

TOWN OF DRUMHELLER
Council Meeting Agenda
Monday, December 7, 2020 at
4:30PM



LOCATION: Virtual Remote Meeting
&
Drumheller Valley YouTube Live
Stream

Page

1. CALL TO ORDER

2. OPENING REMARKS

3. ADOPTION OF AGENDA

3.1. Agenda for December 7, 2020 Regular Council Meeting

Motion: That Council adopt the December 7, 2020 Regular Council meeting agenda as presented.

4. MINUTES

3 - 7

4.1. Minutes for the November 23, 2020 Regular Council Meeting

Motion: That Council adopt the November 23, 2020 Regular Council Meeting as presented.

[Regular Council - 23 Nov 2020 - Minutes](#)

5. REQUEST FOR DECISION / REPORTS

5.1. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER

8 - 32

5.1.1. 2021 Proposed Budget for Flood Mitigation
Robert Jenkins - Finance, Drumheller Resiliency and Flood Mitigation Office
[RFD - 2021 DRFM Program Budget 1 20201207](#)
[Presentation - DRFM Budget - 2020Dec4](#)

33 - 239

5.1.2. Municipal Development Plan Bylaw 17.20 and Land Use Bylaw 16.20 - Update Presentation
Darwin Durnie, CRFMO
Devin Diano, CEO/Director of Planning, Palliser Regional Municipal Services
Representative from O2 Planning + Design
[Presentation - DRFM PPT 2020Dec3](#)
[DrumValley MDP DRAFT v3-1 \(ThirdReading\)](#)
[DrumValley LUB DRAFT v3-1 \(ThirdReading\)](#)
[DrumValley MDP-LUB_ChangeSummary v2 \(002\)](#)

5.2. CHIEF ADMINISTRATIVE OFFICER

5.2.1. Municipal Development Plan Bylaw 17.20 – Third Reading

Motion: That Council give third reading to the amended Town of Drumheller Municipal Development Plan Bylaw 17.20

5.2.2. Land Use Bylaw 16.20 – Third Reading

Motion: That Council give third reading to the amended Town of Drumheller Land Use Bylaw 16.20

240

5.2.3. Request for Decision – 2021 Election Returning Officer

Motion: That Council appoint Chief Administrative Officer, Darryl Drohomerski as Returning Officer for the 2021 Municipal Elections.

[RFD - Appointment of Returning Officer- 2020Dec3](#)

5.2.4. Fireworks Bylaw 19.20– Announcement & Public Hearing Request

Motion: That Council hold a public hearing Monday December 21, 2020 for the proposed Fireworks Bylaw 19.20.

5.3. **DIRECTOR OF INFRASTRUCTURE SERVICES**

241 - 249

5.3.1. 2020 Community Clean-Up Report

Dave Brett, Director of Infrastructure

Tammi Nygaard, Executive Director of Operations, Drumheller and District Solid Waste Management Association

Kevin Blanchett, Operations Manager

Motion: Moves that the Town of Drumheller implement the 2021 Community Clean Up, by continuation of the voucher program, the "Kick-It-To-The-Curb" event and a two-week Community Clean Up carried out in the period of September 13, 2021 to September 24, 2021.

[Presentation - Community Clean Up -2020Dec4](#)

[RFD- Community Clean Up 2020Dec04](#)

5.4. **DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES**

5.4.1. State of Local Emergency (SOLE) and Covid-19 Update

6. **ADJOURNMENT**

Regular Council Meeting Minutes
November 23, 2020

**TOWN OF DRUMHELLER
COUNCIL MEETING MINUTES**

November 23, 2020, 2020 at 4:30 PM

LOCATION: Virtual Remote Meeting & Drumheller Valley - YouTube Live Stream



REMOTE ATTENDANCE

Deputy Mayor Jay Garbutt

Councillor Kristyne DeMott

Councillor Tony Lacher

Councillor Fred Makowecki

Councillor Tom Zariski

Guest: Heather Colberg

Chief Administrative Officer (CAO): Darryl Drohomerski

Chief Resiliency and Flood Mitigation Officer (CRFMO): Darwin Durnie

Director of Emergency and Protective Services: Greg Peters

Director of Infrastructure Services: Dave Brett

Communications Officer: Erica Crocker

Legislative Assistant: Denise Lines

APPROVED LEAVE:

Councillor Lisa Hansen-Zacharuk

1. CALL TO ORDER

1.1. November 30, 2020 Committee of the Whole Meeting – Cancelled

Amendment to the Agenda

Move 5.2.5 Mandatory Mask Bylaw 20.20 - First Reading with comments by Councillor K. DeMott to 2.2.2.

2. DEPUTY MAYOR'S OPENING REMARK

2.1. Declaration of State of Local Emergency – CAO, Darryl Drohomerski

CAO, D. Drohomerski explains the nature of a State of Local Emergency and the reason for the declaration.

Council and the CAO discussed how COVID-19 has effected the Town of Drumheller and how declaring a State of Local Emergency will impact the community.

M2020.237 Moved by DeMott, Zariski that the Town of Drumheller declare State of Local Emergency, effective immediately, to enable the town to manage and respond to the Covid-19 Pandemic emergency as required with Darryl Drohomerski as the Director of Emergency Management.

Carried unanimously

3. ADOPTION OF AGENDA

3.1. Agenda for November 23, 2020 Regular Council Meeting

M2020.238 Moved by Makowecki, DeMott that Council adopt the November 23, 2020 Regular Council meeting agenda as amended.

Carried unanimously

4. MINUTES

4.1. Minutes for the October 26, 2020 Organizational Meeting Minutes

M2020.239 Moved Makowecki, Lacher that Council adopt the October 26, 2020 Organizational Meeting minutes as presented.

Carried unanimously

4.2. Minutes for the October 26, 2020 Regular Council Meeting

M2020.240 Moved by Zariski, DeMott that Council adopt the October 26, 2020 Regular Council Meeting as presented.

Carried unanimously

Regular Council Meeting Minutes
November 23, 2020

4.3. Minutes for the November 9, 2020 Regular Council Meeting

M2020.241 Moved by DeMott. Lacher that Council adopt the November 9, 2020 Regular Council Meeting as presented.

Carried unanimously

5. REQUEST FOR DECISION / REPORTS

5.1. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER

- 5.1.1. Municipal Development Plan Bylaw 17.20 and Land Use Bylaw 16.20 - Update Presentation
Darwin Durnie, CRFMO
Devin Diano, CEO/Director of Planning, Palliser Regional Municipal Services
Matt Knapik, Representative from O2 Planning + Design

5.2. CHIEF ADMINISTRATIVE OFFICER

5.2.1. Municipal Development Plan 17.20 - Second Reading

M2020.242 Moved by Lacher, Makowecki that Council give second reading to the amended Town of Drumheller Municipal Development Plan Bylaw 17.20.

Carried unanimously

5.2.2. Land Use Bylaw 16.20 - Second Reading

M2020.243 Moved by Makowecki, Zariski that Council give second reading to the amended Town of Drumheller Land Use Bylaw 16.20.

Carried unanimously

5.2.3. Extended Leave of Absence - Councillor Lisa Hansen - Zacharuk

M2020.244 Motion by Makowecki, Zariski. Be it resolved that Council extend the leave of absence with pay for eight (8) weeks for Councillor Hansen-Zacharuk due to medical reasons.

Carried unanimously

5.2.4. Request for Decision - Drumheller Public Library Board Appointment

M2020.245 Moved by DeMott, Lacher that Council approve the appointment of James Foster to the Drumheller Public Library Board for a three year term ending November 2023.

Carried unanimously

5.3. DIRECTOR OF INFRASTRUCTURE SERVICES

5.3.1. Request for Decision - Drumheller Truck Mounted Combination Sewer Cleaner - Utilities Manager, Bill Adams

M2020.246 Moved by Zariski, Lacher that Council moves to approve the purchase of the new truck mounted combination sewer cleaner to FST Canada Inc. for their Option #C for a total cost of \$412,050.00 excluding GST.

Carried unanimously

5.4. DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES

5.4.1. Fireworks Bylaw 19.20 - First Reading

M2020.247 Moved by Lacher, Zariski that Council give first reading to the Town of Drumheller Fireworks Bylaw 19.20.

Carried unanimously

5.5. REVIEW OF STRATEGIC PRIORITIES

5.5.1. Incentive Plan - Human Resources Manager, Nicole Skiftun

N. Skiftun presented the incentive program and proposed award policy; she will return to Council at a later date with a completed policy for approval.

6. COUNCILLOR REPORTS

- 6.1. Sandstone Manor, Drumheller Housing Administration (DHA) –
Presentation of Budget 2021 – Councillor J. Garbutt

Councillor J. Garbutt, on behalf of the DHA, presented two budget sheets for 2021, one with an increase and one that remains constant. Garbutt explained the circumstances around why it has been necessary to explore the two different options.

M2020.248 Moved by Zariski, Lacher to accept the 2021 Sandstone Manor with the increase as presented.

Carried unanimously

7. ADJOURNMENT

M2020.249 Moved by Zariski, DeMott to adjourn the meeting. Time 6:40pm

Chief Administrative Officer

Mayor



DRUMHELLER

RESILIENCY AND FLOOD MITIGATION OFFICE



TITLE:	2021 DRFM Program Budget
DATE:	December 7, 2020
PRESENTED BY:	Darwin Durnie, Robert Jenkins
ATTACHMENT:	2021 DRFM Program Budget Presentation and Tables
DRM Reference #	38/01/803

SUMMARY:

A proposed program budget for 2021 for the Drumheller Resiliency and Flood Mitigation Program is presented for consideration and approval.

BACKGROUND:

Presentation

The proposed 2021 Program Budget is presented as part of the overall 6 year DRFM Program which includes revenue and expense for:

- 2019 Actual
- 2020 Projected
- 2021 Proposed Budget
- 2022 – 2024 – Estimations

As an independent program, the planned expense will match the funding available and funding not used in one budget area will be available for use in another.

While technically part of the Town’s 2021 Capital Budget which will be presented in early 2021, the DRFM Program Budget is presented at this time to allow the authorization of funding for the 2021 financial year for the continuing implementation of the DRFM Program.

An initial draft of the 2021 Program Budget was reviewed with the DRFM Program Advisory Committee at its December 2, 2020 meeting. On this second version there have been some minor changes.

Attached are the slides to be presented at the Meeting together with Budget tables which include:

- Overall Program 6 Year Summary
- Projected Cash Flow
- Present Project / Program Budget Areas
 - 01 - General Program

- 21 – Indigenous Consultations
- 41 – Land Acquisition
- 60 – Infrastructure Construction
- 76 – Flood Operations Center Development
- 81 – Master Engineering Design, Assessment of Planning Impact
- 91 – Passive Warning System
- Overhead, Common Expense Areas
 - 02 – Project Management Services

On the each table are the following columns:

- Total Program 2019 – 2024
 - 2020 Initial Budget,
 - 2020 Revised Estimates presented in June,
 - Present 2021 Budget Proposal – Grey Highlight
- Yearly Totals
 - 2019 Actual
 - 2020 Projected – Yellow Highlight
 - 2021 Budget
 - 2022 – 2024 Estimations

Infrastructure Expense

The one area that is not yet defined in detail are the planned infrastructure projects and the estimated cost of these and so the 60 Infrastructure Expense Estimates table shows only two expense line items:

- Acquired Provincial Infrastructure
- Constructed Infrastructure

In terms of Acquired Provincial Infrastructure, Included in this budget for the first time is a value of the Provincial Flood Infrastructure to be transferred to the Town. At an original cost of \$12.5 Million, these assets are depreciated to just over \$7 million. This value is shown as an expense because it will be considered in a determination of eligible expense for the federal DMAF grant. Because it is a non-cash transaction, an equivalent offsetting revenue is also included so the net effect is \$0.

For Constructed Infrastructure, the amount of funding available for the construction of new and enhancement of existing dikes and flood mitigation infrastructure is projected at \$31 Million for the 6 year program:

- 2019 and 2020 - \$1,365,000
- 2021 – \$8,285,000
- 2022 – \$16,450,000
- 2023 – \$4,700,000
- 2024 - \$100,000

The selection of specific construction projects to be undertaken, their cost and timing is still in the deliberation stage and as such, are not identified in the budget. Further information and updates will be provided to Council in the future and ultimately construction contracts will be presented to Council for award.

RECOMMENDATIONS:

We recommend that Council adopt the 2021 DRFM Program Budget as presented. In adopting the budget Council is approving the budgeted revenue and expense for the financial year 2021.

COMMUNICATION PLAN:

A media release will be issued once Council adopts the Program Budget.

MOTION

Moved by Councillor_____ that the Council of the Town of Drumheller approve the 2021 Drumheller Resiliency and Flood Mitigation Program Budget as presented.

Second_____

Prepared by: Robert Jenkins

Approved by: Darwin Durnie, Chief Resiliency and Flood Mitigation Officer

Attachments:

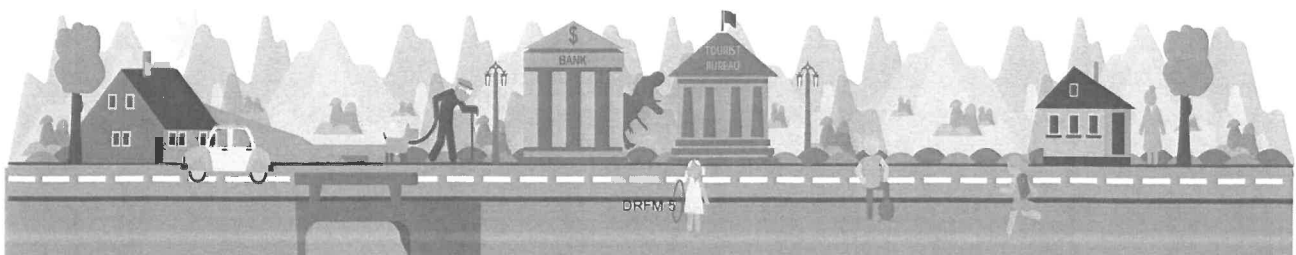
- Drumheller Resiliency and Flood Mitigation Program Proposed 2021 Program Budget Presentation to Council – December 7, 2020
- Drumheller Resiliency and Flood Mitigation Program – 2021 Draft Budget

Drumheller Resiliency and Flood Mitigation Program

Proposed 2021 Program Budget
Presentation to Council
December 7, 2020

Proposed 2021 Program Budget

- Proposed 6 year program estimate covering years 2019 – 2024 with 2021 as the Proposed Budget which become part of Town's 2021 Capital Budget
- Initial Review by the Resiliency and Flood Mitigation Advisory Committee
- Generally following the same format as previous report presentations
- Program Budget continues to evolve and will be re-examined as the Projects refined and Program continues to move forward.



- **Report Columns**

- Total Program 2019 – 2024 – Initial, Revised, Present Budget Proposal – Grey Highlight
- 2019 Actual
- 2020 Projected – Yellow Highlight
- 2021 Budget
- 2022 – 2024 Estimations

DRFM 6

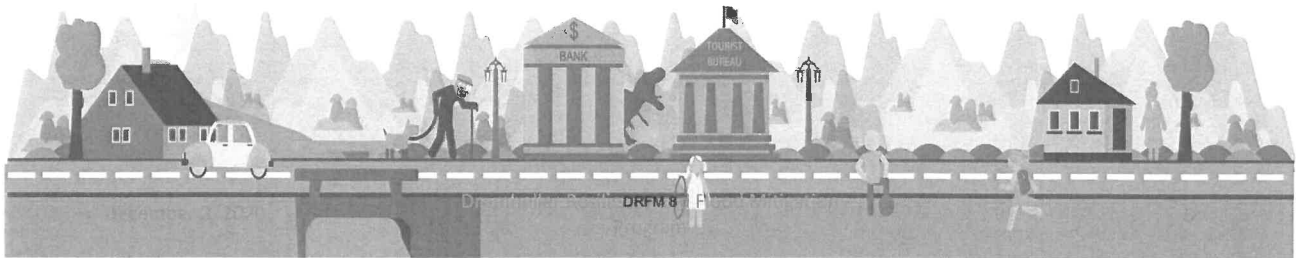
Proposed Program Budget

- Reflects the Goals and Objectives of the DRFM Program and identifies funding that will enable the Program to fulfill these goals and objectives
- Mission of the DRFM Program - to protect residents and property in the Red Deer River valley from loss or injury related the perils of flood and changes in climate.



Program Goals

- Preserve the value of property and reduce risk so that residents and property owners can continue to have access to reasonable levels of insurance and to financing for development and operations.
- Establish an integrated Flood Mitigation and Climate Adaptation system that addresses water events – from drought through ice jams, high intensity rainfall to major river flows



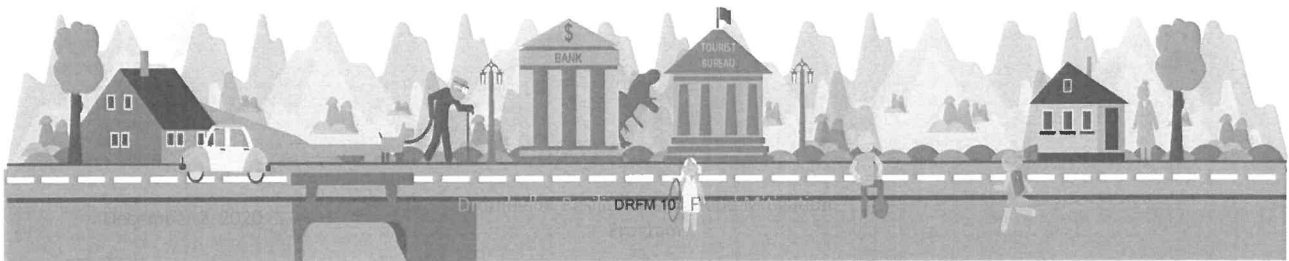
Program Objectives

- The Project will center on the implementation of preparedness, response and recovery in an adaptive system for events that depart from the normal to known extremes and beyond focusing on:
 - I. Communication and Engagement
 - II. Regulatory and Approvals,
 - III. Conveyance Capacity Improvement,
 - IV. Structural Measures, and
 - V. Municipal Emergency Planning And Preparedness



Deliverables of the Program

- Augmentation of Existing Diking and Flood Mitigation Infrastructure.
- Creation of the System 2100 to delineate low risk flood zones and long term adaptable diking
- Preservation and Improvement of flow capacity of the Willow Creek, Michichi Creek, Rosebud River and Red Deer River within Town Boundaries
- Land Acquisition of properties at significant risk of flooding and lands needed for flood infrastructure



Deliverables of the Program

- Additionally, the Program seeks to:
 - put in place intangible assets such as systems, approaches, plans, policies, states of preparedness that will be a legacy for the Town after the Program ends
 - Raise flood awareness and preparedness among other communities



Program Funding

Program	Amount	Timing
Canada Disaster Mitigation and Adaptation Program	40% of Eligible Expenses and in kind contributions up to \$22 Million	Spread over Federal Fiscal Years 2020/21 to 2023/24
Alberta Flood Mitigation Program	Lump Sum \$20 Million plus Interest of about \$300,000	Received in Q1 2020 and balance invested
Community Resiliency Program	\$6.413 Million plus interest less 2018 expense	Received and invested Used to fund Expenses to Date

Program Funding

Program	Amount	Timing
DMA Regionalization Grant	\$30,000 remaining out of \$130,000 grant	Received
Govt of Alberta – transfer of existing dikes	\$7 million in kind value	Acquisition process in progress
Town of Drumheller	\$5 Million + In Kind contributions	Staged Contributions 2021, 2022, 2023
Total	\$61.19 Million	

Projects and Programs

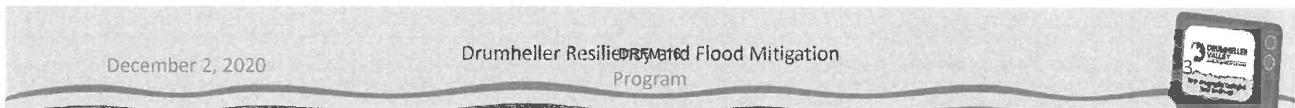
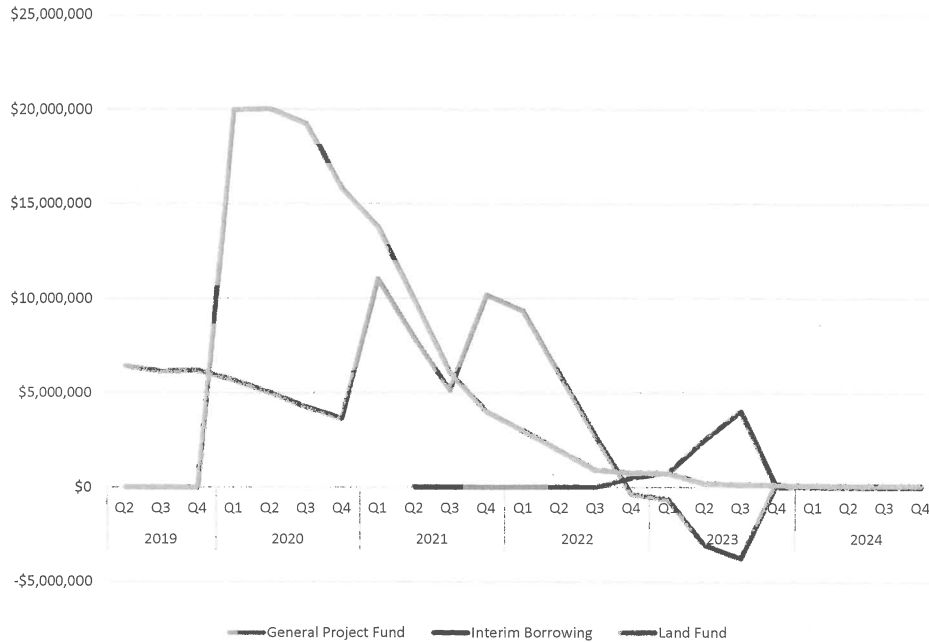
- Present Project / Program Budget Areas
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- Overhead, Common Expense Areas
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Overall Program Expense

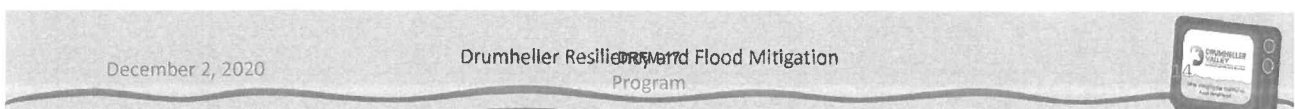
Program / Project	Estimated Expense
01 General Program	\$1,950,000
21 Indigenous Consult.	\$170,000
41 Land Acquisition	\$20,300,000
60 Infrastructure	\$38,040,000 including \$ 7 Million dike value
76 Flood Ops Center	\$145,000
81 Master Planning	\$405,000
91 Passive Warning Sys	180,000
Total	\$61,190,000

Cash Flow



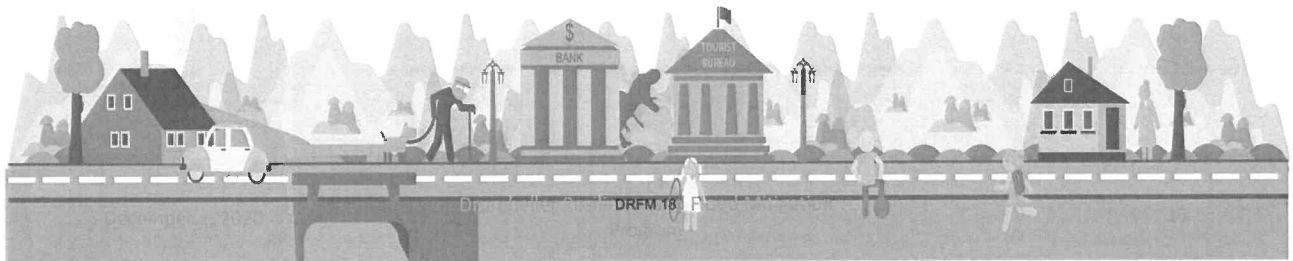
Cash Flow

- Town Funding drawn to maintain positive cash balance
 - 2021 Q3 - \$1.5 Million
 - 2022 Q3 - \$2.5 Million
 - 2023 Q2 - \$1 Million
- Generally Positive Cash balance until 2022 Q4. Interim Borrowing required until final DMAF payment.



01 General Program

- Administrative Services and Supplies for DRFM Office
- Computer Network, Cloud Services
- Total \$138,000



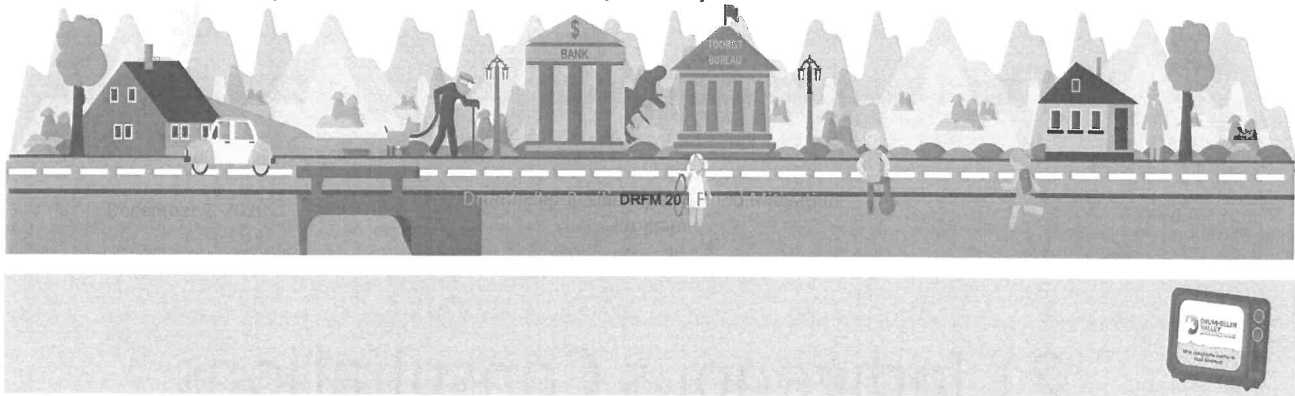
01 General Program

- Professional Services – \$560,000
 - Green House Gas Emissions Assessment - \$100,000
 - Financial Services, Independent Management and Financial Auditor - \$180,000
 - Operations Manuals for flood mitigation systems - \$200,000
 - Flood Mitigation Road Map - \$25,000
 - Integration of Municipal Emergency Plan - \$10,000
 - Regional Emergency Response Plan - \$50,000. Partially offset by remaining DMA Regionalization Grant of \$30,000



01 General Program

- **Communications - \$440,000**
 - Development and coordination of communication messages, materials, advertising, web site, social media, public engagement
- **Academic Research – \$175,000**
 - Allowance of funding for academic research of benefit to not only Drumheller but other communities at risk from flooding
 - Working with Insurance Bureau of Canada to preserve insurance options for flood risk properties
- **Events, Conferences – \$103,000**



02 Project Management

- **Total Project Management Expense for the 6 Year Program**
 - \$2.12 Million
 - darwindurnie consulting corporation – \$1.85 Million
 - 3.5% of Total Program Expense
- **Overhead Function - Allocated to various programs and projects.**
 - Generally based on time.
 - 2020 highest expense as Program is implemented.
 - 2021 next highest and then diminishing over remaining years

02 Project Management

Component	Estimated Expense
Services Contract	\$1,680,000
Contingency – 10%	\$168,000
Total Fee	\$1,848,000
Reimbursable Expenses	
Accommodation Allowance	\$78,000
Travel	\$72,000
Expenses and Disbursements	\$125,000
Total Reimbursable Expense	\$275,000

21 Indigenous Consultations

- Scott Land – leading consultation process currently underway
- No way to know if allowance will be enough

Program / Project	Estimated Expense
Land Services Contractor – Scott Land and Lease Ltd.	\$70,000
Allowance for general expenses in Consultation Process including First Nations expenses	\$86,000
Project Management, Communications	\$17,000
Total	\$173,000

41 Land Acquisition

- Land acquisition costs to be funded from Provincial buyout funds, ACRP Grant and DMAF grant to best advantage
- From the \$20 Million Provincial buy out funding plus interest, funding available for purchase of lands – \$17.9 Million
- Preliminary 2018 Estimates for Land Purchase - \$24.68 Million
- Projected Expense – not yet defined



41 Land Acquisition

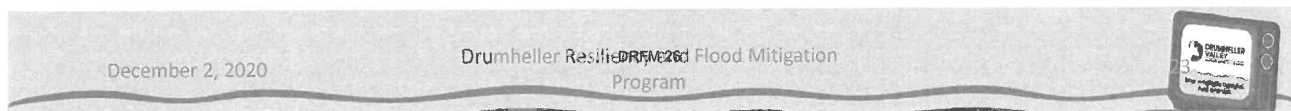
Program / Project	Estimated Expense
Communications	\$32,000
Land Services Contractor – Scott Land and Lease Ltd.	\$900,000
Professional Services	\$1,160,000
Technical Equipment	\$18,000
Project Management	\$328,000
Total Non-Purchase Expense	\$2,438,000
Land Acquisition	\$17,862,000
Total	\$20,300,000

60 Infrastructure

Program / Project	\$
Program Funding not restricted to land acquisition	\$40,890,000
Less: Non-Infrastructure Expense	-\$2,847,000
Available for Infrastructure	\$38,043,000

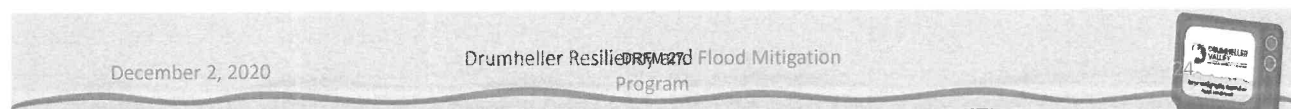
Spent to Date - \$1,448,000

Projects to this point not yet fully defined



76 Flood Operations Center Development

Program / Project	\$
Security Evaluation	\$21,000
Building Development	\$31,000
Shelving, Storage Development	\$10,000
Generator	\$81,000
Project Management	\$4,000
Total	\$147,000



81 Master Planning, Assessment of Planning Impact

Program / Project	\$
Planning Consulting Services	\$300,000
Communications	\$9,000
Palliser Regional Municipal Services	\$49,000
Project Management	\$38,000
Professional Services	\$9,000
Total	\$405,000



91 Passive Warning System

Program / Project	\$
Signage	\$161,000
Survey	\$7,000
Project Management	\$7,000
Total	\$175,000

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Final Questions, Comments

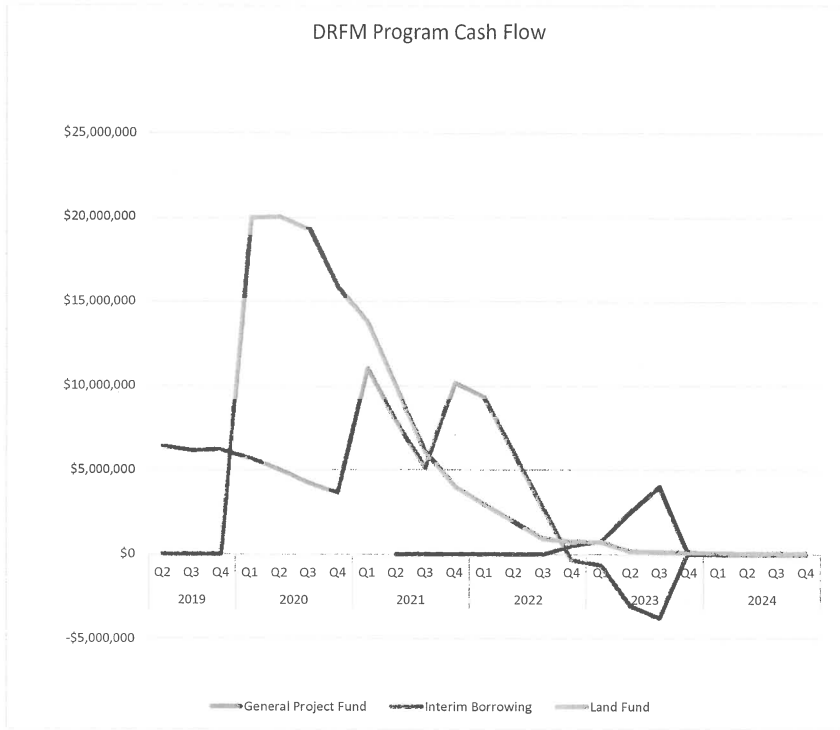
December 2, 2020

Drumheller Resiliency and Flood Mitigation Program

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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
Overall Project Summary
December 3, 2020

	Total Program (2019 - 2024)			2019 Actual	2020		2021	2022	2023	2024
	2020 Budget		2021 Budget & Estimates		Revised Estimate	Projected Final	Budget	Estimate	Estimate	Estimate
	Budget	Revised Est								
Revenue										
DMAF Program Funding	\$22,000,000	\$22,000,000	\$22,000,000		\$8,195,026	\$0	\$14,000,000	\$3,520,000	\$4,480,000	
AB Environment Property Buy Out	\$20,000,000	\$20,000,000	\$20,000,000		\$20,000,000	\$20,000,000				
AB Environment Infrastructure (In Kind)			\$7,052,813		\$0		\$7,052,813			
Community Resiliency Program										
East Midland, Newcastle Projects	\$3,211,000	\$3,211,000	\$3,211,000	\$3,211,000						
Central Drumheller Project	\$3,202,600	\$3,202,600	\$3,202,600	\$3,202,600						
	\$6,413,600	\$6,413,600	\$6,413,600	\$6,413,600						
Interest - General Project Fund (Net)		\$337,745	\$311,600	\$262,114	\$74,971	\$34,754	\$32,727	\$35,379	-\$35,183	-\$18,191
Interest - Land Acquisition Fund		\$323,407	\$298,991		\$208,228	\$139,969	\$117,897	\$31,527	\$6,977	\$2,621
DMA Regionalization Grant	\$30,000	\$30,000	\$30,000	\$30,000						
Town of Drumheller (In Kind)		\$81,018	\$81,018	\$81,018						
Town of Drumheller Cash Contribution	\$5,000,000	\$5,000,000	\$5,000,000				\$1,500,000	\$2,500,000	\$1,000,000	
	\$53,443,600	\$54,185,770	\$61,188,022	\$6,786,732	\$28,478,225	\$20,174,723	\$22,703,437	\$6,086,906	\$5,451,794	-\$15,570
Expense										
01 General Program	\$2,349,058	\$2,240,914	\$1,945,591	\$235,682	\$612,889	\$569,991	\$536,947	\$149,542	\$238,897	\$214,530
02 Project Management (Net)			\$0	\$611		-\$611	\$0	\$0	\$0	\$0
21 Indigenous Consultation	\$201,210	\$184,461	\$172,525	\$9,461	\$175,000	\$66,268	\$96,796	\$0	\$0	\$0
41 Land Acquisition	\$20,000,000	\$20,323,383	\$20,298,991	\$10,927	\$12,805,056	\$4,291,472	\$11,941,169	\$3,339,317	\$668,606	\$47,500
60 Infrastructure	\$30,893,332	\$30,726,997	\$38,042,839	\$74,052	\$6,275,620	\$1,374,597	\$15,337,813	\$16,454,249	\$4,702,128	\$100,000
76 Flood Operations Center		\$140,018	\$147,263	\$81,018	\$54,000	\$56,246	\$10,000	\$0	\$0	\$0
81 Master Engineering Design, Assessment of Planning Impact		\$405,000	\$405,177	\$145	\$405,000	\$405,032	\$0	\$0	\$0	\$0
91 Passive Warning System		\$165,000	\$175,634	\$0	\$160,000	\$124,134	\$51,500			
	\$53,443,600	\$54,185,773	\$61,188,022	\$411,896	\$20,487,565	\$6,887,130	\$27,974,225	\$19,943,109	\$5,609,632	\$362,030



DRFM 32

**Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
01 General Program Expense Estimates
December 3, 2020**

GL	Total Program [2019 - 2024]				2020	2021	2022	2023	2024
	2020 Budget		2021 Budget & Estimates	2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	Budget	Revised Est							
By Object Code									
Communication Services	5212	\$15,900	\$15,900	\$0	\$0	\$0	\$0	\$0	\$0
Postage and Shipping	5215			\$520	\$20	\$500	\$0	\$0	\$0
Telephone	5216	\$0	\$750	\$2,161	\$0	\$241	\$480	\$480	\$480
Travel and Subsistence	5217	\$150	\$0	\$5,771	\$0	\$2,771	\$3,000	\$0	\$0
Communication, Engagement Sevices	5218	\$160,000	\$286,832	\$378,078	\$116,832	\$141,245	\$30,000	\$30,000	\$30,000
Advertising and Promotion	5221	\$0	\$0	\$20,574	\$0	\$5,574	\$5,000	\$3,000	\$2,000
Printing and Binding	5223	\$62,224	\$52,224	\$28,091	\$224	\$6,267	\$5,600	\$5,600	\$4,800
Events and Conferences	5224	\$210,000	\$210,000	\$103,000	\$0	\$0	\$52,000	\$22,000	\$17,000
Internet, Cloud Services	5226	\$19,919	\$21,975	\$61,865	\$17	\$14,044	\$14,691	\$14,741	\$12,241
Fnci and Mngmt Audit Services	5231	\$50,000	\$100,000	\$85,800	\$0	\$5,800	\$20,000	\$20,000	\$20,000
Engineering Services	5233	\$200,000	\$200,000	\$300,000	\$0	\$50,000	\$250,000	\$0	\$0
Accounting and Financial Services	5236	\$0	\$0	\$97,330	\$0	\$8,130	\$21,600	\$21,600	\$23,000
Other Professional Services	5239	\$45,000	\$34,900	\$18,363	\$15,363	\$0	\$1,000	\$1,000	\$0
Other Services	5249	\$4,000	\$4,000	\$126	\$0	\$126	\$0	\$0	\$0
Rental/Lease Equipment	5262	\$9,372	\$9,372	\$15,904	\$0	\$2,676	\$4,176	\$4,176	\$700
Software, IT Suppot	5275	\$13,221	\$9,499	\$1,930	\$0	\$330	\$400	\$400	\$400
Integration with Municipal Operatio	5293	\$10,000	\$10,000	\$10,000	\$0	\$0	\$10,000	\$0	\$0
Flood System Operations Resonse Pla	5292	\$50,000	\$50,000	\$50,000	\$0	\$0	\$50,000	\$0	\$0
Academic Research	5298	\$175,000	\$175,000	\$175,000	\$0	\$0	\$50,000	\$50,000	\$25,000
Services Contingency	5297	\$19,000	\$17,000	\$40,200	\$0	\$0	\$10,000	\$10,000	\$10,200
Office Supplies	5515	\$5,057	\$5,068	\$3,827	\$68	\$259	\$1,000	\$1,000	\$500
Office Equipment	5516	\$295	\$295	\$295	\$0	\$295	\$0	\$0	\$0
Computers and Electronic Equipment	5517	\$9,920	\$9,920	\$11,245	\$0	\$11,245	\$0	\$0	\$0
Promotional supplies	5518	\$0	\$0	\$7,014	\$0	\$1,014	\$2,000	\$2,000	\$0
Flood Operations Center Development	5621	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Management - Services	5671	\$1,060,000	\$1,028,178	\$528,499	\$103,178	\$319,955	\$5,500	-\$38,455	\$59,000
Project Management - Other Expenses	5675	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$2,349,058	\$2,240,914	\$1,945,591	\$235,682	\$569,991	\$536,947	\$149,542	\$238,897
									\$214,530

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AGENDA ITEM #5.1.1.

