Video from Councillor Lisa Hansen-Zacharuk

October 19, 2020 will be a Regular Council Meeting instead of a Committee of The Whole Meeting.

Due to renovations taking place at Town Hall, the building will be closed to the public Friday October 16 and Monday October 19

Regular Council Meeting Minutes  
October 13, 2020

**3. ADOPTION OF AGENDA**

3.1. Agenda for October 13, 2010 Regular Council Meeting  
Amendments to the Agenda:

Moved to a closed session - FOIP 16(1) - Disclosure harmful to business interests of a third party. 5.1.1 Request for Decision - Lease Agreement with the Canadian Badlands Passion Play Society for Property Roll 2002002

Removed from the agenda - Drumheller Flood Mitigation - FOIP 16 (1) - Disclosure harmful to business interests of a third party.

Removed from the agenda - CAO Evaluation - FOIP 19 (1) - Confidential Evaluation

Moved to a later date - Tax Roll 1002355 - FOIP 16 (1) - Disclosure harmful to business interests of a third party.

M2020.211 Moved by Garbutt, Makowecki that Council adopt the October 13, 2020 Regular Council Meeting as presented with amendments. Carried unanimously

**4. MINUTES**

4.1. Minutes for September 28, 2020 Regular Council Meeting

M2020. 212 Moved by DeMott, Lacher that Council adopt the September 28, 2020 Regular Council meeting minutes as presented.

Carried unanimously

4.2. Minutes for September 10, 2020 Municipal Planning Committee Meeting

M2020.213 Moved by Zariski, Lacher that Council accept the September 10, 2020 Municipal Planning Committee meeting minutes as presented.

Carried unanimously

**5. REQUEST FOR DECISION AND REPORTS**

**5.1. CHIEF ADMINISTRATIVE OFFICER**

**5.2. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER**

- 5.2.1. Update on Flood Mitigation Project Financials - R. Jenkins, Finance  
Drumheller Resiliency & Flood Mitigation Office

R. Jenkins presented the financial documents. Due to technical issues, there was no sound for the live feed on You Tube. All of the financial information presented was attached to the October 13, 2020 and is available online.

E. Crocker, Communications Officer, met with Jenkins at a later date to record his presentation and post it to social media. Link to R. Jenkins presentation:  
<https://www.youtube.com/watch?v=re-ewFWJxZY>

**5.3. CORPORATE SERVICES**

- 5.3.1. Request for Decision - Tax Recovery Reserve Bid Report

M2020.214 Moved by Zariski, DeMott that Council set the assessed value as the reserve bid price for properties for the January 22, 2021 tax recovery auction. Furthermore, the successful bidder must pay via cash, or cash equivalent.

Carried unanimously

**5.4. REVIEW OF STRATEGIC PRIORITIES**

- 5.4.1. Human Resources - N. Skiftun, Human Resources Manager - Service innovation: Incentive Program  
Community Development & Social Planning - A. Harrison, Manager CDSP - Poverty Reduction: Short Term Initiatives  
Corporate Services - D. Drohomerski, CAO - Red Tape Reduction List

**6. CLOSED SESSION**

- 5.1.1. Request for Decision - Lease Agreement with the Canadian Badlands Passion Play Society for Property Roll 2002002  
FOIP 16(1) - Disclosure harmful to business interests of a third party.

M2020.215 Moved by Garbutt, Lacher that Council close the meeting to the public.  
Time 5:59pm

Carried unanimously

Regular Council Meeting Minutes  
October 13, 2020

M2020.216 Moved by Makowecki, Zariski that Council open the meeting to the public.  
Time 6:11pm Carried unanimously

**10 OPEN MEETING**

10.1 Request for Decision - Lease Agreement with the Canadian Badlands  
Passion Play Society for Property Roll 20002002

Discussion:

After a closed session, Council decided that they would require more information to make a decision regarding the lease agreement between the Town and Canadian Badlands Passion Play Society.

M2020.217 Moved by Garbutt, Zariski that the Town enters into a ten (10) year lease agreement with the Canadian Badlands Passion Play Society to lease the land referred to in property roll 20002002 at current market rates with one (1) renewable ten (10) year period.

M2020.218 Moved by Makowecki, Zariski that Council table the motion as presented.  
Carried unanimously

**7. ADJOURNMENT**

M2020.219 Moved by Zariski, Lacher to adjourn the meeting.

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Mayor

# DRUMHELLER PUBLIC LIBRARY REPORT TO COUNCIL FALL 2020



## 2020 Thank Yous

To the Town of Drumheller for many years of strong support, financially and otherwise

To Drumheller Public Works for always making time to help – we love our new automatic door!

To the Town-appointed Drumheller Public Library Board for extra meetings, unwavering support, and solid counsel that helped keep the Library responsible, sustainable, & creative

To Library staff for continually offering their best in constantly changing circumstances

To Library volunteers who ask regularly when they can come back and help

To the Drumheller Library Society for funding supplies that allowed us to offer safe summer programming despite being closed to the public

To the Badlands Community Facility for finding a way to make curbside service possible

To the Alberta Approved Drumheller Farmer's Market for welcoming us week after week to connect with the community, hand out craft kits, deliver holds, and share a little music

and

To our Library patrons for making all of that matter – we wouldn't be here without you!