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
01 General Program Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024
	2020 Budget		2021 Budget &		Projected	Budget	Estimate	Estimate	Estimate
	Budget	Revised Est	Estimates		Final				
Details of Expense									
Administration Services									
Office Equipment									
Admin Workstation	5517	\$4,420	\$4,420	\$4,310	\$4,310	\$0	\$0		
Shredder	5516	\$295	\$295	\$295	\$295	\$0	\$0		
Network Equipment	5517	\$5,500	\$5,500	\$6,934	\$6,934	\$0	\$0		
		\$10,215	\$10,215	\$11,540	\$0	\$11,540	\$0	\$0	\$0
Services									
Telephone - Cell 403-823-0994. 12 months @ \$40	5216		\$750	\$2,161	\$241	\$480	\$480	\$480	\$480
Computer Network	5275	\$3,722	\$0	\$1,930	\$330	\$400	\$400	\$400	400
Firewall	5275	\$9,499	\$9,499	\$0					
11 x 17 format Printer, scanner, copier, finisher, wireless access									
Lease - 48 months @ 223	5262	\$7,872	\$7,872	\$10,704	\$2,676	\$2,676	\$2,676	\$2,676	
wireless, internet access	5262	\$1,500	\$1,500	\$5,200		\$1,500	\$1,500	\$1,500	700
Copy Charges - \$300 / month	5223	\$2,000	\$2,000	\$17,073	\$4,473	\$3,600	\$3,600	\$3,600	\$1,800
		\$24,593	\$21,621	\$37,068	\$0	\$7,720	\$8,656	\$8,656	\$3,380
Internet Cloud Services									
TeamDesk Database - \$486 US / 3 months - 17 Users			\$1,200	\$10,561	\$1,376	\$2,624	\$2,624	\$2,624	\$1,312
Sage 50 Accounting Services - Yearly subscription. Accounting to Town System 2023			\$625	\$1,974	\$624	\$650	\$700		
G Suite Signup		\$17	\$17	\$17	\$17				
G Suite: up to 30 users @ \$15/month	5226	\$6,877	\$7,108	\$23,227	\$7,027	\$5,400	\$5,400	\$3,600	\$1,800
		\$6,894	\$8,950	\$35,780	\$17	\$9,027	\$8,674	\$8,724	\$6,224

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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
01 General Program Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024
	2020 Budget		2021 Budget &		Projected	Budget	Estimate	Estimate	Estimate
	Budget	Revised Est	Estimates		Final				
Other Equipment and Services									
Travel	5217	\$150	\$0	\$5,771	\$2,771	\$3,000			
Postage and Shipping	5215			\$520	\$20	\$500			
Allowance	5297	\$19,000	\$17,000	\$40,200	\$0	\$10,000	\$10,000	\$10,000	\$10,200
Office Supplies	5515	\$5,057	\$5,068	\$3,827	\$68	\$259	\$1,000	\$1,000	\$500
Technical Services	5249	\$4,000	\$4,000	\$126	\$126				
Records Management	5239	\$20,000	\$5,000	\$3,000	\$0	\$1,000	\$1,000	\$1,000	
Outfitting Flood Operations Center (To Own Project 76)	5621	\$30,000	\$0	\$0	\$0				
		\$78,207	\$31,068	\$53,444	\$68	\$3,176	\$15,500	\$12,000	\$12,000
Total Administration Services and Goods		\$119,909	\$71,855	\$137,831	\$85	\$31,463	\$32,830	\$29,380	\$26,880
Professional Services									
Green House Gas Emissions Assessment	5233	\$50,000	\$50,000	\$100,000	\$50,000	\$50,000			
Management and Financial Audit	5231	\$50,000	\$100,000	\$85,800	\$5,800	\$20,000	\$20,000	\$20,000	\$20,000
Development of operations manuals for dikes - FER Manual	5233	\$150,000	\$150,000	\$200,000	\$0	\$200,000			
Accounting and Financial Services	5236			\$97,330	\$8,130	\$21,600	\$21,600	\$23,000	\$23,000
Flood Exercise - Sweet Tech	5239		\$4,900	\$4,900	\$0				
Flood Mitigation Road Map - Tesera	5239	\$25,000	\$25,000	\$10,463	\$10,463	\$0			
Integration with Municipal Emergency Plan	5293	\$10,000	\$10,000	\$10,000		\$10,000			
Regional Emergency Response Plan (existing \$30,000 ADMA Regionalization Grant Funding)	5292	\$50,000	\$50,000	\$50,000		\$50,000			
		\$335,000	\$389,900	\$558,493	\$15,363	\$63,930	\$351,600	\$41,600	\$43,000

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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
01 General Program Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	2020 Budget		2021 Budget & Estimates						
	Budget	Revised Est							
Communications and Engagement									
Fibre Optic, Telephone	5212	\$15,900	\$15,900	\$0	\$0				
<u>Web Site</u>									
Web Site Development/Digital Media/ Social Meeting - Annual Update, Refresh		\$12,500	\$12,500	\$22,500	\$0	\$5,000	\$5,000	\$5,000	\$5,000
Domain Charges		\$175	\$175	\$85	\$0	\$17	\$17	\$17	\$17
Hosting Services		\$350	\$350	\$3,500	\$0	\$0	\$1,000	\$1,000	\$1,000
5226		\$13,025	\$13,025	\$26,085	\$0	\$5,017	\$6,017	\$6,017	\$6,017
<u>Communication Materials / Events</u>									
Allowance for development and coordination of communication messages, materials, advertising, web site, social media, public engagement	5218	\$160,000	\$286,832	\$378,078	\$116,832	\$141,245	\$30,000	\$30,000	\$30,000
Promotion Supplies	5518			\$7,014		\$1,014	\$2,000	\$2,000	\$2,000
Advertisements	5221	\$0	\$0	\$20,574		\$5,574	\$5,000	\$5,000	\$3,000
Annual and Final Reports	5223	\$60,224	\$50,224	\$11,018	\$224	\$1,794	\$2,000	\$2,000	\$2,000
		\$220,224	\$337,056	\$416,683	\$117,056	\$149,627	\$39,000	\$39,000	\$37,000
		\$249,149	\$365,981	\$442,768	\$117,056	\$154,644	\$45,017	\$45,017	\$43,017
Total Communications and Engagement									
Master Engineering Design, Planning Impact (Moved to Own Program 81)									
Preparation of Design Master Plan, identification of impact on Town Land Use Planning									
Allowance for contract services	5675	\$200,000		\$0	\$0				
Academic Research / Insurance Bureau of Canada									
Allowance of funding for academic research of benefit to not only Drumheller but other communities at risk from flooding									
5298		\$175,000	\$175,000	\$175,000		\$50,000	\$50,000	\$50,000	\$25,000
					\$0				

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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
01 General Program Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	2020 Budget		2021 Budget & Estimates						
	Budget	Revised Est							
Events, Conferences									
Major Public Events		\$150,000	\$150,000	\$48,000		\$12,000	\$12,000	\$12,000	\$12,000
Regulator and Approval Sessions		\$0	\$0						
Symposia		\$30,000	\$30,000	\$30,000		\$30,000			
Other Events		\$30,000	\$30,000	\$25,000		\$10,000	\$10,000	\$5,000	
5224		\$210,000	\$210,000	\$103,000	\$0	\$52,000	\$22,000	\$17,000	\$12,000
Sub-total									
		\$1,289,058	\$1,212,736	\$1,417,092	\$132,504	\$250,036	\$531,447	\$187,997	\$179,897
Project Management Services									
5671		\$1,060,000	\$1,028,178	\$528,499	\$103,178	\$319,955	\$5,500	-\$38,455	\$59,000
Total General Program Expense									
		\$2,349,058	\$2,240,914	\$1,945,591	\$235,682	\$569,991	\$536,947	\$149,542	\$238,897
									\$214,530

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AGENDA ITEM #5.1.1.

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 2021 Draft Budget
 02 Project Management Expense Estimates
 December 3, 2020

GL Code	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024	
	Estimate		2021 Budget & Estimates		Projected Final	Budget	Estimate	Estimate	Estimate	
	Budget	Revised								
By Ledger Account										
	\$0									
Recovery from Programs/Projects										
Project Management	4601	\$2,420,000	\$2,302,389	\$2,121,591	\$143,514	\$736,212	\$462,000	\$336,545	\$249,000	\$194,321
Expense										
Project Management - Services	5671	\$1,848,000	\$1,848,000	\$1,848,000	\$127,252	\$695,203	\$388,000	\$287,545	\$200,000	\$150,000
Project Management - Vehicle Allow	5672	\$0	\$53,600	\$52,000	\$5,600	\$9,600	\$9,600	\$9,600	\$9,600	\$8,000
Project Management - Accom Allow	5673	\$72,000	\$78,000	\$78,000	\$8,400	\$14,400	\$14,400	\$14,400	\$14,400	\$12,000
Project Management - Other Travel	5674	\$200,000	\$200,000	\$19,814	\$2,873	\$16,941	\$0	\$0	\$0	\$0
Project Management - Other Expenses	5675	\$300,000	\$125,000	\$125,000	\$0	\$679	\$50,000	\$25,000	\$25,000	\$24,321
		\$2,420,000	\$2,304,600	\$2,122,814	\$144,125	\$736,823	\$462,000	\$336,545	\$249,000	\$194,321
Details of Expense										
Total Estimated Fee under Services										
Contract		\$1,680,000								
Minimum	75%	\$1,260,000								
Maximum	125%	\$2,100,000								
Budget Appropriation										
Project Management Services										
Total Established Fee		\$1,680,000	\$1,680,000	\$1,680,000						
Contingency	10%	\$168,000	\$168,000	\$168,000						
Total Project Management Fees	5671	\$1,848,000	\$1,848,000	\$1,848,000	\$127,252	\$695,203	\$388,000	\$287,545	\$200,000	\$150,000
Reimbursable Expense										
Basic Allowances										
Accommodation Allowance										
\$1,200 per month	5673	\$72,000	\$78,000	\$78,000	\$8,400	\$14,400	\$14,400	\$14,400	\$14,400	\$12,000
Vehicle Allowance										
\$800 per month	5672	\$53,600	\$52,000	\$52,000	\$5,600	\$9,600	\$9,600	\$9,600	\$9,600	\$8,000
Total Allowances		\$72,000	\$131,600	\$130,000	\$14,000	\$24,000	\$24,000	\$24,000	\$24,000	\$20,000

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Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 2021 Draft Budget
 02 Project Management Expense Estimates
 December 3, 2020

GL Code	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024	
	Estimate		2021 Budget & Estimates		Projected Final	Budget	Estimate	Estimate	Estimate	
	Budget	Revised								
Other Travel	5674	\$200,000	\$200,000	\$19,814	\$2,873	\$16,941				
Expenses and Disbursements										
Expenses and Disbursements		\$300,000	\$125,000	\$124,355	\$34	\$50,000	\$25,000	\$25,000	\$24,321	
Other Accommodation		\$645		\$645						
Total Expenses and Disbrsmnts	5675	\$300,000	\$125,000	\$125,000	\$0	\$679	\$50,000	\$25,000	\$25,000	\$24,321
Total Reimbursable Expense		\$572,000	\$456,600	\$274,813	\$16,873	\$41,620	\$74,000	\$49,000	\$49,000	\$44,321
Total Project Management Expense		\$2,420,000	\$2,304,600	\$2,122,814	\$144,125	\$736,823	\$462,000	\$336,545	\$249,000	\$194,321
Allocation to Programs and Projects										
01 General Program		\$1,060,000	\$1,028,178	\$528,499	\$103,178	\$319,955	\$5,500	-\$38,455	\$59,000	\$79,321
21 Indigenous Consultation		\$25,000	\$31,109	\$15,500	\$6,109	\$4,391	\$5,000	\$0	\$0	\$0
41 Land Program										
Non-Asset Land	50%	\$247,000	\$128,653	\$163,829	\$653	\$35,677	\$75,000	\$37,500	\$7,500	\$7,500
Capital Land	50%	\$247,000	\$128,653	\$163,829	\$653	\$35,677	\$75,000	\$37,500	\$7,500	\$7,500
Total Land		\$494,000	\$257,305	\$327,659	\$1,305	\$71,354	\$150,000	\$75,000	\$15,000	\$15,000
60 Infrastructure										
61 Newcastle Midland						\$27,784				
62 General				\$32,922	\$240,358					
63 Central Drumheller					\$15,237					
75 Storm Water System					\$9,278					
Total Infrastructure		\$841,000	\$926,797	\$1,200,580	\$32,922	\$292,658	\$300,000	\$300,000	\$175,000	\$100,000
76 Flood Operations Center			\$9,000	\$3,775		\$3,775	\$0	\$0		
81 Master Engineering Design, Assesment of Planning Impact			\$35,000	\$38,002		\$38,002	\$0	\$0		
91 Passive Warning System			\$15,000	\$7,577		\$6,077	\$1,500	\$0		
Total Project Management Expense	4601	\$2,420,000	\$2,302,389	\$2,121,591	\$143,514	\$736,212	\$462,000	\$336,545	\$249,000	\$194,321

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AGENDA ITEM #5.1.1.

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
21 Indigenous Consultations Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019	2020	2021	2022	2023	2024	
	2020 Budget		2021 Budget	Actual	Projected Final	Budget	Estimate	Estimate	Estimate	
	Budget	Revised Est	& Estimates							
By Ledger Account										
Other Professional Services	5239	\$95,810	\$70,106	\$69,613	\$506	\$33,610	\$35,497	\$0	\$0	\$0
Communication, Engagement Services	5218			\$1,320		\$320	\$1,000	\$0	\$0	\$0
Program Indigenous Consultation	5294	\$80,400	\$83,247	\$86,093	\$2,847	\$27,948	\$55,299	\$0	\$0	\$0
Project Management - Services	5671	\$25,000	\$31,109	\$15,500	\$6,109	\$4,391	\$5,000	\$0	\$0	\$0
		\$201,210	\$184,461	\$172,525	\$9,461	\$66,268	\$96,796	\$0	\$0	\$0

Details of Expense

Land Services Contractor										
Scott Land and Lease - Consultation Process	5239	\$95,810	\$70,106	\$69,613	\$506	\$33,610	\$35,497			
Consultation Expense										
Allowance for general expenses in Consultation Process including First Nations expenses	5294	\$80,400	\$83,247	\$86,093	\$2,847	\$27,948	\$55,299			
Communication, Engagement Services										
	5218			\$1,320		\$320	\$1,000			
Project Management										
	5671	\$25,000	\$31,109	\$15,500	\$6,109	\$4,391	\$5,000			
Total Expense		\$201,210	\$184,461	\$172,525	\$9,461	\$66,268	\$96,796	\$0	\$0	\$0

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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
41 Land Acquisition Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024	
	2020 Budget		2021 Budget	Actual	Projected Final	Budget	Estimate	Estimate	Estimate	
	Budget	Revised Est	& Estimates							
By Ledger Account										
Communication, Engagement Services	5218	\$30,000	\$30,000	\$18,579	\$0	\$3,079	\$12,000	\$3,000	\$500	\$0
	5223			\$13,400		\$700	\$5,000	\$2,000	\$700	\$5,000
Accounting and Financial Services	5236			\$20,000		\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Other Professional Services	5239			\$0						
Office Supplies	5515	\$0	\$1,400	\$7,900	\$0	\$1,400	\$3,000	\$2,000	\$1,000	\$500
Computers and Electronic Equipment	5517	\$8,917	\$8,917	\$9,845	\$0	\$9,845	\$0	\$0	\$0	\$0
Land Acquisition/Agent Services	5603	\$225,000	\$225,000	\$225,000	\$0	\$33,056	\$112,500	\$62,500	\$16,944	\$0
Mapping and Geomatics	5663	\$68,435	\$0	\$90,230	\$0	\$20,230	\$25,000	\$15,000	\$15,000	\$15,000
Survey	5665	\$500,000	\$500,000	\$460,000	\$0	\$0	\$225,000	\$185,000	\$50,000	\$0
Land Acquisition/Agent Services	5666	\$675,000	\$675,000	\$675,000	\$0	\$99,169	\$337,500	\$187,500	\$50,831	\$0
Other Professional Services	5669	\$364,835	\$330,000	\$275,255	\$0	\$48,255	\$200,000	\$17,000	\$7,000	\$3,000
Land Acquisition	5641	\$17,433,813	\$17,986,139	\$17,861,949	\$0	\$3,920,831	\$10,717,169	\$2,736,317	\$487,631	\$0
Project Management - Services	5671	\$494,000	\$357,305	\$327,659	\$1,305	\$71,354	\$150,000	\$75,000	\$15,000	\$15,000
Project Legal	5681	\$200,000	\$209,622	\$314,175	\$9,622	\$79,553	\$150,000	\$50,000	\$20,000	\$5,000
		\$20,000,000	\$20,323,383	\$20,298,991	\$10,927	\$4,291,472	\$11,941,169	\$3,339,317	\$668,606	\$47,500

Details of Expense

Land Services Contractor - Scott Land and Lease

Estimated Tasks - Scott Proposal

Project Management	\$91,000
Public Consultation	\$189,060
Land Agent	\$488,063
Land Administration	\$320,195
Incidentals	\$70,000
Total Expense Estimate	\$1,158,318

Budget Appropriation

Allocation	\$900,000	\$900,000								
Non-Asset Land	5603	25%	\$225,000	\$225,000	\$225,000	\$33,056	\$112,500	\$62,500	\$16,944	\$0
Capital Land	5666	75%	\$675,000	\$675,000	\$675,000	\$99,169	\$337,500	\$187,500	\$50,831	\$0
			\$900,000	\$900,000	\$900,000	\$0	\$132,225	\$450,000	\$250,000	\$67,775

Communications

Allowance for Preparation, Printing of	5218	\$30,000	\$30,000	\$18,579		\$3,079	\$12,000	\$3,000	\$500	
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Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
41 Land Acquisition Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024
	2020 Budget		2021 Budget & Estimates		Projected	Budget	Estimate	Estimate	Estimate
	Budget	Revised Est			Final				
Printing and Binding	5223	\$30,000	\$30,000	\$13,400	\$700	\$5,000	\$2,000	\$700	\$5,000
				\$0	\$3,779	\$17,000	\$5,000	\$1,200	\$5,000
Professional Services									
Accounting and Financial Services	5236			\$20,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Survey	5665	\$500,000	\$500,000	\$460,000	\$0	\$225,000	\$185,000	\$50,000	\$15,000
Mapping and Geomatics	5663	\$68,435	\$0	\$90,230	\$20,230	\$25,000	\$15,000	\$15,000	\$15,000
Legal	5681	\$200,000	\$209,622	\$314,175	\$9,622	\$79,553	\$150,000	\$50,000	\$20,000
Appraisals	5669	\$90,000	\$90,000	\$91,940	\$37,940	\$40,000	\$12,000	\$2,000	\$2,000
Acquisition Proposals, Area Structure Plans	5669	\$180,000	\$180,000	\$150,000	\$0	\$150,000			
Other Professional Services	5669	\$94,835	\$60,000	\$33,315	\$10,315	\$10,000	\$5,000	\$5,000	\$3,000
Total Professional Services		\$1,133,270	\$1,039,622	\$1,159,660	\$9,622	\$152,038	\$604,000	\$271,000	\$96,000
Technical Equipment and Supplies									
Supplies	5515		\$1,400	\$7,900	\$1,400	\$3,000	\$2,000	\$1,000	\$500
GIS Workstation	5517	\$1,715	\$1,715	\$1,715	\$1,715				
Plotter	5517	\$7,202	\$7,202	\$8,130	\$8,130				
		\$8,917	\$10,317	\$17,745	\$0	\$11,245	\$3,000	\$2,000	\$1,000
Project Management									
Non-Asset Land	5671	\$247,000	\$178,653	\$163,829	\$653	\$35,677	\$75,000	\$37,500	\$7,500
Capital Land	5671	\$247,000	\$178,653	\$163,829	\$653	\$35,677	\$75,000	\$37,500	\$7,500
Total Project Management		\$494,000	\$357,305	\$327,659	\$1,305	\$71,354	\$150,000	\$75,000	\$15,000
Subtotal - Non Purchase Acquisition Services		\$2,566,187	\$2,337,244	\$2,437,043	\$10,927	\$370,641	\$1,224,000	\$603,000	\$180,975
Land Purchases	5641	\$17,433,813	\$17,986,139	\$17,861,949		\$3,920,831	\$10,717,169	\$2,736,317	\$487,631
Total Expenditure		\$20,000,000	\$20,323,383	\$20,298,991	\$10,927	\$4,291,472	\$11,941,169	\$3,339,317	\$668,606

DRFM 42

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
60 Infrastructure Expense Estimates
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020	2021	2022	2023	2024
	2020 Budget		2021 Budget & Estimates		Projected	Budget	Estimate	Estimate	Estimate
	Budget	Revised Est			Final				
Funding Available for Infrastructure									
Non-Land Specific Funding									
DMAF Program Funding		\$22,000,000	\$22,000,000	\$22,000,000			\$14,000,000	\$3,520,000	\$4,480,000
Community Resiliency Program		\$6,413,600	\$6,413,600	\$6,413,600	\$6,413,600		\$262,114		
Interest			\$337,772	\$311,600	\$262,114	\$34,754	\$32,727	\$35,379	-\$35,183
DMA Regionalization Grant		\$30,000	\$30,000	\$30,000	\$30,000				
AB Env (In Kind) Value of Existing Infrastructure			\$0	\$7,052,813			\$7,052,813		
Town of Drumheller (In Kind)			\$81,018	\$81,018					
Town of Drumheller Cash Contribution		\$5,000,000	\$5,000,000	\$5,000,000			\$1,500,000	\$2,500,000	\$1,000,000
Total Non-Land Specific Funding		\$33,443,600	\$33,862,390	\$40,889,031	\$6,786,732	\$34,754	\$22,585,540	\$6,055,379	\$5,444,817
Non-Infrastructure Program Expense									
01 General Program		\$2,349,058	\$2,240,931	\$1,945,591	\$235,682	\$569,991	\$536,947	\$149,542	\$238,897
21 Indigenous Consultation		\$201,210	\$184,461	\$172,525	\$9,461	\$66,268	\$96,796	\$0	\$0
76 Flood Operations Center			\$140,018	\$147,263	\$81,018	\$56,246	\$10,000	\$0	\$0
81 Master Engineering Design, Assessment of Planning Impact			\$405,000	\$405,032		\$405,032	\$0	\$0	\$0
91 Passive Warning System			\$165,000	\$175,634		\$124,134	\$51,500	\$0	\$0
Total Non-Infrastructure Expense		\$2,550,268	\$3,135,410	\$2,846,046	\$326,161	\$1,221,672	\$695,243	\$149,542	\$238,897
Remaining Funding for Infrastructure		\$30,893,332	\$30,726,979	\$38,042,985					
Flood Mitigation Infrastructure									
Constructed Infrastructure		\$30,393,332	\$30,396,997	\$30,906,972	\$74,052	\$1,291,543	\$8,285,000	\$16,454,249	\$4,702,128
Acquired Provincial Infrastructure				\$7,135,868		\$83,054	\$7,052,813	\$0	\$0
Total		\$30,393,332	\$30,396,997	\$38,042,839	\$74,052	\$1,374,597	\$15,337,813	\$16,454,249	\$4,702,128
Planning and Study									
Planning and Design -Displacement Development Areas		\$400,000	\$250,000	\$0				\$0	
Displacement Housing Assessment		\$100,000	\$80,000	\$0				\$0	
Total Infrastructure Expenditure		\$30,893,332	\$30,726,997	\$38,042,839	\$74,052	\$1,374,597	\$15,337,813	\$16,454,249	\$4,702,128

DRFM 43

AGENDA ITEM #5.1.1.

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
76 Flood Operations Center
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	2020 Budget		2021 Budget & Estimates						
	Budget	Revised Est							
Expense									
Operations Center Development									
Security Evaluation	5239	\$20,000	\$21,046		\$21,046				
Building Development	5621	\$0	\$30,000	\$31,424	\$31,424				
Shelving, Storage Additions	5621					\$10,000			
Equipment									
Generator Installation	5631	\$80,659	\$80,659	\$80,659					
Project Management									
	5671	\$9,000	\$3,775		\$3,775				
Permits, Licenses									
Permit Fees	5682	\$359	\$359	\$359					
Total Expense		\$0	\$140,018	\$137,263	\$81,018	\$56,246	\$10,000	\$0	\$0

DRFM 44

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
2021 Draft Budget
81 Master Engineering Design, Assessment of Planning Impact
December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	2020 Budget		2021 Budget & Estimates						
	Budget	Revised Est							
Expense									
Design Services, Assessment of Planning Impact									
Consulting Services	5239	\$0	\$300,000	\$300,000	\$300,000				
Consultation Expense									
Allowance for Communication Materials, Advertising	5218	\$0	\$20,000	\$1,931	\$1,931				
Advertising and Promotion	5221			\$2,142	\$2,142				
Printing and Binding	5223			\$4,363	\$4,363				
Palliser Regional Municipal Services	5679	\$0	\$50,000	\$49,250	\$49,250				
Other Professional Services	5669			\$9,345	\$9,345				
Project Management	5671	\$145	\$35,145	\$38,147	\$145	\$38,002			
Total Expense		\$145	\$405,145	\$405,177	\$145	\$405,032	\$0	\$0	\$0

DRFM 45


AGENDA ITEM #5.1.1.

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 2021 Draft Budget
 91 Passive Warning System
 December 3, 2020

GL	Total Program (2019 - 2024)			2019 Actual	2020 Projected Final	2021 Budget	2022 Estimate	2023 Estimate	2024 Estimate
	2020 Budget		2021 Budget & Estimates						
	Budget	Revised Est							
Expense									
Capital Assets									
5614	\$0	\$150,000	\$160,917		\$110,917	\$50,000			
5663			\$7,140		\$7,140				
Communications and Engagement									
5218	\$0	\$0	\$0		\$0				
Project Management									
5671		\$15,000	\$7,577		\$6,077	\$1,500			
Total Expense	\$0	\$165,000	\$175,634	\$0	\$124,134	\$51,500	\$0	\$0	\$0





DRFM 46

WE'RE CHANGING THE CHANNEL!
www.dinosaurvalley.com



Drumheller Resiliency & Flood Mitigation Office

DRUMHELLER FLOOD MITIGATION and CLIMATE ADAPTATION SYSTEM
Changing the channel on flood readiness


 \$22 M	 \$5 M	 \$28 M
Flood Mitigation and Climate Adaptation System \$55 M		Système d'atténuation des inondations et d'adaptation au changement climatique 55 M\$

2019 - 2022
Investing in Canada Plan
Disaster Mitigation and Adaptation Fund

Municipal Development Plan and Land Use Bylaw

December 7, 2020

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Summary of Changes for Third Reading

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What We Heard – Municipal Development Plan

- View protection of the badlands and escarpment edge was not sufficient
- More policy language should be provided to protect and identify palaeontological resources

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What Has Changed – Municipal Development Plan

- Provided new regulation for view protection towards escarpment edge from the valley, accompanied by a new analysis map
- Added stronger language protecting palaeontological resources
- Updated the design flow rate to 1850 cms

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What We Heard – Land Use Bylaw

- Maps were unclear and did not show sufficient detail
- Landscaping requirements did not specify upkeep; concern about dead trees/shrubs
- Stormwater policy may have led to overland drainage that could create sidewalk hazards in winter
- Parking area % regulations were redundant given landscape area minimums
- Specific standards for garbage bins were unnecessary
- Historic resource protection not strong or clear enough
- The role of the Development Officer was insufficiently defined as a development facilitator and enabler.

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What Has Changed – Land Use Bylaw

- Added new print maps & uploaded maps to online interface
- Provided new regulation that clarifies how vegetation needs to be maintained
- Added detail to stormwater regulation to include stormwater system as a target of diversion
- Removed parking area % regulations
- Reduced requirements for garbage bins to remove weather- and animal-proofing
- Added a subsection focused on historic and palaeontological resource protection
- Updated the flow rate to 1850 cms throughout
- Clarified the responsibility and sensibility of the Development Officer as a facilitator and enabler of development.
- Fixed numbering and formatting issues.



Drumheller Municipal Development Plan

DRAFT v3.1 – Third Reading Version 2020-12-03



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ACKNOWLEDGEMENT

The lands on which the Town of Drumheller is situated are on Treaty 7 territory and within Métis Nation of Alberta Region 3.

PART I

Vision and Context

1 INTRODUCTION

Drumheller provides an experience unlike any other. Located along the banks of the Red Deer and Rosebud Rivers in southern Alberta, the town captivates with its breathtaking badlands landscape, unique neighbourhoods, and vast layers of natural and human history. Drumheller is home to 8,000 residents and draws nearly 500,000 visitors each year.

The intent of this Municipal Development Plan is to protect, enhance, and leverage Drumheller's assets to harness its full potential as a place of resilience, growth, and discovery.

1.1 PURPOSE

The Municipal Development Plan sets the vision and direction for the growth of The Town of Drumheller over the next 30 years. Its policies set out priorities for the future land use, infrastructure, community services, and the physical development of the town.

The Plan weaves together the unique elements that form the Drumheller experience, ensuring protection and support for these elements while also enabling continued growth, adaptation, and change. Most importantly, this MDP redefines Drumheller's relationship to its rivers, directing the creation of new and improved protective flood mitigation infrastructure and an accompanying land use planning framework that ensures all future development is resilient and responsive to a changing climate.

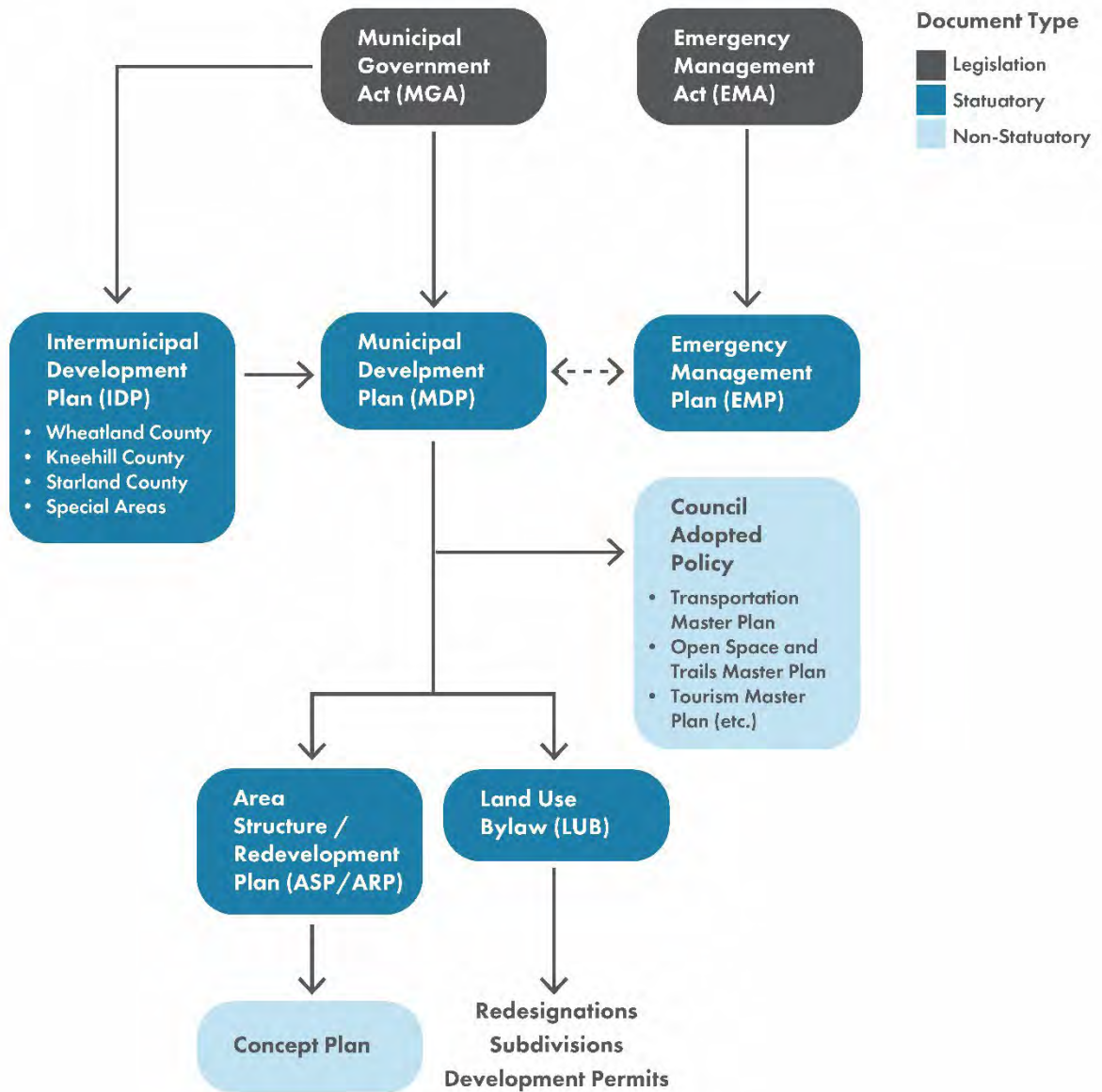
1.2 AUTHORITY

The authority of this Municipal Development Plan (MDP) is provided by the Municipal Government Act. The following section provides an overview of the legislative context and planning framework for all of Alberta, as well as guidance for interpreting the policies within the MDP.

1.2.1 PLANNING FRAMEWORK

The Planning Framework, as shown in Figure 1 Planning Framework, outlines the authority and hierarchy of legislation, regulation, and other planning documents that guide both land use planning and emergency management in the Province of Alberta.

FIGURE 1 PLANNING FRAMEWORK



MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) provides the legislative framework under which all municipalities must operate. The MGA states that the purpose of a municipality is to:

- provide good government;
- foster the well-being of the environment;
- provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality;
- develop and maintain safe and viable communities; and
- work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The MGA requires all municipalities to adopt and maintain a Municipal Development Plan. This Municipal Development Plan must be consistent with all Intermunicipal Development Plans established between the municipality and the municipalities adjacent to it.

INTERMUNICIPAL DEVELOPMENT PLANS

Intermunicipal Development Plans (IDP) provide coordinating policies to guide land use and growth management between the Town and the municipalities it shares a border with. These plans may include how the two municipalities will work together, develop joint lands, and/or coordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries. IDPs must be approved by Council in both partnering municipalities.

The Town has approved or draft IDPs with Wheatland County, Kneehill County, Starland County, and Special Areas.

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) directs all other Town Plans and Strategies. The Municipal Development Plan directs future growth, priorities, and management of the Town of Drumheller. It must be consistent with all IDPs, and provide policy direction for the following key items:

- Future land use within the town and how it is intended to be developed;
- Coordination of land use, growth, and infrastructure with adjoining municipalities;
- Policies regarding provision of transportation systems and municipal servicing;
- Guidance on land-use compatibility and regulation near sour gas facilities;
- Policies regarding municipal and school reserve; and
- Policies respecting the protection of agricultural operations.

Municipal Development Plans may additionally address environmental matters, development constraints, financing of municipal infrastructure, municipal programs, financial resources, economic development, conservation reserve, and other programs or matters relating to the physical, social, or economic development of the municipality. Though not required by the MGA, this MDP also provides a link to the municipal Emergency Management Plan to ensure that proactive disaster preparedness and mitigation are integrated and foundational to all planning within the Valley.

This MDP replaces the 2008 MDP and shall be cited as the 2020 Drumheller Municipal Development Plan.

AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

As part of the municipal planning process, the Town may develop more specific Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) to provide detailed direction for smaller areas within the town. ASPs and ARPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phasing. These ASPs and ARPs are subsidiary to the MDP and must be consistent with its policies.

LAND USE BYLAW

The Land Use Bylaw is a regulatory bylaw of the Town, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

CONCEPT PLAN

A Concept Plan is a non-statutory plan, subordinate to an ASP, and may be adopted by bylaw or resolution. Concept Plans provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Concept Plans are meant to be developed within the framework of an ASP.

EMERGENCY MANAGEMENT ACT

The Emergency Management Act (EMA) provides the legislative framework for local and provincial management of emergencies and disasters. Through the powers granted by the EMA, the Local Authority Emergency Management Regulation provides direction on emergency

management roles and responsibilities and the requirements for municipal Emergency Management Plans.

EMERGENCY MANAGEMENT PLANS

A local Emergency Management Plan provides details on a municipality's emergency management program, including preparedness, response, and recovery activities. It must be based on a hazard risk assessment and clearly indicate who is responsible for what in an emergency or disaster. Emergency Management Plans must also identify internal training plans and communication strategies to ensure that staff and the public are prepared.

1.2.2 PLAN INTERPRETATION

The MDP's vision, goals, and objectives will be achieved by implementation of the policies within this Plan. The policies provide direction for decision making within the Valley and how it will grow and develop over the next 30 years.

The following language is used to determine interpretation of the plan:

Shall/will: Shall/will means that a policy is mandatory and must be complied with, without discretion, by administration, developers, Council, Municipal Planning Commission, and any other authority involved in land use and development approvals.

Should: Should is used when a policy is considered best practice that is only waived if there is a significant rationale for an exception being made.

May: May is discretionary, indicating that the Town could enforce the policy given specific circumstances.

1.3 PLANNING PROCESS

In August 2020, a Master Engineering Design and Assessment of Planning Impact was prepared as part of the Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) project. The assessment identified the need for modernization of the Town's two key planning documents: the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB). The assessment determined that the existing plans were out of date, not aligned with the Town's flood resilience priorities, and lacked a clear vision for the future of Drumheller. To address these concerns, Town Council initiated the modernization of the MDP and LUB from summer to winter 2020.

Modernization of the MDP and LUB involved engagement with the public as well as internal and external stakeholders. The project team was guided by a Technical Advisory Committee, made up of community experts, Council representatives, Flood Resiliency and Mitigation Office Representatives, and Town staff. To ensure the new planning documents reflected community aspirations, the project team conducted eight public neighbourhood information sessions, and six targeted stakeholder meetings in fall 2020. Feedback was collected on the first reading draft planning documents and the public hearing was held on October 26, 2020. Additional comments were received by the Town throughout November, and were incorporated into the third reading version of the documents. In total, the project team heard from over 500 people.

1.4 HOW TO USE THE MUNICIPAL DEVELOPMENT PLAN

The Drumheller Municipal Development Plan is made up of two main parts:

Part I – Vision and Context provides the overall introduction, vision, and context for the Valley. It describes the current understanding of our community, where we have come from, and **where we want to be** in 30 years.

Part II- Policies contains the statutory policies of the MDP. It directs municipal priorities relating to flood mitigation, open space, land use, transportation, servicing, and other important Town functions. These policies describe how the Town will **achieve the vision for the Valley**.

FIGURE 2 VIEW SOUTHEAST OF RAYMOND HILL, AUGUST 2020



2 DRUMHELLER'S VISION

The vision sets out the aspirations for future growth and development in Drumheller. All other goals, objectives, and policies work towards achieving this vision.

The future of Drumheller's will be shaped by four key forces: rivers, badlands, existing neighbourhoods, and new growth. By understanding, respecting, and purposefully shaping these forces, the Drumheller's Valley's next chapter will be more prosperous, connected, and resilient.

THE RIVERS

Drumheller owes its existence to its rivers — the Red Deer and the Rosebud — which have been carving the badlands deep into the prairie for thousands of years. These rivers have no intention of giving up their sculptural project — to this day they continue to flow, slowly forming and reforming the Drumheller Valley. The rivers sit at the heart of this Plan, giving shape to its ideas, maps, and policies—they regain their status as the prime authors of the Drumheller Valley. The rivers draw lines that guide infrastructure, recreation, open space, and new development, directing the future of Drumheller and the form of its inhabitation.

THE BADLANDS

At Drumheller, the rivers have crafted a place unlike any other. The badlands, with their dramatic descent from the prairie, their pockets of solitude, and their sun-blasted cliffs, offer a striking and immersive landscape. Drumheller ability to capture the badlands feeling—the sense of losing oneself in time and history—is its signature experience. The future of Drumheller depends critically on maintaining the integrity of the badlands landscape and its vistas — and the experiential quality it provides.

DRUMHELLER'S NEIGHBOURHOODS

Over time, this landscape has been the setting for a rich history of inhabitation. From the earliest Indigenous encampments, to colonial settlement and the age of coal, the resource-rich Valley has been both a protector and a provider. Today, the Town of Drumheller encompasses seven unique neighbourhoods that represent diverse paths through Drumheller's history. These neighbourhoods now must become the anchors of Drumheller's future: grounded in their histories and open to the next chapter of opportunity.

THE OPPORTUNITY

Equipped with its rivers, landscapes, and neighbourhoods, Drumheller is embarking on a bold new chapter in its story. This future will be characterized by: (i) a new river-centric approach; (ii) reduced vulnerability of people, property, environment, and economy; (iii) increased confidence and investment; (iv) improved climate adaptation, and; (v) a renewed recognition that Drumheller is an unmissable and unforgettable part of the Alberta experience.

2.1 VISION

Drumheller is a place to grow and a place to discover.

A PLACE TO GROW

Drumheller will draw new residents, enterprise, and investment, enriching the region and unearthing its remarkable potential. Securing investment at a foundational level, the Valley will be equipped with a purposeful flood protection system and flood-smart growth, ensuring that new and existing development is attractive, financeable, and insurable. At the same time, the river will take on a renewed focus as a key regional amenity, unlocking new recreational opportunities and value. Drumheller's river, landscape, and unique neighbourhoods will anchor future growth, providing a wide range of choices and ensuring Drumheller retains a dynamic connection to its history.

A PLACE TO DISCOVER

Drumheller will leverage its dramatic river landscape, deep history, and unique neighbourhoods to become an unmissable part of the Albertan Experience. The rivers, at the heart of Drumheller, will anchor a regional network of pathways and trails that weave together Drumheller's amenities, prompting exploration and unlocking a world of unscripted adventure. Trails, gathering places, and bridges will articulate this network, providing functional loops, opportunities for storytelling, and virtually endless exploration potential. Visitors will be drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax.

2.2 GOALS AND OBJECTIVES

The goals and objectives provide further direction on how the MDP will achieve the vision of being a place to grow and a place to discover. There are six MDP goals which set out at a high level priorities for the life of this Plan. The objectives provide further detail on how to achieve each of the Plan goals. The goals and objectives informed the development of the policies provided in Part 2 of the Plan.

1. Implement a comprehensive and adaptive flood mitigation strategy.

Drumheller's neighbourhoods remain vulnerable to flooding. Without adequate emergency response, structural measures, and regulatory action, people and property will remain at risk of catastrophic damage. A comprehensive and adaptive mitigation strategy will help Drumheller remain insurable, financeable, and attractive to investment.

- A. Create an adaptive system of structural measures to protect critical Town assets and development and respond to a changing climate.
- B. Implement a flood overlay system within the Land Use Bylaw to ensure all new development is resilient and responsive to Drumheller's rivers.
- C. Plan the retreat of development in areas with an unacceptably high level of flood hazard risk.

2. Develop a world-class open space and trails system throughout Drumheller that links landscapes, neighbourhoods, amenities, and major destinations, setting the stage for unscripted adventure.

Drumheller is rich in amenity but lacking in connective tissue. A comprehensive, well-connected trail system will unlock a new world of opportunity for both residents and visitors, providing new destinations, enriching growth, and supporting a new sector of enterprise.

- A. Promote the Red Deer River as the primary pathway through Drumheller.
- B. Identify, protect, and restore the function of the rivers, riparian land, and areas with high ecological and cultural value.
- C. Expand and connect a network of recreational opportunities and valley-wide network of trails that align with key destinations, contribute to environmental protection priorities, and leverage flood mitigation infrastructure.
- D. Comprehensively program the Drumheller Badlands Parks Trail System to celebrate the diverse history and stories of Drumheller and create a cohesive Drumheller experience that educates locals and visitors in flood mitigation and climate adaptation.

3. Support the growth of complete, sustainable neighbourhoods that enhance the diversity and livability of Drumheller.

There are growing demands for neighbourhoods and homes that are sustainable, affordable, and support a wide range of residents. Drumheller has a strong opportunity to provide innovative responses to these demands that stand out from conventional approaches.

- A. Direct infill growth within existing/established neighbourhoods, in alignment with flood protection priorities.
- B. Support a diverse mix of housing forms and compatible commercial and employment uses within all neighbourhoods.
- C. Ensure the fiscally responsible provision and expansion of municipal services and minimize infrastructure life-cycle costs.

4. Conserve and enhance the uniqueness of neighbourhoods in Drumheller as an integral part of Drumheller experience.

Drumheller Valley's unique neighbourhoods are a tremendous asset. They have the capacity to provide a network of diverse options, experiences, and histories.

- A. Enhance Downtown Drumheller's role as the centre of public life and visitor experience in Drumheller.

- B. Enable unique form and uses within neighbourhoods through the implementation of specific Land Use Bylaw overlay regulations.
- C. Establish mechanisms for the conservation and celebration of historic resources.
- D. Showcase the unique character of neighbourhoods through the design and programming of public spaces and the Drumheller Badlands Parks Trail System.

5. Enhance Valley-wide transportation systems to expand the reach and diversity of mobility options, providing a range of robust options for travelling within Drumheller.

Few places can rival Drumheller's dramatic sense of arrival. The descent from the prairie into the badlands provides a memorable experience of anticipation, immersion, and departure. This experience should be protected and celebrated among a broad range of modes, including better regional links.

- A. Enhance and protect the experience of a sense of arrival upon entering Drumheller at key road access points.
- B. Increase the modal share of active and alternative transportation.
- C. Support the development of regional transportation connections to Drumheller.

6. Leverage Drumheller's tourism and recreation industries and local talent to grow and diversify the economy.

Drumheller already hosts an enviable collection of attractions that draw a tremendous number of visitors every year. There is a strong opportunity to better leverage this profile to the benefit of Drumheller's residents and enterprise.

- A. Curate the overall visitor experience of Drumheller through coordinated branding, wayfinding, and storytelling.
- B. Support the continued growth of tourism, recreation, and entertainment industries.
- C. Foster local business retention and expansion by creating incentives and reducing barriers to business development.
- D. Diversify the economy by supporting the expansion of specialized manufacturing, high-tech, and other industries.

3 THE RIVERS

The Red Deer River is the primary architect of the Drumheller Valley. Its waters, and all those flowing toward it, have etched the valley deep into the open prairies over thousands of years. Each year, water and weather continue to erode and carve the gullies, coulees, and hoodoos that make up the extraordinary landscapes of the Drumheller badlands. This weathering and carving also uncovers many layers of natural and human history present here. From the times when dinosaurs walked the earth, to when the first peoples discovered the lush valley below the plains, the river has provided a place to grow and thrive. Today, it continues to serve this role, feeding the many natural and human systems within the valley and the stories that make Drumheller the incredible place it is today.

As the creator of the valley landscape, the river also has an integral part to play in our way of life today and growth of our community. Because the river is the source of water, food, and transportation, its riverbanks have historically been an attractive place to settle and an immense aesthetic and recreational asset. However, throughout the year, the flow rate and level of the Red Deer River changes significantly, often within a very short period of time. In the past, this has caused the river to flood its banks. Flooding has had devastating impacts on our neighbourhoods and infrastructure. With a changing climate and increasingly severe weather events, flooding will continue to be a critical piece of Drumheller's identity, and a critical variable to which all future development must respond and adapt.

Drumheller is a flood community. This MDP acknowledges this fundamental premise, and the need to change the channel on how we plan for and respond to flood risk. A healthy respect for the river and its tributaries means making room for the river, balancing the growth of existing communities, and leveraging new opportunities for growth.

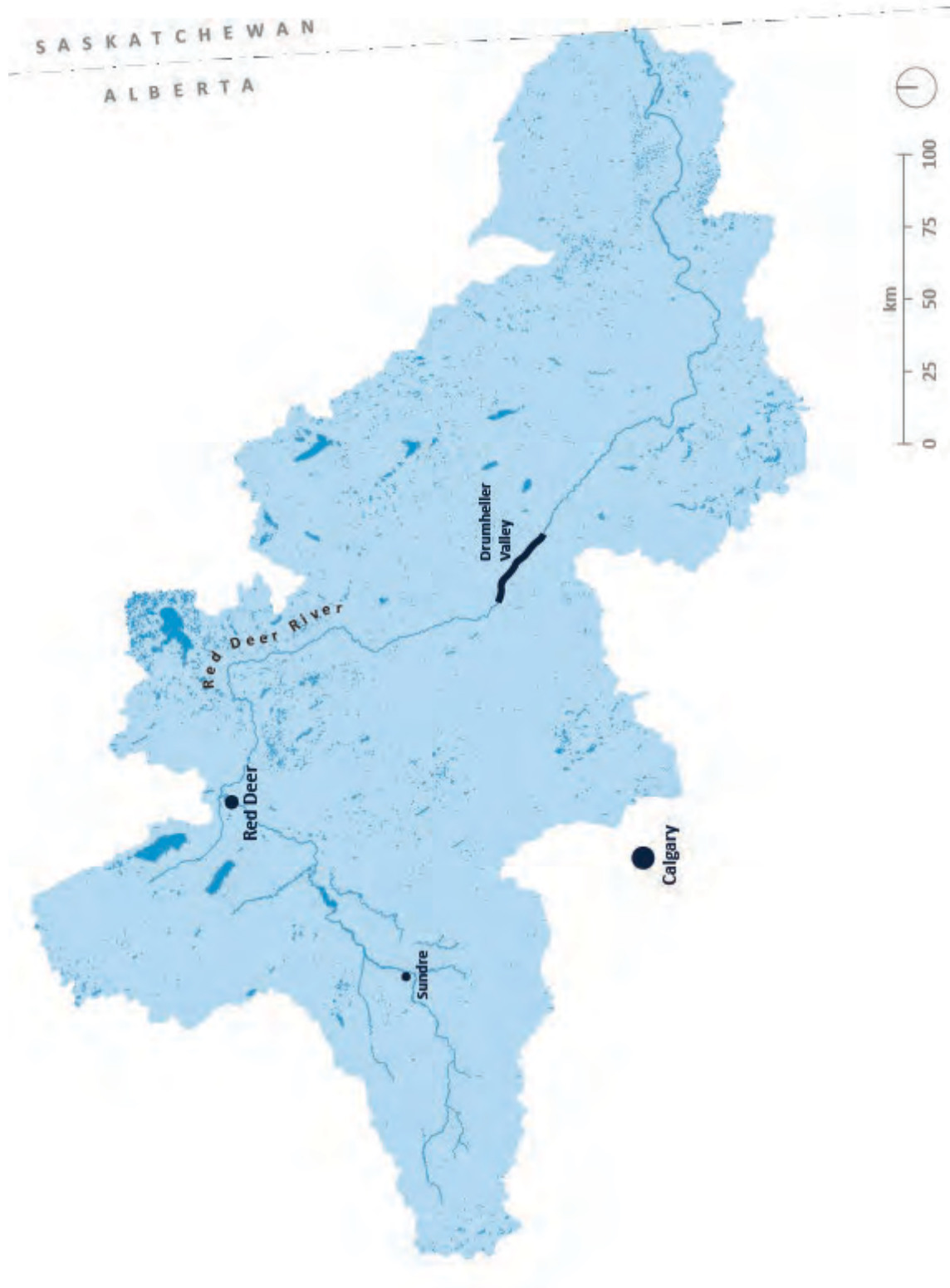
3.1 DRUMHELLER: A FLOOD COMMUNITY

Flood mitigation strategies must be based on a thorough understanding of the waterways that flow through the community. The following section discusses the current flood context of Drumheller, setting the stage for the next chapter of valley development that re-imagines the town's relationship to its rivers and embeds flood resiliency in the DNA of all Town decision making.

3.1.1 DRUMHELLER'S RIVERS

The Red Deer River is the primary waterway that flows through Drumheller. The river has many tributaries in the Drumheller region, including rivers, creeks and smaller drainage channels (Figure 3: Red Deer River Watershed). The stormwater system in Drumheller also discharges into the Red Deer River. This section provides an overview of the three waterways in Drumheller that cause the greatest flooding impact on the Town: the Red Deer River, the Rosebud River and Michichi Creek.

FIGURE 3: RED DEER RIVER WATERSHED



RED DEER RIVER

The Red Deer River is a major tributary of the South Saskatchewan River, which is part of the larger Saskatchewan-Nelson system that flows into the Hudson Bay. It originates on the eastern slopes of the Canadian Rockies and flows east, passing through the Foothills, Boreal Forest, Parkland and Grassland Natural Regions. The river supports a variety of natural systems, including vegetation and wildlife in the Northern Fescue Natural subregion in which Drumheller is situated.¹ The total length of the river is 724 km with an effective drainage area of 32,400 km².² Characteristics of the basin vary significantly from the headwaters in the Rocky Mountains to the prairies in the west. Sub-basins of the Red Deer River Basin include: the Headwaters Red Deer Basin, Blindman Basin, Little Red Deer Basin, Tail Basin, Rosebud Basin, Michichi Basin, Bullpound Basin, Matzhiwin Basin, Berry Basin and the Blood Indian Basin.³

The Red Deer River flow regime can be described as a near natural condition through much of the basin because it is less developed than other rivers in the area.⁴ The Red Deer River has an effective drainage area of 19,200 km² at the Town of Drumheller and has its headwaters in the Rocky Mountains by the Drummond Glacier within Banff National Park.⁵ The catchment area upstream of the Dickson Dam is 5,594 km².⁶ Over 50 percent of the total water yield in the Red Deer River originates in this area upstream of the Dickson Dam.⁷ Given the size and water yield of the catchment area upstream of the Dickson Dam, the river is subject to rapid changes in flow upstream of the Dickson Dam.⁸ The river flows in communities downstream of the Dam, including Drumheller, are more regulated. The river channel through Drumheller is confined by low terraces, alluvial fans, or valley walls and is relatively shallow. The river is sinuous with occasional islands and side bars and areas of fragmented shrub and forest growth.⁹

The character and flow of the river changes through the seasons and is highly dependent on climatic conditions. River flow is described here in terms of flow rates, which is measured in cubic metres per second (cms). This measures the volume of water (in cubic metres) passing through a specific location on the river in a one second time frame. In Drumheller, the flow rate that the Red Deer River channel can typically hold without overtopping the natural riverbank (the bankfull discharge) is about 1,000 cms.¹⁰ In major storm events, the flow rate in Drumheller tends to increase above the 1,000 cms level, which results in localized flooding. An example of this is the 2005 flood, when the water reached 1450 cms. The Dickson Dam aids in regulating

¹ Alberta Parks (2015). Natural Regions and Subregions of Alberta: A Framework for Alberta's Parks. Alberta Tourism, Parks and Recreation. Edmonton, Alberta. 72pp.

² Stantec (2014). Red Deer River Basin Flood Mitigation Study.

³ Ibid.

⁴ Ibid.

⁵ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

⁶ Stantec (2014) supra note 2.

⁷ Ibid.

⁸ Ibid.

⁹ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹⁰ Ibid.

river flow during these events by storing water in a reservoir and releasing it over a longer time period, thereby reducing the peak flows.¹¹

The largest floods in the Red Deer River Valley generally occur between May and August.¹² Discharge volumes peak in June and July, which is generally caused by the combination of snowmelt runoff with precipitation from major storms in the foothills region.¹³ Heavy rainfall was a major contributor to both the 2005 and 2013 floods. In addition to snowmelt and precipitation, ice jams and debris have contributed to localized flooding throughout the basin, but to a lesser degree. Creeks carrying snowmelt have also been known to flood when freshet water flows on top of the frozen surface of the Red Deer River, resulting in a back-up of water into communities along the bank.¹⁴

ROSEBUD RIVER AND MICHICHI CREEK

The Rosebud River and Michichi Creek are two major tributaries that join the Red Deer River in Drumheller. They contribute to the flood story in Drumheller, but their character and flows are regulated by different factors and hydrological events than those affecting the Red Deer River, mainly due to their smaller catchment size and aspect.¹⁵

The Rosebud River flows from the west through a valley that is over 100 m deep. The river channel has a riffle and pool sequence with occasional rapids, and the area where the Rosebud meets the Red Deer River is densely vegetated with willows, grasses and shrubs.¹⁶ The largest floods in the Rosebud River generally occur between late-March and early-April. Flooding in the Rosebud is typically a result of high amounts of snowmelt, with ice jams occasionally contributing to high water levels and velocities along the river.¹⁷

Michichi Creek flows south through Starland County and discharges into the Red Deer River northwest of Downtown Drumheller. Over one kilometre of the creek was channelized in 1951 near Highway 9, while the lower portion of the creek near its mouth was channelized in 2001 as part of the dike construction. For the most part, the dike slopes in this location are densely vegetated with grass and willows.¹⁸

3.1.2 A HISTORY OF FLOODING

The Red Deer River Basin has experienced flooding for thousands of years. The earliest recorded flood in the Drumheller area dates back to 1901¹⁹, coinciding with early industrial and post-industrial development along the Red Deer River in the early 1900's. Table 1 identifies major flooding events on the Red Deer River that have occurred in the Drumheller region, presented in increasing order of severity.

¹¹ Stantec (2014) supra note 2.

¹² Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹³ Ibid.

¹⁴ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

¹⁵ Matrix Solutions Inc (2007) supra note 12.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

TABLE 1 MAJOR RED DEER RIVER FLOODS IN DRUMHELLER SINCE 1900²⁰

Year/ date	Maximum volume of flow in cms	Cause	Examples of Impacts
1928	1030 cms		
1923 - June 3	1,130 cms	Rainfall	No flood damage to most communities.
1932 - June 4	1,188 cms		
1929	1210 cms		
2013 June 21	1322 cms	Rain on snowmelt	State of Local Emergency was declared but due to Drumheller's proactive response and preparation very little damage occurred in the town.
1952 - June 25	approximately 1,360 cms	Heavy rainfall	Flooding in Midlandvale and Newcastle, 25 houses evacuated.
2005 - June 21	1,450 cms	Rain on snowmelt	3200 residents were evacuated. As a result of the permanent and temporary diking, only 85 homes were damaged. Some sewers were inoperable due to flooding of several lift station.
1948 - Apr 21	Water back up resulted in inconsistent data.	Recurring ice jams on the Red Deer River from Nacmine to East Coulee and on the Rosebud River and Michichi Creek	2,000 people evacuated in Wayne, Midlandvale, East Coulee, Star Mine, and Drumheller. 100 families were evacuated from North Drumheller. Residents remember that some people lost everything they owned in the 1948 flood. Water was estimated to be 21' above normal levels
1954 - Aug 27	approximately 1,530 cms	Rainfall.	Midlandvale and Newcastle flooded. Many families were evacuated in Drumheller including everyone from the lower flats.
1915 - June 28	approximately 2,020 cms	High rainfall	Midlandvale and Newcastle severely flooded; Nacmine, Drumheller, Rosedale and Cambria had minor flooding in the low-lying sections near the river.
1901	Measuring devices not in place.		Reported to be as large, or larger than, the 1915 flood.

²⁰ Source: Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

Early development in Drumheller, which was supported by natural resource extraction and proximity to the river, among other factors, consisted of mining towns and residential neighbourhoods located along the Red Deer River and its tributaries. Because development has historically occurred in flood-prone areas, flood mitigation has been a consideration in the Drumheller Valley for over 100 years. When the railway entered the Valley in 1911, railway engineers referenced demarcations and debris in the landscape to ensure the rail line was constructed outside the area recently impacted by flooding. After the 1915 flood, much of the Town's infrastructure, including the rail line, roadways and bridges, were constructed on embankments or located outside the impacted flood areas. The historic stone flood wall located in Downtown Drumheller, much of which has now been removed, was also constructed after 1915.

Even with early flood mitigation infrastructure in place, floods continued to impact neighbourhoods located near waterways in Drumheller. In the 1970s, flood mitigation options on the Red Deer River were studied by Alberta Environment's Planning Division. A 1977 study by the Alberta Environment Conservation Authority (AECA) emphasized the importance of zoning regulations to protect residents and infrastructure in the Red Deer River Valley.²¹ In the same year, a study conceptualized a series of dikes throughout various Drumheller neighbourhoods in combination with upstream storage to reduce flooding impacts on the community.²²

The construction of the Dickson Dam and the creation of Gleniffer Lake occurred between 1979 and 1984. The Dam was constructed in response to the accelerated development in the Red Deer River Basin in the 1950s and the need to regulate river flow in both dry seasons and high flow events. The operation of the Dam ensures minimum in-stream flow needs are maintained during drought conditions. During high flow events, the Dam also attenuates peak river flows by storing water in the reservoir. The operation of the Dickson Dam has significantly reduced peak flow rates, water levels and associated flood damage in the Town of Drumheller.²³

The consolidation of the Municipal Government Act and the Planning Act in the early 1990's changed the subdivision and development approval process in Alberta, making it easier to develop in flood-prone areas.²⁴ However, the Provincial response during this time was to increase flood mitigation measures in Drumheller. More extensive dike systems were built in the 1980's and early 2000's to protect residential and industrial areas, especially in Midland, Newcastle, North Drumheller, Rosedale, East Coulee and Drumheller.

While recent flood impacts have been reduced by flow regulation at the Dickson Dam and proactive emergency response and preparation, flooding continues to impact neighbourhoods in Drumheller, resulting in social and financial hardships for the community. Work still needs to be done to protect existing neighbourhoods along the river and ensure safe, resilient development in the future.

²¹ Klohn Leonoff Consultants LTD. for the Environment Planning Division Alberta Environment (1977). Flood Protection in Drumheller Valley Dam at Site 6 Red Deer River.

²² Alberta WaterSmart Water Management Solutions (2014). Red Deer River: Historical Flood and Drought Mitigation Solutions. Retrieved from: <https://albertawater.com/historical-review-of-flood-detention-and-diversion-sites/red-deer-river-historical-report>.

²³ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

²⁴ Ibid.

3.1.3 A CHANGING CLIMATE

The hydrological network in and around Drumheller is a complex system, and flooding in the Red Deer River Basin is influenced by many factors. Our changing climate is one factor that presents several unknowns in relation to future flooding impacts. Studies and trends point to the likelihood of more intense rainfall events throughout Canada due to the changing climate.²⁵ While there is potential for an increased frequency of floods along the Red Deer River and its tributaries due to greater storm events, it is also likely that drought frequencies will increase in the prairies. Drumheller may see both increased water scarcity in the coming years as a result of rising temperatures and evapotranspiration and increase in flood frequency and severity.²⁶ The impacts of a changing climate on Drumheller cannot be fully known. For this reason, it is important to implement adaptive and proactive flood mitigation solutions that will protect existing neighbourhoods and create a more sustainable, resilient community in the future.

3.1.4 ADAPTIVE, MULTI-BARRIER APPROACH

The most effective approach to flood mitigation is an integrated multi-barrier approach. A multi-barrier approach involves using a combination of communications and engagement (to warn and educate residents), land use planning considerations and regulations, the provision of structural mitigation measures, and emergency management systems for response and recovery. Structural mitigation measures include dams, dikes and erosion protection. An effective multiple-barrier approach also involves cooperation and integration of various levels of government, and supports mitigation at scales from individual property owner preparedness to large municipal flood infrastructure projects.

A Provincial Flood Recovery Task Force was established in response to the 2013 floods which had a significant impact on many Alberta communities. The Task Force identifies the following key elements of flood mitigation that should be included in a multi-barrier approach:

- Overall watershed management;
- Flood modelling, prediction, and warning systems;
- Flood risk management policies;
- Water management and mitigation infrastructure;
- Erosion control;
- Local mitigation initiatives; and
- Individual mitigation measures for homes.

The right balance of structural and non-structural solutions as part of a multi-barrier approach reduces the risk of basin-wide flooding.

As indicated in the multi-barrier protection diagram (Figure 4 Adaptive, Multi-Barrier Approach), the adaptive system is the responsibility of the Municipality, bridging between the immediate

²⁵ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

²⁶ Ibid.

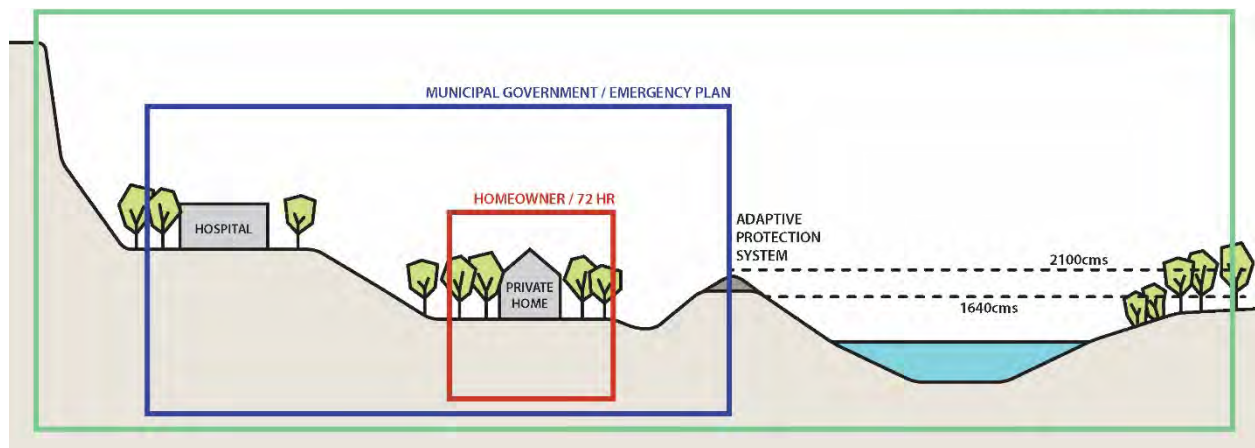
response of the homeowner, and the broader mitigation responsibilities of the Provincial and Federal governments.

An adaptive approach recognizes that floods are unpredictable. The most severe floods are also the most rare, which means that the most extensive and intrusive protective measures end up seeing the least use. The creation of an adaptive system avoids waste by constructing measures that can be quickly raised in response to given flow rates. This means that over the long periods where there is no flooding, measures are less expensive and less intrusive. When floods do occur, the adaptive system allows rapid deployment of temporary measures (e.g. piling dirt or sand bags on top of a smaller berm or next to a shorter flood wall). An adaptive system provides the best long-term protection and short-term cost and intrusion.

Making berms adaptable means they can typically be built to lower elevations. It also means that the berm tops need to be wider, so that they can accept sufficient material and be used as haul routes when the barrier is being raised.

Having flat, wide berm tops enables the adaptive system, but it also unlocks other potentials to leverage flood measures for public trails and open space. There is a strong synergy here between the first two goals of the MDP: protection and connection. By integrating new public connections on structural flood measures, Drumheller can realize two of its highest aspirations, and reinvent the way people relate to the river.

FIGURE 4 ADAPTIVE, MULTI-BARRIER APPROACH



3.1.5 PROVINCIAL FLOOD REGULATION

Flood mitigation in Alberta is a responsibility primarily shared between provincial and municipal governments, with the Province providing certain powers to municipalities for mitigation. The Emergency Management Act directs overall emergency management priorities and requirements in the Province, including a requirement for all municipalities to maintain an Emergency Management Plan. These plans primarily focus on emergency response and recovery. Greater preventative flood mitigation powers come from the Municipal Government

Act, which enables municipalities to create plans directing future growth and land use in the interest of public safety and wellbeing.

The Province currently provides mapping of the Provincial Floodway and Flood Fringe to help municipalities define and control development in the flood plain (Figure 5 - Provincial Floodway and Flood Fringe). It is recommended that no new development is allowed in the Floodway, and that development is restricted and subject to additional development conditions in the Flood Fringe. Significant areas of the Town of Drumheller's existing development are within the Provincial Floodway, requiring a more nuanced approach to flood mitigation that considers existing and forthcoming structural mitigation measures.

3.1.6 MUNICIPAL FLOOD PROGRAM

The Town of Drumheller recognizes that a multi-barrier, adaptive approach must be used at a municipal level of planning. In November 2019, the Drumheller Council approved Bylaw 15.19, which established the Drumheller Resiliency and Flood Mitigation Office to develop strategies to protect residents and properties from loss or injury resulting from flooding. A key component of the Flood Mitigation Office's approach is the establishment of an integrated Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS). As a phased program that covers 100-km of riverbank, the DFMCAS mandate includes:

- making room for the river;
- reinforcing existing structural measures such as berms and dikes;
- building an adaptive system to protect the community into the 22nd century; and
- updating the municipal emergency plan.

This adaptive approach began with identifying the principles and targets that give priority and shape to the system. Drumheller has made the decision to depart from the return-period flood hazard model (i.e. 1:100 flood), in favour of an adaptive flow-rate model (i.e. 1850 and 2100 cubic metres/second). Instead of defining a single event intensity, an adaptive flow-rate model defines a range of potential flow rates. It then establishes responsive structural measures that allow the system to physically adapt to floods within this range. Among many advantages, this approach benefits Drumheller by reducing the intrusiveness of flood protection measures during non-flooding periods. The Town of Drumheller has identified two key flow rates for their system: 1850 and 2100 cms. These two flow rates capture a range of flooding scenarios, setting the adaptive system's extents. With the presence of the upstream Dickson Dam, Drumheller has the unique advantage of up to 3 days (72 hours) notice of impending flood flows (for the rain on alpine snow derived floods), providing time for the adaptive system to be deployed.

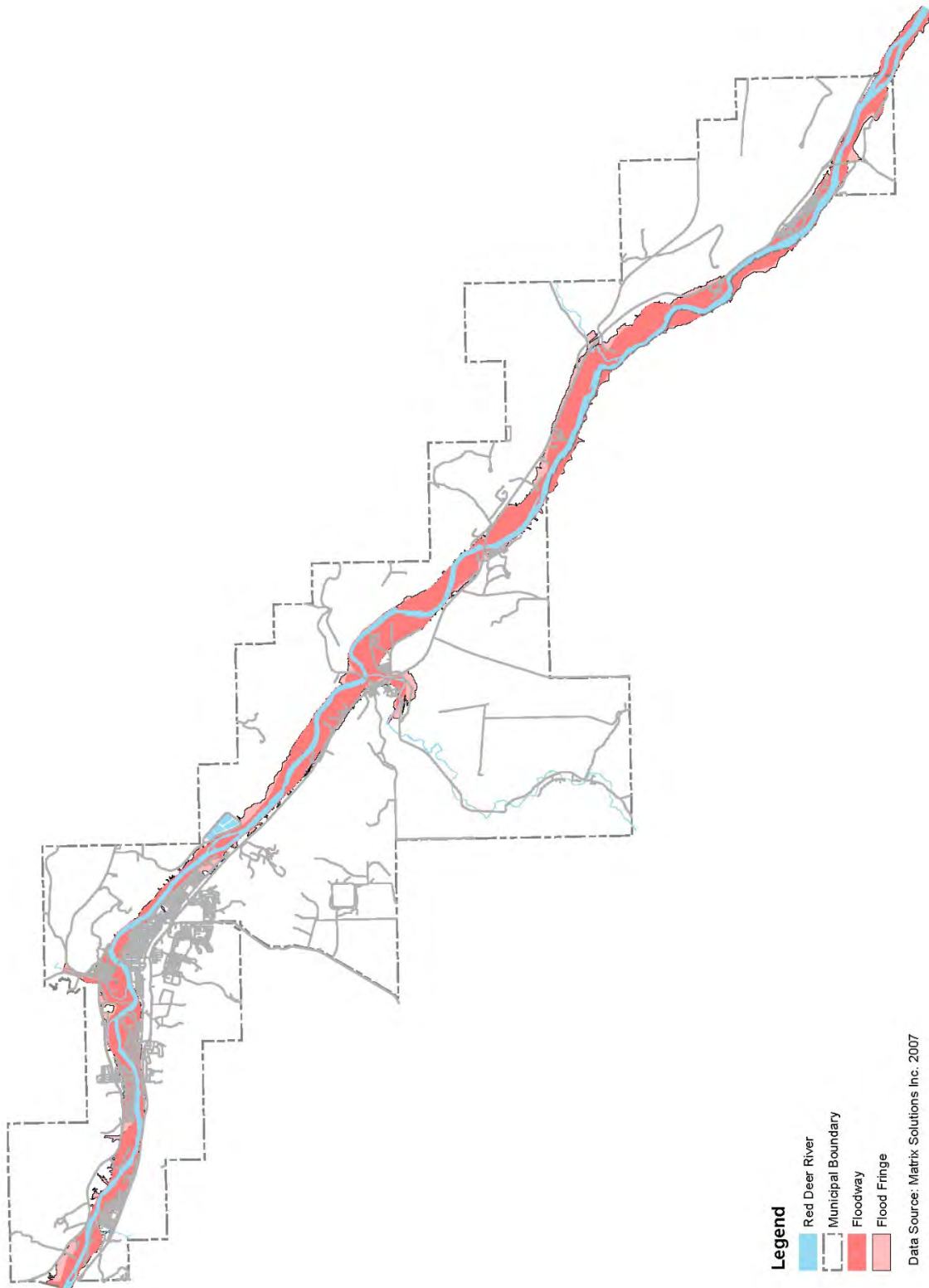
The typical dike cross section is planned to be at least 6 m wide (at the top), with 3:1 horizontal to vertical side slopes, built to a minimum of 1,640 cms, with an adaptable plan to have safe zones, strategic evacuations and rapidly increase dike heights on an emergency response basis for floods in excess of those up to 1850 cms.

Appropriate freeboard must be considered and included in the various flood levels and required dike heights. Freeboard is the additional height above the predicted flood level. An industry acceptable freeboard would typically be between 0.5 m and 1.0 m at the detailed engineering stage. For reference, The City of Calgary uses 0.5 m of freeboard, the Town of High River uses

1.0 m of freeboard, and the BC Dike Design and Construction Guide: Best Management Practices suggests 0.6 m of freeboard. The Town of Drumheller has selected 0.75 m as the minimum freeboard to be included in required dike heights. It is important to understand that this freeboard is provided to account for various uncertainties relative to actual ground elevations and digital elevation modelling, hydraulic modelling, flood forecasts, debris, localized river levels, dike settlements, and other uncertainties.

In coordination with local emergency planning and new development policy, the DFMCAS program will be carried out through 2024, helping to increase flood protection and resiliency in Drumheller.

FIGURE 5 - PROVINCIAL FLOODWAY AND FLOOD FRINGE



3.2 CHANGING THE CHANNEL

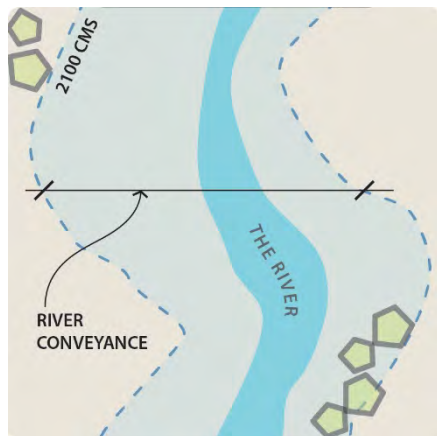
For Drumheller to change the channel and truly integrate into its DNA its identity as a flood community, the rivers must be placed at the very core of the Town’s planning thinking. Integrating a robust engineering and design basis centred around channel conveyance capacity, adaptive structural measures, and smart growth areas into the MDP will ensure that this understanding of Drumheller’s rivers is carried forward. All subsidiary plans and regulations, including the Land Use Bylaw, Transportation Master Plans, and Area Structure Plans, must align with this intent.

The MDP integrates the following flood mitigation priorities into the goals, objectives, and policies of this Plan:

- Define channel conveyance capacity – Know your flow
- Increase conveyance capacity – Make room for the river
- Reduce flood risk to existing property – Make existing development safer
- Direct growth to areas with lowest flood risk – Smart new growth
- Integrate flood mitigation with recreation priorities – Celebrate our relationship with the river

Embedding these flood mitigation priorities in the MDP will allow the Town to better protect current and future residents of Drumheller from the impacts of flooding, increasing the Town’s overall flood resiliency and confidence for new growth and investment. The MDP also sets the groundwork for the development of a connective transportation and recreational network along the river and its tributaries, which will create opportunities for new investment, sustainable lifestyles, and unscripted adventure.

3.2.1 KNOW YOUR FLOW



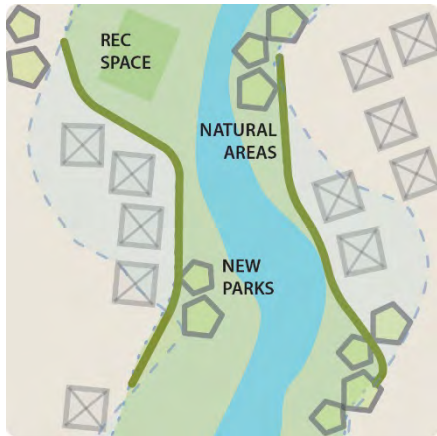
River conveyance capacity must be defined and incorporated into all flood mitigation decisions.

A river-centric approach begins with identifying and understanding the conveyance capacity of the river. Mapping river conveyance capacity

identifies how much space the river will need during different flow rates or flood events. Figure 6 Red Deer River Conveyance (1850 CMS + 0.75 M Freeboard) shows the space the river needs when it flows at a 1850 cms flow rate (including 0.75 m of freeboard), a possible flood scenario.

As shown on Figure 7 Existing Development in conflict with river Conveyance (1850 cms) there are many existing properties within this conveyance area. These properties are most at-risk to a future flood event at this flow rate. Understanding the conveyance capacity needs of the river allows the Town to both determine where the river should be given more space to flow to reduce downstream impacts, and where existing development should be protected.

3.2.2 MAKE ROOM FOR THE RIVERS



The river and all water bodies must be given adequate room to flow and retain their natural functions and amenity. Conveyance capacity should not be encroached on by development, which will be defined by established flow rates.

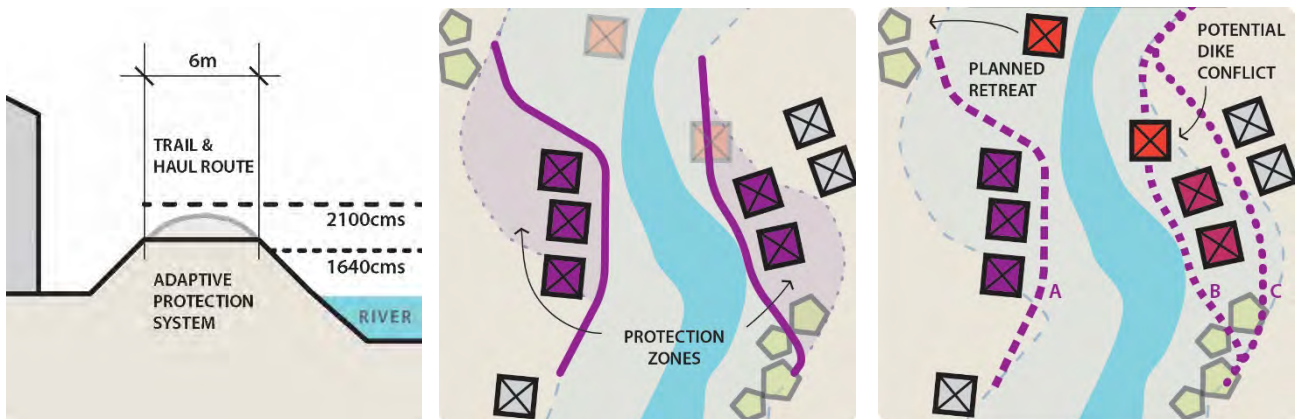
Once defined, conveyance capacity of the rivers should be protected whenever possible. Giving the river space reduces flood risk to development, provides ecological benefits, as well as increases amenity and recreational opportunity for Valley residents.

The conveyance zone is a critical component of the badlands ecology, providing movement and habitat for a wide range of plant and animal species. It also offers regulating functions, helping sequester carbon, filter and manage water, support pollinators, and produce micro-climates important to the region’s biodiversity. It is a critical factor in the region’s ability to adapt to a changing climate.

From a human perspective, the conveyance zone is a setting for recreation and a place to appreciate the river’s natural beauty. For much of the time, the conveyance zones are not actively inundated with water, opening them up to a range of opportunities for low-impact use. For this reason, the conveyance zone forms the spine of the Drumheller Badlands Parks Trail System.

3.2.3 MAKE EXISTING DEVELOPMENT SAFER

Existing development must be made safer and more resilient to flooding through mitigation, including structural measures where feasible.



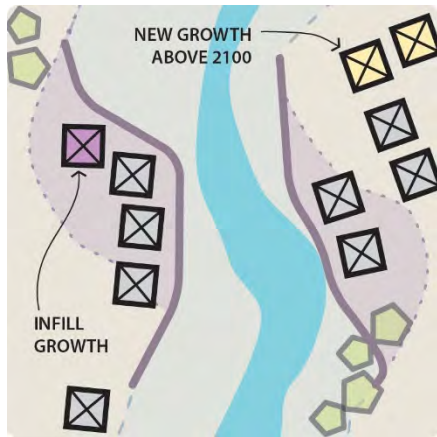
In places where there is conflict between flow and existing development, the Town can either increase resiliency of existing development through the provision of adaptive structural measures or remove development. These measures have the effect of increasing protection for existing development, effectively removing them from the conveyance zone of the river. Where these structural measures go is dependent on leaving enough room for the river conveyance, overall cost, viability, and other spatial requirements. Environmental factors and the protection of significant landscapes and cultural heritage should also be considered in the alignment, planning, and construction of structural measures.

Structural measures create a 'Protected Zone' between the river and System 2100, providing enhanced access to finance and insurance for existing properties as Drumheller gradually grows out of the river. Figure 8 - Proposed Structural Measures, shows at a high level where structural measures will be implemented in existing neighbourhoods. These structural measures will need to be built to protect to a minimum flow rate of 1,640 cms plus a freeboard of 0.75 metres to account for challenging topography or uncertainty. These structural measures must also have built in adaptability, to allow for deployment of temporary measures to raise the height of the structure during a large flood event. To enable this adaptability, structural measures in Drumheller will need to be at least six metres wide at the top, to allow their use as a haul route for additional material. Creating an adaptive system ensures that structural measures are less intrusive and typically low-profile for the majority of the year, but are still able to provide an added layer of flood protection when needed.

Adjusting the conveyance capacity of the rivers through structural measures can have impacts on the form and flow of the river, which can in turn affect flood levels. Constraining or hardening of the riverbanks can lead to the river altering or adjusting its natural course and this can lead to altering flood levels and associated dike heights. Localized impacts of restricting channel conveyance include increased water levels locally and upstream, increased velocities, and potential re-direction of river flows. Taking into account these interactions for anticipating river behaviour in a flood event and long-term stability is an important consideration when planning and designing structural measures.

The protection zone is only suitable for limited infill growth that requires additional construction and elevation considerations. Structural measures add a level of protection, but a level of risk remains even for the protected areas. This is why future growth will be focused in growth areas outside of the river conveyance zone, beyond System 2100.

3.2.4 SMART NEW GROWTH



All new growth must be focused in areas that are safest from flooding and other hazards. Promoting safe new growth areas will help to invite new investment and build confidence for those wishing to develop in Drumheller.

Drumheller will grow in two key ways: through minor infill in protected areas, and in new growth areas. Infill growth is an important part of the evolution of existing neighbourhoods, but it has limited capability to achieve a long-term flood-safe vision. Although protected by structural measures, these areas remain at higher risk for flooding.

Drumheller's best opportunity for new growth and development is tucked between the badland slopes, above the conveyance zone of the river. These areas provide serviceable, attractive zones for new development. They will be the start of a new chapter of growth for Drumheller.

Figure 9 Potential Growth Areas (above 2100 cms) indicates a selection of growth areas, shown in the context of the conveyance and protection zones.