# Agenda

- Budget 2020
- The 2019-2023 Plan of Service in 2020
- Community Response
- Thinking Forward
- Community
- Marigold Library System
- Budget 2021

# Budget 2020

Universal adaptation to COVID-19 uncertainty

\$95,000 cut in municipal funding to the Library (46%) in May

Planning for fall, adjusting for summer

Funding increased to 80% in October

# The 2019-2023 Plan of Service and COVID-19

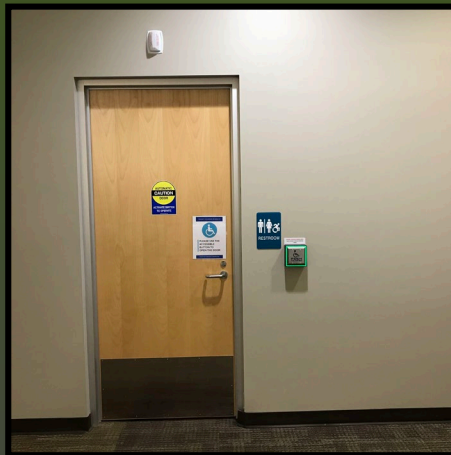
Pre-COVID-19: Our accessible washroom door is here!

Adulting 101 gave teens hands-on life skills practice

Shutdown: Maintaining accessible, high quality library services through online library card registration, virtual programs, and promotion of and support for digital resources

Holds pickup curbside and at the downtown Farmer's Market

Reopening: Celebrating with the community at this year's Festival of Lights!



# Community Response

eBooks and eAudiobooks: 4,886 borrowed by Drumheller patrons  
(est. 21% increase over March-August 2019)

New library cards (March 17-September 8): 42

## Books, Magazines, and Videos Borrowed

July: 615 physical items circulated via curbside and Farmer's Market

August: 912 physical items circulated via curbside and Farmer's Market

September: 1,776 physical items circulated, mostly after reopening to the public

Craft kits: Estimated 150 craft kits handed out in July and August

# Thinking Forward

Accessible washroom door (2020) creates a nearly touchless option for patrons

Second program room (2018) creates space for quarantining returned items without sacrificing activity space

Youth Space (2019) gives us a second space large enough for physically distanced activities

Zoom skills open possibilities for more accessible programming, better attendance at Board meetings, and lower cost professional development through and beyond COVID-19

Work-from-home strategies enable a more flexible and resilient work force

# Community

The Big Question:

What current and anticipated needs in the community is the Drumheller Public Library uniquely equipped to address as the COVID-19 pandemic progresses?

Our Resources:

Space

Community Connections

Technology

Resilience and Creativity

Our Library Community

# Marigold

## The Value of Your Investment

# Budget 2021

Request for municipal funding level with original 2020 budget

Continue to diversify revenue sources through grants and partnerships

Prioritise spending on programming and services for the community and investment in staff as our most valuable and versatile resource



# Conclusion

# Drumheller Public Library

**This report shows the value of services provided annually by Marigold Library System. Drumheller Public Library benefits directly through the pooling of revenues so that all Marigold residents have access to all library system resources.**

### Levy Payments

Based on 2018 Municipal Affairs population of 7,982 and Schedule C of the Marigold Agreement for 2019.

	per capita levy	population	contribution
MUNICIPALITY	\$6.15	7,982	\$49,089.30
LIBRARY BOARD	\$4.50	7,982	\$35,919.00
<b>Total Levy Payments</b>			<b>\$85,008.30</b>
<b>Total value of services provided by Marigold</b>			<b>\$189,403.33</b>

Note: Where precise costs per library are known, those dollar amounts are used. Otherwise, totals are divided by members to extrapolate value.

### Services Grant

A Services Grant is paid in three installments to the library board. The amount of the grant is set in the Marigold Board's Transfer Payment Policy and is largely intended to support the sharing of resources within Marigold and TRAC. The amount is reviewed by the Marigold Board each year.

\$19,955.00

### IT Capacity Fund

Each member library receives a spending account with Marigold to make IT and hardware purchases. This account is established through the IT Capacity Fund Policy and is reviewed by the Marigold Board each year.

\$1,000.00

### IT and Network Support

IT support includes HelpDesk assistance, videoconference bridging and support, troubleshooting, installations, upgrades and maintenance. Network support includes SuperNet/Internet connectivity, email hosting and cloud-based file storage, file sharing and centralized backup. Wireless software, software licensing and a toll-free telephone system are provided. Polaris library software enables customer service, maintenance of patron accounts, reporting, ordering, circulation of library materials and the online catalogue.

IT SITE VISITS - valued at \$250/hour with a 3 hour minimum	\$6,100.00
IT HELPDESK, TROUBLESHOOTING & CONSULTATION	\$7,701.52
IT EQUIPMENT, SOFTWARE & LICENSING PURCHASES, WIRELESS & MAINTENANCE - \$50,000 replacement cost	\$22,831.22
VIDEOCONFERENCING BRIDGING & SUPPORT	\$1,717.06
SUPERNET/INTERNET CONNECTION	\$247.32
POLARIS LIBRARY SOFTWARE -\$950,000+ to replace Polaris	\$2,009.33
	<u>\$40,606.45</u>

## Materials and Digital Content

A collection distribution total is targeted through the Collection Management Policy and is reviewed by the Marigold Board each year. Marigold also provides a monthly bestsellers program and an AV supplementary collection beyond the collection distribution total. Because of bulk purchasing, Marigold has access to vendor discounts and discounted freight charges. Patrons have access to over 3.2 million items in TRACpac online catalogue because of Marigold's partnership with three other library systems. Your residents also have access to digital subscriptions, eBooks & eAudiobooks, eMagazines, music, newspapers, early literacy resources, training videos, school curriculum support, and much more.

<b>Physical Materials -</b>	
BOOKS - average cost @ \$18.00/item	\$18,585.00
BESTSELLER PROGRAM	\$900.00
SHARED COLLECTIONS & BESTSELLER PROGRAM -@ \$7.50/item	\$2,437.50
AUDIOVISUAL - average cost @ \$30.00/item	\$7,965.00
WORLD LANGUAGES, LARGE PRINT & PROFESSIONAL COLLECTIONS	\$457.98
AV SUPPLEMENTARY COLLECTION	\$811.31
<b>Digital Content -</b>	
DIGITAL SUBSCRIPTION ACCESS	\$6,722.09
(\$300,000/year)	
eBOOK/eAUDIO PLATFORMS - OverDrive and Cloud Library	\$1,840.91
(Over \$1 million invested in OverDrive and Cloud Library)	
	<b>\$39,719.79</b>

Municipal Affairs Department through PLSB (Public Library Services Branch) funds online content for library patrons, including a language learning software (Pronunciator), Alberta published eBooks and access to eMagazines

## Collection Services

Centralized workflow at headquarters ensures the selection of balanced collections and the quick distribution of materials to member libraries. Professional cataloguing makes it possible for patrons to locate and request print, AV and digital titles in the online catalogue. Physical materials are processed and delivered shelf-ready to member libraries. Processing includes barcoding, plastic covers, repackaging AV materials into durable cases and labeling.

**\$24,585.50**

## Professional Consultation

Marigold provides in-person, videoconference, email and telephone consultation and training to member library staff and board members by professional librarians. Visits include: preparation; travel or videoconferencing connection; and follow-up based on each library's unique needs. Major projects completed for libraries include weeding and inventory of library collections. Consultation is valued at \$250/hour with a 3 hour minimum, and often involves more than one staff member.

**\$14,478.71**

## Insurance

Marigold pays for the insurance on the materials collections housed at member libraries. This amount also includes a portion of the insurance costs of the Marigold Headquarters building.

**\$995.28**

## Training for Members

Marigold provides training opportunities for member libraries and patron presentations on topics such as eBooks for Mobile Devices; programming; statistics and reports; use of digital subscriptions; board development; management and leadership; and communications and marketing. Value includes training preparation, travel and follow-up by headquarters staff based on each library's unique needs. Mobile labs are available to complement training and programming for member libraries.

TRAINING SUPPORT	\$2,685.94
TRAINING SESSIONS & BOARD DEVELOPMENT - valued at \$200/session	\$600.00
MEMBER LIBRARIES' WORKSHOP	\$900.48
	<hr/>
	\$4,186.42

## Delivery Service and Supplies

Van delivery supports resource sharing and connects your library with Marigold headquarters and libraries across Alberta. Three vans and drivers transport interlibrary loans, new materials, supplies, correspondence, kits and games, promotional materials and book recycling. Marigold pays for interlibrary loan costs to borrow items from institutions outside Alberta. Marigold provides supplies to member libraries to support resource sharing (e.g. paper allocation, bins, scotch tape, bubble wrap). Each library receives a minimum of one delivery a week, and 11 libraries receive deliveries twice a week or more.

---

\$15,439.86

## Administrative Costs

Staffing, facility and resources are in place to support member libraries: human resources and financial management; training and professional development; building occupancy costs; and memberships to professional organizations. Marigold Board provides governance and direction to the Marigold Library System and acts as the Governing Board for municipalities which do not have library boards.

---

\$18,518.24

## Purchasing Program

Through Marigold's participation in the Public Purchasing Group (PPG), Marigold is able to provide discounts on IT equipment, office supplies, furniture and processing supplies such as labels and other items required for the daily operation of your library. The calculation is based on savings on IT equipment, furniture and/or supplies acquired through Marigold. Marigold purchases items at request of library staff, receives and delivers the items to the library, and then invoices the library. The total savings on items purchased for libraries using this service was \$21,228.60.

---

\$1,545.68

## Communication and Marketing Support

Marigold provides professional quality publications, displays and marketing software to promote resources, events and services available at the library, and to communicate news to library staff and boards. Marigold also prints custom promotional materials at Marigold on behalf of your library.

---

\$4,704.70

**Services and Programs**

<ul style="list-style-type: none"> <li>● Materials, prizes and support for STEAM programming and the national TD Summer Reading Program including administrative support by Consultants and summer students. In 2019, 116 summer programs were delivered to 1,210 participants.</li> </ul>	\$2,545.78
<ul style="list-style-type: none"> <li>● Marigold develops and implements on online Teen Summer Library Experience program for youth aged 10-17 through the Marigold website.</li> </ul>	
<ul style="list-style-type: none"> <li>● Marigold organizes and pays for public programming using videoconference equipment for member libraries to offer to patrons, such as programs including Beekeeping 101, Homeschooling 101 (also Unschooling 101) and family programming.</li> </ul>	
<ul style="list-style-type: none"> <li>● A film license was purchased by Marigold to provide member libraries with public performance rights to show films in the library.</li> </ul>	\$292.70
<ul style="list-style-type: none"> <li>● Marigold administers, schedules and delivers kits and equipment to support programs. Libraries may borrow resources such as craft and makerspace kits, travelling book displays, karaoke machine with cds, gaming consoles with games, life size games including Jenga and Kerplunk, board games, and objects like prize wheels and puppet theatres.</li> </ul>	\$829.22
	\$3,667.70
<b>TOTAL value of services provided by Marigold</b>	<b>\$189,403.33</b>
<b>TOTAL levy payments from municipality with library board</b>	<b>\$85,008.30</b>