FIGURE 6 RED DEER RIVER CONVEYANCE (1850 CMS + 0.75 M FREEBOARD)

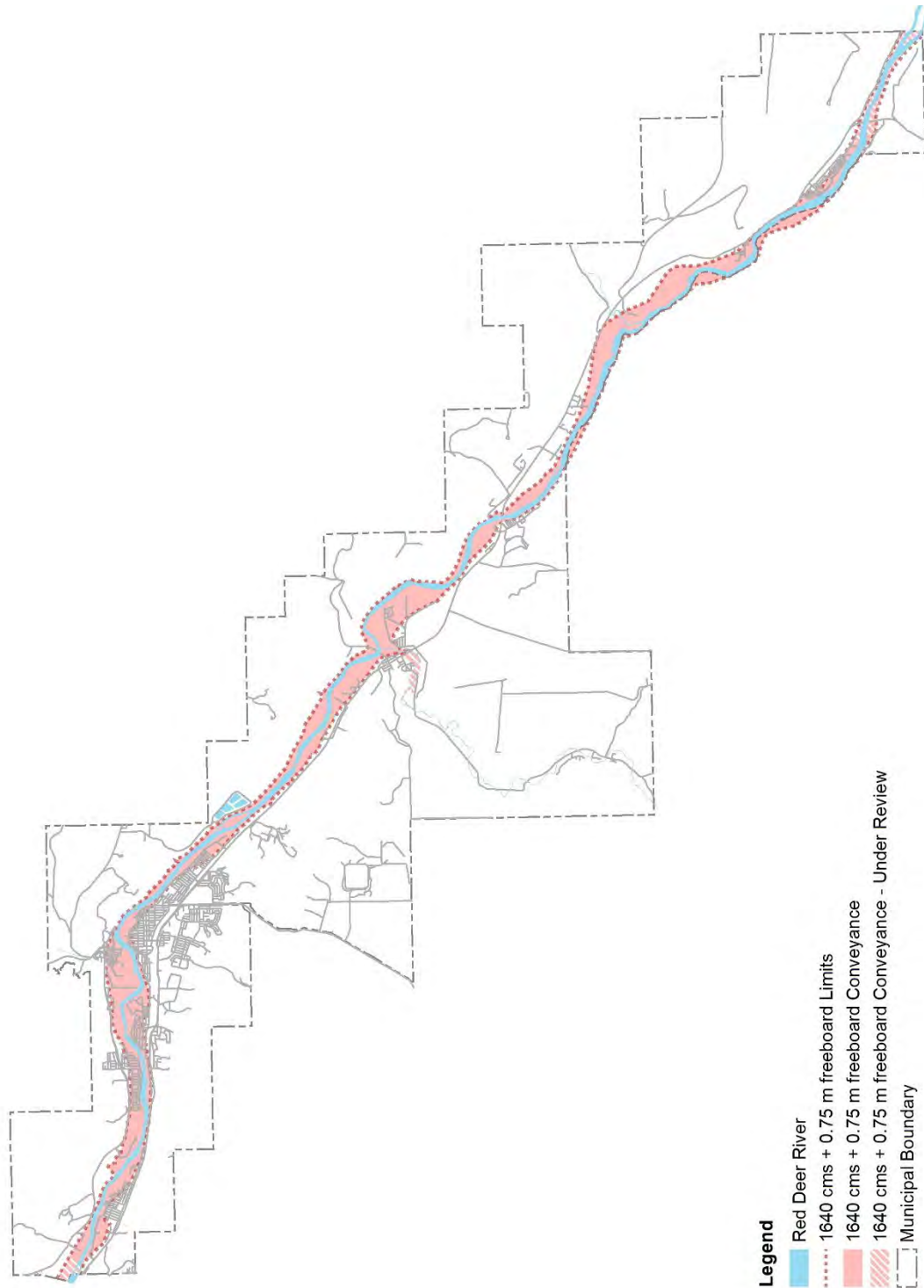


FIGURE 7 EXISTING DEVELOPMENT IN CONFLICT WITH RIVER CONVEYANCE (1850 CMS)

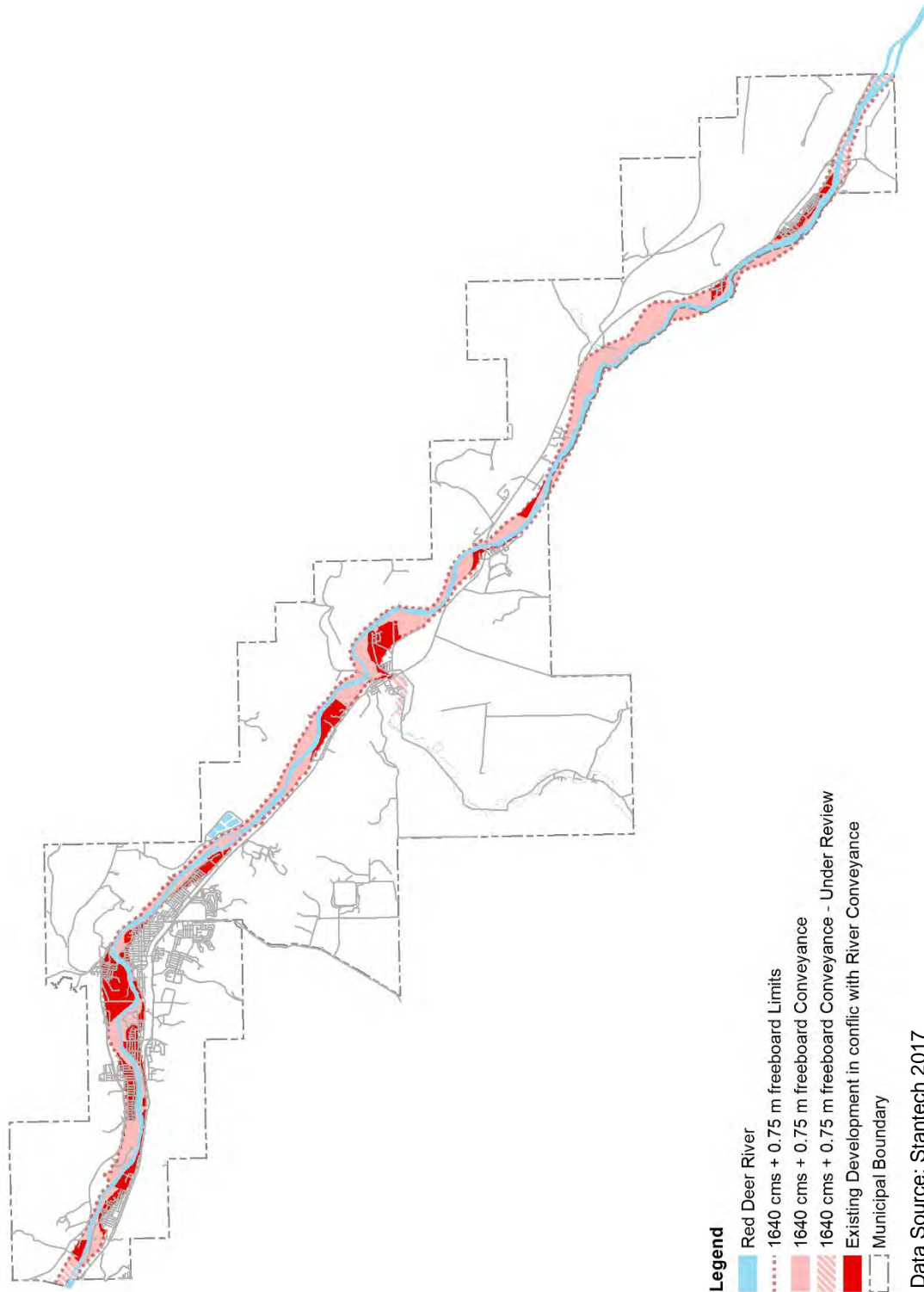


FIGURE 8 - PROPOSED STRUCTURAL MEASURES

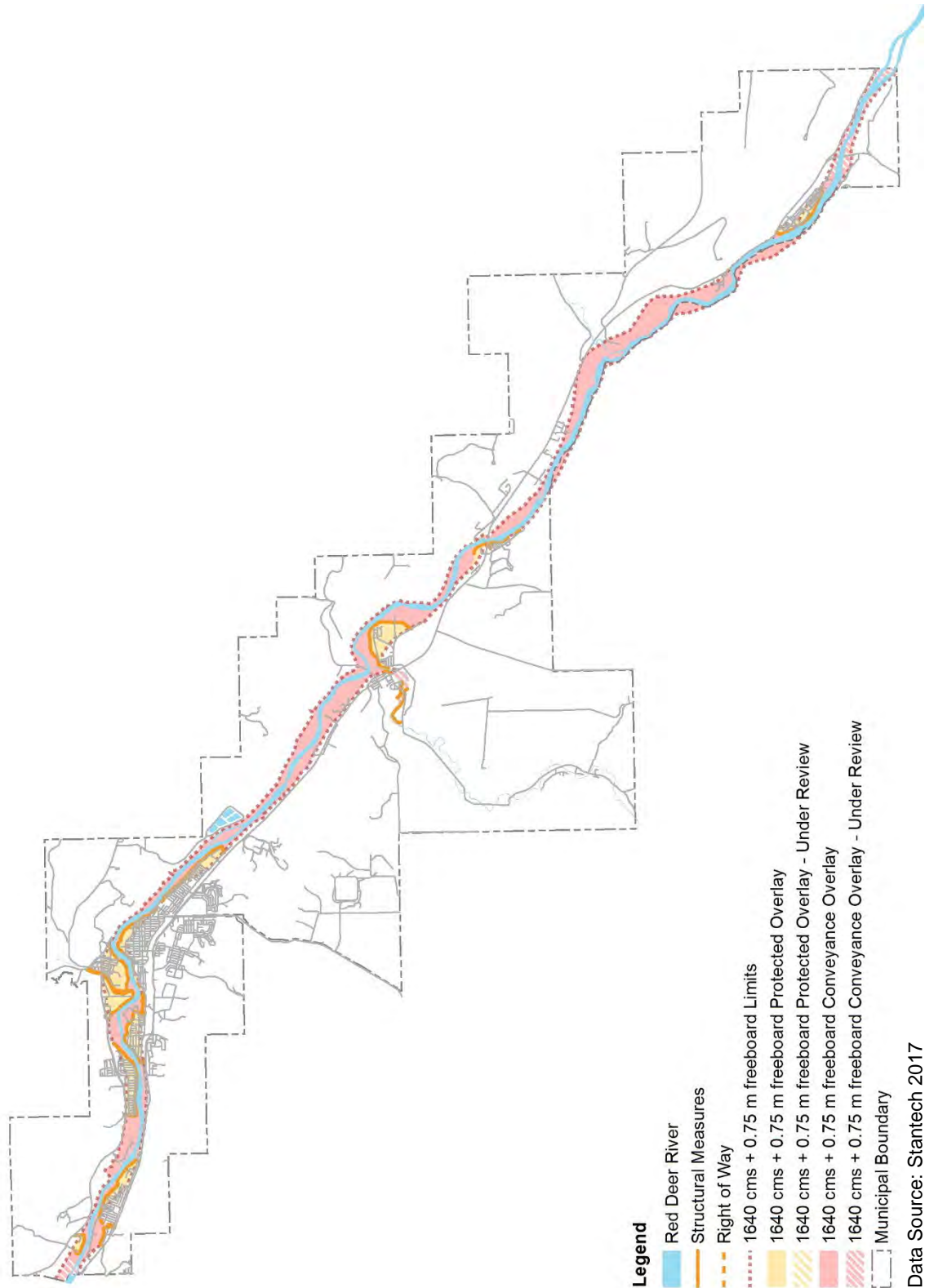
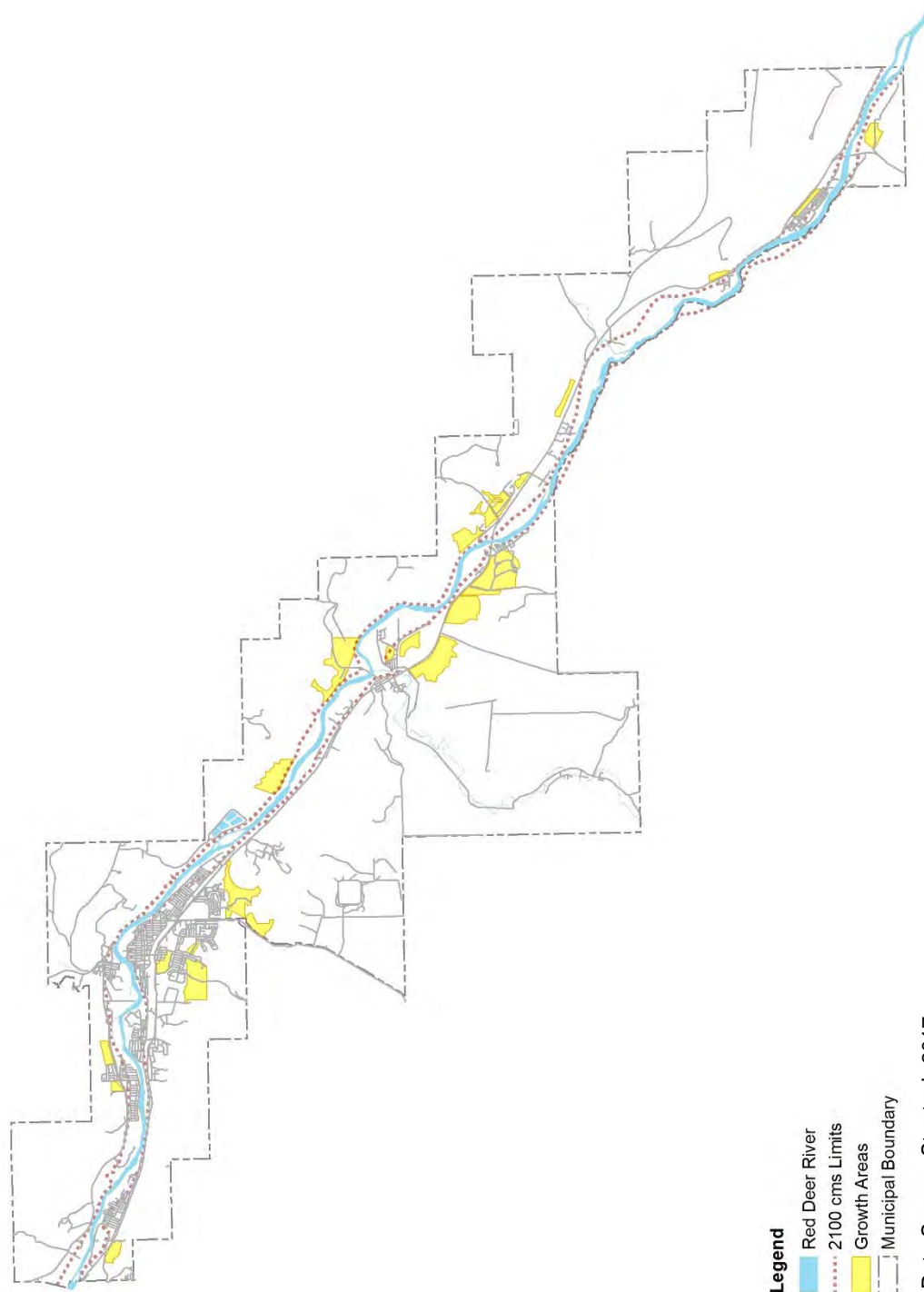
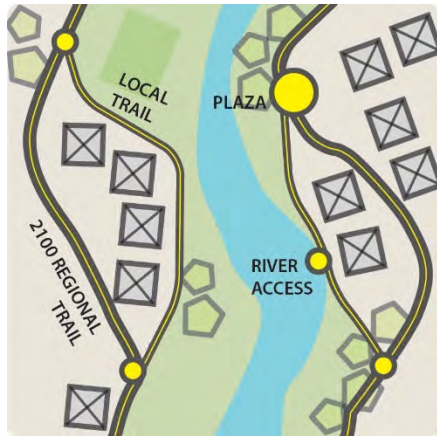


FIGURE 9 POTENTIAL GROWTH AREAS (ABOVE 2100 CMS)



3.2.5 CELEBRATE OUR RELATIONSHIP WITH THE RIVER



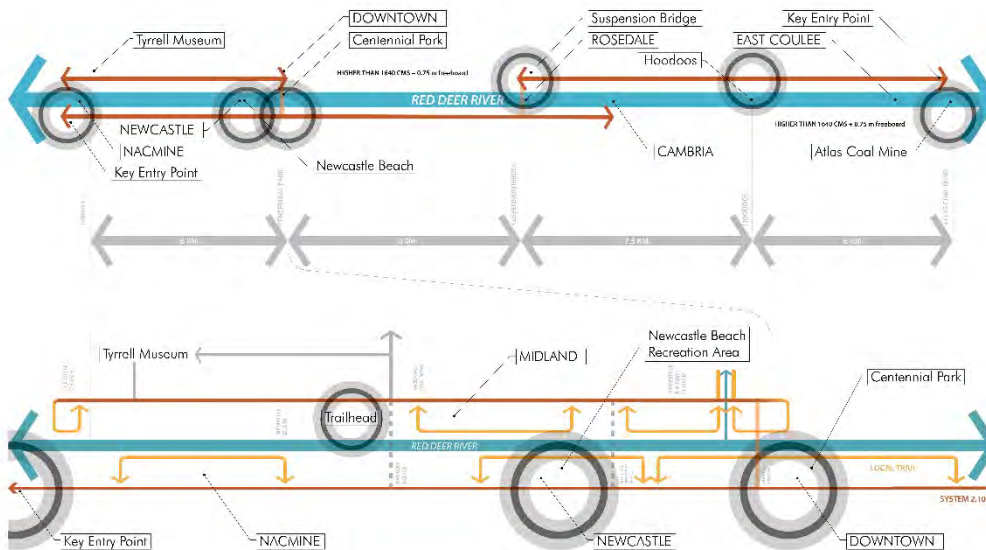
There is a re-imagined relationship between people and the river, through recreation, trails, and open spaces systems that are integrated with and leverage flood mitigation priorities and infrastructure. Through these systems, the Town will celebrate its identity as a flood community.

Trails and open space are the final stop on the river-first journey, but they are central to fulfilling the MDP’s vision for Drumheller. They emerge from a combination of three critical outputs from the river-centric model (Figure 10 Trail Hierarchy)

1. The System 2100 is a new regional trail alignment through Drumheller that follows the 2100 cubic metres per second river flow rate along existing roadways and abandoned rail lines,
2. Structural measures, which use the adaptive protection measures to provide berm-top local pathways that tie into the System 2100 and link Drumheller’s neighbourhoods; and,
3. The conveyance zone, which, with the river at its core, forms an open space spine through Drumheller.

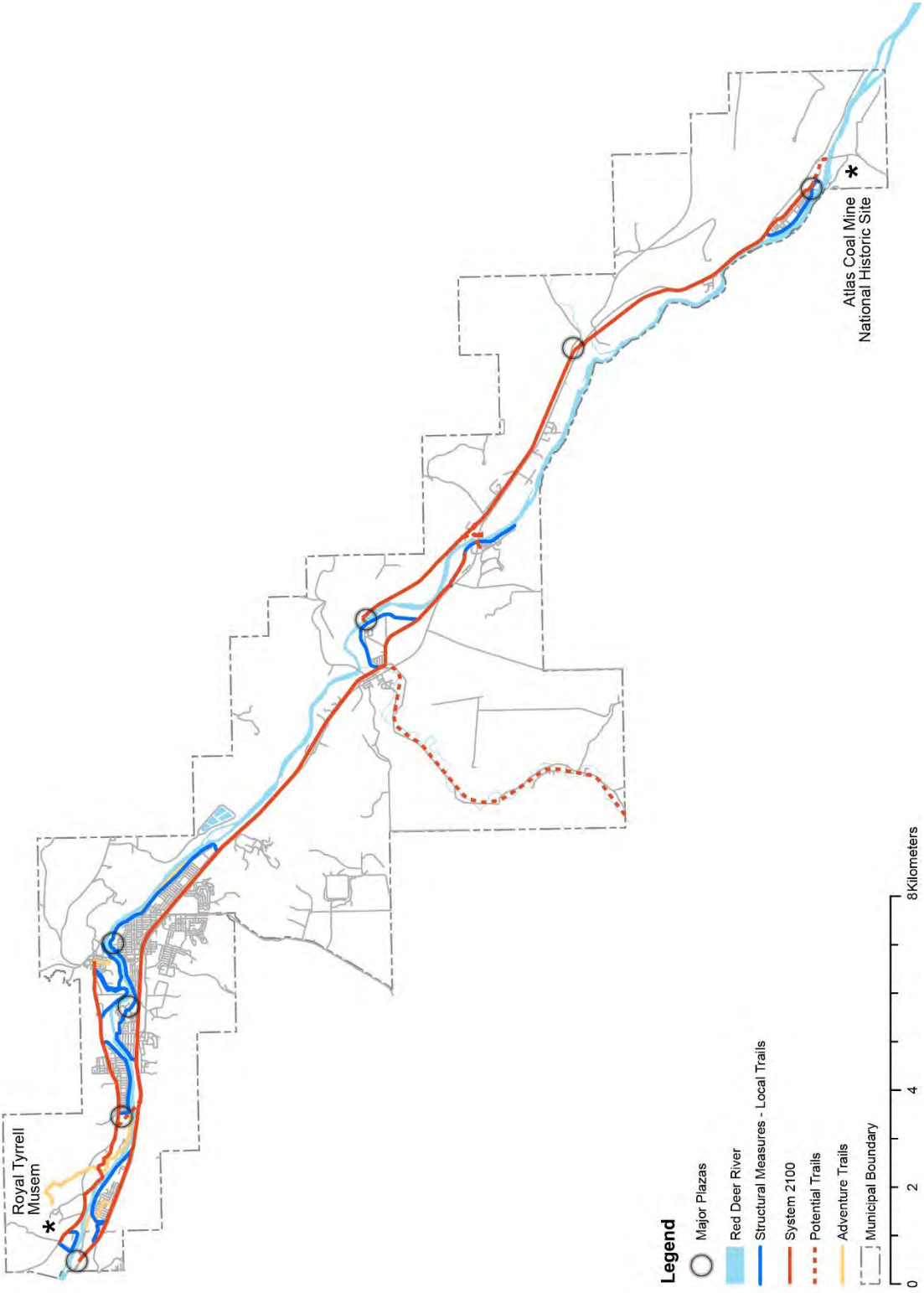
This open space and trails network (Figure 11 Trails and Pathways Network) is a central and critical ingredient that will enhance Drumheller experience by connecting the residents and visitors to the river and help unlock the potential of Drumheller.

FIGURE 10 TRAIL HIERARCHY



With the river at the forefront, the Drumheller Badlands Parks Trail System is woven together by the System 2100 and the local pathway network.

FIGURE 11 TRAILS AND PATHWAYS NETWORK



4 THE BADLANDS

The badlands are the secret ingredient of the Drumheller Valley. Formed over millions of years and carved over thousands of years, the majesty of the badlands landscapes is sought out by many. It serves as a backdrop to everyday life and recreational pursuits for residents, provides an out of world experience for visitor adventures, and stars in major media and film. The immersive experience of this landscape must be protected and celebrated so that they may be enjoyed now and in the future.

4.1.1 THE FORMATION OF THE BADLANDS

The badlands are a geological marvel, owing their existence primarily to the power of water. The layers of sedimentary rock exposed in the valley are only a fraction of the geological history that lies beneath. What we can see exposed of them today was formed during the upper part of the Cretaceous Period, 67 to 73 million years ago, when dinosaurs roamed the earth. Rivers and streams carried vast amounts of sediments east from erosion of newly formed mountains in the west. These sediments accumulated in layers, which over time were shaped by weather, water, and time to what today is known as the Horseshoe Canyon Formation.

Back then, the area looked much different from now with lush forests and green landscapes, and of course, dinosaurs. At times during the Cretaceous period, the area was partially covered by an inland sea. As this sea receded later in the Cretaceous period, the area became much drier and cooler. Then a catastrophic event took place when a large object, possibly an asteroid, impacted the earth. This led to significant cooling and the extinction of most larger organisms on earth. This included dinosaurs except for the Avian Dinosaurs that gave rise to birds. Evidence for this major event can be seen in rock layers upriver from Drumheller in the Dry Island Buffalo Jump area.

Ice was the next major force to scour the landscape. At the peak of this Ice Age (Pleistocene Epoch), huge ice sheets covered much of the northern hemisphere, and Alberta was covered by ice sheets up to a kilometre thick. These ice sheets advanced and retreated over Alberta at least four times. The retreating glaciers deposited sand, silt, mud and glacial till containing boulder-sized pieces of bedrock, that originated in northeastern Alberta and northern Saskatchewan and were carried here as the glaciers expanded.

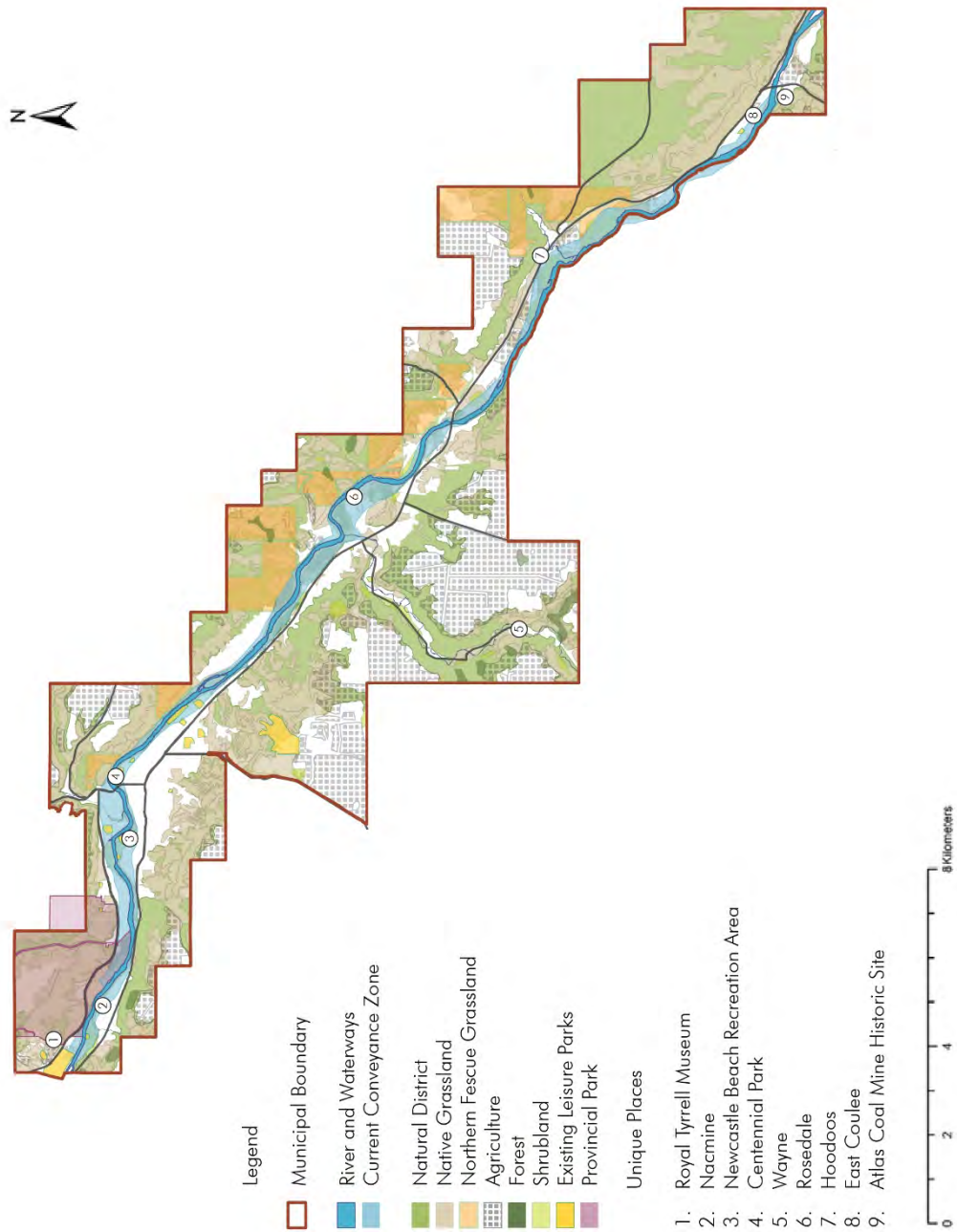
About 15,000 years ago, the last of the ice sheets began to melt. The releasing water caused major flooding and deposition of sediments. Some of the water released from the glaciers formed large glacial lakes. Near the top of the valley formations, the yellow-tan layers represent these glacial lake sediments. As the ice continued to melt, water from these large lakes was released as huge rivers, some of which rushed south and eastward. One of these vast torrents became the Red Deer River. The river, being much larger and wider at the time, is primarily responsible for the carving out of the Drumheller Valley and badlands formations. This cutting action of the river also served to expose the ancient layers of rock and the fossils they contain. Over 30 different kinds of dinosaurs have been discovered within the Red Deer River valley upstream and downstream of Drumheller.

Today, the banks and riparian areas flanking the river have an abundance of vegetation due to the rich floodplain soils, including several riparian forests. These are made up of cottonwood, poplar, willows and various species of shrubs. These areas provide habitat that is crucial to many birds, mammals, reptiles and amphibians in what is an otherwise dry area of the province. The dryer areas in the Drumheller Valley include mixed-grass prairie dominated by blue gama grass and June grass. Many slopes are also dominated by silver sagebrush, prickly pear cactus and various grasses and shrubs (Figure 13).

FIGURE 12 GEOLOGICAL TIMELINE

Dates (approximate)	Text
15,000 years ago	The last of the ice sheets began to melt. The releasing water caused major flooding and deposition of sediments. Some of the water released from the glaciers formed large glacial lakes. Near the top of the valley formations, the yellow-tan layers represent these glacial lake sediments. As the ice continued to melt, water form these large lakes was released as huge rivers, some of which rushed south and eastward. One of these became the Red Deer River, which over time has carved the Drumheller Valley badlands.
2 million years ago	Global temperatures were significantly colder than they are today, and huge ice sheets covered much of the northern hemisphere. Alberta was covered by ice sheets up to a kilometre thick.
55 million years ago	The Rocky Mountains were generally finished forming, and the Drumheller area was semi-tropical with swamps, ferns and water-tolerant trees. Invertebrates like clams and snails, fish, turtles, champsosaurs (an extinct long-snouted reptile), crocodiles and mammals have replaced the extinct dinosaurs.
67-73 million years ago	The layers of sedimentary rock exposed in the badlands along the Red Deer River were formed during the Cretaceous Period when the area was at times a shallow sea.
	Some areas were covered by lush forests and green landscapes inhabited by dinosaurs and other animals.

FIGURE 13 EXISTING LANDSCAPE CONDITIONS



4.2 SIGNIFICANCE OF THE BADLANDS

The badlands are the essence of the Drumheller Valley. The dynamic landscapes and many archaeological and palaeontological resources have ecological and human significance and are integral to future growth and discovery in Drumheller.

The Badlands are a critical element of Drumheller's tourism industry. People are drawn to the sense of isolation and immersion that being within the landscape provides. There is a marked change in the landscape when you descend into the Drumheller Valley, as though you are travelling back in time. This sense of arrival harkens to many adventurers, seeking unscripted exploration and discovery. What draws even more visitors is what can be found within the layers of the badlands. The Royal Tyrrell Museum of Palaeontology attracts nearly 500,000 people annually to Drumheller. Drumheller's association with dinosaurs and palaeontology is recognized world-wide. The expansion of the Drumheller Badlands Parks Trail System will serve to further integrate and increase access to the badlands, tying together points of interest through the landscape and encouraging visitors of the area's most popular destinations stay to enjoy all that Drumheller has to offer.

The natural grasslands, riparian areas, and river itself provide opportunities for adventurous outdoor pursuits, including hiking, biking, kayaking, fishing, and bird watching. Taking part in these types of activities is far from mundane when surrounded by the spectacular Valley walls, with their vibrant colours and layers. Access to this abundance of recreation opportunities, and the innate appreciation for the land this fosters, positions Drumheller well for the expansion of eco-tourism operations, sustainable industries (such as renewable energy), and eco-communities that are embedded in the landscape and cater to those who wish to reduce their environmental footprint while enhancing their quality of life. The beauty and rugged quality of Drumheller's landscapes also feed the inspiration and creativity of growing arts, film, and manufacturing communities in the region.

The significance of the badlands to the quality of life of residents, experience of visitors, and overall growth and prosperity of Drumheller cannot be overlooked. It is essential that these landscapes and historic resources are protected and enhanced as the Town continues to grow.

FIGURE 14 WAYNE VALLEY, LOOKING EAST FROM EXCELSIOR HILL



5 UNIQUE PLACES AND NEIGHBOURHOODS

Beyond the stunning river carved badlands, Drumheller is layered with unique places and historic neighbourhoods that tell the story of resilience, discovery, and opportunity. From the natural history of the landscapes and dinosaur fossil beds, to the human histories of Indigenous peoples, European arrival, and the coal industry, these stories make up Drumheller’s past and contribute to its future. Understanding the history of Drumheller, its people, and neighbourhoods, helps us to understand it better today, and imagine what it can be tomorrow.

5.1 VALLEY TIMELINE

Important events over the course of its history has shaped Drumheller into a world-class place to live, work, and visit.

FIGURE 15 ILLUSTRATED TIMELINE OF DRUMHELLER VALLEY

Dates (approximate)	Text
11,000 years ago	Indigenous peoples were the first people to experience the Drumheller Valley and the Red Deer River. Archaeological records show evidence that people lived in the Saskatchewan River basin over 11,000 years ago. The Red Deer River got its name from the English translation of the Cree name “Waskasoo Seepee”, which more accurately translates to “Elk River”. The Siksika First Nations call the area that is now Drumheller “Pistan-akaetapisko” or Coulee Town.
1793	Peter Fiddler, working as a surveyor and mapmaker for the Hudson’s Bay Company, discovered coal along the Red Deer River near the mouth of Kneehill Creek.
1884	Joseph Burr Tyrrell led a group travelling by horseback and canoe from Calgary to the area, and discovered a relatively intact skull of a carnivorous dinosaur that was later named <i>Albertosaurus</i> . This discovery led to the Great Dinosaur Rush from 1910-1917, when fossil hunters travelled to the valley in search of dinosaur skeletons. Approximately 300 dinosaur skeletons from the Red Deer River are on display worldwide.
1890’s	Ranchers arrived and established ranches, having discovered that parts of the Red Deer valley floor had vast amounts of grazing potential and good access to water to raise cattle. By 1905 there were over 60 large ranches in the Drumheller area.
1902	The first permanent resident of the area, Thomas Greentree, builds his house in what is now Drumheller.
1910	Rancher Sam Drumheller purchases Thomas Greentree’s land for a townsite. The two flipped a coin to see whether the new town should be called Greentree’s Crossing or Drumheller. The latter won and the new little town had a name.
1911	Coal mining started in the Drumheller Valley in 1911 with the opening of two commercial mines, the Newcastle Mine and the Rosedale Mine.
1912	Development in Drumheller expanded quickly after the opening of the first mines and extension of the railway. Drumheller became a railway station in 1912, was incorporated as a village in 1913, and as a town in 1916.
1915	The largest flood on record in Drumheller occurred in 1915. The settlements of Midlandvale and Newcastle were severely flooded; and flooding in low-lying areas occurred in Nacmine, Drumheller, Rosedale and Cambria.
1930	Drumheller is incorporated as a city in 1930, after its population increased 857% in fifteen years.
1940’s	At its peak in the mid 1940’s there were approximately 3,000 people living in Drumheller proper and an estimated 30,000 in the valley. It was one of the fastest growing communities in the country, with miners arriving from eastern Canada, the U.K., Poland, Hungary, the Ukraine and

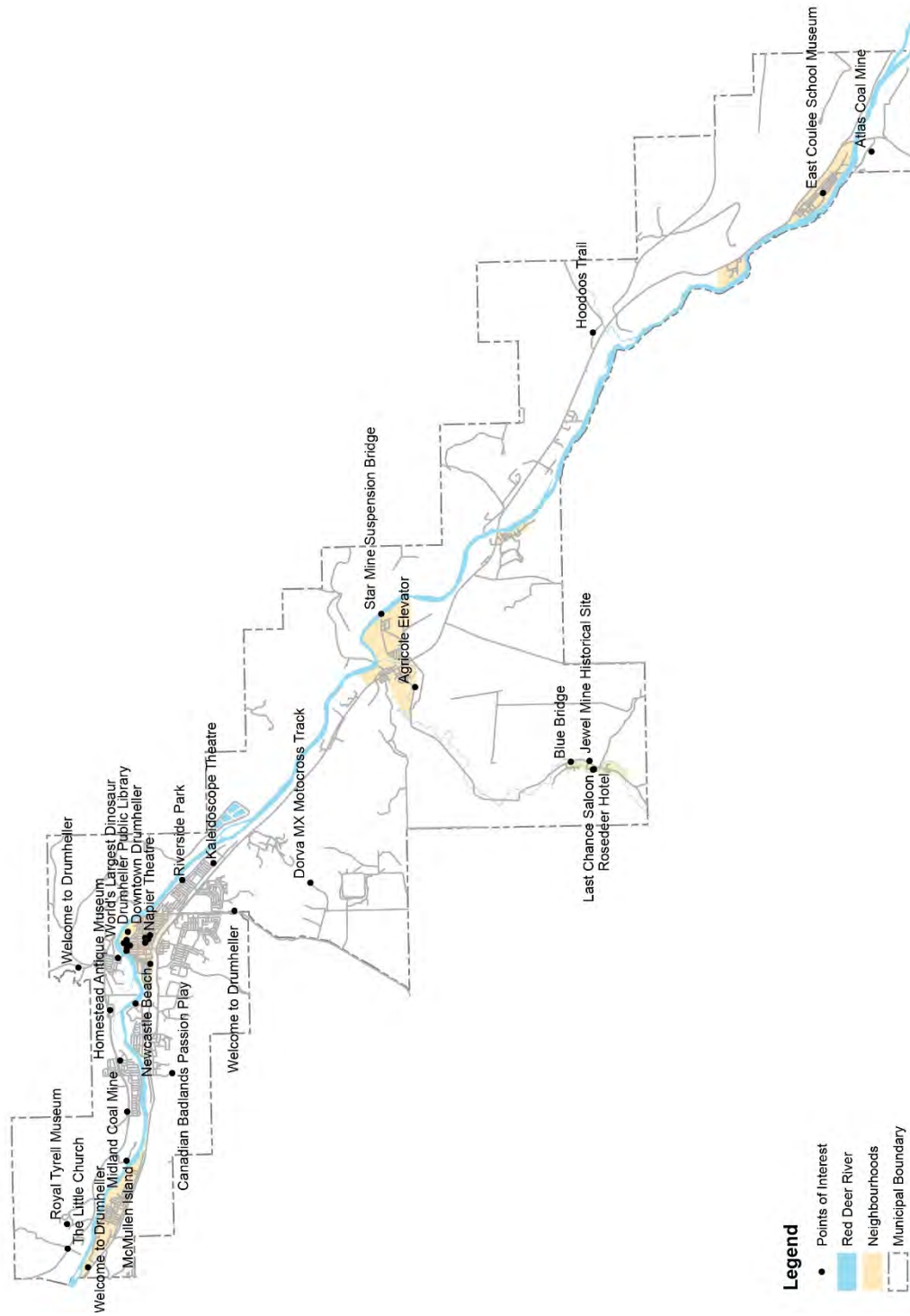
	Italy. As the mines failed, their lands were forfeit and the government created the Local Improvement District, later named the District of Badlands No. 7.
1950's	Drumheller continued to boom until after the Second World War when coal lost its importance as an energy source. From 1911 to 1950 more than 130 mines operated in the valley.
1985	The Royal Tyrrell Museum of Palaeontology opens, and was intended to boost tourism and the local economy. Since its opening it has welcomed over 10 million visitors.
1998	The City of Drumheller amalgamated with the Municipal District of Badlands No. 7 to form the current Town of Drumheller.
2012	The Badlands Community Facility opens in Downtown Drumheller. A recreation and social hub for the valley, the facility includes a fitness centre, art gallery, and library.
2019	The Town of Drumheller is declared a flood community, and the Drumheller Resiliency and Flood Mitigation Office is established to coordinate flood readiness, oversee drought management, and direct flood resiliency projects, and incorporate climate adaptation. The DRFMO's mandate is 'leverage, integrate, legacy'.

5.2 SIGNIFICANT PLACES

Drumheller is home to unique places, each with their own character and history. The town has grown over time to encompass several independent settlements, and today these settlements form Drumheller's distinctive neighbourhoods. In addition to these neighbourhoods, Drumheller's diverse attractions represent a wealth of history in the region, and draw people from all walks of life. These unique places and neighbourhoods are reflected in Figure 16 .

The following section provides a brief history of some of these significant places, and their current value as part of the overall Drumheller experience. The stories of these places should be shared so that future growth and development respects and enhances neighbourhood identity and character.

FIGURE 16 SIGNIFICANT PLACES



5.2.1 NACMINE

The neighbourhood of Nacmine is located along South Dinosaur Trail west of Downtown Drumheller. Once a booming coal mining town, the neighbourhood was named after its mine developers, North American Collieries ('NAC' and 'mine'). In addition to its significance as a mining community, the neighbourhood is significant as one of the first ranching locations in the valley, and a key river crossing.

Since the beginning of European arrival in Drumheller, ranching has been an important part of the local economy. In 1896 James Russell entered the Red Deer River Valley in search of ranch lands. At the present location of Nacmine he discovered unbroken grassland extending from the flat land above Drumheller all the way down to the river. Russell decided to make the area the location of his Lyon Cross Ranch, which he operated on 10,000 acres until 1907. The land was then surveyed and subdivided for homesteads.

The Red Deer River has played an integral part for the way of life and growth within Drumheller. Its riverbanks have historically been an attractive place to settle because of access to water and a means of transportation. Nacmine was no exception; however, in the early days of Nacmine the river was also a barrier to movement. No bridges existed and people had to rely on hazardous fords to cross the river. The fords were located where the river was slower and the banks were solid and not too steep, but these would become treacherous in the spring. To make the dangerous task of crossing the river easier, early settlers began to make homemade rafts and ferries and operate them privately.

Today, Nacmine is primarily a residential community, with some houses dating back to the early 1900s, and some small scale commercial uses. The neighbourhood has local parks and playground areas, an outdoor hockey rink, and an active community centre. The popular Badlands Campground is located next to the neighbourhood along the Red Deer River. Nacmine has the potential to become the gateway to a river trail experience in Drumheller.

5.2.2 NEWCASTLE

Named after Newcastle Mine Company, the neighbourhood of Newcastle is situated on the southern shore of the Red Deer River, separated from the western tip of Downtown Drumheller by a bend in the river. Similar to Nacmine, Newcastle owes its existence to the presence of coal. Drumheller Valley coal is sub-bituminous and was a popular energy product prior to the 1960's for heating houses, cooking, and powering locomotives. It also was used to create power for the settlements and coal mines.

The Newcastle Mine was the first registered coal mine in the Drumheller Valley. It was registered as the Newcastle Coal Company Limited in 1911, but was simply called the Newcastle Mine. The mine began operations in 1912 and the first carloads of coal were sent out of Drumheller by rail that year. One of the mine's founders, Jesse Gouge, had learned of the whereabouts of the sizeable coalfield from a chance meeting with a local resident. He was crossing the river at the Greentree Ferry and met a man with a load of coal dug out from a riverbank in the Newcastle area. Gouge was so impressed with the quality of coal, he hurried to the land office in Calgary and secured a lease in Drumheller.

With the decline in the importance of coal, recreation became a key component of Newcastle's history. Newcastle Beach was developed as a recreational hotspot in the 1960's. It included a sandy beach, campgrounds, mini golf and refreshment booths, and for a time a small train called the Oopland Express. The train had been a small diesel engine that hauled coal from one of the mines. When the mines closed the engine and 10 coal cars were purchased by some residents of Newcastle and was put into service to transport visitors and residents around the beach area. Three baseball diamonds were later built in the park, and it is still a popular recreational and tourist area with a beach, boat launch, and picnic area.

The Badlands Amphitheatre, an outdoor theatre and music venue, is located near the former site of the Newcastle Mine. Boasting spectacular scenery and excellent acoustics, the Badlands Amphitheatre has been home of the award-winning Canadian Badlands Passion Play for 25 years. Every August the Amphitheatre hosts the "Canadian Icons" concert series which showcases the very best in Canadian talent. Previous guests have included legends like Tom Cochrane, Blue Rodeo, Paul Brandt, Corb Lund, and Randy Bachman.

Newcastle has the potential to grow as a recreation-focused neighbourhood with facilities to support river access and year-round sports and recreation. The re-alignment of the existing dike will increase opportunities to access and view social activity within the park and to integrate additional trails and amenities.

5.2.3 DOWNTOWN DRUMHELLER

The area now known as Downtown Drumheller was the site of the original Drumheller settlement named after Sam Drumheller. The downtown area borders a bend in Red Deer River north of the former rail line. Downtown Drumheller is the historical, cultural and civic heart of Drumheller, and the historic structures within the downtown are important community assets that contribute to the community's identity.

The 1920's were Drumheller's booming years and most of the now historic downtown buildings were constructed during this time. Buildings for rent were in high demand because of the numerous coal mines that were being opened up throughout Drumheller and the influx of miners to operate them. Along with the miners came clothing shops, hardware stores, and drug stores to supply them. The buildings were primarily constructed of brick, and often featured a boomtown façade (when the front wall of the building extends higher up than the rest of the building so that the building looked large than it actually was). Roland Langford, a local mason, was the builder of many of the brick buildings in the town. He developed a particular simple but attractive cornice design below the roof line that can be seen on several historic downtown buildings.

Flooding of the Red Deer River has been an ongoing problem for neighbourhoods throughout Drumheller. Following a large flood in 1915 downtown residents living near the river built a stone flood wall to protect their properties. The wall ran from the west side of what is now Highway 9 near the Gordon Taylor Bridge, east along Riverside Drive west and through the residential area south of Riverside Drive. It continued on the edge of the higher land to at least the area near the park on Riverside. The intention of the wall was that residential areas and important industrial

infrastructure would not be developed in the lowlands along the river below the wall. Although much of the wall has been removed, sloped for landscaping or replaced with concrete walls, remnants of the original wall can still be seen along Riverside Drive west and in alleyways between 1st St. and 5th St. East.

A prominent feature of the downtown is its riverfront parks, community recreation facilities (Badlands Community Facility, public library, Memorial Arena, Aquaplex), and the World's Largest Dinosaur and Visitor Information Centre. In the past however, the area was home to Drumheller's first power plant. Proximity to coal from the Drumheller mines and water from the river made this a prime location. The power plant expanded over the years and was still in operation in the mid 1970's, but after the coal mines closed the power plant ceased operations and the infrastructure was removed. In 1928 the Drumheller Rotary Club was instrumental in building and operating the first swimming pool in Drumheller near the power plant in what is now Centennial Park. Excess heat from the plant was used to heat the pool. This pool was eventually replaced with the current outdoor pool by the City of Drumheller in the 1950s. Then in the early 1970s the Kinsmen led a number of service clubs got together to raise money and in 1975 the indoor pool at the Aquaplex opened to the public. The area is still a hub for community events, recreation, and visitor information.

The Centennial Park Plaza has the potential to become the beating heart of the Drumheller experience, a place where locals, tourists, badlands and the river meet. This base-camp for Drumheller will host events and become a launching point for valley-wide adventures. Creation of a new plaza and supporting flood mitigation infrastructure will open up opportunities to connect and animate this amazing gathering place within Downtown Drumheller.

5.2.4 WAYNE

Approximately 10 km southeast of Downtown Drumheller, the neighbourhood of Wayne is located within the Rosebud River valley. Accessed via Highway 10X from Rosedale to the north through a 150 m deep canyon in the badlands, visitors travel along a winding road across 11 bridges that span the Rosebud River.

A hundred years ago, Wayne was a coal mining boomtown of more than 2,500 people working the six mines and the valley's first hospital. In the mid-1950s however, its population began to plummet and its business count dropped to three: a hotel, a garage and a grocery store. By 1970, the town's school had closed and today it has a population of about 25 people. Today Wayne is famous for the Last Chance Saloon and is a popular tourist attraction for motorcyclists and tourists.

Over the years, highways and bridges were built in Drumheller to improve mobility and provide greater access to communities. It is estimated that as many as 67 bridges (road and rail) were built between Rosedale and Wayne across the Rosebud River but many were removed as the road was straightened out over time. Wooden timbers floated down the river from Red Deer were used to build many of these bridges. The famous 11 bridges road to Wayne remains an important tourist attraction in Drumheller.

5.2.5 ROSEDALE / CAMBRIA

The neighbourhood of Rosedale and Cambria is located 5 km east of Downtown Drumheller at the convergence of the Rosebud and Red Deer Rivers. As with many other Drumheller neighbourhoods, it was first settled because of coal.

The Rosedale Mine began operations in 1912 and in 1913 the mine was considered one of the most valuable and reliable properties in the domestic coal field in Alberta. A number of miner's families moved into the community, and a school was built. Concerts and other events were held at the mine's big cookhouse and hall. The first masquerade ball was a memorable event with costumes hired from Beaumonts in Calgary.

Coal mining was a difficult process, so areas that were most likely to produce the greatest amount of quality product with the least amount of expense and effort were sought. Access to transportation was also important so most of the mines were built near the river and later, the railway. A suspension bridge serviced the Star Mine which operated from 1913-1929 across the river from Rosedale. Coal was mined underground and carried across the river in small coal cars suspended from an aerial cable system. It was sorted and loaded into rail box cars. The cable was also used to shuttle miners in Rosedale back and forth across the river to the mine. In 1930 a railroad bridge was laid across the river to the mine, however, the miners still needed to move across the river to work so the cable system was replaced with a suspension bridge. The current 117 metre long bridge is an upgraded and improved version of the original bridge, and along with remnants of the mine are a popular Valley attraction.

Today, Rosedale and Cambria is a residential neighbourhood with a small commercial centre. The neighbourhood acts as a crossroads, providing access to the Star mine Suspension Bridge, the neighbourhood of Wayne, and is situated approximately halfway between Downtown Drumheller and East Coulee. The neighbourhood is home to the Rosedale Community Hall, playground and baseball field, three campgrounds, and a number of businesses.

Rosedale and Cambria has the potential to become a major node in the center of Drumheller, connecting Nacmine, Wayne and East Coulee where the Rosebud meets the Red Deer River. It can act as a starting point for valley-wide recreation, including floating, fishing, cycling, hiking, or relaxing by the river and as a gathering place in Drumheller.

5.2.6 HOODOOS

Located between Rosedale and East Coulee near Willow Creek on the north side of the Red Deer River, the hoodoos are stunning natural features of the badlands landscape. For Canada's 125th year celebration, the alberta coin was the hoodoos.

Composed of sand and clay from the Horseshoe Canyon Formation (deposited between 67-73 million years ago), the hoodoos were created from glacial meltwater and subsequent erosion. They are formed when rocks more resistant to erosion are situated above sediments that more easily erode from wind and rain. The Drumheller hoodoos formed because they have erosion-resistant cap rocks that contain calcium carbonate and iron cements. These cap rocks protect the underlying columns of softer rocks. Erosion of the hoodoos continues today and eventually the existing ones will disappear and will be replaced by new ones as the surrounding outcrop continues to erode.

The protected Hoodoos site has a 0.5 km looped trail for visitors to explore the 5 to 7 metre tall hoodoo formations. Smaller hoodoos can also be found at other sites throughout Drumheller. The Hoodoos are a must-see stop in Drumheller experience. There is opportunity to expand and improve existing facilities, increasing viewing opportunities and trail connections from this node of activity. This would invite visitors to pause and rest under the backdrop of the extraordinary badlands landscape, or continue their adventure, learning about Drumheller's natural, cultural and geological heritage along a series of interpretive trails.

5.2.7 LEHIGH / EAST COULEE

Located 21 km east of Downtown Drumheller, the neighbourhood of Lehigh and East Coulee is on the north bank of the Red Deer River. Originally a mining community, it is now predominantly a commuter community with a small commercial centre.

From 1911 to 1950 more than 130 mines operated in the Drumheller Valley and a number of boomtowns popped up. East Coulee, one of the boomtowns, developed in the 1930s and 1940s as a local service centre and home for miners and their families. A railyard and stockyard served the area mines on the northeast side of the community. Local services in the settlement included the Whitlock Lumber Company, a bank, the East Coulee Hotel, a drug store, City Café, Sam Dragon's Pool Hall, a barber shop, Thomas Shoe Repair, Miller's Bakery and Café, and a grocery and confectionary. The Star Theatre, built in 1930 in East Coulee, was the favourite entertainment spot in town, showing movies twice a week. In the early years of the community the theatre held popular 'Hard Times Dances' with the (locally) famous Si Hopkins and His Old Timers. Tragically, fire destroyed the building in the 1950s and it was never rebuilt.

The Atlas Coal Mine was the most successful coal mining operation in Drumheller and consisted of several different mines over the years. The Atlas Mine #3, across the river from East Coulee, was active for almost 50 years between 1936-1979. Coal was mined from an underground network that covered more than 2,500 acres and extended back from the valley edge for more than 10 km. Today the Atlas Coal Mine is a nationally recognized historic site that describes coal mining history of the valley. Many of the original buildings, and other infrastructure have been preserved.

Today, the neighbourhood has approximately 200 residents living in a tranquil setting along the Red Deer River. The East Coulee Community Hall hosts events and dances, including the annual SpringFest, and holds a pancake breakfast every month. East Coulee's 1930s schoolhouse operates today as the East Coulee School Museum. The museum features a restored 1930's classroom, miners' artifacts, and hundreds of photos of the East Coulee miners, their families and cultural lives.

East Coulee has the potential to be the last stop on river trail within Drumheller, or a resting point for those who wish to continue down the Red Deer River. Structural measures protecting the neighbourhood of East Coulee could become a promenade to connect residents and visitors to the local heritage of the surrounding region, while celebrating views of the Atlas Coal Mine and the river.

THE ROYAL TYRRELL MUSEUM OF PALAEOLOGY

The Royal Tyrrell Museum of Palaeontology is located on North Dinosaur Trail at Midland Provincial Park northwest of Downtown Drumheller. The Museum is located in the middle of the fossil rich layers of rock of the Late Cretaceous Horseshoe Canyon Formation. The Badlands Interpretive Trail, a popular 1.4-kilometre hiking trail, is located northeast to the Museum building.

After the collapse of the coal industry, Drumheller's community leaders began talks with provincial government officials in the 1970's looking for ways to bolster the local economy. The government of the time supported the building of a research facility that was then called the Provincial Museum Research Institute somewhere in southern Alberta but there was no plan at that time for a public museum. In 1979 Drumheller was chosen as the site for this facility which was announced the following year. The original plan was soon changed to include a large public museum. Construction began in 1982 and on September 25, 1985 then premier Peter Lougheed officially opened the Tyrrell Museum of Palaeontology. The Royal appellation was added in 1992.

The Royal Tyrrell Museum of Palaeontology is one of the world's leading research and educational facilities in the field of palaeontology. It has welcomed over 10 million visitors since opening in 1985 and is a major economic driver in Drumheller. As of 2020, the Museum houses thirteen exhibits that display approximately 800 fossils on permanent display.

6 OPPORTUNITY

Drumheller is embarking on a bold new chapter. It is a moment of reflection – reading the story again from the beginning to ensure it makes sense. It is a moment of challenge – accepting into the story unfamiliar new characters and settings. And ultimately, it is a moment of excitement – at the immense opportunity that lies in Drumheller’s future. Drumheller’s residents share a sense of the untapped potential of their place, though it is not always clearly rendered. It is part of the responsibility of this Plan to shine a light on this potential.

Much of the success of this Plan will emerge from a shift in the process of planning and building in Drumheller. Where previous planning documents and authorities have been characterized by constraint and restriction, the new documents and authorities should be encouraging and inviting. Equipped with the vision and policies in this document, development can be more easily assessed – and modified – in support of the Town’s goals.

This plan underlines the opportunity in front of Drumheller. Residents, administrators, decision-makers, and investors all have a role to play in bringing this opportunity to life. This will be achieved by seeking out common ground, rallying around the Plan’s goals, and keeping open the lines of communication and debate.

FIGURE 17 TOP OF NACMINE LOOKING NORTH FROM MONARCH HILL



PART II

Policies

Part II of the MDP sets out the policies of the plan, building from the context provided in Part I. The policies establish direction on how to achieve the vision, goals, and objectives of the Plan.

PART I — VISION AND CONTEXT

FOUR FORCES

-  Rivers
-  Badlands
-  Neighbourhoods
-  Opportunity

Drumheller's Vision **A PLACE TO GROW AND
A PLACE TO DISCOVER**

SIX KEY GOALS

and supporting objectives

1 **ADAPTIVE FLOOD
MITIGATION STRATEGY**

- Protect existing development
- Implement flood overlay
- Planned retreat of development

4 **UNIQUE
NEIGHBOURHOODS**

- Downtown as centre of public life
- Unique form and uses in neighbourhoods
- Conservation and historic resources
- Showcase through open space

2 **TRAILS & OPEN
SPACE SYSTEM**

- River as primary pathway
- Restore river function
- Expand trail network and rec opportunities
- Program a cohesive experience

5 **VALLEY-WIDE
TRANSPORTATION**

- Sense of arrival
- Multi-modal mix
- Regional connections

3 **COMPLETE
SUSTAINABLE COMMUNITIES**

- Infill in existing neighbourhoods
- Diverse housing & mix of uses
- Fiscally responsible municipal services

6 **DIVERSE
ECONOMY**

- Coordinated visitor experience
- Growth of tourism, rec, and entertainment
- Support existing local businesses
- Expand into emerging sectors

PART II — POLICIES

 **FLOOD MITIGATION & CLIMATE ADAPTATION**

 **TRANSPORTATION & INFRASTRUCTURE**

 **OPEN SPACE, RECREATION, & TRAILS**

 **CULTURAL & COMMUNITY SERVICES**

 **GROWTH**

 **IMPLEMENTATION**

 **TOURISM & ECONOMIC DEVELOPMENT**

7 FLOOD MITIGATION AND CLIMATE ADAPTATION

Drumheller is a key player in the watershed-wide strategy for flood mitigation in the Red Deer River Watershed. Due to its unique situation in the river valley and the level of development in flood-prone areas, recommendations for local improvements include:

- identifying and pursuing control of existing properties within the defined conveyance zone to preserve channel conveyance capacity;
- upgrading existing dikes to defined flood levels;
- constructing a new diking system in areas where it is technically feasible and can readily be constructed and accommodated within existing rights-of-way;
- accounting for potential impacts of a changing climate by creating an adaptive diking system that can be raised in major flood events;
- detailing the deployment of temporary measures and emergency flood response in the Town's Emergency Management Plan.

Because Drumheller's flood mitigation response is heavily reliant on built infrastructure, the impacts of these structural measures should be understood, particularly for the downstream reaches of the river, prior to construction. In some cases, the structural measures that are required to protect existing neighbourhoods from flooding will encroach on select properties and natural areas. To minimize social, environmental and economic impacts, the appropriate balance must be found between the preservation of channel conveyance capacity, maintenance of existing property, and the development of flood mitigation structures. The following policies are provided to help find that balance and minimize potential negative impacts, and to ensure flood mitigation infrastructure contributes to a shared community recreational asset.

7.1 CONVEYANCE CAPACITY

The first priorities for flood mitigation in the MDP are to define conveyance capacity and make room for the river - which means ensuring river conveyance capacity is not constrained by existing or future development. The following policies outline the requirements for preserving conveyance capacity in Drumheller Valley. Additional policy governing land use and development in flood areas is provided in section 9 Growth Policies.

- a) Conveyance capacity for the Red Deer River within Drumheller shall be defined at a rate of 1850 cms plus 0.75 m of freeboard.
- b) The defined conveyance zone should be adjusted in the future to reflect changes in flood hazard mapping, river morphology or Provincial policy, among other considerations.
- c) Where possible, the Town should reclaim channel conveyance capacity through the acquisition of private lands and establishment of agreements with landowners.

- d) The Town will pursue opportunities to increase the role of the conveyance zone as a public amenity for recreation, ecological preservation, education and the enjoyment of nature in the badlands landscape.

7.2 DESIGN AND CONSTRUCTION OF STRUCTURAL MEASURES

The protection of existing neighbourhoods and infrastructure must be balanced with the preservation of channel conveyance capacity in Drumheller Valley. Structural measures are flood barriers that protect Drumheller's neighbourhoods and infrastructures from flooding. Because much of the development in Drumheller Valley is located in flood-prone areas, many neighbourhoods need some level of protection to ensure they remain financeable and insurable. Most existing structural measures in Drumheller are dikes located close to the banks of the Red Deer River and its tributaries. Structural measures will, where possible, build on those existing measures. It is recommended that the system be adaptable, allowing for rapid expansion in advance of flood events. This will make the system more resilient to a changing climate and less intrusive in non-flooding period, as well as allow for better public use and amenity. The following policies provide the guiding framework for the future planning and design of structural measures.

- a) Where physically and economically feasible, existing development located in the conveyance zone in the Town of Drumheller should be protected from flooding with adaptive structural measures.
- b) Purpose-built structural measures shall be owned by the Town of Drumheller and shall become part of a comprehensive trails and pathway system within the Drumheller Badlands Parks Trail System, to enhance resident quality of life, visitor experience, and catalyze new investment in Drumheller.
- c) Structural measures should be designed to:
 - i. protect to a minimum flow rate of 1850 cms;
 - ii. include a freeboard of 0.75 m beyond the target flow rate elevation;
 - iii. have a suitable top width of 6 metres or more, making the system adaptable by allowing vehicle access to add material that raises the barrier elevation in response to higher flow;
 - iv. consider localized and valley-wide impacts resulting from structural measure construction, such as local and upstream rise in water levels and increased velocity caused by restricting channel flow conveyance during a flood event;
 - v. provides additional erosion protection measures to mitigate the risks associated with increased velocities; and

- vi. consider influence on the river form and long-term trends in the river's stability.
- d) Where feasible and suitable, upgrade existing dikes in The Town of Drumheller to increase their level of protection, increase their adaptability, and improve their role in the Valley-wide trail network.
- e) Requirements for the deployment of temporary and adaptive structural measures, including required volumes and borrow areas, should be outlined in the Town's Emergency Management Plan.
- f) Adverse social, environmental, and economic impacts should be minimized and/or mitigated during the design and implementation of flood mitigation strategies and infrastructure in Drumheller Valley, including:
 - i. Avoiding displacement of residents and disruptions to neighbourhoods whenever possible;
 - ii. Mitigating impacts to fish habitat, wildlife, riparian vegetation, water quality and channel maintenance; and
 - iii. Verifying occurrences of and potential impacts on sensitive species, rare ecological communities, and other site characteristics on site through biophysical assessments, prior to implementation of flood mitigation strategies and infrastructure.
- g) Cultural, palaeontological and archaeological assets shall be identified prior to the development of structural measures and should be protected or relocated.
- h) Consider the following operational factors during the design and implementation of structural measures and other flood mitigation strategies to minimize adverse impacts to neighbourhoods and the environment:
 - i. Access for maintenance and operations;
 - ii. Requirements for fencing and screening; and
 - iii. Impacts to utilities and stormwater drainage.
- i) Structural measures and other flood mitigation strategies employed in Drumheller shall support essential emergency services, such as those provided by the Drumheller Fire Department and Swift Water Rescue.
- j) The design of structural measures shall consider ice jams and their formation mechanisms. Considerations for ice jams should be integrated into the use of appropriate freeboards and in the structural design of flood mitigation infrastructure.

- k) The design of structural measures shall consider the impacts of debris in flood events, particularly in sharp bends in the river or at man-made structures that constrict the waterway.

7.3 STORMWATER, EROSION CONTROL, AND BANK STABILITY

Even with the regulating influence of the Dickson Dam, erosion and bank stability is a concern along the waterways in the Town of Drumheller, particularly during high flow events. Excessive erosion negatively impacts water quality and can pose a risk to human life, property, and the environment. Erosion control and bank stabilization are critical components of a resilient flood mitigation strategy.

- a) Identify and monitor potential and existing risk areas for erosion and scour along the waterways and develop a method for prioritizing bank stabilization projects.
- b) Identify critical infrastructure at risk from erosion and bank stability and prioritize these locations for bank stabilization.
- c) Infrastructure located on waterways, such as bridges and piers, should be hardened to withstand scour action and to prevent undermining of the supporting structural elements.
- d) Flood mitigation measures and bank stabilization techniques should avoid hardened surfaces and should incorporate bio-engineering and riparian planting wherever possible.
- e) Creeks and minor drainage channels shall not be obstructed from entering the Red Deer River.

7.4 COORDINATION

An essential part of successful flood mitigation is effective municipal coordination and integration. The following policies direct when the Town will need to coordinate flood mitigation with other municipal projects and priorities.

- a) The Town shall engage with Indigenous communities in the planning of structural measures on public lands.
- b) The Town shall engage affected homeowners prior to decision making on the provision of structural measures and/or acquisition of properties in the conveyance zone.
- c) The Town should engage stakeholders to identify potential and existing risk areas for erosion and scour along the waterway in Drumheller.
- d) Ensure the coordination of flood mitigation efforts and regulations between land use planning and emergency management organizations within the municipality, and seek to align the Emergency Management Plan and Municipal Development Plan, where possible.
- e) Interpretive materials should be included along berm-top trail systems, as part of the Drumheller Badlands Parks Trail System, to increase understanding of flood history and measures taken to protect Drumheller from flood damage.

8 OPEN SPACE, RECREATION, AND TRAILS

New and exciting opportunities for Drumheller’s open space, recreation, and trails network, known as the Drumheller Badlands Parks Trail System, are unlocked through the town’s re-imagined relationship with the river and reclaimed identity as a flood community. Anchored by a hierarchy of Trails, Plazas and Pavilions, Parks, and Natural Areas, the Drumheller Badlands Parks Trail System integrates and leverages flood mitigation priorities and infrastructure. These core components of the Drumheller Badlands Parks Trail System invite residents and visitors to explore the landscape and learn about its history, inscribed into the Drumheller Valley by its waterways. Three key elements of the flood mitigation strategy serve as the foundation for the Drumheller Badlands Parks Trail System. These include: (i) the Conveyance Zone, (ii) the System 2100, and (iii) Local Trails/Structural Measures.

CONVEYANCE ZONE

The river draws the primary corridor in the landscape and becomes the spine of the entire Drumheller Badlands Parks Trail System. When it is not used for channel conveyance, the conveyance zone will create space for recreation and ecological connectivity in Drumheller. This zone includes water channels, banks, islands and riparian areas. These spaces are prime candidates for the development of rich natural spaces, a range of recreational amenities, and low-impact uses like campgrounds and sports fields. Bounded by the System 2100, these spaces will invite the river back into the everyday life of Drumheller.

SYSTEM 2100

The System 2100 is a regional route that will provide multi-modal connectivity through Drumheller. This trail will be positioned along the 2100 cms flood level, often following existing rail corridors and roads. This will help define the interface of the safe development and protected zones, providing opportunities to celebrate Drumheller’s identity as a flood community through interpretation, public art, and trail and amenity design.

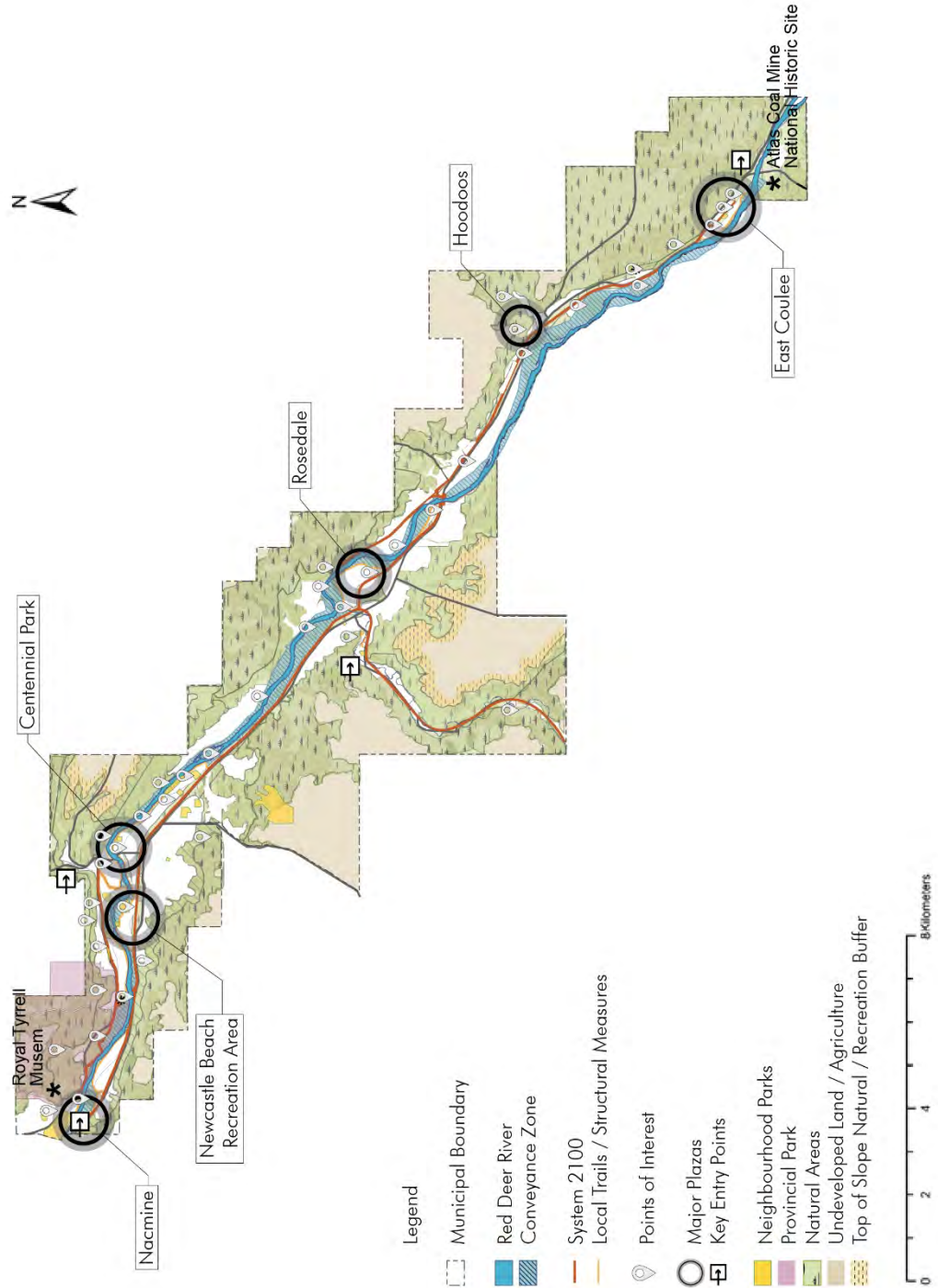
LOCAL TRAILS AND STRUCTURAL MEASURES

Local trails placed along flood mitigation infrastructure and structural measures will provide a publicly accessible neighbourhood amenity and greater access to Drumheller’s parks and natural areas. They will connect Drumheller’s neighbourhoods to the System 2100 and the Conveyance Zone, with opportunities to celebrate the unique character of each individual neighbourhood.

8.1 DRUMHELLER BADLANDS PARKS TRAIL SYSTEM

The Drumheller Badlands Parks Trail System, shown on Figure 18 , is comprised of four key components: Trails, Plazas + Pavilions, Parks and Natural Areas. These give structure to the Drumheller experience and provide tangible ways to interact with the landscape. Access into Drumheller will be balanced with the preservation and restoration of natural areas for the long-term health of the region’s ecological network. This will help to ensure future generations can delight in the discovery of Drumheller and experience the wonder of exploring its inscription on the landscape.

FIGURE 18 DRUMHELLER BADLANDS PARKS TRAIL SYSTEM



- a)** The Town will continue to improve the Drumheller Badlands Parks Trail System (Figure 18), made up of Trails, Plazas, Pavilions, Parks, and Natural Areas, that integrates and leverages flood mitigation priorities and infrastructure to:
- i. protect the conveyance capacity of the river;
 - ii. protect the integrity of significant badlands landscapes;
 - iii. increase public access to and enjoyment of open space, trails, and amenities;
and
 - iv. provide opportunities for storytelling and interpretation of Drumheller.
- b)** The Town will pursue opportunities to leverage the System 2100, Local Trails, Plazas, and Pavilions of the Drumheller Badlands Parks Trail System (Figure 18) as part of the development of the Flood Mitigation and Climate Adaptation System.
- c)** The overall Drumheller Badlands Parks Trail System will build upon the trails and public places developed as part of the Flood Mitigation and Climate Adaptation System. Future leveraging and integration should:
- i. Establish principles and standards for the sustainable and inclusive design, construction, maintenance, and operation of the components;
 - ii. Provide policies to ensure an adequate supply, quality, diversity and distribution of parks, open spaces, pathways, trails and associated amenities throughout Drumheller;
 - iii. Provide strategies to finance all components;
 - iv. Build upon the System 2100 and Local Trails system, by identifying additional local and adventure trails to connect neighbourhoods to active transportation routes, the river, parks, natural areas, and landmarks;
 - v. Identify significant views, ecological features/corridors, cultural sites, and sensitive landscapes for monitoring, preservation, and/or restoration;
 - vi. Identify natural areas that are appropriate for varying intensities of use based on a study of environmental sensitivities and potential ecological impacts;
 - vii. Identify opportunities to increase public access to nature, recreation, and open space through land acquisition or partnerships with private development;
 - viii. Provide direction for the distribution, planning, and design of additional Plazas and Pavilions.

- ix. Establish a park hierarchy that includes River Parks, Neighbourhood Parks and Regional Parks;
 - x. Provide direction for the creation of new parks or redevelopment of existing parks;
 - xi. Specify the function of islands along the Red Deer River for river conveyance, habitat, and/or recreation and the extent of open space development to be allowed on them;
 - xii. Determine the location and suitability of additional river access points;
 - xiii. Support unique neighbourhood identity and needs;
- d)** The Drumheller Badlands Parks Trail System should integrate key entry points that announce visitors' arrival into Drumheller. These key entry points should integrate wayfinding and recreation elements where appropriate to connect people to the open space and trail network.
- e)** Views of the badlands landscape and waterways should be protected from development at key entry points to preserve the sense of arrival.
- f)** The Drumheller Badlands Parks Trail System will be safe, accessible, and inclusive of people of all ages, abilities, and backgrounds.
- g)** Employ CPTED principles in the design of all public spaces.
- h)** A life-cycle fund should be used to assist with capital replacement and repair costs in the Drumheller Badlands Parks Trail System.

8.2 VALLEY CONNECTIVITY

Drumheller's waterways and trail network become the principal way to experience Drumheller and act as the connective tissue that binds Drumheller's extraordinary landscape with its neighbourhoods and unique places.

8.2.1 THE RIVER

The Red Deer River is the primary trail in Drumheller Valley. It is used for transportation and recreation, including boating, fishing, swimming, and other water sports. Located near neighbourhoods, Plazas and Pavilions, river access points will connect to the local and regional trail system, functionally and symbolically weaving the river into the rest of the Drumheller Badlands Parks Trail System.

- a) Establish the Red Deer River as the highest tier trail in the Drumheller Badlands Parks Trail System for both transportation and passive river recreation.
- b) Locate river access points in areas of lower sensitivity and in close proximity to existing or planned road access.
- c) Prioritize the provision of river access points in areas with higher residential density and in parks, pavilions and plazas to take advantage of existing infrastructure where possible.
- d) Coordinate the provision of swift water rescue access points between all existing and future bridges.
- e) Integrate river access points into the Drumheller Badlands Parks Trail System through pathway and trail connections, wayfinding, signage and amenity design.

FIGURE 19 KAYAKER ON THE RED DEER RIVER



8.2.2 TRAILS

Connecting to the highest tier trail – the Red Deer River – a network of land trails provides multi-modal access throughout Drumheller Valley and reflects the Town’s identity as a flood community.

- a) Establish a system of land trails in Drumheller that connect parks, the badlands, neighbourhoods, and the river. The hierarchy of trails shall include:
 - i. A continuous, accessible regional trail (the System 2100) that connects the length of Drumheller. The System 2100 should serve as the secondary regional trail system after the river and communicate the extent of the river’s conveyance zone wherever possible;
 - ii. A network of Local Trails which serve as a tertiary, neighbourhood-level paths. They should be universally accessible wherever possible and should leverage local flood mitigation infrastructure (e.g. structural measures).
 - iii. Natural or Adventure Trails, which serve as the fourth-level trail system. These should facilitate lower-impact access in natural areas with higher sensitivity.
- b) Explore opportunities for the provision of additional pedestrian bridge crossings to create experiential and recreational loops along the trail system and connect to key destinations along the network, including river islands.
- c) Ensure the pathway and trail system is sustainable and follows best practices in design, implementation, and maintenance to enhance the user experience and minimize environmental impacts and cost.
- d) Where a key trail or pathway connection is required through private land, the Town should pursue land acquisition, easements or partnerships to promote pedestrian connectivity throughout Drumheller.

8.3 PLAZAS AND PAVILIONS

Throughout this new network of trails, plazas and pavilions will provide access, amenity, and legibility to the network. Plazas will be larger nodes along the trail system, serving as venues for larger events or gatherings. Pavilions will be smaller nodes located at intervals along the trail system, at key trail intersections and in neighbourhood parks.

These nodes will activate experiential loops, unlock existing unique places, and provide the scaffolding for unscripted adventure. Drumheller’s rich stories, histories, and unique places will be brought to life at these plazas and pavilions. Education about flooding and the changing climate will find a natural home along the river’s contours, indicating in real time and space how Drumheller continues to evolve.

- a) Provide plazas and pavilions at key trail connections and points of interest to act as gathering areas, resting points and trailheads.

- b) The design of plazas and pavilions should allow residents and visitors to enjoy and appreciate significant landscapes, points of interest, landmarks and historic sites in Drumheller while minimizing disturbance in areas of higher sensitivity. Significant landscapes with viewing or interpretation potential include:
 - i. Sites or structures with historical or cultural significance;
 - ii. Significant environmental, geological or hydrological features;
 - iii. Important archaeological or palaeontological discoveries;
 - iv. Areas of significance to communities and neighbourhoods in Drumheller.
- c) Integrate public art, interpretation and educational elements into the design of Plazas and Pavilions.
- d) Locate plazas near major landmarks or in regional parks. Plazas should be supported by amenities and infrastructure to support larger gatherings, such as parking lots, buildings/structures and washrooms.
- e) Locations for plazas are identified in Figure 18 Drumheller Badlands Parks Trail System.
- f) Provide pavilions as rest areas or trailheads. Pavilions should be supported by amenities such as signage, seating, waste receptacles, bicycle amenities, and washrooms.

8.4 PARKS

Parks are open spaces for people – expressions of the Drumheller’s landscape that invite people to play, rest, celebrate and reflect. Drumheller’s existing leisure parks offer many recreational and open space amenities for residents to enjoy, such as splash pads, sports fields, playgrounds and gardens. The establishment of the river conveyance zone will unlock opportunities to experience open spaces in Drumheller and the potential to establish new river parks. At a local level, new growth areas will introduce additional neighbourhood parks and local open space connections.

8.4.1 EXISTING PARKS

- a) The Town should maintain its existing park assets and re-assess at the time of renewal.
- b) The Town should incorporate public and stakeholder feedback in the development or redevelopment of its park spaces.
- c) Opportunities should be explored to celebrate unique neighbourhood character in existing parks.

8.4.2 FUTURE PARK DEVELOPMENT

- a) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.
- b) River parks should accommodate activities appropriate to the site context and sensitivity in the conveyance zone. River parks should be designed to:
 - i. provide space for people to gather and celebrate the river valley;
 - ii. accommodate active and passive uses appropriate to the site with a focus on river activities;
 - iii. minimize impacts to the conveyance zone and riparian areas;
 - iv. protect people, infrastructure and amenities from the impacts of flooding; and
 - v. utilize islands where appropriate as special nodes for recreation and camping along the river.
- c) Neighbourhood parks should be within or adjacent to existing neighbourhoods and future growth areas. Neighbourhood parks should be informed by a provision analysis based on present and future needs and be designed to:
 - i. provide recreational opportunities and access to nature focused on the needs of existing and future residents;
 - ii. include accessible connections to the regional pathway system; and
 - iii. reflect the character of unique places and neighbourhoods in Drumheller.
- d) All parks should be located throughout Drumheller with consideration for existing infrastructure and environmental sensitivity. Parks should be designed to:
 - i. support both high-intensity and passive recreation uses;
 - ii. contribute to a greater understanding and appreciation of the history and natural character of Drumheller;
 - iii. provide buffers between high-intensity activities and residential areas or areas of higher environmental sensitivity.

8.4.3 MUNICIPAL RESERVE

- a) Require that 10 percent of the gross developable land being subdivided, less the land required to be dedicated as environmental reserve or environmental reserve easement, be dedicated as Municipal Reserve in accordance with the provisions of the Municipal Government Act.

- b) Municipal Reserve dedication may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Town.
- c) Reserve lands, or cash-in-lieu, may be used for school sites, parks or recreational facilities in accordance with the provisions of the Municipal Government Act.

8.5 NATURAL AREAS

Existing natural areas encapsulate many of the intrinsic qualities of Drumheller and its landscape. These areas include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests. Many of the most recognizable views and iconic images associated with the Town of Drumheller are within its natural areas, which include the river and the badlands. These natural areas present many opportunities for adventure and exploration as well as the protection of sensitive landscapes.

Natural Areas should be considered in two broad categories: those within the Conveyance Zone and those outside the Conveyance Zone (the Badlands Landscape). Each category of Natural Space should consider their ecological function and programming based on the natural qualities of the landscape.

8.5.1 GENERAL

- a) Coordinate the acquisition, protection, and enhancement of natural areas with the design and construction of all new Town structural flood mitigation. Seek opportunities to integrate reclamation and bank stabilization activities with the implementation of flood mitigation work.
- b) Natural areas shall:
 - i. contribute to a connected ecological network through the entire Drumheller Valley;
 - ii. protect and preserve sensitive features in the badlands landscape, including steep slopes, coulees, significant geologic features and areas of native vegetation;
 - iii. Preserve important natural viewsheds from transportation corridors, Parks and Plazas; and
 - iv. Provide interpretation to tell the story of Drumheller for present and future generations.
- c) Natural areas in the Conveyance Zone should:
 - i. act as the primary ecological and recreation corridor in Drumheller;
 - ii. provide opportunities for trail use, passive recreation, nature appreciation and river access, among other (mainly passive) uses appropriate to the setting; and

- iii. contribute to the protection and enhancement of channel conveyance capacity, water quality, fish habitat and riparian health.
- d) Empower residents and visitors to become active participants and stewards in planning, sustaining and using the Drumheller Badlands Parks Trail System.
- e) Work with Indigenous communities, senior governments, and organizations to protect, manage, and steward natural areas.
- f) Encourage development to retain and reintroduce native vegetation.

8.5.2 SENSITIVE LANDS

- a) Identify and protect sensitive lands, such as:
 - i. Significant native grasslands;
 - ii. Intact forests and shrubland;
 - iii. Steep slopes and significant landforms;
 - iv. Sites with archaeological, palaeontological or cultural significance;
 - v. Areas identified as key wildlife corridors; and
 - vi. Significant wetlands, riparian areas and fish habitat.
- b) Support the integration of low-impact, sustainable recreation in natural areas where appropriate and without adversely affecting environmentally sensitive lands.
- c) Wherever possible, seek public ownership of designated environmentally sensitive lands.
- d) Wherever possible, connect sensitive lands to parks and other natural areas.
- e) Identify and pursue opportunities to reclaim areas that have been disturbed to enhance ecological linkages, improve bank stability and restore wildlife habitat.

8.5.3 ENVIRONMENTAL RESERVE

- a) All lands that are unsuitable for development shall be dedicated as environmental reserve through the subdivision process, in accordance with the Municipal Government Act.
- b) Any subdivision proposal adjacent to a water body or water course shall dedicate a minimum 30 metre buffer from the water body/ course as environmental reserve to protect riparian areas and provide public access.

- c) An environmental reserve easement may be allowed in place of environmental reserve dedication where there is no public access required or likely to be desired in the future.
- d) Environmental reserve lands may be used to extend the public trail system, if the ecological integrity of the land is retained or enhanced.
- e) Consider the use of land purchases, land swaps, leasing agreements, conservation agreements and easements to protect important natural features that do not qualify as environmental reserve land.

8.6 PROGRAMMING AND INTERPRETIVE ELEMENTS

Neighbourhoods and the Drumheller Badlands Parks Trail System should tell the many stories of Drumheller and its history, with a focus on its waterways and unique places.

8.6.1 GENERAL

- a) Educational and interpretive elements in the landscape should be thoughtfully integrated into the Drumheller Badlands Parks Trail System and wayfinding system to create an immersive, layered visitor experience.
- b) Leverage physical and cultural heritage to tell the stories of Drumheller's history, celebrate its unique places, build Drumheller's identity, establish a sense of place within the Drumheller Badlands Parks Trail System, and teach visitors about flooding, the changing climate and how Drumheller continues to evolve.
- c) The essential qualities of Drumheller's river and badlands corridors should be reflected in the form, materials and programming of elements in the Drumheller Badlands Parks Trail System.
- d) Investigate locations for accommodating future events and festivals, considering available amenities, impacts on open space and surrounding neighbourhoods, and the distribution of events and festivals valley-wide.
- e) Support events and initiatives in open spaces that actively promote intercultural awareness, including outreach and welcome events for newcomers and other members of the community.
- f) Maintain and develop programming and amenities that encourage winter activity, and provide appropriate ancillary facilities, such as winter chalets, temporary shelters, washrooms, cleared pathways and active-transportation connections.
- g) Pursue partnerships with schools and organizations to carry out educational programming in the Drumheller Badlands Parks Trail System.

8.6.2 RECREATIONAL USES

- a) Multi-functional and joint use parks and recreation facilities should be encouraged wherever possible.
- b) Encourage local community groups to assist with the management of local park and recreation facilities and enter into maintenance and operation agreements with community groups when this occurs.

8.6.3 COMMERCIAL USES

- a) Allow commercial activities within the Drumheller Badlands Parks Trail System, prioritizing commercial activities that support open-space services (e.g. equipment outfitters, watercraft and bicycle rental shops, food and beverage kiosks). Commercial uses and facilities should reflect the character and identity of Drumheller and should be sensitive to the landscape context.
- b) Locate new or expanded commercial services in disturbed areas where they will have the least impact to ecological and trail connectivity.

8.7 CLIMATE ADAPTATION

- a) Consider natural features as green infrastructure, recognizing the economic, social, and environmental benefits that they provide to the Town.
- b) Apply and integrate natural capital in the municipality's **Asset Management Plan** to recognize the role of ecosystem services and provide for their maintenance and regular support alongside traditional capital assets.
- c) Increase the urban tree canopy and vegetated areas on Town streets and parks to reduce the urban heat island effects, decrease surface stormwater runoff, and sequester carbon. Ensure the use of species that are adapted to the climate of Drumheller.
- d) Retain significant mature trees whenever possible, and require replacement if removal is necessary.
- e) Encourage developers to retain existing wetlands rather than providing compensation to the Province.
- f) Naturalize stormwater management facilities wherever possible to enhance their ecological value and recreational benefits.
- g) Increase the use of native, low-maintenance, and low-water species in the design and maintenance of parks.
- h) Encourage the use of xeriscaping in new developments.
- i) Encourage green building techniques and energy efficiency in building design.



9 GROWTH

The rivers shape all growth in Drumheller and have for eons. Most of the existing development in Drumheller is adjacent to the rivers because of their timeless amenity. The rivers are a transportation route, recreation asset, and water source, and are closely linked to Drumheller's most significant natural areas and views. At the same time, development closest to the rivers is at highest risk of flooding. This flood risk is anticipated to ve as the changing climate alters the frequency and severity of weather events.

Building from an understanding of the rivers and their needs, as well as the Town's planned structural mitigation priorities, the MDP provides direction on how and where growth and future land uses should occur in Drumheller (Figure 20 Land Use Map). The policies direct the establishment of a Flood Overlay system in the Land Use Bylaw which will be directly tied to the Town's structural mitigation infrastructure.

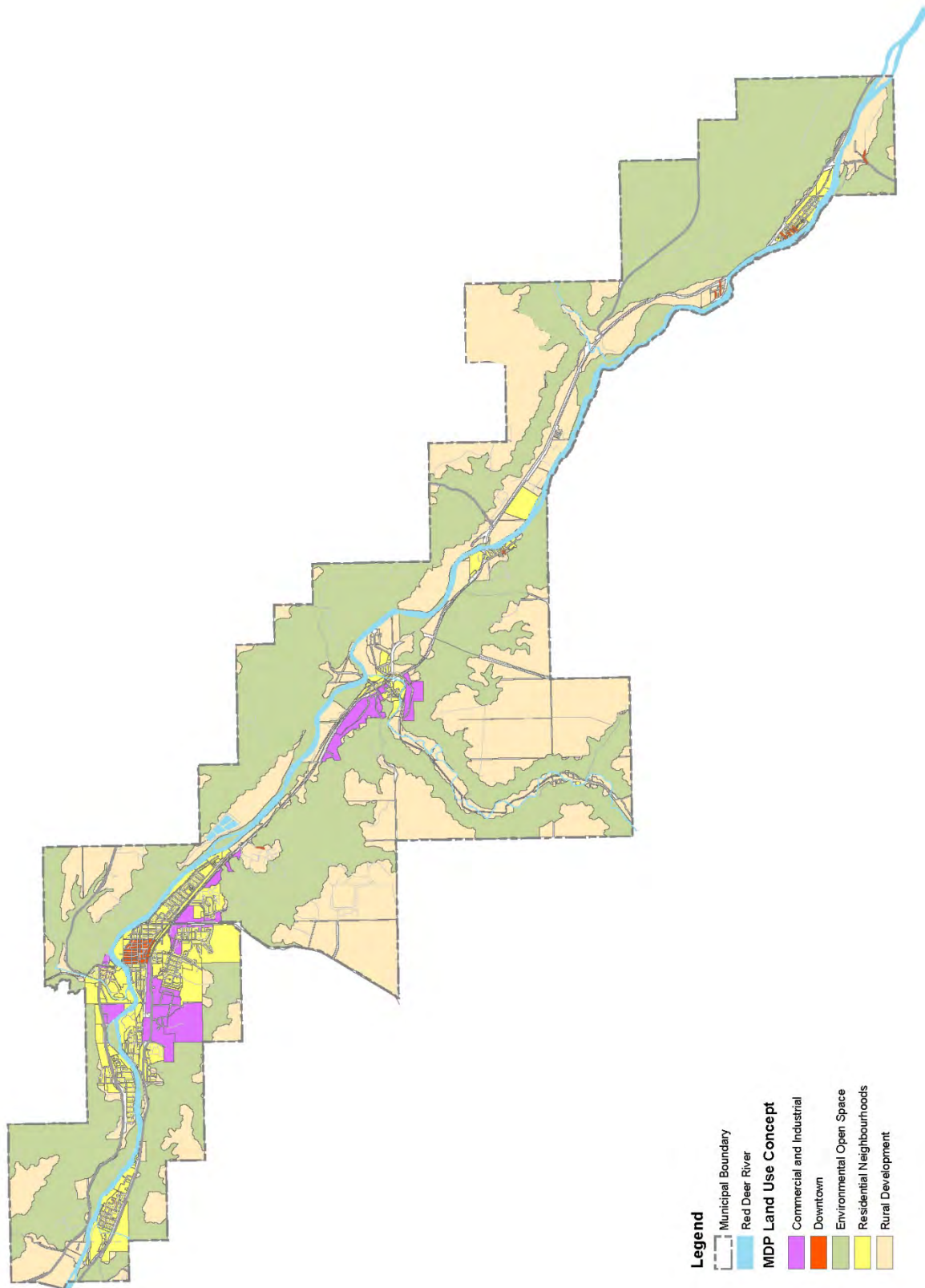
In general, growth will occur in two main forms: through infill within existing protected neighbourhoods, and through the development of new neighbourhoods.