**Marigold Libraries are Thriving. In 2019:**

**2,916 People/Families from Drumheller have library cards registered at Marigold Member Libraries or as L2U patrons**



***Your Marigold Trustee...***

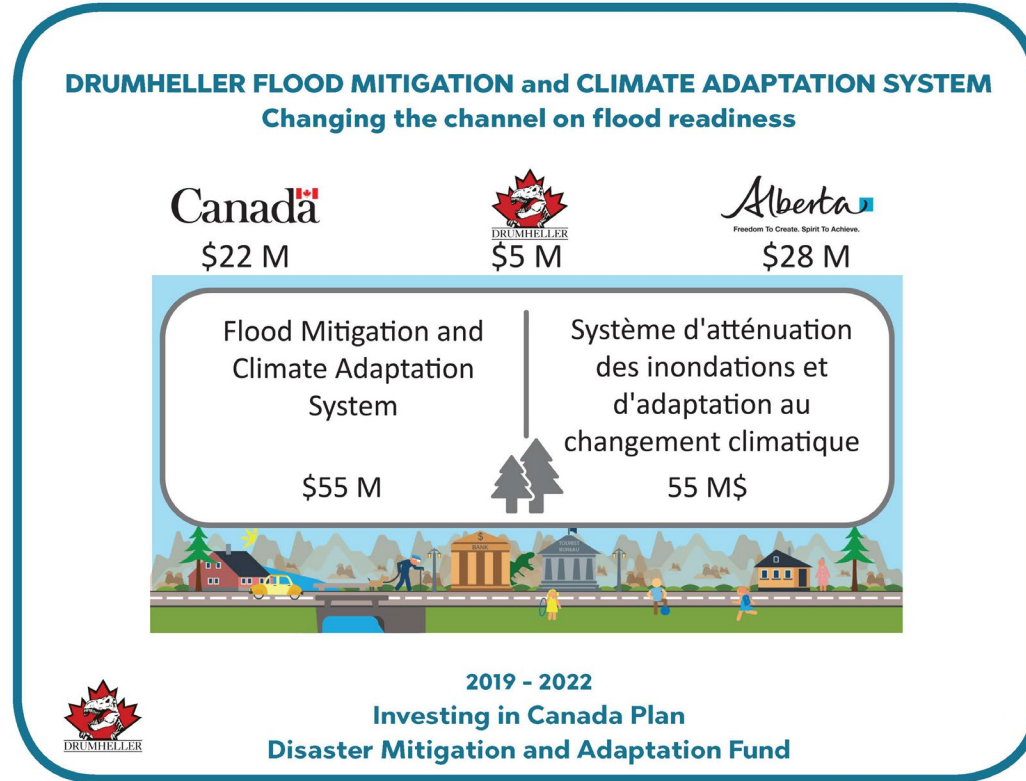
Attended **4** of **4** Marigold Board meetings  
 Attended **5** Marigold Committee meetings including Executive and Governance.

***Across Marigold...***

**111,268** people/families have a library card  
**242,592** eBooks borrowed  
**2,179,828** items loaned to Marigold cardholders  
**10,202** programs with 146,913 participants  
**1,094,688** items loaned and borrowed between libraries  
**3.2+ million** items available in TRACpac online catalogue  
**13+ million** visits to the online library catalogue



## Drumheller Resiliency & Flood Mitigation Office



## Municipal Development Plan and Land Use Bylaw

October 26, 2020



# Municipal Development Plan

1. All planning is based on an understanding of the key forces shaping the Valley: **rivers, badlands, unique neighbourhoods, and opportunity**
2. Plan focuses on a central **vision** and new goals and objectives
3. Flood mitigation infrastructure supports a **comprehensive open space and trails network** that connect the entire Valley
4. Future growth and land use responds to **river conveyance** and **identified opportunity**
5. Directs growth of **sustainable, complete neighbourhoods** with a diverse mix of uses and housing
6. Establishes a transportation mode hierarchy that **prioritizes active transportation/pedestrians** and contributes to the Valley experience

## FOUR FORCES



Rivers



Badlands



Neighbourhoods



Opportunity



# A New Vision for Drumheller

## A place to grow

- New residents, enterprise, and investment are drawn to the Valley
- Purposeful flood protection system and flood-smart growth
- Renewed focus on the river as a key regional amenity, unlocking new recreational opportunities
- Unique neighbourhoods and wide range of choices

## A place to discover

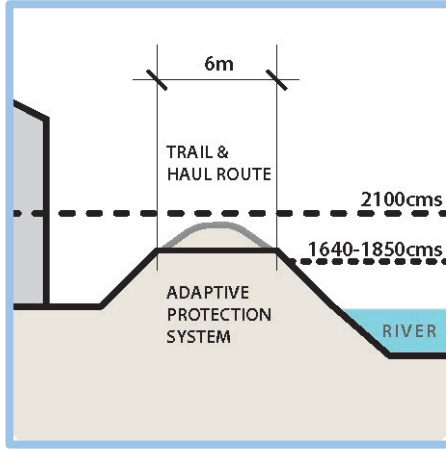
- Dramatic river landscape, deep history, and unique neighbourhoods make Drumheller an unmissable part of the Albertan Experience
- A regional network of pathways, trails, and bridges unlocks unscripted adventure
- Visitors are drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax



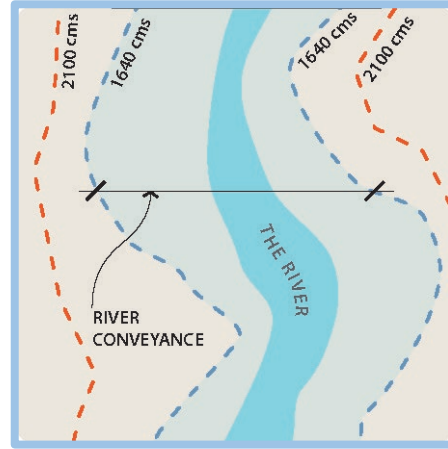




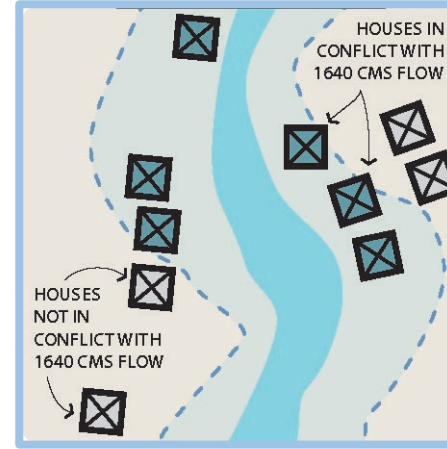
# Putting the River at the Heart of Planning