Most of the existing neighbourhoods within Drumheller are located along the banks of the Red Deer River and are inherently at a higher risk of flooding. Through the upgrade and development of new physical mitigation measures, the Town will be providing an additional layer of flood protection to several of these neighbourhoods to improve their overall resiliency and increase their potential for infill growth. Any development in these protected zones will be subject to additional on-site flood mitigation requirements to increase their resilience to flooding.

New neighbourhoods provide an opportunity to build a new generation of flood-resilient development in Drumheller. These new growth areas are located where there is the least flood hazard risk and the least dependence on physical mitigation infrastructure. Growth in these areas will be guided by future Area Structure Plans to ensure that they provide for adequate servicing, transportation, and infrastructure connections, and enable the development of walkable mixed-use communities and high quality employment areas, linked into the overall Open Space, Recreation, and Trails Network.

In alignment with the Vision for Drumheller, the MDP provides the opportunity to surpass the existing growth rate and capitalize on new development locations, furthering the Drumheller experience for both residents and visitors. The policies in this section provide additional flexibility for new and innovative development, enabling investor confidence that flood and other hazard risks have been appropriately mitigated.

FIGURE 20 LAND USE MAP



9.1 RESILIENT DEVELOPMENT

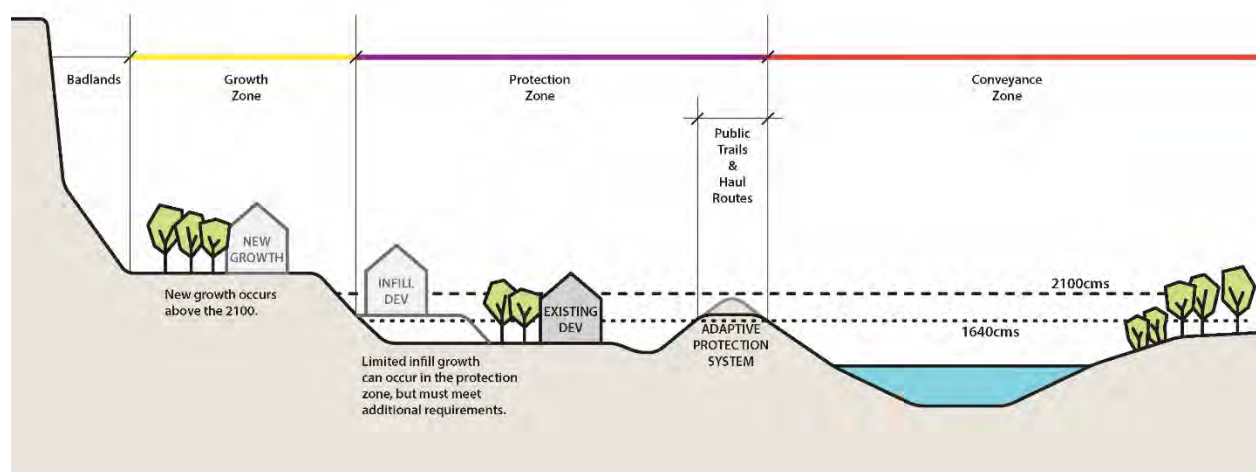
As part of changing the town’s relationship to its rivers, the MDP provides direction on how all new development must respond to flood hazard. This direction is integrated with the Town’s planned adaptive structural mitigation. In addition to ensuring development is resilient to the flood hazard posed by the rivers, the policies in this section address mitigation required to respond to other hazards present in Drumheller, such as steep slopes and undermining.

9.1.1 FLOOD RESILIENCE

Due to Drumheller’s location within the Red Deer River floodplain, large portions of the town are subject to flooding and are designated as flood hazard areas. In response to this hazard and the risk it poses to property and public safety, the Town will be providing structural measures, as per section 7 Flood Mitigation and Climate Adaptation, to protect existing neighbourhoods during flood events. In addition to the structural measures, the Town will provide guidance to ensure that both infill development within existing neighbourhoods and new development outside of the flood hazard area will be flood resilient and appropriately located to minimize and mitigate the risk of flood damage.

Central to the achievement of flood resilient development within the town is the establishment of a Flood Hazard Overlay within the Land Use Bylaw. The Flood Hazard Overlay will define the rules for development within areas of the town that are most susceptible to flooding while also ensuring that enough space is given to the rivers to accommodate their natural fluctuations over time. The Flood Hazard Overlay consists of two zones: the conveyance zone and the protected zone (Figure 21 Flood Hazard Overlay). The conveyance zone will be reserved for public and private recreational use, while areas within the protected zone must provide additional on-site mitigation to reduce overall flood risk. Areas of the town outside of the designated Flood Overlay will not require on-site flood mitigation.

FIGURE 21 FLOOD HAZARD OVERLAY



- a) Implement a Flood Hazard Overlay in the Land Use Bylaw that:
- i. Protects areas within the conveyance zone to preserve the rivers' flood conveyance capacity, drainage relief functions, and environmental integrity;
 - ii. Supports the provision of publicly accessible open space, passive recreation, low-impact agriculture, trails, and related amenities and uses within the conveyance zone;
 - iii. Prohibits new habitable development in the conveyance zone;
 - iv. Supports infill development and redevelopment of lands within the Protected Zone; and
 - v. Establishes a Flood Construction Level, which is the minimum construction elevation required, for all new development located in protected zones.

The Flood Hazard Overlay will supersede all other land use district regulations.

- b) In the conveyance zone, consult with existing property owners on planning a retreat of development in these areas through land exchange or other mechanisms. Where a landowner wishes to retain the existing development and use, the Town is not liable for damages incurred from flooding.
- c) Update existing ARPs and ASPs to conform to the new flood mitigation policies within the MDP and the Land Use Bylaw.
- d) Investigate mechanisms to finance ongoing maintenance of structural mitigation infrastructure.
- e) Regularly amend the Flood Hazard Overlay in the Land Use Bylaw to reflect updated flood hazard mapping, channel conveyance capacity, and the provision of new or improved Town structural measures.

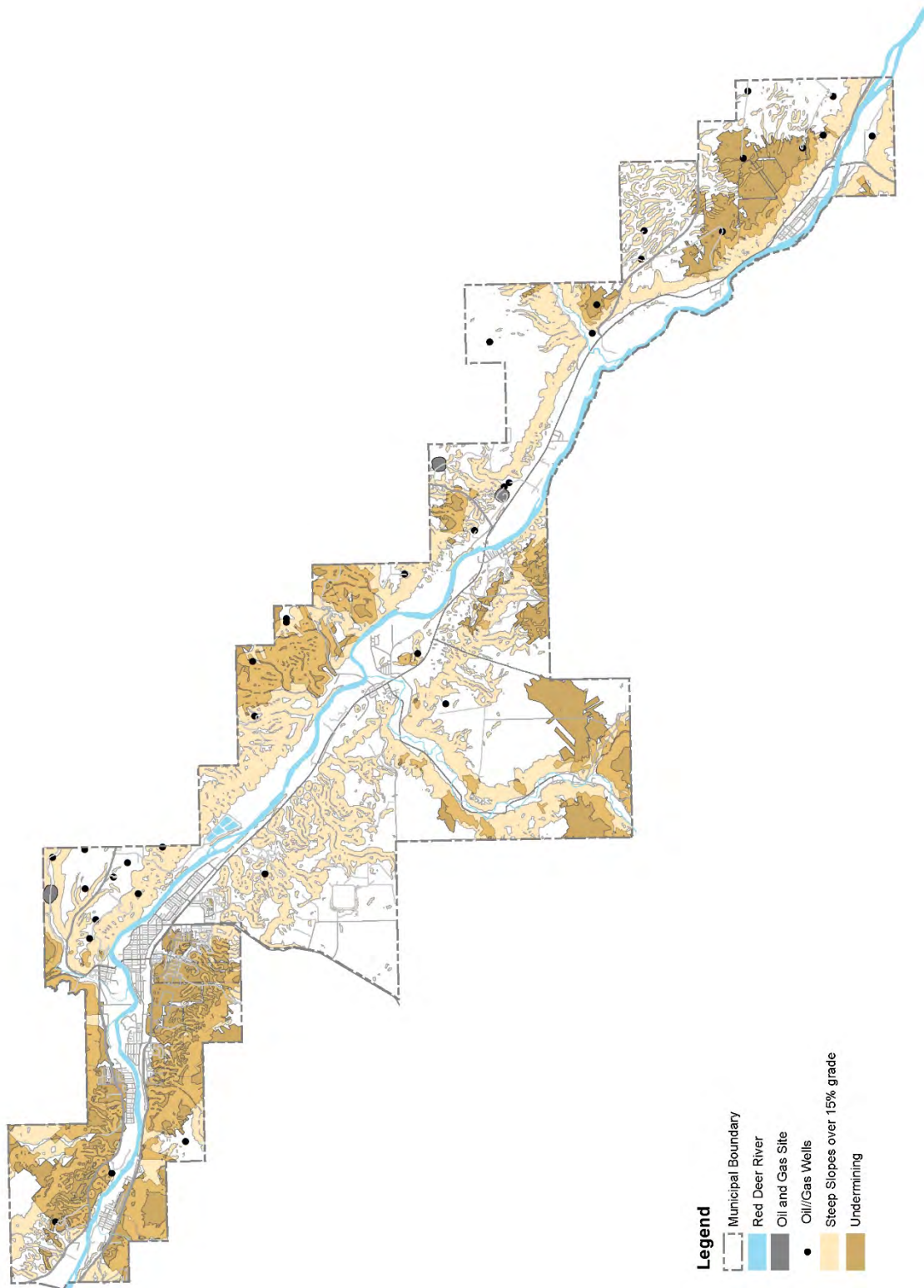
9.1.2 OTHER HAZARDS AND DEVELOPMENT CONSTRAINTS

In addition to the hazard risk from flooding, there are several additional constraints that impact development in Drumheller, as indicated in Figure 22 Development Constraints. The following policies address the specific requirements of the Municipal Government Act and identify additional Provincially established setbacks required from several uses, including Sour Gas Facilities and waste treatment/management facilities. They also provide direction for development in areas with steep slopes and where there has been undermining to ensure adequate studies and mitigation are or have been conducted to reduce risk.

- a) Refer all relevant development and subdivision applications to the Provincial Energy Regulator, in accordance with the Municipal Government Act.

- b)** Consult with the Provincial Energy Regulator on proposed Sour Gas Facilities to ensure they do not impact existing residential neighbourhoods.
- c)** Prohibit any development that does not conform to provincial Sour Gas setbacks, unless given official written direction from the Province authorizing a setback reduction.
- d)** Do not approve any subdivision or development proposals for schools, hospitals, food establishments, or residential use within 300 metres of the Town's wastewater treatment plant or landfill, as per the Alberta Subdivision and Development Regulation, unless a waiver is obtained from the Province.
- e)** Require technical studies and updates to determine hazard risk for any proposed development with potential undermining. The study shall be conducted by a professional engineer and address:
 - i. Slumping or subsidence risk;
 - ii. Estimated level of risk to public safety; and
 - iii. the appropriateness of the proposed development with respect to the undermining conditions.
- f)** Any proposed development in proximity to or containing a steep slope, defined as any slope over 15% grade, shall conduct a geotechnical engineering assessment to establish required development setbacks from the steep slopes.
- g)** Discourage new pipeline development in designated growth areas and ensure routing adequately considers impacts on landscapes, natural features, and planned development to ensure land is not unnecessarily fragmented, scarred, or impacted.
- h)** Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

FIGURE 22 DEVELOPMENT CONSTRAINTS

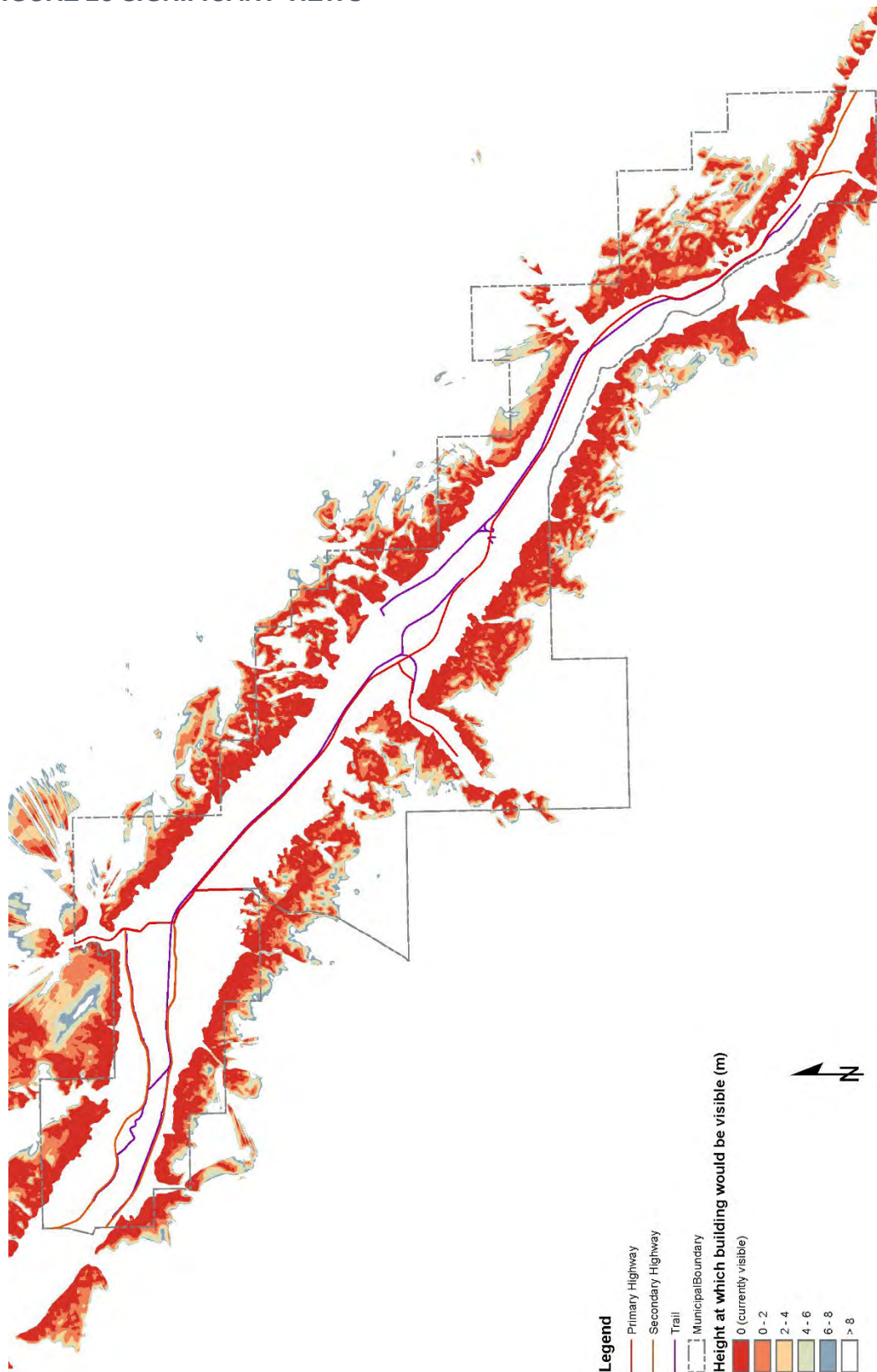


9.2 LANDSCAPE SENSITIVE DEVELOPMENT

The badlands are the essence of the Drumheller Valley. These dynamic landscapes are a major draw for residents and visitors alike, creating an immersive experience like no other. Understanding their immense significance to economic development, recreation, tourism, and overall aesthetic of the Town, it is essential that critical views of these landscapes are considered and protected as the Town grows. Figure 23 identifies important badlands views at a high level from major transportation routes within the Valley. These are areas where future development could have a significant impact on the overall experience and views of the badlands landscapes, and where these impacts will need to be mitigated.

- a) Ensure that all new buildings and structures located above the Valley escarpment are not visible from the major highways within the Valley.
- b) Ensure that new roads and parking areas are set back from the escarpment edge so that vehicles are not visible from the major highways within the Valley.
- c) Where possible, development on the first bench should be designed to enhance the existing badlands landscapes, such as nesting development within existing hills to protect views from main transportation corridors.
- d) Work with adjacent municipalities to identify and protect significant views of the badlands outside of but visible from the Town of Drumheller, through Intermunicipal Development Plans.

FIGURE 23 SIGNIFICANT VIEWS



9.3 RESIDENTIAL NEIGHBOURHOODS

Residential neighbourhoods are where the majority of Drumhellerites live. Currently, these areas are made up of predominantly single-family housing. The MDP enables the continued development of this type of housing, while also fostering flexibility to encourage a wider range of ground-oriented, infill, secondary, and multi-family housing options. Additionally, the MDP promotes greater mixing of non-residential uses within neighbourhoods and the establishment of neighbourhood commercial nodes. This will allow residents to access more services, institutional uses, recreation, and employment opportunities within walking or cycling distance from home, creating more 'complete' and walkable communities.

9.3.1 GENERAL

General residential neighbourhood policies apply to both infill neighbourhoods and new neighbourhoods in Drumheller.

- a) Direct future residential development to the Residential Neighbourhood areas identified in Figure 20 Land Use Map.
- b) Encourage a mix of uses in all residential neighbourhoods.
- c) Enable and encourage 'live-work' and home-based business and services in all residential neighbourhoods.
- d) Through the Land Use Bylaw, support the development of a wide variety of housing forms and densities scaled to fit within traditional single-unit areas, such as cottages, courtyard housing, row housing, duplexes, triplexes, and stacked flats.
- e) Encourage the development of attached and detached secondary residences.
- f) Encourage the development of small flex units. Monitor unit design and implications for neighbourhood livability and affordability.
- g) Support the development of mixed-use local commercial nodes in neighbourhoods to provide walkable amenities, services, employment opportunities, and multi-family housing.
- h) Local commercial nodes in residential neighbourhoods shall be designed as pedestrian-focused environments, integrated with the public realm and streetscape.
- i) Local commercial nodes should be sited in central locations within residential neighbourhoods with access from collector roads and connections to active transportation networks and trails. Consideration should be given for potential future transit connectivity.
- j) Support the development of seniors' housing and age-in-place facilities.

- k) Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in site planning for private properties and neighbourhood design, as a means of enhancing security and safety in the community.
- l) Remove minimum parking requirements in the Land Use Bylaw for new residential development.
- m) Encourage the provision of bicycle parking in multi-family and mixed-use developments, including local commercial nodes.
- n) Ensure the location, design, and scale of residential development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.3.2 INFILL NEIGHBOURHOODS

Infill areas allow future development to capitalize upon the assets and amenities in Drumheller's existing neighbourhoods. The following provides direction on how Infill areas may be developed to compliment existing neighbourhoods and character. Over time, new development should move above 2100 cms.

- a) Allow infill development in existing neighbourhoods and the construction of already planned neighbourhoods within the protected zone.
- b) Ensure infill development within existing neighbourhoods is compatible with existing development, including consideration for:
 - i. Compatibility in height and scale;
 - ii. Continuity with existing lot patterns, laneways, and streetscapes;
 - iii. Preservation of existing vegetation;
 - iv. Integration of buildings considered to have historical significance; and
 - v. Capacity of municipal utilities and infrastructure.
- c) Develop Area Redevelopment Plans to support community revitalization efforts or redevelopment of major sites.
- d) Consider the provision of specific neighbourhood overlays in the Land Use Bylaw, to retain and enhance the characteristics and/or built form of neighbourhoods.

9.3.3 NEW NEIGHBOURHOODS

New neighbourhoods allow for the continued growth and expansion in Drumheller, providing opportunities for diverse new housing options and lifestyles. The policies in this section ensure that all new neighbourhoods are aligned with the goals and objectives of the MDP and are developed in a logical sequence to ensure continuity and connection to the rest of Drumheller.

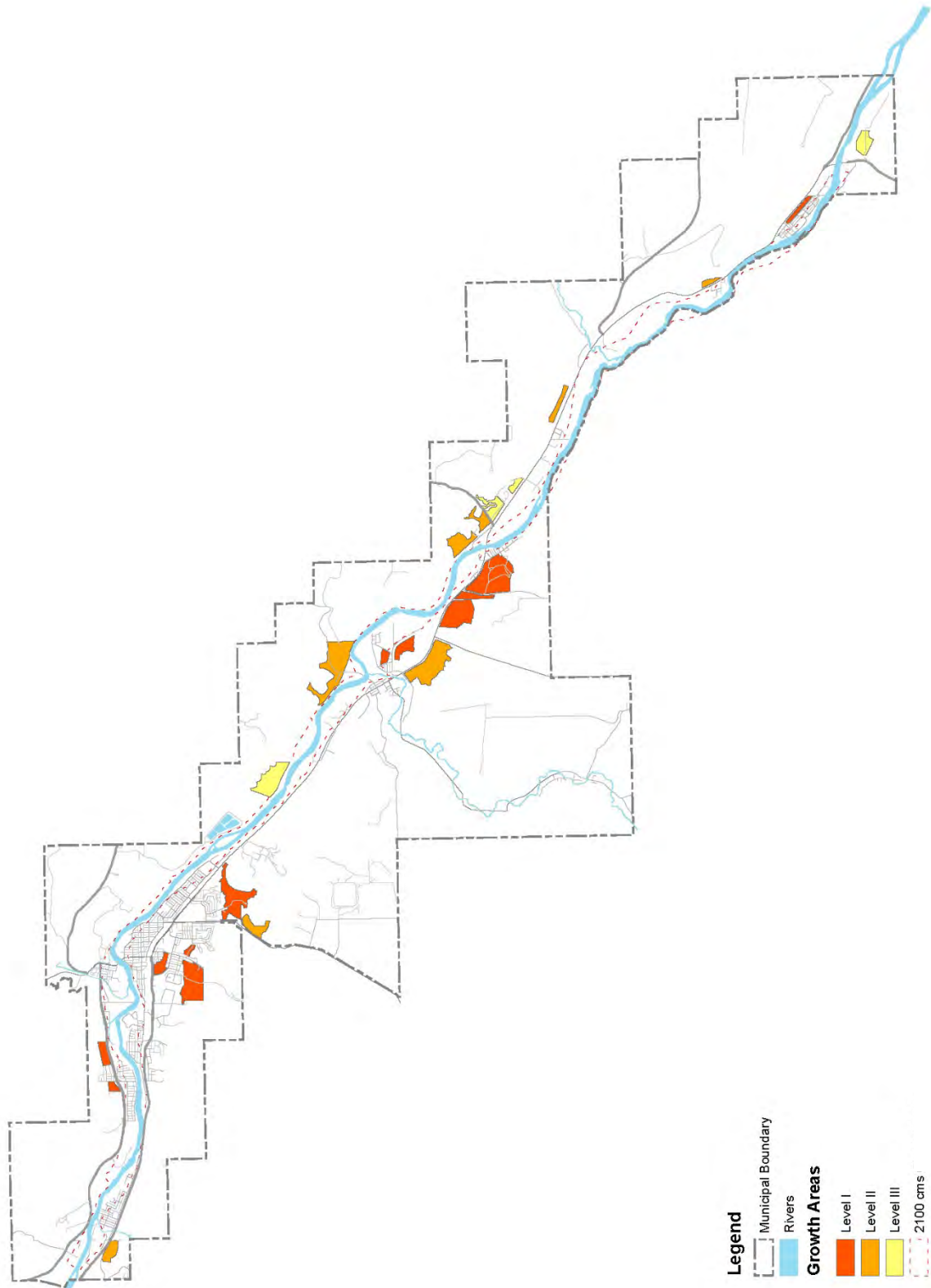
The MDP sets out several potential future growth areas for the development of new neighbourhoods. All new future growth areas are outside of the conveyance and protection zones of the Flood Overlay, making these areas the most resilient to flood risk and significant opportunities for new and innovative development. The potential growth areas are shown on Figure 24 Potential Growth Areas. The growth areas identified are not exhaustive, and it is anticipated that the Town will identify additional growth areas in the future.

The potential growth areas are organized into three levels of development opportunity. Level I are the highest opportunity growth areas, given their ability to be serviced and connected efficiently to existing development. Level II present the next level of opportunity, where there are some challenges, restrictions, and servicing that would need to be addressed before growth can occur. Level III are longer term opportunities, that should be considered once the Level I and II have been developed. The identified growth areas represent development opportunities that have the capacity to enrich and grow Drumheller safely out of the river's reach.

- a) Encourage the establishment of new neighbourhoods in the potential growth areas identified in Figure 24 Potential Growth Areas, and in future growth areas identified by the Town above 2100 cms.
- b) Ensure all new neighbourhoods are designed to have a high level of connectivity for active modes, through the provision of street networks and pathway and trail connections.
- c) Discourage exclusively large-lot single-unit developments within new neighbourhoods.
- d) Encourage sustainable, complete community design of new neighbourhoods, including:
 - i. Water protection and conservation;
 - ii. Compact build form;
 - iii. Resource conservation/reduction of waste;
 - iv. Protection of locally significant wildlife habitat and ecological systems;
 - v. Provision of local open space and recreation amenities;
 - vi. Energy efficient buildings and renewable/district energy systems; and
 - vii. Green roofs.

- e) Consider the use of Envision, the Public Infrastructure Engineering Vulnerability Committee (PIEVC) and National Asset Management System (NAMS) Canada to evaluate the sustainability of future large scale developments.
- f) Actively identify growth areas to developers and seek opportunities to partner in their development and servicing.
- g) Require the completion of an Area Structure Plan (ASP) for the development of all new neighbourhoods. ASPs may be led by the developer or the Town. Area Structure Plans shall be consistent with the policies of the Municipal Development Plan.

FIGURE 24 POTENTIAL GROWTH AREAS (ABOVE 2100 CMS)



- h) Area Structure Plans must incorporate the following:**
- i. Plan area and land ownership;
 - ii. Identification and mitigation of hazard risk;
 - iii. Identification of environmentally sensitive features and wetlands, and areas to be established as Environmental Reserve;
 - iv. Identification and consideration of cultural/historical resources;
 - v. Parks and open spaces network and linkages to the Valley-wide trail network;
 - vi. Proposed land uses;
 - vii. Any lands to be designated as Municipal Reserve for school or other public uses;
 - viii. Proposed roads and streets network;
 - ix. High level servicing concept;
 - x. Projected population and maximum number of dwelling units;
 - xi. Potential emergency shelter and supply locations and egress routes;
 - xii. Conceptual phasing/sequencing of development; and
 - xiii. Any additional technical studies requested by the Town.

9.4 COMMERCIAL AND INDUSTRIAL AREAS

Commercial and industrial areas facilitate the retention and expansion of critical industries and businesses in Drumheller, contributing to a diverse and prosperous economy. The majority of Drumheller's commercial and industrial development will be located within downtown and identified employment areas. The following policies direct where and how commercial and industrial areas will be developed to enable a prosperous and diverse Valley economy.

- a) Direct major commercial and industrial uses to the commercial and industrial areas indicated in Figure 20 Land Use Map.
- b) Commercial and industrial areas shall include a variety of industrial and commercial developments to provide for a range of employment and economic development opportunities in Drumheller.
- c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified commercial and industrial areas.
- d) In existing unserviced employment areas, encourage uses that require outdoor storage and/or have limited need for municipal services.
- e) Discourage heavy employment traffic routing through residential areas.
- f) Ensure roads and parking for major employment areas are paved to handle heavy traffic.
- g) Development in commercial and industrial areas should provide:
 - i. accessible and connected pedestrian pathways, crossings, and entrances;
 - ii. paved roads and parking areas with adequate drainage;
 - iii. landscaping adjacent to roads and residential areas;
 - iv. bike parking;
 - v. screened storage areas; and
 - vi. loading areas to the side or rear of buildings.
- h) Ensure the location, design, and scale commercial, and industrial development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.5 DOWNTOWN

A downtown is a highly visible and important indicator of a community's economic and social health. When downtown Drumheller thrives, the town as a whole benefits. Enhancing downtown Drumheller as a destination for retail, dining, entertainment, culture, and events will play a significant role in attracting new residents and visitors, as well as stimulating new investment, businesses, and industries throughout the town.

Successful downtowns are not just places for recreation, shopping, dining, or work; they are also places where people live. More people living downtown means more regular business for shops of all kinds, more foot traffic, and a greater sense of local vitality in the area. A diverse downtown with more residents and activities will result in a more physically, socially, and economically vibrant community that attracts visitors and investment.

The MDP reinforces downtown's role as Drumheller's heart of civic life and centre of commerce, as well as a complete and livable community. The policies direct creation and implementation of a Downtown Area Revitalization Plan, which will set out further direction for land use, programming, and actions to attract and coordinate reinvestment and promote downtown as the basecamp for all visitors to Drumheller.

- a)** Establish, maintain, and implement a Downtown Area Revitalization Plan. The Downtown Area Revitalization Plan should:
 - i. Coordinate public and private investment;
 - ii. Provide direction on urban design and public realm improvements, including streets, parks, and other public spaces;
 - iii. Guide land use planning and development;
 - iv. Enhance the visitor experience of downtown;
 - v. Support economic, social, cultural, and environmental prosperity in Drumheller;
 - vi. Provide measurable goals for successful implementation.
- b)** Increase the number and diversity of residents living in downtown by allowing for additional residential density, incentivizing residential development (through grants and other programs), and prioritizing the development of services and amenities to support residents.
- c)** Create a clear visual and pedestrian linkage between downtown, the surrounding badlands landscape, and the Red Deer River by integrating its public realm and open space concepts with Drumheller Badlands Parks Trail System.
- d)** Target initiatives in downtown to revitalize and activate vacant properties and generate economic development, such as business incubation programs or temporary placemaking projects.

- e) Elevate the pedestrian experience in downtown and improve universal access through coordinated public realm and wayfinding improvements and the implementation of design guidelines.
- f) Focus Valley wide-celebrations in downtown and Centennial Park and support temporary street closures for events.
- g) Encourage private and non-profit educational institutions to locate campuses downtown.
- h) Work with the existing downtown business community to generate more evening, weekend, and year-round activity and traffic in the downtown.
- i) Communicate and promote Town-led downtown initiatives to encourage uptake of incentives and build assurance in the Town's commitment to reinvest in downtown.
- j) Prioritize the enforcement of the Community Standards Bylaw in the downtown.

9.6 RURAL DEVELOPMENT AREAS

Rural development is part of the badlands landscape and the overall Drumheller experience. Rural development areas contribute to the economy through various agricultural and resource development activities as well as recreational and cultural pursuits. Drumheller's rural development areas also provide for country living, immersed in the badlands landscape.

9.6.1 GENERAL

The general policies apply to all rural development areas.

- a) Allow country residential development in specific locations within the rural development areas identified on Figure 20 Land Use Map, where it will not adversely impact the badlands landscape, is compatible with surrounding uses, and either has adequate soil capacity for proper sewage disposal or is connected to municipal servicing.
- b) Large concentrations of large country residential lots should be discouraged.
- c) Support the development of private recreation, such as golf courses, ranches, and other uses in rural development areas provided that:
 - i. The intensity and scale of development is appropriate for the site;
 - ii. Uses are sensitive to the natural landscape on and adjacent to the site; and
 - iii. Potential impacts on the environment, cultural and historic resources, and adjacent uses can be mitigated appropriately, including the functionality of adjacent wildlife corridors or habitat patches,

9.6.2 AGRICULTURE

Agriculture is an important part of the local economy. The MDP encourages innovative agriculture that employs sustainability techniques and technologies to enable a food system that is adaptive to a changing climate.

- a) Allow continued agricultural operations in specific locations within the rural development areas identified on Figure 20 Land Use Map where it is compatible with surrounding land uses and supports the overall Drumheller experience.
- b) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the MDP.
- c) Prohibit confined feeding operations within the municipal boundaries, given flood hazard risk and impacts on residential neighbourhoods.

9.6.3 RESOURCE DEVELOPMENT

Historically Drumheller's economy was entirely dependent on resource development and extraction. Today resource development remains a smaller yet still important component of the Town's economy. All resource development needs to be considered within the lens of protecting the badlands landscape and overall Drumheller experience.

- a) Allow natural resource extraction in specific locations within the rural development areas identified on Figure 20 Land Use Map where it is compatible with surrounding land uses and does not detract from the badlands.
- b) Natural resource extraction activities shall provide appropriate buffers and screening to minimize land use conflicts and preserve the badlands landscapes.
- c) Aggregate resource extraction shall only be allowed in Drumheller when it is conducted on less visible slopes.
- d) Further development of oil and gas wells shall be discouraged within sight 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.
- e) The development of new oil and gas well sites and pipelines along the valley floor and within the Town of Drumheller shall be discouraged.
- f) Support the development of renewable energy production projects to diversify Drumheller's economy where they do not detract from significant views and landscapes.

10 TOURISM AND ECONOMIC DEVELOPMENT

Historically, Drumheller's economy was focused on resource extraction and agriculture. Many of the Town's existing neighbourhoods owe their existence to early coal mining settlements. While resource development and agricultural industries are still present, the economy has shifted over time to a wider variety of tourism and service industries that capitalize on the remarkable Drumheller experience, including the scenic badlands landscapes and the layers of natural and human stories. Today, the Drumheller Institution and the Drumheller Health Centre are the two major employers in the town.

Drumheller sees nearly 500,000 visitors annually for the Royal Tyrrell Museum of Palaeontology alone. Additional visitors come to the area for the many other attractions, recreational pursuits and events; however, many of these visitors do not stay in town for long. One of the critical tourism and economic development priorities of the MDP is to capitalize on existing visitor traffic, providing visitors with reasons to both stay longer in Drumheller and return often. With the expansion of regional trail networks and wayfinding, many opportunities will be unlocked for the expansion of recreation, adventure, and eco-tourism activities and services throughout Drumheller as well as a range of other cultural and experience-based tourism industries.

When appropriately integrated and leveraged, tourism provides an investment in community's social and economic wellbeing. It can also help to protect and promote the distinct culture and heritage of a place. The economic benefits of tourism include sustaining local businesses; enabling diverse food, beverage, and retail options; increasing employment opportunities; and stimulating additional economic activity. The success of established and new businesses results in more tax revenue that can be used by municipalities for infrastructure improvements, grants and support for businesses, and additional services for residents.

The Town's economic development strategy supports a diverse and prosperous economy. The MDP policies provide guidance for fostering tourism and recreation industries that enhance the Drumheller experience and Drumheller's reputation as a world class tourism destination. At the same time, the MDP supports the expansion, retention, and promotion of local, 'made-in-Drumheller' business and talent, as well as the introduction of new and innovative enterprises. The MDP seeks to remove barriers to economic development, generate more year-round and seasonal employment opportunities, and build in added flexibility that allows development to capitalize on opportunities and be more resilient to changing markets.

10.1.1 GENERAL

The general economic development policies focus on supporting existing business and industry while also diversifying economic activity in Drumheller.

- a) Create and maintain an Economic Development Strategy for Drumheller.
- b) Actively pursue new economic opportunities to diversify the local and regional economic base through marketing developable land to new and existing industries and businesses.

- c) Regularly review municipal processes to remove barriers to business development and expansion.
- d) Actively pursue the expansion of postsecondary and skills training opportunities within Drumheller and market distance learning opportunities, with a focus on retaining and attracting youth and young professionals in the Town.
- e) Pursue opportunities to permanently establish and support the growing film industry in Drumheller.
- f) Build capacity and market Drumheller as a destination for conferences and events.

10.1.2 TOURISM

The tourism policies contribute to retaining Drumheller's reputation and value as a world class tourism destination, while leveraging investment to improve the Drumheller experience for both visitors and residents.

- a) Maintain and regularly update a Tourism Master Plan. The Tourism Master Plan shall align with the priorities of the MDP, and should address:
 - i. Strategic leadership for Tourism in Drumheller;
 - ii. Curation of a cohesive Drumheller experience;
 - iii. Valley-wide branding and marketing;
 - iv. Town-provided tourism infrastructure and amenities;
 - v. Wayfinding strategies and initiatives;
 - vi. Monitoring of tourism and recreation industries;
 - vii. Events attraction and promotion;
 - viii. Tourism incentives and partnership opportunities; and
 - ix. Implementation strategy and rollout.
- b) Work with existing and potential tourism and recreation providers to enable and promote greater year-round tourism opportunities and services.
- c) Encourage the development of private recreation and adventure tourism businesses in Drumheller.
- d) Monitor and promote federal and provincial economic and tourism development funding and grant opportunities within the business community and seek partnership opportunities in funding applications.

- e) Consider entrance features and signage at all entrances to Drumheller to enhance the 'sense of arrival'.
- f) Support the provision of short-term rental and tourism accommodations in the Land Use Bylaw. Develop and implement guidelines for short-term rentals accommodations.

FIGURE 25 LOOKING NORTHEAST FROM MONARCH HILL OVER NACMINE



11 TRANSPORTATION AND INFRASTRUCTURE

Drumheller's transportation and infrastructure, including roads, utilities, and other municipal servicing, support growth and development. The MDP envisions a future where Drumheller begins to shift from a predominantly auto-oriented transportation model to a model that supports a higher share of alternative transportation and active modes. This approach to transportation acknowledges the need for 'complete streets' which provide connectivity for all modes as well as serve as vibrant public spaces in the community. A diverse and well-connected transportation network will reinforce the Drumheller Badlands Parks Trail System, and link Valley neighbourhoods. Sustainable municipal servicing and utilities support Drumheller's continued growth and resiliency.

11.1 FLOOD RESILIENT INFRASTRUCTURE

Critical infrastructure in Drumheller, including the water systems (e.g. water treatment plants, wastewater treatment plants, stormwater infrastructure, etc.), bridge structures, critical roadways and hospitals, require additional consideration when it comes to flood mitigation and protection against extreme flood events.

- a) Critical infrastructure shall be protected and/or adapted to withstand impacts and prevent damage from a flood event with a flow rate of 2,500 cms or higher, with consideration for freeboard.
- b) Wherever possible, structural measures designed to protect critical infrastructure shall be adaptable to accommodate the addition of temporary barriers during higher flow events.
- c) New critical infrastructure (e.g. new bridges) shall be designed to the latest defined flood levels.
- d) The existing bridges and road networks shall be hardened against defined flood levels.
- e) Requirements to adapt existing critical infrastructure to new protection levels should be considered in the prioritization of capital improvement projects.
- f) Identify critical infrastructure that is at risk due to impacts of a changing climate and retrofit priority assets.

11.2 TRANSPORTATION

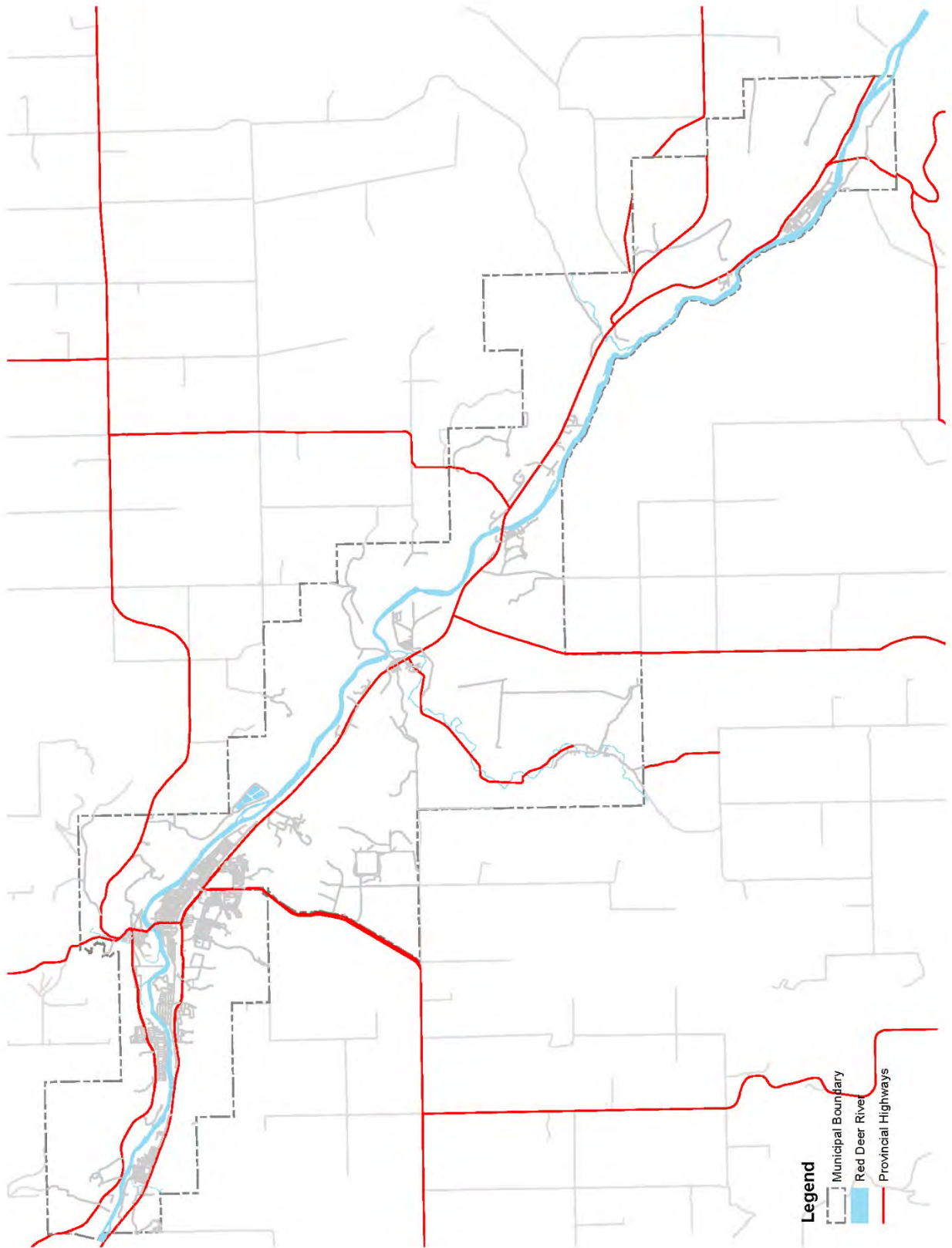
There are many modes in which to travel in Drumheller, each offering a different perspective and experience. From walking and cycling, to driving or boating, Drumheller's comprehensive transportation network shall ensure connectivity and ease of access for all these modes.

The transportation network is linked to the Drumheller Badlands Parks Trail System to support and enhance the overall Drumheller experience. Figure 26 Transportation Network identifies the major transportation corridors in Drumheller.