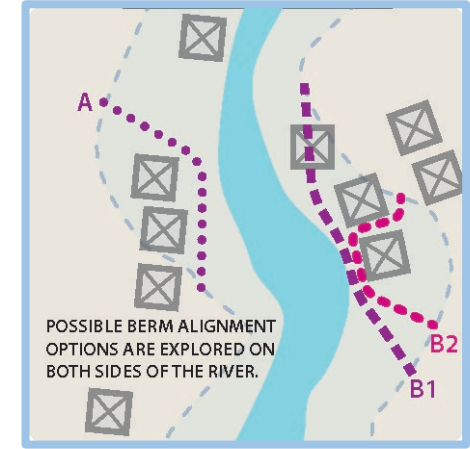
Design Basis



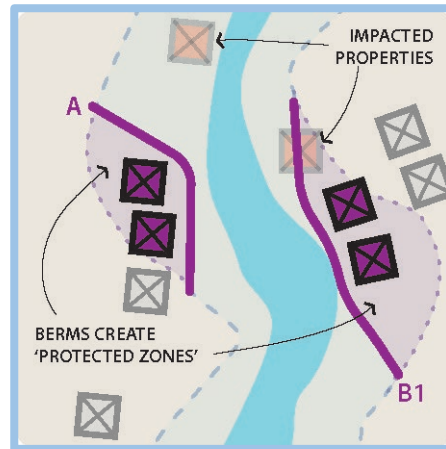
Conveyance Capacity



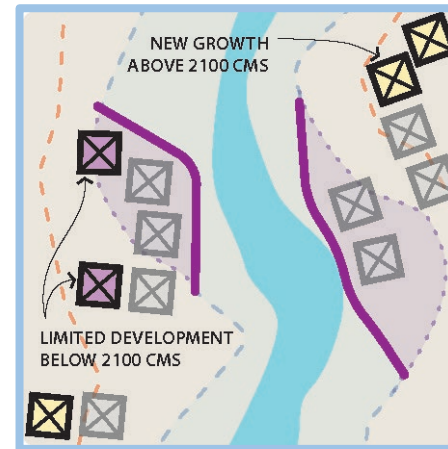
Know Your Flow



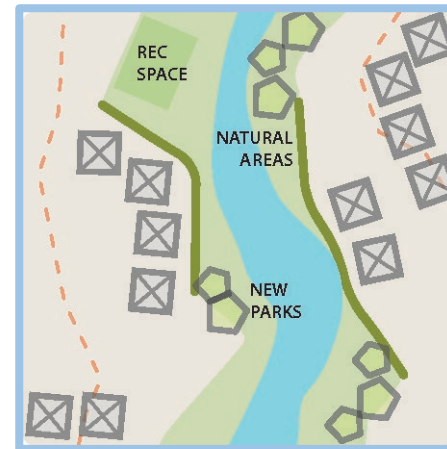
Alignment Analysis



Protected Zone



Growth Areas



Conveyance Zone



Trails Network

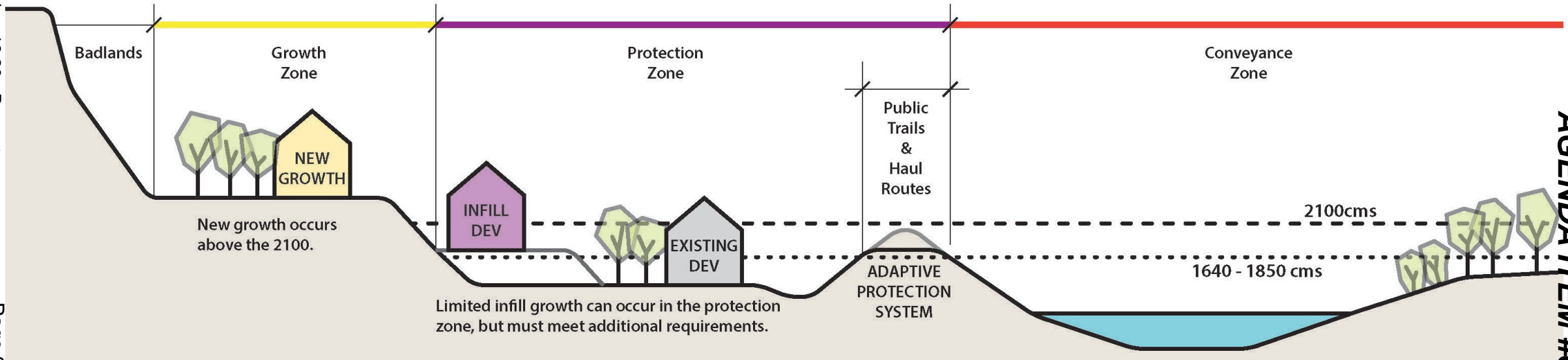


# Ensuring Flood Resilient Growth

**Growth Areas**  
Prime **new growth** opportunities, away from the river

**Protection Zone**  
Limited **infill growth**, with additional flood mitigation requirements

**Conveyance Zone**  
Room for the river, natural areas, and recreation opportunities.  
**No new habitable development.**





# Land Use Bylaw

1. **Reduces number of base land use districts from 21 to 8** to create an approachable, modernized, and business-friendly bylaw.
2. **Increase permitted uses and reduce discretionary uses** to reduce the applications that need to go to Municipal Planning Commission.
3. **De-emphasizes use and re-focuses on form**, allowing a greater mix of uses throughout the Valley.
4. Establishes a **Flood Hazard Overlay** to ensure safe, sustainable, and responsible growth and development.
5. Establishes a **Development Opportunity Overlay** to position growth areas as poised for development.
6. **Protects the badlands** and their scenic and environmental value.
7. **Removes minimum parking requirements**, to allow development to determine appropriate supply, demonstrating best practice in sustainable planning.

Badlands District

Rural Development District

Countryside District

Neighbourhood District

Neighbourhood Centre District

Downtown District

Tourism Corridor District

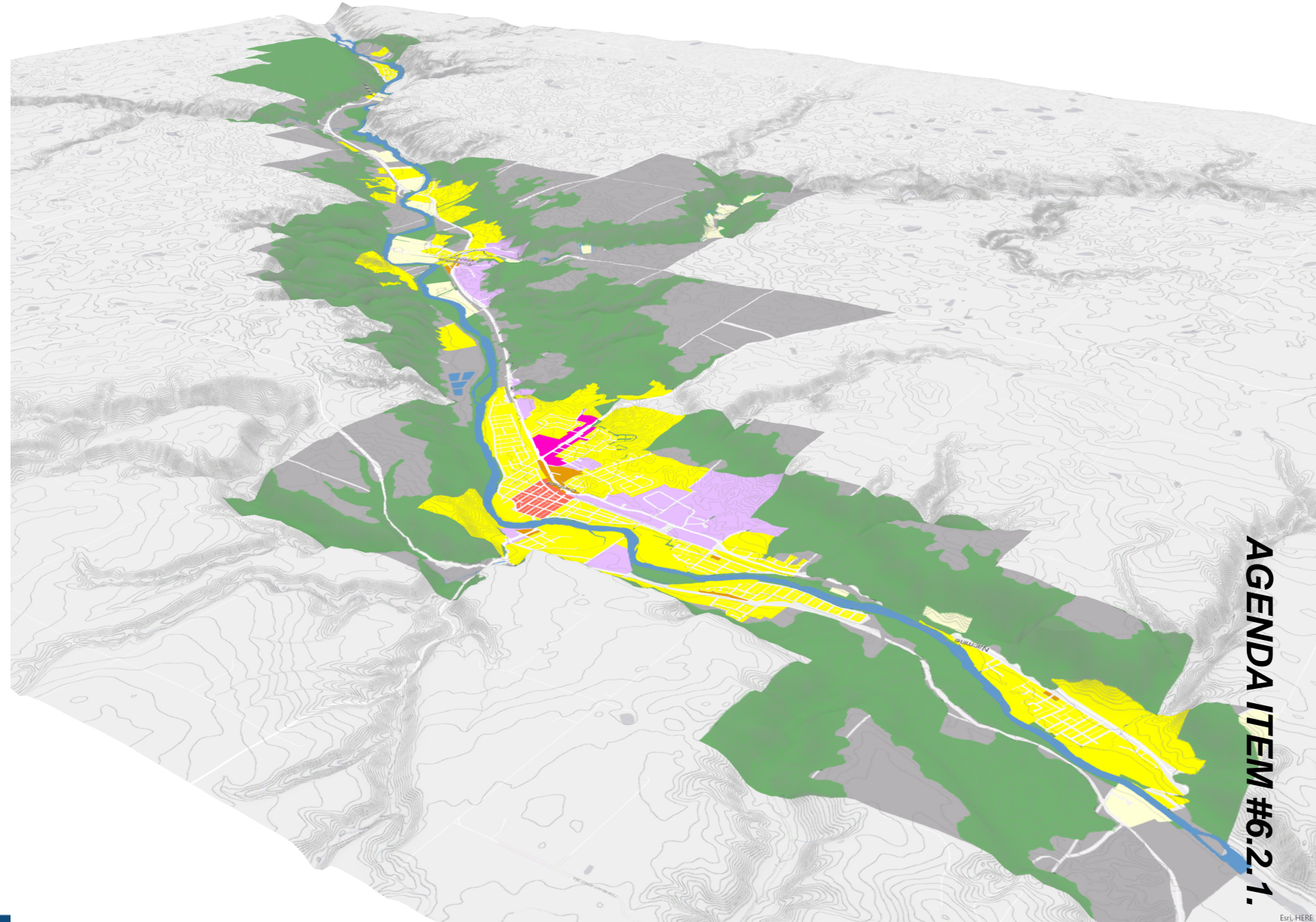
Employment District



## Legend

### Land Use Districts

-  Badlands District (BD)
-  Rural Development District (RDD)
-  Countryside District (CSD)
-  Neighbourhood District (ND)
-  Neighbourhood Centre District (NCD)
-  Downtown District (DTD)
-  Tourism Corridor District (TCD)
-  Employment District (ED)





Badlands District



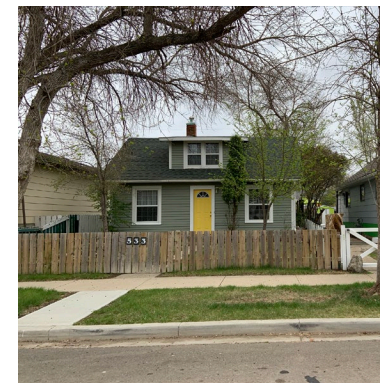
Rural Development District



Countryside District



Neighbourhood District



Neighbourhood Centre District



Downtown District



Tourism Corridor District



Employment District





# Changing the Channel on Planning in Drumheller



**People**  
Improve safety for residents.  
Reconnect people to the river.



**Property**  
Make existing development safer.  
Make future development smarter.



**Environment**  
Make room for the river.  
Foster sustainable communities.



**Economy**  
Strong vision invites investment.  
Better process = less waste.

<p><b>1640-2100 cms</b> ADAPTIVE FLOOD SYSTEM PROTECTS COMMUNITIES</p>	<p>1902 1915 1932 1954 1991 2005 2013 2018 HISTORIC FLOOD YEARS</p>		<p><b>3,164</b> DWELLINGS</p>
<p><i>Place the river at the heart of key planning documents.</i></p>	<p><i>Establish a strong vision and reduce friction to leverage new investment.</i></p>	<p><i>Protect and celebrate the Badlands Landscape as Drumheller's 'secret sauce'.</i></p>	<p><i>Connect the valley to set the stage for unscripted adventure.</i></p>
<p><i>Make downtown the start of the story: a base-camp for the Valley.</i></p>	<p><b>21</b> → <b>8</b> EXISTING LAND USE DISTRICTS      RECOMMENDED LAND USE DISTRICTS <i>Simplify &amp; clarify</i></p>		<p><i>Enhance and protect the Valley's unique neighbourhoods.</i></p>



**From:** [REDACTED]  
**To:** [Denise Lines](#)  
**Subject:** FW: Oct 22 hearing submission to Town  
**Date:** October 22, 2020 2:05:34 PM

---

[REDACTED]

----- Original message -----

**From:** Linda Gerlinger <[REDACTED]>  
**Date:** 2020-10-22 2:04 PM (GMT-07:00)  
**To:** [REDACTED]  
**Subject:** Oct 22 hearing submission to Town

October 22, 2020 – Submission to Public Hearings on both the Municipal Development Plan and the Land Use Bylaw

- Public meetings that have been held throughout the valley were not for public input, just for reaction and response to decisions already made, presented and approved by the Town with Council’s first reading.
- Nowhere else in the Drumheller Valley does the existing berm/dike come close to the **20 foot top width** of this berm planned for East Coulee and apparently some other riverside areas in Drumheller
- The excuse for the extreme size is for Town maintenance AND a public tourist path which would actually **violate the Alberta Bill of Rights that guarantees “the right of the individual to security and enjoyment of property, and to not be deprived of that right except by an act of the Legislature”.**
- If the Town continues to engage in and promote their plan, it seems that legal action would be required to ensure the Town abides by Alberta law and modifies their current plan to the size of the current standard size which has worked to prevent flooding in the those areas of the Drumheller Valley.
- It is the sworn oath of office and duty of Council to represent the citizens at all times.
- Unfortunately, the Town did not request input or have consultation with affected property owners prior to spending thousands of taxpayer dollars, and obviously there was no action by Council to insist on that happening even before passing 1<sup>st</sup> reading.
- Note to Council: In the future please do not accept Administrative presentations of life-changing plans for the citizens you represent that are based on presumptions and predictions instead of historical data and proven knowledge. And please do not further authorize any more of the Drumheller mitigation plan as it’s now written in draft form.
- This misguided flood mitigation plan should not and must not go forward without proper consultations with citizens for their knowledge and **input**, especially from those directly affected, and also the illegalities of proceeding with this plan.
- This is nothing less than a scheme to obtain private property for access for the public to

## **AGENDA ITEM #7.1.**

use. It compromises security and privacy and violates the Alberta Bill of Rights. Where else in Alberta, Canada, North America has such action been imposed for illegitimate reasons. This is socialistic overtaking of private property and abuse of personal rights.

- The Town is in the wrong. Council needs to recognize and acknowledge this and act responsibly to represent citizens as they've sworn to do.
- We request that the public be informed as soon as possible about the grant application procedure, terms and conditions to be met, as well as how and when this \$55 million will be examined by an auditor at least on an annual basis and explained to the public

We respectfully request that Council justifiably decline approval of 2nd and 3rd readings of the proposed Municipal Development Plan AND the proposed Land Use Bylaw for the reason that prior public input was never requested and decisions were made despite that lack of communication with the affected taxpaying property owners as well as the general public.