11.2.1 GENERAL

- a) The Town shall maintain and regularly update a Transportation Master Plan to guide future improvements and additions to the Town's transportation system. The Transportation Master Plan shall:
 - i. Establish a mode hierarchy, identified in Figure 27 Mode Hierarchy, which prioritizes active transportation modes;
 - ii. establish a compact, efficient street and pathway hierarchy and associated guidelines that are coordinated with the MDP Land Use Concept;
 - iii. provide requirements for development of complete streets in urban areas within town, with design emphasis on compact, human scale environments such as narrowing rights of ways and turning radii;
 - iv. provide direction and phasing for future street improvements and ongoing management of transportation infrastructure;
 - v. ensure efficient movement of people and goods; and
 - vi. ensure coordinated planning and development with provincial transportation networks.
- b) Base transportation network development and decision-making on existing development, future growth areas, Area Structure Plans, and interconnectivity with adjacent municipalities.
- c) Ensure all new development provides a high degree of road connectivity to allow for shorter travel distances between destinations for all modes of transportation.

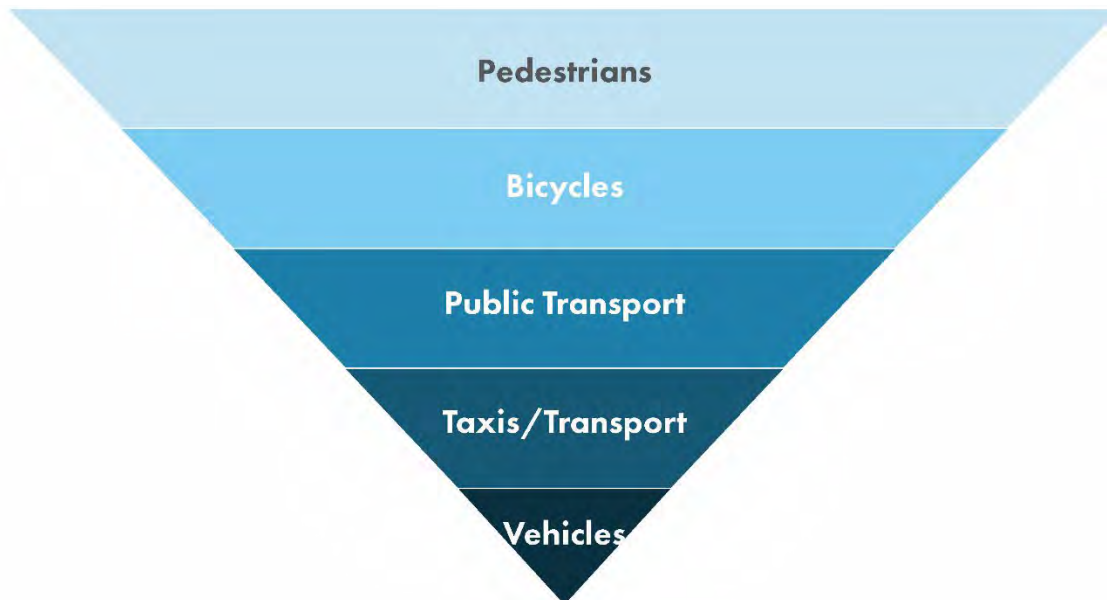
FIGURE 26 TRANSPORTATION NETWORK



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03

- d) Ensure pathway and roadway connections are developed in a logical sequence throughout the implementation and phasing of Area Structure Plans and Outline Plans to ensure access and connectivity to the existing network.
- e) Ensure appropriate transportation infrastructure is provided in employment areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers.
- f) Support the provision of regional transit connections.
- g) Work with the Province in the determination of any future river crossings, which are the responsibility of Alberta Infrastructure and Transportation.
- h) Ensure all existing and new transportation infrastructure located in the conveyance zone minimizes impacts on river conveyance capacity and flow.
- i) Secure and protect the CPR and CNR rail corridor for future active transportation connections within Drumheller.

FIGURE 27 MODE HIERARCHY



11.2.2 MAJOR CORRIDORS

Drumheller is accessed by several major provincial transportation corridors. These corridors offer the first experience and sense of arrival for visitors to Drumheller, as well as provide the major connections between neighbourhoods.

- a) Coordinate road and trail connections with the Province of Alberta and adjacent municipalities to ensure regional connectivity.
- b) Reduce/consolidate signage and other visual disturbances on the Highway 9 and 575 entrances to Drumheller to retain the experience of arrival and keep the focus on the landscape transition.
- c) Reduce/consolidate signage and other visual disturbances along the highway 10 corridor from Rosedale to East Coulee to retain the landscape experience.
- d) Protect future road rights-of-ways through building setbacks as required.

11.2.3 COMPLETE STREETS

Complete Streets ensure that there is safe right of way provided for a range of users, through the provision of infrastructure such as wide sidewalks, safe crossings, and cycling lanes.

- a) Update existing design guidelines for streets to provide for complete street features that will improve public safety, encourage alternative and active transportation, improve livability, and accommodate a range of users. Features should include but are not limited to:
 - i. Bicycle lanes;
 - ii. Bump outs;
 - iii. Wider sidewalks in urban areas;
 - iv. Safe crossings for those with mobility challenges;
 - v. Curb cuts; and
 - vi. Patterned paving.
- b) Consider the provision of a transit service, particularly to address the needs of youth and young adults and provide an alternative travel method for visitors to Drumheller.
- c) Ensure all new development creates linkages to the town's overall trail network.

11.3 UTILITIES AND SERVICING

Utilities, such as waste, water, and electricity, are essential to support growth and quality of life in Drumheller. Utilities should be well planned and integrated with future growth areas, as well as consider the impacts of a changing climate and economy.

11.3.1 GENERAL

The general utilities and servicing policies apply to utilities and services provided in Drumheller by both the Town and other providers.

- a) Provide high quality utility services, in accordance with federal and provincial standards.
- b) Ensure all utility systems are adaptive to changing technologies and a changing climate.
- c) Maintain, fund, and implement a comprehensive long- term plan for utility infrastructure and establish budget priorities in alignment with the MDP.
- d) Provide servicing in a logical manner to support both infill growth and growth areas.
- e) Update the Town's engineering design guidelines for the construction and maintenance of infrastructure, rights-of-way, and service connections to ensure they are consistent with the policies of the MDP.
- f) Review and update the Off-Site Levy bylaw to align with the new priorities of the MDP.

11.3.2 WASTE

Waste management is an integral service provided by the Town. This service contributes to Drumheller fulfilling its potential as the 'cleanest, friendliest, and most sought after' community.

- a) Promote the principles of reducing, reusing, and recycling materials as well as efficient energy use in all Town facilities and in the broader community through outreach.
- b) Ensure the provision of on-site recycling facilities in all multi-family residential, commercial, and industrial areas.

11.3.3 WATER

Drumheller's main water source is the Red Deer River. The Town will continue to protect water quality and ensure that all stormwater is managed effectively in Drumheller, in coordination with flood mitigation strategies.

- a) Ensure adequate stormwater management in all development areas.
- b) The release of storm water run-off from any development area to downstream areas shall be designed and managed in accordance with Alberta Environment requirements.
- c) Encourage water conservation through implementation of community outreach programs and monitoring.
- d) Encourage the use of constructed wetlands for stormwater management and treatment.

FIGURE 28 VIEW TO THE NORTH EAST FROM ELGIN HILL



12 CULTURAL AND COMMUNITY SERVICES

In addition to hard infrastructure and utilities, the Town provides and supports a wide variety of services that contribute to the overall health, safety, and wellbeing of Valley residents. This includes recreation facilities, schools, protective services, community centres, and other social and health services. Many of these facilities and services are provided in partnership with other organizations and levels of government. These services enhance the overall Drumheller experience, providing amenities for Drumheller residents and visitors.

12.1 GENERAL

The following policies apply to all Town-owned and leased facilities.

- a) Work towards making all Town facilities barrier-free to enable use by all ages and levels of mobility.
- b) Where possible, Incorporate environmental design considerations into all new Town facilities and the retrofit of existing facilities, including:
 - i. water conservation;
 - ii. stormwater management/low impact development (LID);
 - iii. renewable energy;
 - iv. energy efficiency;
 - v. use of recycled materials;
 - vi. reduction of waste;
 - vii. adaptive reuse; and
 - viii. green roofs.

12.2 COMMUNITY AND PROTECTIVE SERVICES

Community and protective services include fire and police services, which are essential for the safety of our community.

- a) Establish thresholds for expansion of fire services tied to growth, and ensure the Town's capital budgets reflect these increases in services.
- b) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.
- c) Cooperate and partner with adjacent municipalities in the provision of emergency services.

12.3 RECREATION AND EDUCATION SERVICES AND FACILITIES

Recreation and educational services contribute to the quality of life in Drumheller and make our neighbourhoods great places to live, learn, and grow.

- a) Work with local school boards in the planning and location of school sites.
- b) Site new schools within easy, safe walking/biking distances to neighbourhoods.
- c) Where deemed appropriate the Town may require developers to build or contribute to the building of recreation and education facilities, such as schools, playgrounds, and libraries.
- d) Prioritize investment in recreational infrastructure based on population, density and identified resident needs.
- e) Recreational and educational needs resulting from growth should be identified, as well as methods to finance those needs, in advance of new development.
- f) Update and maintain a **Community Services Master Plan**, to address the recreation and community service needs of Drumheller in accordance with the direction of the MDP.
- g) Ensure that Town facilities are flexible and multi-use to support a variety of recreation opportunities and adapt to changes in recreation services over time.
- h) Encourage the provision of childcare and other social services within recreation facilities through partnerships with private providers.
- i) Partner with other recreation providers to expand recreation amenities and opportunities for youth and older adults in the community.

12.4 SOCIAL, CULTURAL, AND HEALTH SERVICES

Social and cultural capital are part of what make Drumheller's unique neighbourhoods incredible places to live and visit. Drumheller also boasts significant health services, which make the town an attractive place to receive treatments or to retire.

- a) Ensure social and health services, programs, and facilities are considered within area structure plans and area redevelopment plans to ensure that these necessary services are:
 - i. provided in accessible, convenient locations along primary pedestrian routes;
 - ii. co-located with other services into service hubs;
 - iii. barrier-free; and
 - iv. integrated within the design of the community.

- b) Expand and improve community support services relative to population growth and change, recognizing the growing diversity of Drumheller including Indigenous peoples, newcomers to Canada, young families, seniors, youth, and adults.
- c) Recognize the value of culture as an economic contributor to the Town and the role it plays in quality of life for residents.
- d) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.
- e) Work with the Health Authority to facilitate the development of long-term health care services, senior care residences, and aging-in-place facilities in the town to meet the needs of the growing older adult population.
- f) Ensure that development near and adjacent to the Drumheller Health Centre and Community Cancer Centre does not conflict or limit the current and future operations or expansion of the facilities.

12.5 HERITAGE

Heritage comes in many forms, from structures to landscapes and even more intangible features and activities. The MDP supports the conservation and adaptive reuse of heritage to both celebrate the past and make heritage relevant to the present and future.

- a) Ensure adherence to the Alberta Historic Resources Act in the identification and preservation of archaeological, geological, palaeontological, and historic resources.
- b) Develop and maintain an inventory identifying historically significant buildings and landscapes.
- c) Encourage the protection of identified heritage properties, features, or landscapes.
- d) Encourage the adaptive reuse and retrofit of existing heritage structures and support this through consideration of building code equivalencies where necessary and appropriate.
- e) Where adaptive reuse is not feasible, encourage the incorporation of elements of the existing structure complimentary elements into the design of new development or recognition of the heritage value through art, signage, or other interpretive elements.
- f) Collaborate with Indigenous communities, private agencies, and individuals to preserve and promote historic sites.

13 IMPLEMENTATION

Bringing the vision for Drumheller to life requires coordinated and sustained implementation and monitoring of the goals, policies, and objectives of this Plan. The following section outlines critical actions to ensure successful implementation of the MDP.

13.1 PLAN MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure the successful implementation of Drumheller's Vision. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and Concept Plans;
- Carrying out next steps required to implement the vision, goals, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of Drumheller.

- a) Town administration will report to Council on implementation of the MDP annually.
- b) Administration will develop performance measures to monitor the implementation of the MDP.
- c) A comprehensive review of the MDP shall be undertaken every 5 years to consider administrative updates, emerging trends, implementation progress, and policy gaps.
- d) At the discretion of Council, the Town shall permit developer-funded area structure plans and concept plans that incorporate public and stakeholder engagement and require Administration and Council approval.
- e) The Town will monitor and report to Council annually on the rate of development within area structure plans and concept plans, including the number of new dwellings, and dwelling types.
- f) When creating or amending area structure plans and area redevelopment plans, the Town shall include a condition requiring municipal review of the plans after 10 years, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plan's approval.

13.2 IMPLEMENTATION ACTIONS

The implementation actions identify internal coordination efforts and policy updates required to align with the new vision and objectives of the Municipal Development Plan. All of these implementation actions are subject to capital funding approval for implementation, and should be incorporated into the Town's asset management planning.

- a) Construct structural measures to protect existing development in Drumheller.
- b) Commence development of the valley-wide trail network.
- c) Update existing area structure plans and concept plans to conform with the MDP.
- d) Update existing and draft IDPs with adjacent municipalities to reflect the new priorities of the MDP.
- e) Develop new ASPs for priority growth areas.
- f) Update the Downtown Area Revitalization Plan.
- g) Complete or amend area structure plans for employment areas to conform with the MDP.
- h) Review and update the Town's Transportation Master Plan.
- i) Develop an Economic Development Strategy.
- j) Identify and acquire additional land for parks, trails, recreation, and cultural amenities.
- k) Update the Town's Tourism Master Plan.
- l) Review and update the Town's Community Services and Recreation Strategy.
- m) Create an asset management plan to ensure sustainable long-term financing, operations, and management of new assets directed by the MDP.

13.3 REGIONAL COOPERATION

Drumheller shares municipal borders with Wheatland County, Kneehill County, Starland County, and Special Areas. The Town will continue to partner with these municipalities to maintain Intermunicipal Development Plans and uphold the policies contained therein, to coordinate and fulfill the aspirations of the region.

- a) Work with Wheatland County, Kneehill County, Starland County, and Special Areas to maintain up to date Intermunicipal Development Plans.
- b) Implement all IDP policies for communication, referral, and formal dispute processes with adjacent municipalities.

- c) Work with adjacent municipalities, surrounding communities, and relevant agencies to ensure the coordinated delivery of emergency and social services in the region.
- d) Foster relationships of mutual trust and collaboration with First Nations and work together to advance reconciliation initiatives and mutually beneficial projects.

13.4 PUBLIC ENGAGEMENT

Citizens should be involved in decisions affecting their communities. The Town is committed to ensuring that the public is informed and has opportunity to provide feedback on major decisions in Drumheller.

- a) Strive to meaningfully involve residents, businesses, and stakeholders in decisions affecting them through transparent and accessible engagement and communications protocols.
- b) Ensure timely reporting on feedback received and how it was incorporated in decision-making.
- c) Require local engagement with affected parties as part of the creation of Area Structure Plans and Area Redevelopment Plans.
- d) Use a variety of engagement tactics to reach the broadest and most diverse range of feedback from the public. Consider targeted engagement to increase participation levels from groups that are underrepresented in municipal decision making and/or face barriers to participating in regular public engagement processes.
- e) Maintain an accessible and up to date Town website, that clearly communicates Town aspirations as well as functional information for future and prospective residents, developers, and businesses.

14 GLOSSARY

Active transportation: walking and cycling, as well as other forms of human powered transportation, including rollerblading, longboarding, skateboarding, jogging, among others.

Adaptive structural measures: a type of flood mitigation structure that is designed to be able to be adapted to different severities of flood events through the addition of fill or other barriers on top of permanent structures.

Age-in-place: homes or seniors' facilities designed to allow residents to meet their changing needs (medical, mobility, etc) as they age, enabling them to stay in that location instead of needing to relocate to another home.

Changing climate: shifting global climate patterns, including increasing temperatures, rising ocean levels, and more frequent extreme weather events (droughts, floods, and forest fires) related to increased greenhouse gas emissions in the atmosphere.

Complete community/neighbourhood: a community or neighbourhood that is planned and designed with a mix of uses, within close proximity, to support everyday needs for a variety of lifestyles to live, work, shop, learn, and play. This includes a range of housing options that can accommodate a diversity of incomes and household types for all stages of life, as well as jobs, local services, schools, recreation, and open spaces.

Complete streets: streets which are designed to enable safe access for all users including pedestrians, bicyclists, motorists, and transit riders, of all ages and abilities.

Conveyance capacity: the total channel capacity required by a river in a determined flood event or flow rate scenario. The Red Deer River conveyance capacity used in the MDP is based on a 1850 cms flow rate (including 0.75 m of freeboard).

Crime Prevention Through Environmental Design (CPTED): a crime prevention approach that uses the design and use of the built environment to a reduce fear and incidence of crime, and generally improve public safety and a community's quality of life.

Environmental reserve: the land designated as environmental reserve by the Town as per Section 664 of the Municipal Government Act. Environmental reserve may include natural features, land subject to flooding, water features/wetlands, steep slopes, or riparian areas for the purpose of preserving their environmental integrity, protecting public safety, or providing public access.

First bench: means the first intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations.

Flood fringe: as defined by the Province, the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the

floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Flood mitigation: the implementation of measures (physical, organizational, etc) that reduce the risk of flooding and the potential damage that could result from a flood.

Floodway: as defined by the Province, the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. New development is typically discouraged in the floodway.

Flow rate: is the volume of water, measured in cubic metres, passing through a specific location on the river in a one second time frame. Flow rate can be used to determine conveyance capacity of a river channel in a flood event.

Freeboard: the additional height above a predicted flood level. The Town of Drumheller has selected 0.75 m as the minimum freeboard to be included in required height of structural measures. Freeboard is provided to account for various uncertainties relative to actual ground elevations and digital elevation modelling, hydraulic modelling, flood forecasts, debris, localized river levels, dike settlements, and other uncertainties.

Historic resource: any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure or object.

Land Use Bylaw (LUB): the Land Use Bylaw is a regulatory bylaw of the Town, required by the Municipal Government Act, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

Low impact design (LID): a land development and stormwater management approach that focuses on maintaining and restoring the natural hydrology (movement of water) by managing stormwater close to its source. LID can reduce the burden on conventional infrastructure, maintain ecological functionality, and establish a cleaner and more secure water supply. LID practices include bioswales, stormwater collection and reuse, and alternative paving methods.

Mixed-use: different uses that are in close proximity to each other. This can be in the same building (e.g. residences above retail) or on the same site (e.g. offices adjacent to restaurants or other commercial activities).

Municipal Development Plan (MDP): a statutory document required by the Province of Alberta as specified by the Municipal Government Act (MGA). The MDP is intended to guide all growth and development in the Town and may provide policies on a range of other relevant matters.

Municipal reserve: the land designated as municipal reserve under Division 8 of the Municipal Government Act.

Natural area: areas that include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests.

Open space: is an area of outdoor land or water that is publicly owned or allows public access, including municipal parks, civic spaces, provincial, or federal parkland, institutional campuses, and other public spaces. Elements of the public realm, such as main streets and promenades, can also provide open space functions.

Secondary Residence: a dwelling unit that is an accessory to a single-detached dwelling and is intended for use as a separate and independent residence. The intent of this type of development is to provide flexibility and variety in housing types, as well as increase the density without changing the overall character of the residential neighbourhood.

Stormwater Management: the practice of minimizing the strain that stormwater places on municipal infrastructure and private property; lessening overland flooding during significant weather events; and reducing the impact of polluted water flowing into waterbodies.

Sustainability: the World Commission on the Environment and Development (1987) defines sustainability as “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Universal access: the ability of an environment, amenity, or place to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability.

Xeriscaping: means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.



Town of Drumheller Land Use Bylaw

DRAFT v3.1 – Third Reading Version 2020-12-03



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1 Purpose and Authority

1.1 GENERAL PURPOSE

1.1.1 The purpose of this **Bylaw**, entitled the Town of Drumheller Land Use Bylaw, is to regulate the **use** and **development** of land and **buildings** in the Town of Drumheller pursuant to Part 17 of the **Act**. This **Bylaw** strives to enable sustainable **development** and all planning applications, including land **use**, **subdivision**, and **development permit** applications will be evaluated using the principles of the Municipal Development Plan.

1.2 AUTHORITY

1.2.1 The action of the **Town**, in the adoption of this **Bylaw**, is authorized under the **Act**, as amended.

1.2.2 No person shall commence any **development** within the town except in compliance with this **Bylaw**.

1.2.3 This **Bylaw** is implemented to advance the vision, principles, and policies established in the Municipal Development Plan and any other Statutory Plan or non-Statutory Plan.

1.3 APPLICABILITY

1.3.1 The provisions of this **Bylaw** apply to all lands and **buildings** within the boundaries of the town, pursuant to Part 17 of the **Act**.

1.3.2 Compliance with the requirements of this **Bylaw** does not exempt any person from the requirements of any Statutory Plan.

1.3.3 Nothing in this **Bylaw** exempts a person from obtaining a **development permit** as required by this or any other **Bylaw**.

1.3.4 In addition to the requirements of this **Bylaw**, a person is required to comply with all federal, provincial, and other municipal legislation.

1.3.5 The provisions for this **Bylaw**, when in conflict, shall take precedence over those of other municipal bylaws.

1.4 TRANSITION

1.4.1 This **Bylaw** shall come into force and take effect on March 1, 2020. Land Use Bylaw 10-08, as amended, is hereby repealed.

1.4.2 Applications for **subdivision** or **development** which were submitted prior to adoption of this **Bylaw** shall be evaluated under the provisions of Land Use Bylaw 10-08, as amended.

2 Maps and Overlays

2.1 LAND USE MAPS

2.1.1 The **Town** is hereby divided into the following 8 Land Use Districts:

- (1) Badlands District;
- (2) Rural Development District;
- (3) Countryside District;
- (4) Neighbourhood District;
- (5) Neighbourhood Centre District;
- (6) Downtown District;
- (7) Tourism Corridor District; and
- (8) Employment District.

2.1.2 The Land Use Districts listed in Section 2.1.1 are delineated on the map in this Section, which shall be known as the “Land Use Map”.

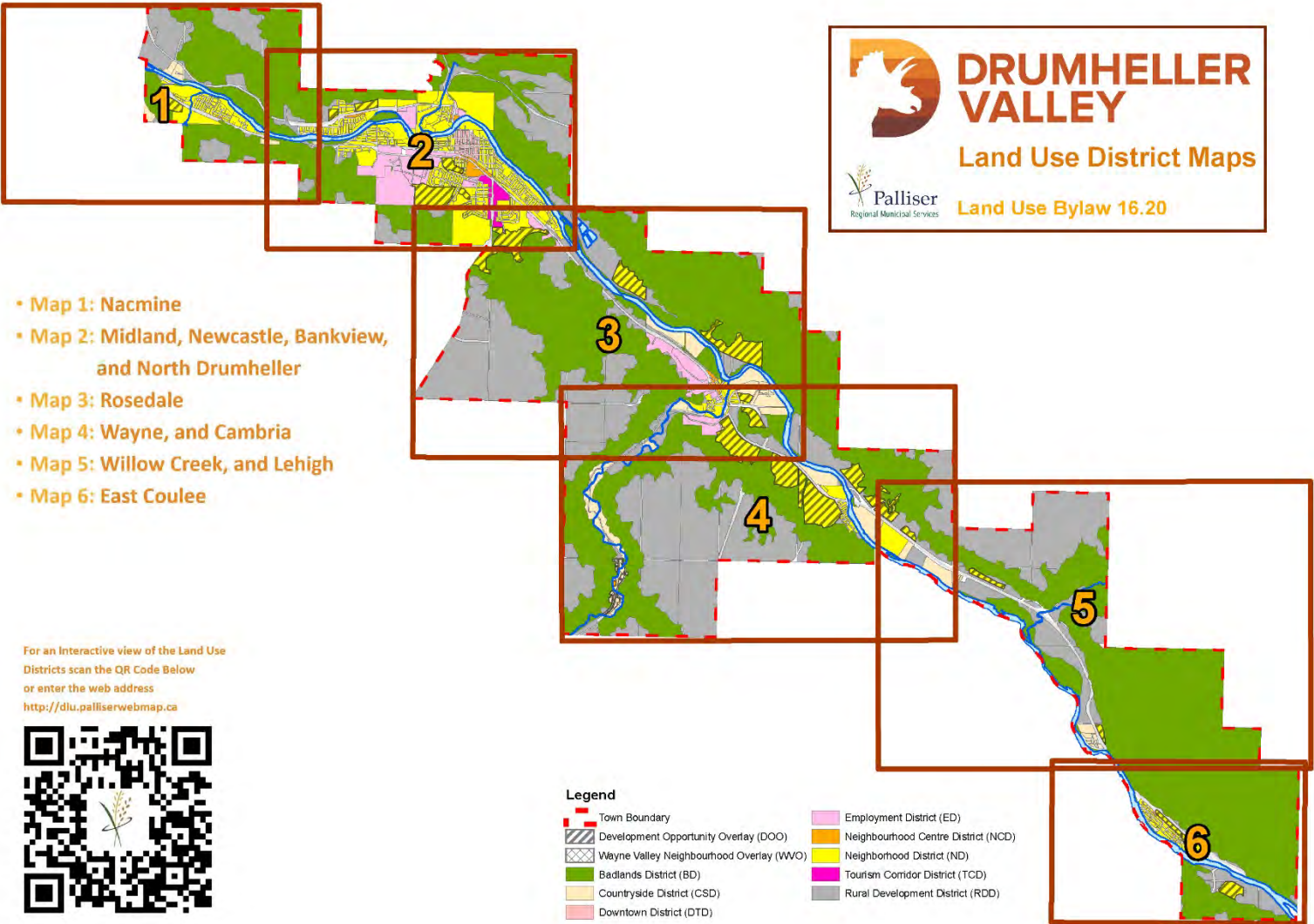
2.1.3 The Land Use Map may be amended or replaced by bylaw from time to time.

2.1.4 Where the location of a district boundary on the Land Use Map is not clearly understood, the following rules shall apply:

- (1) A boundary shown as approximately following a **parcel boundary** shall be deemed to follow the **parcel boundary**;
- (2) A boundary shown as following a **road, lane**, railway, stream, or canal shall be deemed to follow the centre line thereof;
- (3) District boundaries not referenced specifically in subsections 2.1.4(1) and 2.1.4(2) shall be determined on the basis of the scale of the Land Use Map; and
- (4) A boundary location which cannot be resolved shall be referred to the **Development Authority** to decide on the boundary location.




DRUMHELLER VALLEY
Land Use District Maps
Palliser
Regional Municipal Services
Land Use Bylaw 16.20



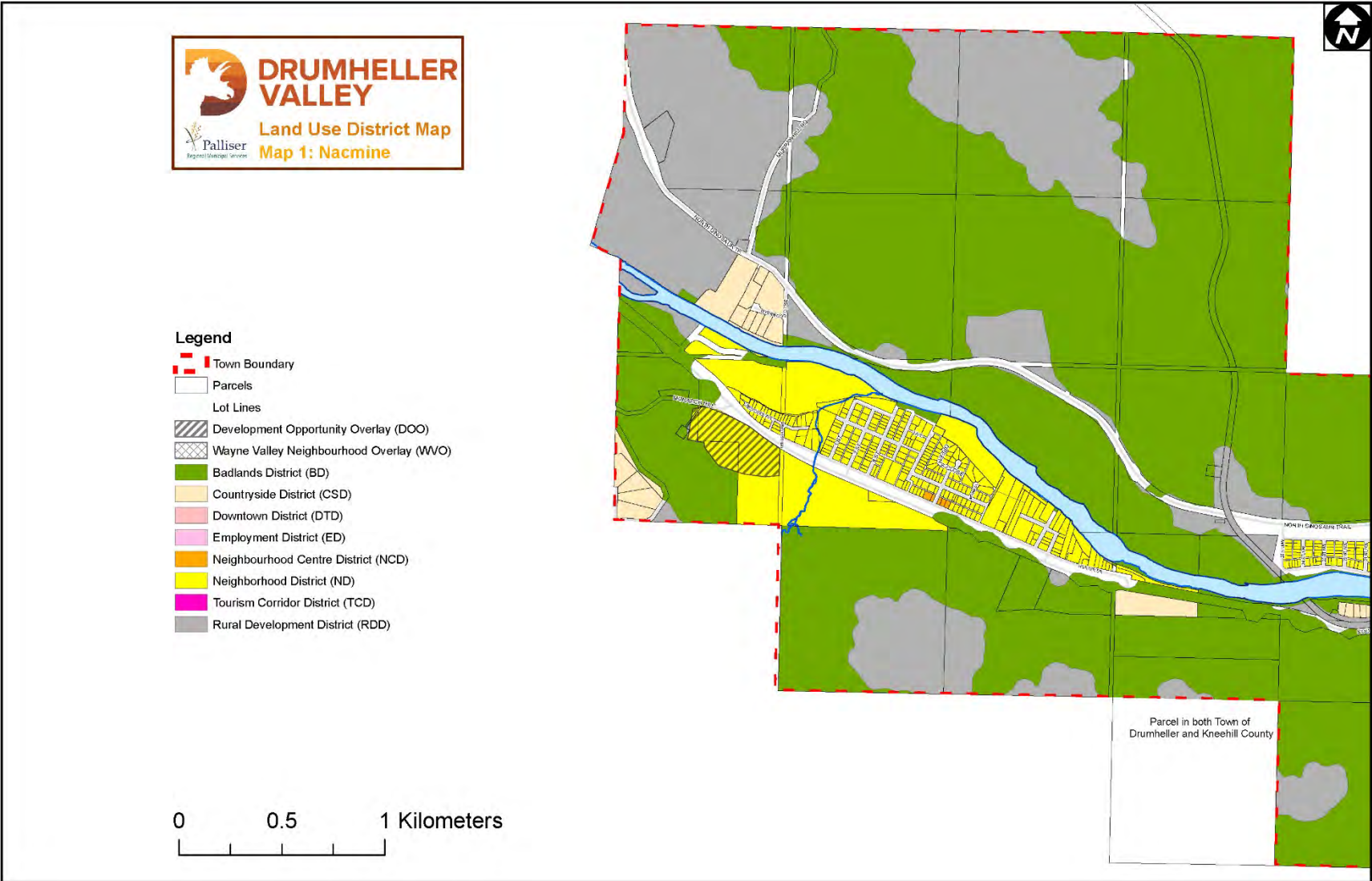
- Map 1: Nacmine
- Map 2: Midland, Newcastle, Bankview, and North Drumheller
- Map 3: Rosedale
- Map 4: Wayne, and Cambria
- Map 5: Willow Creek, and Lehigh
- Map 6: East Coulee

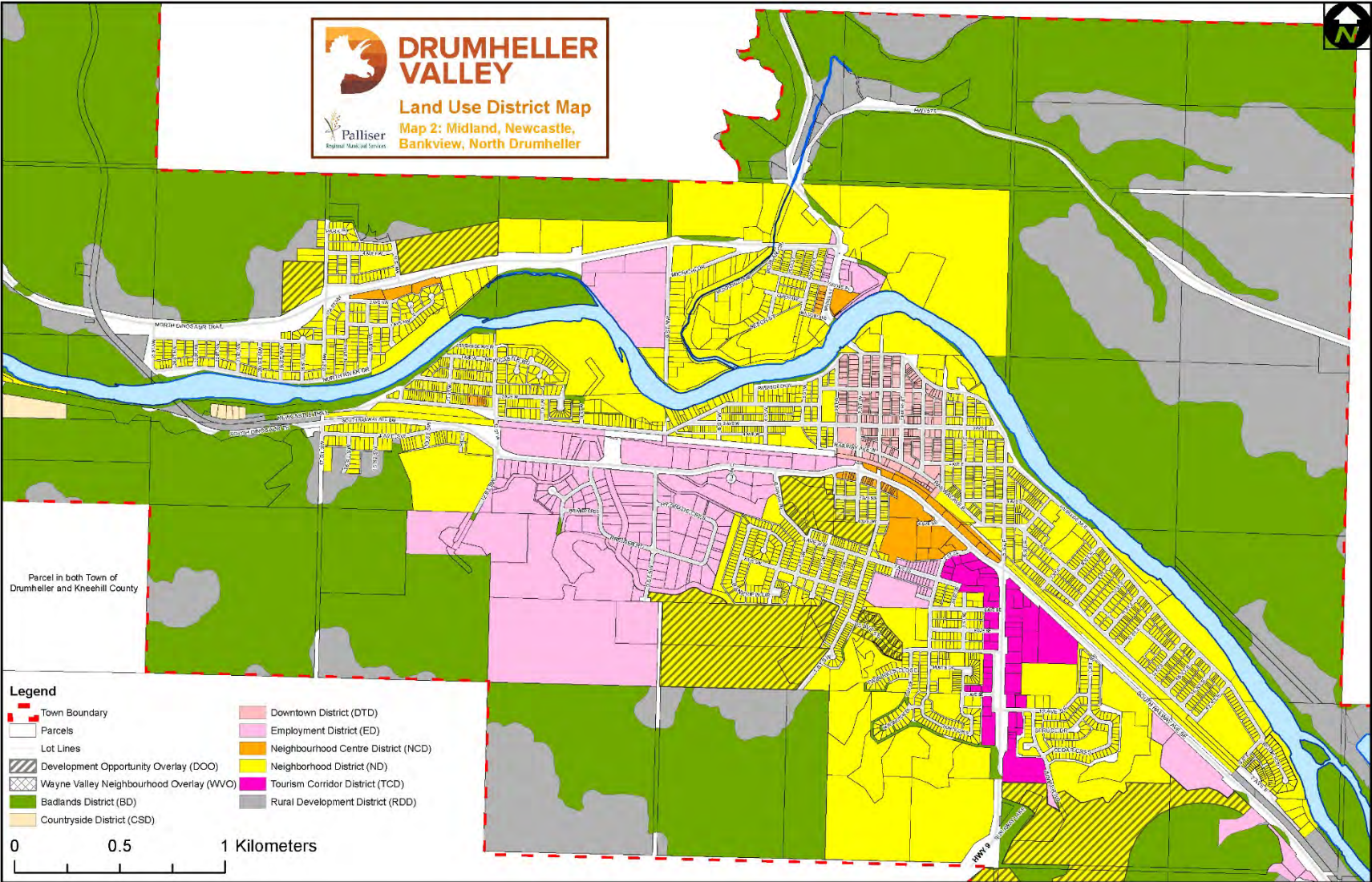
For an Interactive view of the Land Use Districts scan the QR Code Below or enter the web address
<http://dlu.palliserwebmap.ca>

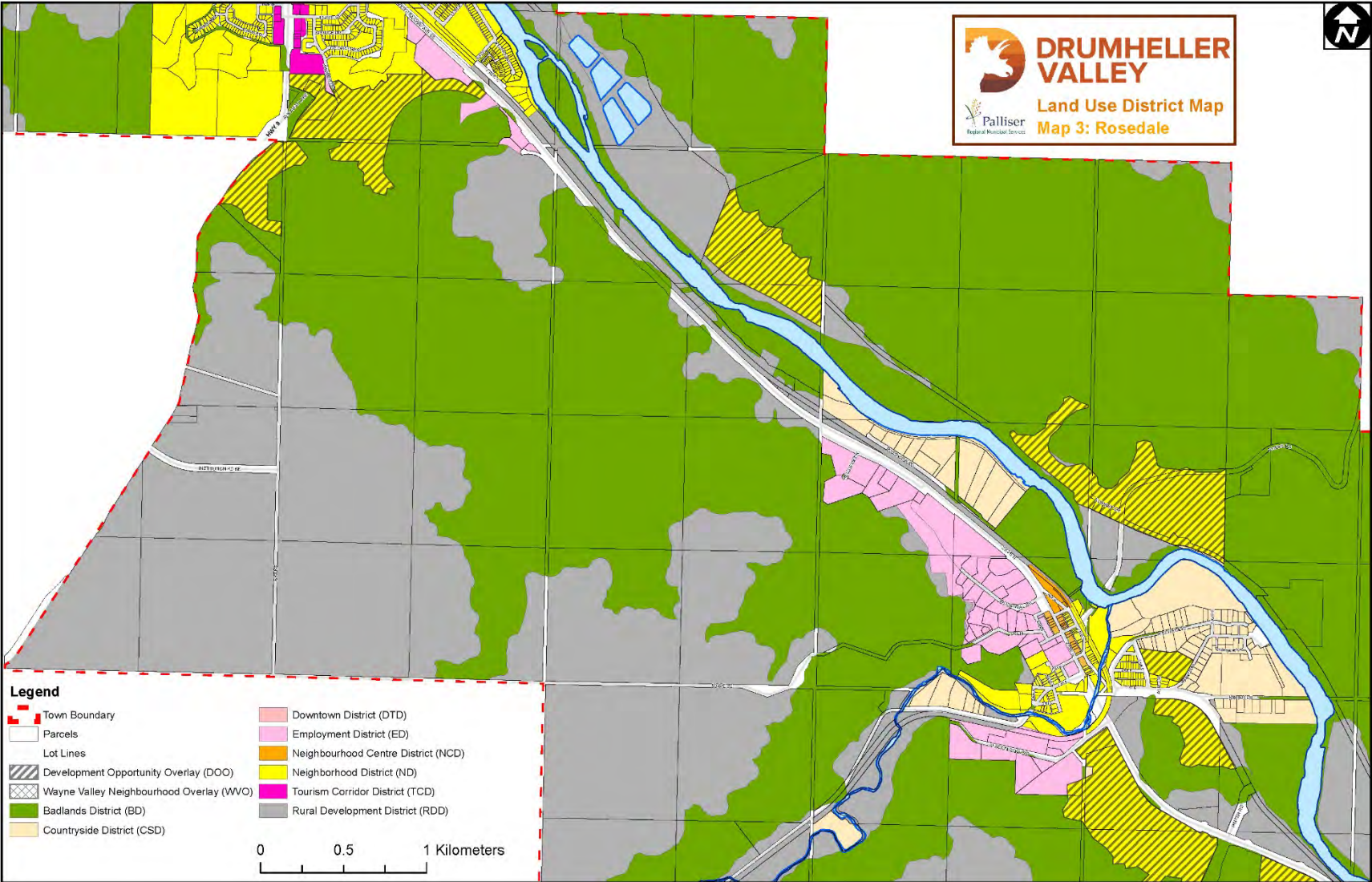


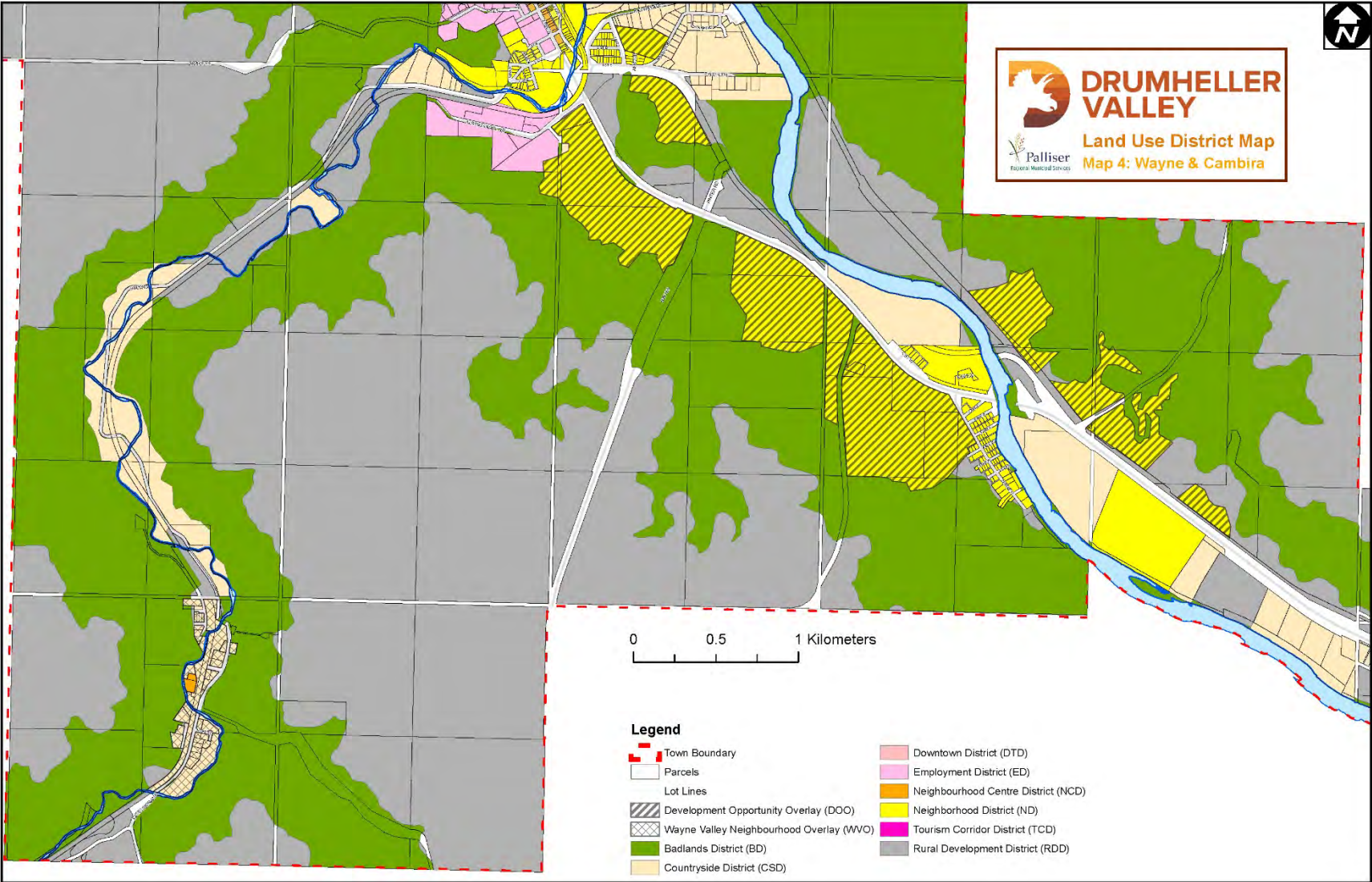
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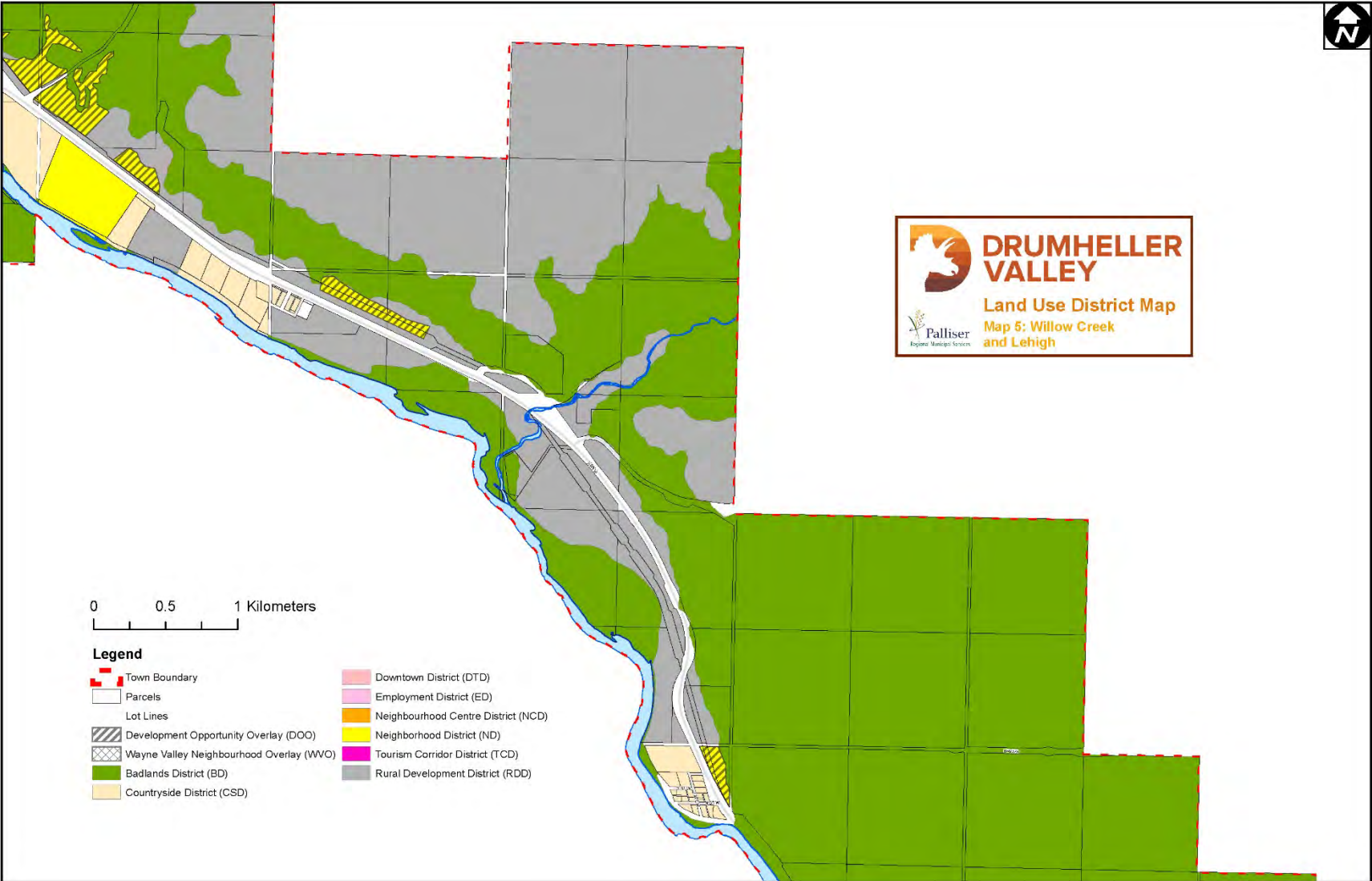
- | | |
|--|-------------------------------------|
| Town Boundary | Employment District (ED) |
| Development Opportunity Overlay (DOO) | Neighbourhood Centre District (NCD) |
| Wayne Valley Neighbourhood Overlay (WVO) | Neighbourhood District (ND) |
| Badlands District (BD) | Tourism Corridor District (TCD) |
| Countryside District (CSD) | Rural Development District (RDD) |
| Downtown District (DTD) | |