Don and Linda Gerlinger  
Residents of the East Coulee community of Drumheller



**PUBLIC HEARING**

**MDP and LUB**

**October 26, 2020**

Submitted by Keith Hodgson

Today I want to share with you why I believe the new Municipal Development Plan and Land Use Bylaw are “Just Not Ready” for approval and implementation.

Most Drumhellerites are unaware that a MDP or LUB even exist or why we have or need them. Ask them if they are satisfied with the current MDP or LUB and you will likely just get a funny look. Ask them if they know what Drumheller’s Vision is for the future, and most may tell you that the vision for the future has not been determined, and nobody has asked their input. And some may tell you it doesn’t matter what the vision is, the Town and Council will do what they want to anyway. To ask them to review the proposed documents of more than 200 pages and determine if they are reasonable and appropriate is a task that most will not take on.

Well, the fact is, someone has written a new Vision for the Town of Drumheller, and it is contained in the MDP. Whose vision is it? We aren’t sure, but until the Vision is well communicated, and an opportunity is provided for citizens to provide input, it should not be used to lead us into the future.

While we have recently been given an opportunity to attend short Open Houses throughout Drumheller, I suspect only a small percentage of the population attended one of them. Having these meetings and making the MDP and LUB available online for a few weeks does not grant acceptance of the document contents. Additional activities should be undertaken to help citizens understand and align with the vision, ideally before the new MDP and LUB are passed. These could include communication via the town website, social media, the newspapers, an online event, or even additional open houses. The message needs to be more focused than it was in the first open houses, where it was broad and presented at a high level.

I attended the Open House in Wayne. We talked at a high level about the two documents, and some questions about the flood mitigation plans were asked and answered at a very high level. It was unclear who had written the new documents, what input had been provided and by who, or what had been left out from the previous documents.

It was mentioned multiple times how only approximately 40 families throughout the town would be so negatively impacted that the town would need to purchase and remove their homes. These 40 properties were being impacted to protect another 1300 to 1400 that would now be better protected. What was not clearly understood was the level of impact to others. Resident’s land is being directly impacted by the dikes, changes to views and privacy, etc. How many properties will be impacted by significant drop in value and/or the inability to enhance them in the future? Will these properties become difficult to resell or even update due to the new changes? Many of these families will receive no compensation. We don’t even have the new flood maps, and those maps could again change the picture, and the new zone boundaries, considerably. We are being asked to move forward with the new MDP and LUB before the complete picture is known.

As a member of the Subdivision Development Review Board for the last 4 or 5 years, I've had the opportunity to become familiar with the current documents. I can attest that the MDP and LUB provide needed structure and stability to the development processes. Without these documents being comprehensive and complete, decisions will continuously be made by individuals using their best judgement, and these decisions will not be consistent or predictable.

We heard how the simplifications brought about by the new LUB would make development much easier for investors as they removed many of the limitations found in the current version. While I concur that many of these changes result in simplification, I believe the Town of Drumheller will be giving up a lot of control over future development applications, and this could result in many challenges and complaints as we move forward.

On my review of the revisions, it appears the collapsing of some 21 zoning districts to 8 has resulted in the loss of many specific regulations, and whole sections of the Bylaw were omitted. How will we handle things like Apartment Buildings over 4 units, Modular or Manufactured Homes, Secondary Suites, Tourist dwellings etc. without clear and consistent direction being provided by the Bylaw?

Proposed changes may not have been well examined and should be reviewed and properly adjusted before implementation. Did you know, for example, that:

1. With the simplification of 4 Residential zoning districts into a single Neighborhood District zoning, we will lose control on the types of residential buildings being allowed in our neighborhood. What is to control where multi-unit buildings or apartment building can be built versus single unit residential?
2. A new rule requires access to your residential property by the laneway only. This will result in no more front driveways and no more front access to attached garages.
3. The new LUB proposes mixing commercial development into neighborhood zoning. A convenience store or office building could be built in your neighborhood, possibly right beside your new house. Before the development permit is issued, the Development Authority needs to decide if the development "shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation." They also need to decide that the new development "shall have a built form that is consistent with surrounding residential properties". This decision will need to be made by a person or persons without any existing rules to follow.
4. Parking is no longer required for any type of development being proposed. Our current 7-11 has 7 or 8 parking spaces in front of it, and it is not uncommon for them to all be full. Where would these customers park while they are in a new store? Throughout the neighborhood, possibly in front of your house. While the LUB does not preclude the developer from providing off street parking, the laneway only vehicle access requirement will result in these vehicles now entering into the rear of the building possibly creating safety and security issues to the neighborhood. Is this what you wish to see in YOUR residential neighborhood?
5. Perhaps a developer will decide to build a small restaurant in your residential neighborhood. This sounds like a huge benefit to your family and the neighborhood. The current parking

## ***AGENDA ITEM #7.1.***

requirement for a 40-seat restaurant would be 10 stalls, but now these will be optional. In addition to access only being from a laneway, additional requirements for parking also state that “parking areas having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting” and that “parking areas containing ten or more parking stalls should incorporate internal islands/planting areas”. It doesn’t take long to see why the developer will decide to not attempt to provide parking.

This is only a small subset of the concerns I’ve identified (the full 16 page list of opportunities has been forwarded to the Town for review). Lets make the documents better before we approve and implement them.