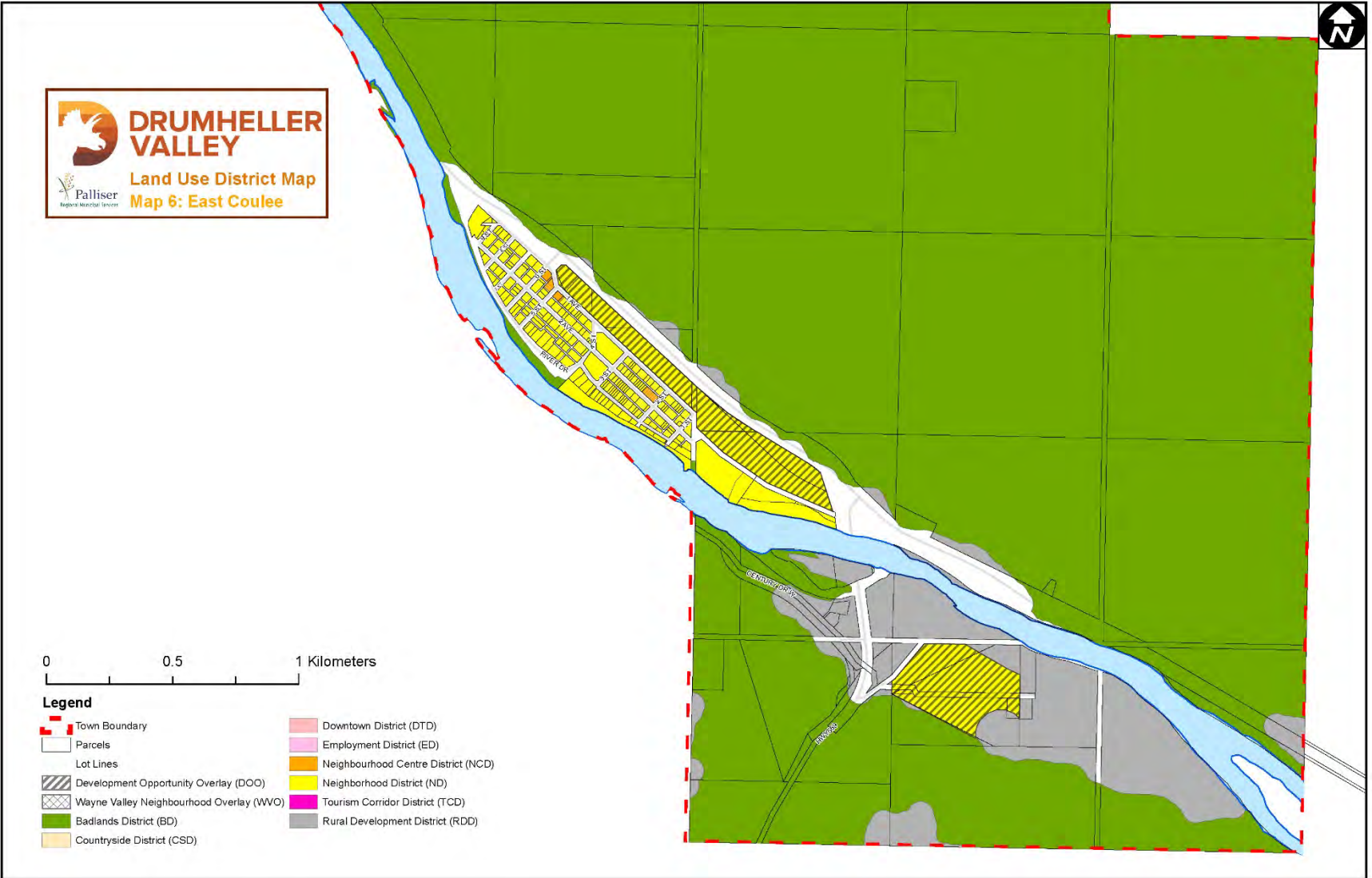












2.2 OVERLAYS OVERVIEW

2.2.1 Purpose

- (1) The purpose of an **overlay** is to facilitate the implementation of specific goals and objectives contained in the Municipal Development Plan, including protecting **development** from environmental hazards and vice versa and identifying opportunities for growth and **development**.
- (2) The regulations established within an **overlay** apply in addition to the regulations of the underlying Land Use District.
- (3) Only those regulations explicitly addressed in an **overlay** are impacted by the **overlay**. All remaining regulations from the underlying Land Use District remain in effect.
- (4) If there is a conflict between the regulations of an **overlay** and the underlying Land Use District, the **overlay** shall take precedence.
- (5) Lands subject to an **overlay** are indicated on the maps provided in this section of the **Bylaw**.

2.3 DEVELOPMENT OPPORTUNITY OVERLAY

2.3.1 General Intent

To identify lands within the **Town** that are suitable for growth and **development**.

2.3.2 **Uses** and Regulations

- (1) **Uses** lawfully existing at the date of adoption of this **Bylaw** are permitted to continue.
- (2) No **Subdivision** and **development** is allowed without an approved **Area Structure Plan**.
- (3) Following the approval of an **Area Structure Plan** by the **Development Authority**, the **uses** and regulations of the underlying Land Use District shall apply.

2.4 WAYNE VALLEY NEIGHBOURHOOD OVERLAY

2.4.1 General Intent

The following alternate regulations shall apply to all **parcels** located within the Wayne Valley Neighbourhood Overlay identified on the Land Use Map. The purpose of the Wayne Valley Neighbourhood Overlay is to retain the unique characteristics of the Wayne Valley.

2.4.2 **Parcel** Width Standards

Parcel width	No minimum
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2.4.3 **Setbacks** for **Principal Buildings**

Front Setback	Minimum 6 metres
Secondary Front Setback	Minimum 4.5 metres

Side Setback	Minimum 1.5 metres
Rear Setback	Minimum 7.5 metres

2.4.4 **Setbacks for Accessory Buildings**

Front Setback	Minimum 6 metres
Secondary Front Setback	Minimum 4.5 metres
Side Setback	Minimum 1 metre
Rear Setback	Minimum 7 metres

2.4.5 **Parcel Coverage Standards**

Parcel coverage	No maximum
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2.4.6 **Building Height Standards**

Principal Building	Maximum 11 metres
Accessory Building	Maximum 7.5 metres

2.5 FLOOD HAZARD OVERLAY

2.5.1 **General Intent**

To identify lands within the **Town** that are susceptible to flooding during high water events and to regulate the **use** and **development** of land within areas susceptible to flooding.

2.5.2 **General Regulations**

The following regulations apply to all lands within the Flood Hazard Overlay, as identified on the Flood Hazard Overlay Map.

- (1) Lands subject to the Flood Hazard Overlay are identified on the Flood Hazard Overlay Map and are further delineated as being subject to either the Conveyance Zone or the Protected Zone.
- (2) The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the interpolation of **flood construction level** contours.
- (3) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**.
- (4) No new Temporary **Dwelling Units** shall be constructed within the Flood Hazard Overlay.
- (5) No new Cemeteries shall be constructed within the Flood Hazard Overlay.

- (6) All electrical, heating, air conditioning, and other mechanical equipment shall be located at or above the specified elevation of the **flood construction level**.
- (7) **Outdoor storage** of chemicals, explosives, flammable liquids, and/or toxic or waste materials that cannot be readily removed in the event of a flood is prohibited.
- (8) All **buildings** and structures within the Flood Hazard Overlay shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation **structure**.
- (9) Subsequent to a flood mitigation **structure** being constructed to protect lands within the Flood Hazard Overlay, and upon confirmation by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta that the lands are protected to the specified elevation of the **flood construction level**, the **Town** may amend the Flood Hazard Overlay Map to remove areas that are appropriately protected.

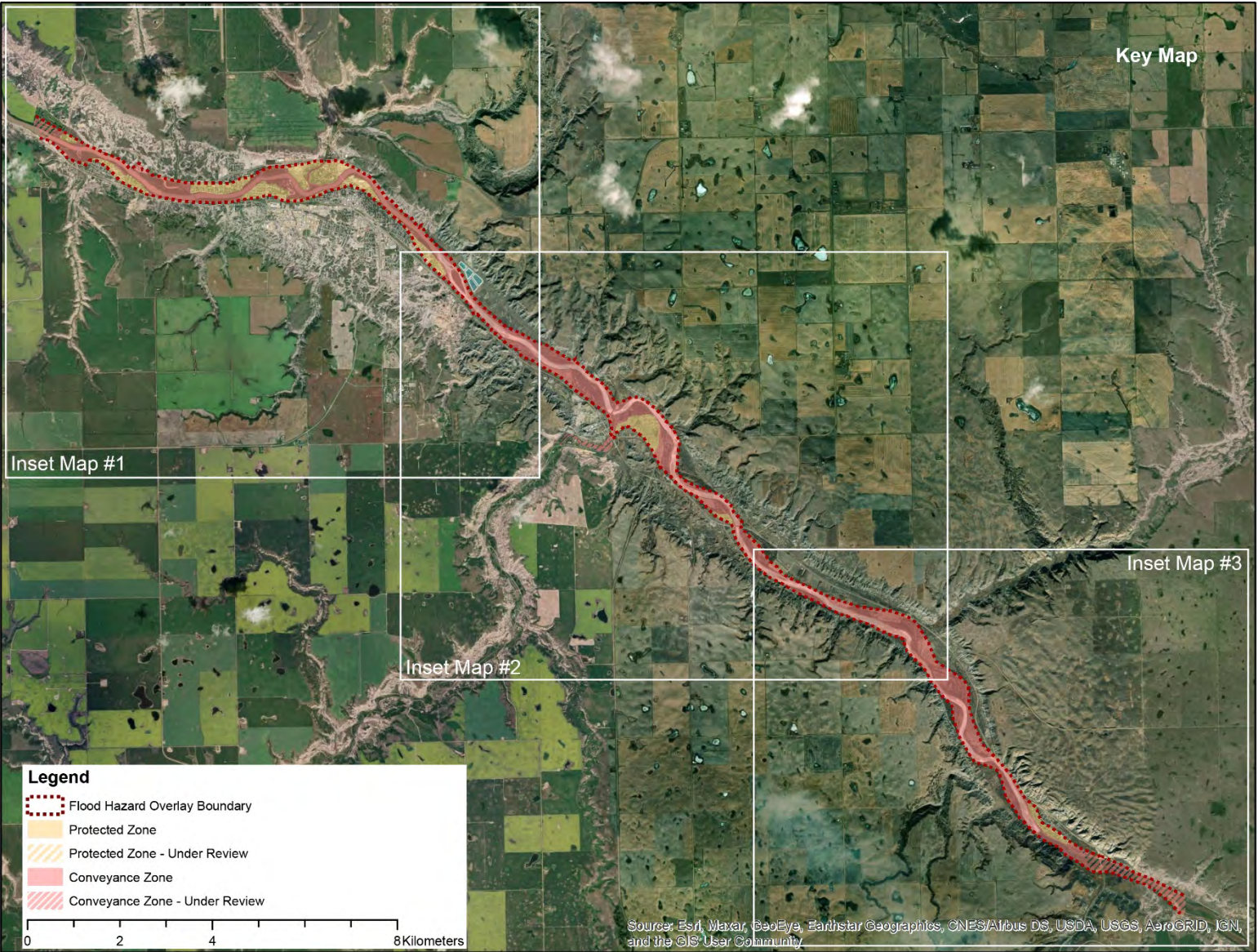
2.5.3 Conveyance Zone **Uses** and Regulations

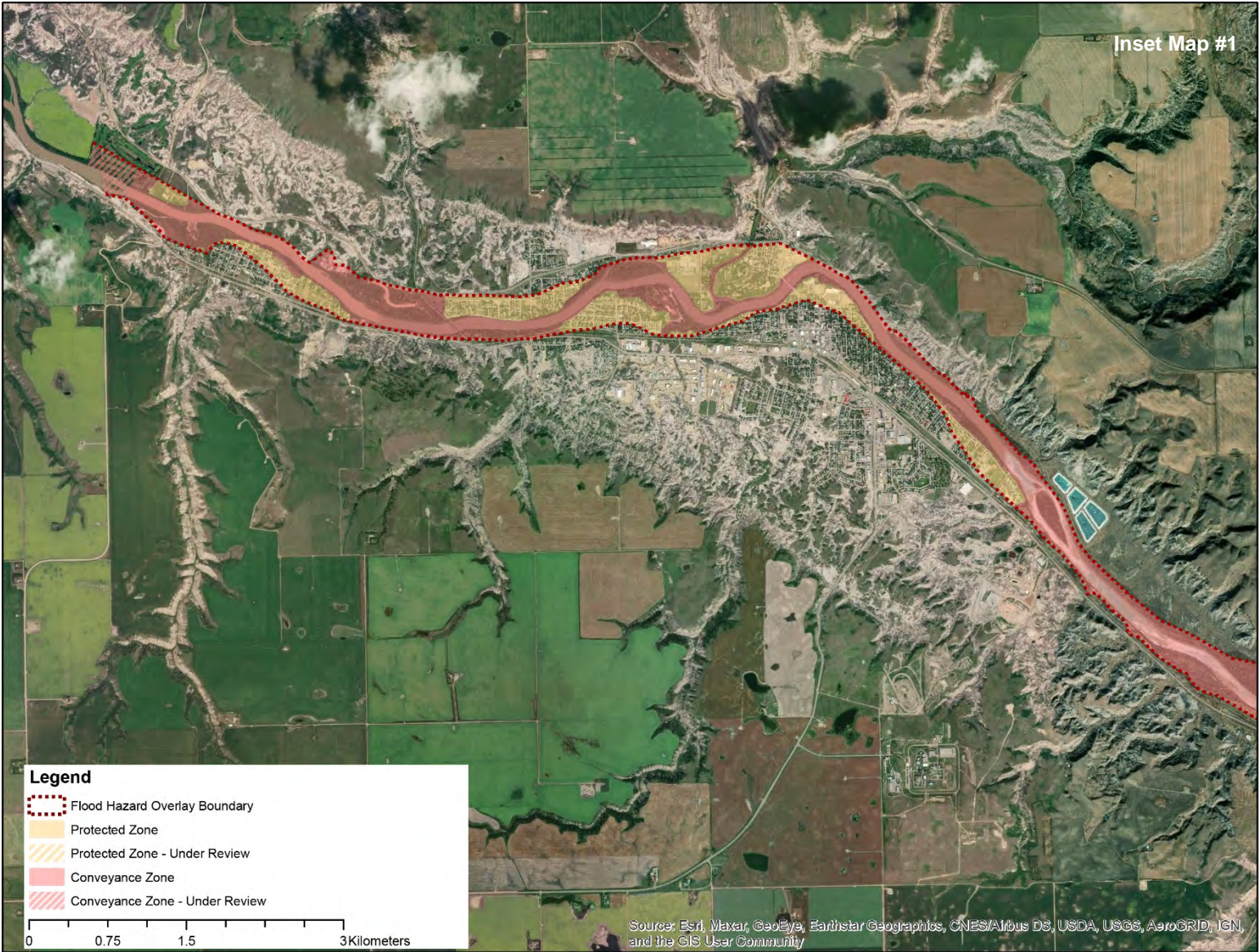
- (1) The following **uses** shall be allowed in the Conveyance Zone, when listed as a permitted **use** or **discretionary use** in the underlying Land Use District:
 - (a) **Agriculture – General**; and
 - (b) **Recreation – Non-Intensive**.
- (2) No **development** shall be allowed within the Conveyance Zone that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.
- (3) New **development** and **structural alterations** to existing **development** is not allowed except to:
 - (a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;
 - (b) Replace an existing **building** or **structure** on the same location, and for the same **use**, provided that the flood hazard can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta, and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
 - (c) Renovate an existing **building** or **structure**, provided that:
 - i. There is no increase to the **floor area** below the **flood construction level**; and
 - ii. The renovation does not create a new **Dwelling Unit**.
- (4) No structures shall be constructed on, in, or under lands subject to the Conveyance Zone, unless, to the satisfaction of the **Development Authority**, there will be no obstruction to floodwaters and no detrimental effect on the hydrological system or water quality, including the natural interface of the riparian and aquatic habitat.

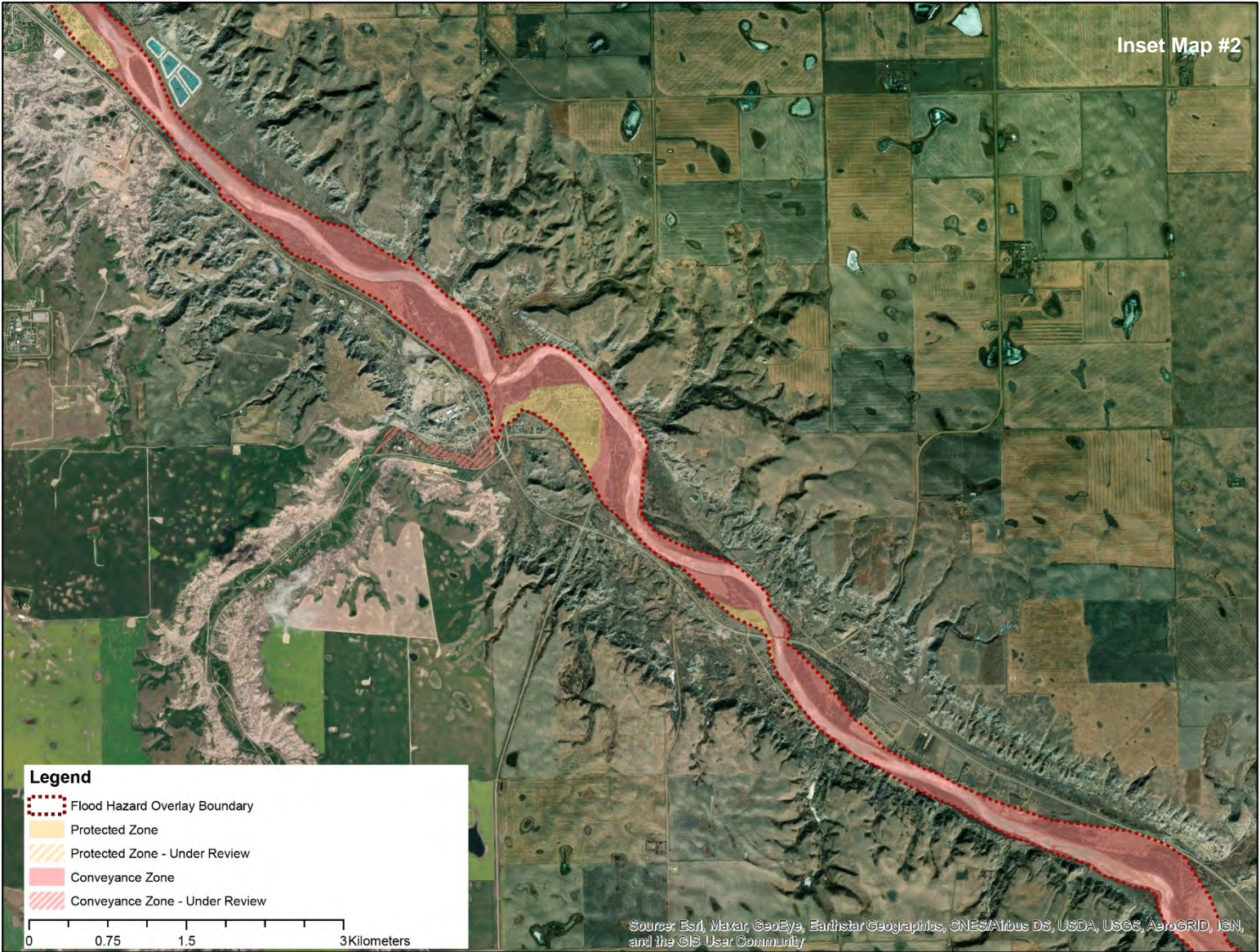
2.5.4 Protected Zone **Uses** and Regulations

- (1) For lands within the Protected Zone, the permitted **uses** and **discretionary uses** listed in the underlying Land Use District shall apply.
- (2) All **buildings** shall be designed and constructed with the ground floor elevation at or above the **flood construction level**.
- (3) **Building** height shall be measured from the specified elevation of the **flood construction level**.

- (4) An application for a **development permit** for a **parcel** located within the Protected Zone must be accompanied by a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta demonstrating how the regulations of the Flood Hazard Overlay and the **flood construction level** are met.









3 Land Use Districts

3.1 RULES THAT APPLY TO ALL LAND USE DISTRICTS

3.1.1 Specific Use Standards

<p>(1) Accessory Buildings</p>	<p>(a) No Accessory Building shall be used as a Dwelling Unit unless the building meets the requirements of the Alberta Safety Codes Act.</p> <p>(b) A structure which is attached to the principal building by a roof, floor, or a foundation is not an Accessory Building, it is considered part of the principal building and shall comply with all requirements applicable to the principal building.</p>
<p>(2) Adult Entertainment</p>	<p>(a) The maximum use area for Adult Entertainment is 550 square metres.</p> <p>(b) Shall not include any exterior display related to the use.</p>
<p>(3) Bed & Breakfast</p>	<p>(a) May be developed only in a Dwelling Unit,</p> <p>(b) 1 Sign is permitted, in accordance with Part 4.</p>
<p>(4) Campground</p>	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the site design;</p> <p>(b) The whole site perimeter shall be landscaped sufficiently at the discretion of the Development Authority.</p>
<p>(5) Drive Through Facility</p>	<p>(a) May have outdoor speakers provided they are:</p> <ul style="list-style-type: none"> i. Not located within 20 metres of a parcel boundary of any parcel designated Neighbourhood District, Neighbourhood Centre District, or Countryside District; or ii. Separated from a parcel boundary of any parcel designated Neighbourhood District, Neighbourhood Centre District, or Countryside District by a building. <p>(b) Drive through aisles shall be appropriately screened from adjacent residential land uses;</p> <p>(c) Shall not have any drive through aisles in a setback area;</p> <p>(d) Shall not have pedestrian access that crosses a drive through aisle; and</p>

	(e) Shall provide queuing space for 5 vehicles on site .
(6) Home Occupation - Basic	<p>(a) Shall not employ any person not residing in the Dwelling Unit.</p> <p>(b) No client or customer visits are permitted;</p> <p>(c) The Home Occupation - Basic shall be contained within the principal building;</p> <p>(d) Outdoor storage of materials, commodities, or finished products related to the use is prohibited; and</p> <p>(e) No Signs are permitted.</p>
(7) Home Occupation - Rural	<p>(a) Shall not employ more than ten people not residing in the Dwelling Unit;</p> <p>(b) May include a day home;</p> <p>(c) Outdoor storage of materials, commodities, or finished products related to the use is permitted; and</p> <p>(d) 1 Sign is permitted, in accordance with Part 4.</p> <p>(e) A development permit for a Home Occupation - Rural may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Rural has violated any provisions of the Bylaw and/or the conditions of the development permit.</p>
(8) Home Occupation - Urban	<p>(a) Shall not employ more than four people not residing in the Dwelling Unit;</p> <p>(b) May include a day home.</p> <p>(c) Outdoor storage of materials, commodities, or finished products related to the use is prohibited; and</p> <p>(d) 1 Sign is permitted, in accordance with Part 4.</p> <p>(e) A development permit for a Home Occupation - Urban may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Urban has violated any provisions of the Bylaw and/or the conditions of the development permit.</p>
(9) Industrial Uses	(a) Industrial uses on parcels that do not have lane access must provide a minimum 4.5 metre side setback on one side.
(10) Kennel	(a) Must be a minimum of 300 metres from an approved Dwelling Unit at the time of approval of the kennel use .

	<p>(b) A development permit for a kennel shall only be approved for a term not exceeding three years.</p> <p>(c) Upon expiration of a development permit, a new application shall be evaluated with consideration of any prior complaints and/or nearby intensification of residential areas.</p>
(11) Recreation Vehicle Resort	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the site design;</p> <p>(b) The whole site perimeter shall be landscaped sufficiently at the discretion of the Development Authority.</p> <p>(c) No recreation vehicle shall be located elsewhere than on a designated recreation vehicle lot.</p> <p>(d) Only 1 recreation vehicle is permitted to be located on a designated recreation vehicle lot.</p> <p>(e) A designated recreation vehicle lot shall be a minimum 140 square metres in size.</p> <p>(f) A maximum of 62 designated recreation vehicle lots shall be permitted per gross developable hectare.</p>
(12) Restricted Substance Retail	<p>(a) Shall comply with all Provincial requirements.</p>
(13) Solar Energy System	<p>(a) A Solar Energy System attached to a building shall not extend beyond the outermost edge of the roof or wall to which it is mounted.</p>
(14) Tourist Dwelling	<p>(a) May be developed only in a Dwelling Unit,</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied;</p> <p>(c) No Signs are permitted.</p>
(15) Wind Energy System	<p>(a) Wind Energy Systems shall not exceed 25 metres in height unless otherwise approved by the Development Authority.</p>

3.1.2 **Development** Near Steep Slopes

<p>(1) Sloped Areas</p>	<p>(a) For hummocks, buttes, or other isolated land projections, slopes of greater than 20% are considered unsuitable for development unless otherwise determined by the Development Authority.</p> <p>(b) Slopes greater than 15% may require special engineering and other treatment. If these topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction, and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.</p> <p>(c) These sloped area definitions are meant as thresholds to identify sites that require more specific analysis to identify geotechnical issues and provide geotechnical recommendations for the proposed development. Any sites flatter than this are classified as suitable for development without further slope review.</p>
<p>(2) Earth Grading</p>	<p>(a) Protrusions of escarpments within a minimum width of 91.5 metres at its widest point shall not be removed.</p> <p>(b) All protrusions of escarpments that are removed or leveled must result in grades where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall.</p> <p>(c) A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusions).</p>
<p>(3) Slope Stability</p>	<p>(a) Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure. In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have a FS of over 1.3.</p>

	<p>(b) Similar FS analysis is calculated for the predicted run-out distance at the base of a slope in the event of a land slide.</p>
<p>(4) Geotechnical Analysis and Recommendations</p>	<p>(a) A geotechnical slope assessment report is required for all proposed development adjacent to river valley, bench and coulee slopes; unless otherwise determined by the Development Authority.</p> <p>(b) For any proposed development adjacent to river valley, bench and coulee slopes proposing a relaxation of the Town's default setbacks from the toe or crest of a slope, a geotechnical slope assessment report is required; with no exceptions.</p> <p>(c) For any development proposing a relaxation of the Town's default setbacks from the toe or crest of a slope, the geotechnical slope assessment must be based on a drilled borehole data, survey contours or profiles of the slope and analysis using industry recognized numerical slope modelling software. The report must be prepared by a qualified member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p> <p>(d) Geotechnical slope assessment reports must provide an assessment of the pre- and post-development slope stability in terms of FS; which supports the proposed development plans. The report must provide geotechnical recommendations for development of the property to ensure these FS conditions are maintained.</p>
<p>(5) Setbacks</p>	<p>(a) For proposed developments, two levels of top-of-slope and/or toe-of slope setbacks must be determined in the geotechnical slope assessment report:</p> <ul style="list-style-type: none"> i. Urban Development Setbacks (UDS). For top-of-slope development a FS of at least 1.3 is desired for the critical failure surface which is the failure surface with the lowest calculated FS intersecting the proposed infrastructure or property lines of private development; and ii. Structural Building Setbacks (SBS). Structures generally represent a higher risk and potential for loss of investment, therefore a FS of at least 1.5 is recommended for the slope or the proposed structure is "set back"

	<p>a distance from the crest to provide this factor of safety.</p> <p>(b) Default UDS setbacks have been developed. The intent of these setbacks is to provide a conservative starting point for development planning. The Development Authority may relax the default UDS setbacks established in subsections 3.1.2(e) and 3.1.2(f) if it is satisfied the findings of the developers geotechnical report(s) confirm that the reduced setbacks will not impact slope stability.</p>
<p>(6) Default UDS Setbacks from Toes of Slopes</p>	<p>(a) Unless otherwise determined by the Development Authority, setbacks from toes of slopes shall be as follows:</p> <ul style="list-style-type: none"> i. Intensive Land Use A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 3.2 metres. When a slope is steeper than 33% and higher than 27.4 metres, the minimum setback from the point where begins to rise steeper than 33% shall be one-third of the height of the slope; and ii. Extensive Land Use A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 15.2 metres. Lanes and utilities may be constructed within the setback area. <p>(b) The Development Authority may relax the required setbacks established in subsections 3.1.2(c)(1) and 3.1.2(c)(2) by a maximum of 30% if it is satisfied that the reduced setbacks will not impact slope stability. Applicants will be required to provide drill testing data and a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>
<p>(7) Default UDS Setbacks from Valley or Coulee Breaks (top of the escarpment)</p>	<p>(a) The following default setbacks for property lines from front edge top of the escarpment (i.e. crest) apply unless otherwise determined by the Development Authority:</p> <ul style="list-style-type: none"> i. Where the average height of slope is between 0 and 15.4 metres, the minimum setback from the top of the escarpment is 22.8 metres; ii. Where the average depth of valley is between 15.5 metres and 30.5

	<p>metres, the minimum setback is 45.7 metres; and</p> <p>iii. Where the average depth of valley is more than 30.5 metres, the minimum setback is 61 metres or the height of the slope, whichever is greater.</p> <p>(b) The Development Authority may increase the setbacks established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), and 3.1.2(d)(i)(3), at their discretion, with consideration for the direction that the valley faces and other relevant factors such as soil type.</p> <p>(c) Lanes and utilities may not be developed within the setback area established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), 3.1.2(d)(i)(3), and 3.1.2(d)(i)(4) unless where agreed upon by relevant authorities to serve public reserve parcels.</p>
<p>(8) Setbacks for escarpment benches</p>	<p>(a) The setbacks from the upslope toe and downslope crest of bench areas shall be determined by detailed geotechnical assessment conducted by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>

3.1.3 **Development** on Land Subject to Undermining or Subsidence Conditions

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land which has potential undermining or subsidence conditions, the **Development Authority** may require a geo-technical study prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.

3.1.4 **Development** on Land Containing or Potentially Containing Historic and/or Palaeontological Resources

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land that contains or may contain **historic resources**, including palaeontological resources, the **Development Authority** shall ensure that appropriate provincial approval has been obtained as per the Historical Resources Act.
- (2) If a **historic resource**, such a palaeontological resource, is found during the course of **development** activities, all **development** activities must cease and the resource must be reported immediately to the Province as per the Historical Resources Act, even if the **Historical Resource Act** approval was already issued for the **development**.

3.1.5 Design, Character, and Appearance of Buildings and Landscaping

- (1) The design, siting, external finish, architectural appearance, and landscaping of any **building** or **structure** requiring a **development permit** shall be to the satisfaction of the **Development Authority** having due regard to:
 - (a) The policies and objectives contained within the **Town's** Statutory Plans;
 - (b) The character of existing **development** in this Land Use District;
 - (c) The effect on **adjacent** Land Use District(s) and **parcels**;
 - (d) The effect on natural **site** features, views, streetscapes, mobility, and historic resources; and
 - (e) Other factors such as sunlight and privacy.
- (2) The quality and extent of landscaping established on a site, as per an approved **development permit**, shall be the minimum standard to be maintained on the site for the life of the **development**. **Soft landscaping** shall be maintained in a healthy living condition, and any tree or shrub required to meet the minimum standards of this **Bylaw** that does not survive, or becomes diseased, shall be replaced in the next growing season.

3.2 BADLANDS DISTRICT

3.2.1 General Intent

To protect, conserve, and enhance natural areas and their scenic or aesthetic values, and retain a healthy ecological function throughout the Valley. The Badlands District consists of lands that remain in or are reverting to a wilderness condition, including lands unsuitable for **development** due topography, hydrology, or vegetation.

3.2.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Agricultural		<i>Agriculture – General</i>
(2) Institutional	<i>Recreation – Non-intensive</i>	
(3) Other Uses		

3.2.3 Specific **Use** Standards

(1) <i>Agriculture – General</i>	(a) <i>Agriculture – General</i> shall be limited to the grazing and keeping of livestock..
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3.3 RURAL DEVELOPMENT DISTRICT

3.3.1 General Intent

To support agricultural activities throughout the Valley while also enabling low **density** residential and supportive commercial and institutional **uses**.

3.3.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<i>Dwelling Unit(s)</i>	<i>Dwelling Unit - Temporary</i>
(2) Lodging	<i>Bed & Breakfast Tourist Dwelling</i>	<i>Campground Recreation Vehicle Resort</i>
(3) Commercial	<i>Artist Studio Home Occupation - Rural Home Occupation - Basic</i>	<i>Restaurant/Café Kennel</i>
(4) Institutional	<i>Recreation – Non-Intensive</i>	<i>After Life Care Cemetery Culture Government Human Services Recreation – Intensive</i>
(5) Agricultural	<i>Agriculture – General</i>	<i>Agriculture – Intensive</i>
(6) Other Uses	<i>Accessory Building or Structure</i>	<i>Fascia Sign Freestanding Sign Projecting Sign Solar Energy System Wind Energy System Communication Structure</i>

3.3.3 Specific **Use** Standards

(1) Accessory Buildings	An accessory building shall be located a minimum of 4.5 metres from any principal building .
(2) Dwelling Unit	Dwelling units shall be limited to single detached dwellings with or without a secondary dwelling unit .

(3) Additional Standards	No use shall cause or create any nuisance , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority .
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3.3.4 **Parcel** Width Standards

(1) Parcel Width	Minimum 100 metres
(2) Additional Parcel Width Standards	There is no minimum parcel width for a recreation vehicle resort .

3.3.5 Residential Density

Maximum 2 **dwelling units** per **parcel**.

3.3.6 Setbacks for **Principal Buildings**

(1) Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
(2) Secondary Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
(3) Side Setback	Minimum 5 metres
(4) Rear Setback	Minimum 15 metres
(5) Projections Into Setbacks	The following features may project into a setback : (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (d) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback ; and (e) Balconies may project up to 1.5 metres in a front setback or rear setback . Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary .

3.3.7 **Setbacks** for **Accessory Buildings**

(1) Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
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(2) Secondary Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
(3) Side Setback	Minimum 4.5 metres
(4) Rear Setback	Minimum 7.5 metres

3.3.8 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 11 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.3.2.

3.3.9 Additional Standards

(1) Subdivision	(a) A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board . (b) No subdivision is permitted without an approved Area Structure Plan and/or Concept Plan .
(2) Stormwater Management	(a) Unless otherwise determined by the Development Authority , the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane , the street , and/or a stormwater management system. (b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.

3.4 COUNTRYSIDE DISTRICT

3.4.1 General Intent

To provide opportunities for low **density** residential **development** and support commercial **uses** in locations that enable a transition from rural to urban. **Development** shall be rural in nature, with low **density** development on large **parcels**. Single detached dwellings and **accessory buildings** are the predominant building form.

3.4.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit(s)	Dwelling Unit - Temporary
(2) Lodging	Bed & Breakfast Tourist Dwelling	Campground Recreation Vehicle Resort
(3) Commercial	Artist Studio Home Occupation - Rural Home Occupation - Basic	Kennel Restricted Substance Retail Restaurant/Café Retail & Service – General
(4) Institutional	Culture Education Government Health Services Human Services Recreation – Intensive Recreation – Non-Intensive	Cemetery
(5) Agricultural	Agriculture - General	
(6) Other Uses	Accessory Building or Structure Sign (as per Section 4)	Fascia Sign Freestanding Sign Projecting Sign Solar Energy System Communication Structure

3.4.3 Specific **Use** Standards

(1) Dwelling Unit	Dwelling units shall be limited to detached dwellings with opportunities for secondary dwelling units located in an accessory building .
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(2) Restaurant/Café	<ul style="list-style-type: none"> (a) The maximum use area for a Restaurant/Café is 300 square metres. (b) 1 Sign is permitted, in accordance with Part 4.
(3) Retail & Service	<ul style="list-style-type: none"> (a) The maximum use area for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or storage is not permitted. (c) 1 Sign is permitted, in accordance with Part 4.
(4) Additional Standards	No use shall cause or create any nuisance , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority .

3.4.4 **Parcel** Width Standards

(1) Parcel Width	Minimum 30 metres
(2) Additional Parcel Width Standards	There is no minimum parcel width for a recreation vehicle resort .

3.4.5 Residential Density

Maximum 2 **dwelling units** per **parcel**.

3.4.6 Setbacks for **Principal Buildings**

(1) Front Setback	Minimum 10 metres
(2) Secondary Front Setback	Minimum 7.5 metres
(3) Side Setback	Minimum 3 metres
(4) Rear Setback	Minimum 10 metres
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (d) An unenclosed deck, porch or other similar structure below 0.6 metres in height; (e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a minimum front setback or minimum rear setback; (f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up

	<p>to 0.6 metres in a minimum front setback or side setback and up to 1.5 metres in a minimum rear setback; and</p> <p>(g) Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary.</p>
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3.4.7 **Setbacks for Accessory Buildings**

(1) Front Setback	Minimum 10 metres
(2) Secondary Front Setback	Minimum 7.5 metres
(3) Side Setback	Minimum 3 metres
(4) Rear Setback	Minimum 10 metres

3.4.8 **Parcel Coverage Standards**

(1) Maximum parcel coverage	25%
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3.4.9 **Building Height Standards**

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.4.2.

3.4.10 **Parking, Loading, and Access Standards**

(4) Bicycle Parking	Where bicycle parking is provided for uses listed in the Commercial Use Category in Section 3.3.2, bicycle parking shall be located close to the entrance of the principal building , but shall not impede pedestrian circulation or access to the building .
(5) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Countryside District.</p> <p>(b) Surface parking areas shall not be allowed unless associated with a development.</p> <p>(c) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p>

3.4.11 Landscaping Standards

(1) General Landscaping Standards	The front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area .
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3.4.12 **Screening** and Fences

(2) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(3) Fences	<p>(a) A fence located in a front yard or secondary front yard shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences shall be a maximum height of 1.8 metres.</p>

3.4.13 Additional Standards

(4) Subdivision	(a) A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board .
(5) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

3.5 NEIGHBOURHOOD DISTRICT

3.5.1 General Intent

To enable primarily ground-oriented residential **development** with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential **uses** such as small-scale Restaurants/Cafés, **Offices**, Home Occupations, **Education**, and personal services are allowed.

Development shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All **development**, regardless of **use**, shall have a built form that is consistent with surrounding residential properties, with the exception of **uses** listed in the Institutional **Use** Category in Subsection 3.4.2.

3.5.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit(s)	Dwelling Unit - Temporary
(2) Lodging	Bed & Breakfast Tourist Dwelling	Campground
(3) Commercial	Artist Studio Home Occupation - Urban Home Occupation - Basic	Restricted Substance Retail Restaurant/Café Retail & Service – General Office
(4) Institutional	Culture Education Government Health Services Human Services Recreation – Intensive Recreation – Non-Intensive	
(5) Other Uses	Accessory Building or Structure	Fascia Sign Freestanding Sign Projecting Sign Solar Energy System Communication Structure

3.5.3 Specific Use Standards

Restaurant/Café	<p>(a) The maximum use area for a Restaurant/Café is 300 square metres.</p> <p>(b) 1 Sign is permitted, in accordance with Part 4.</p>
Retail & Service	<p>(a) The maximum use area for Retail & Service is 300 square metres.</p> <p>(b) Permanent outdoor display, service, and/or outdoor storage is not permitted.</p> <p>(c) 1 Sign is permitted, in accordance with Part 4.</p>
Additional Standards	<p>(a) No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority.</p>

3.5.4 **Setbacks for Principal Buildings**

(1) Front Setback	Minimum 3 metres – Maximum 6 metres
(2) Secondary Front Setback	Minimum 3 metres – Maximum 6 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	Minimum 6 metres
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <p>(a) Unenclosed steps and wheelchair ramps;</p> <p>(b) Signs;</p> <p>(c) Fences;</p> <p>(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height;</p> <p>(e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a front setback or rear setback;</p> <p>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and</p> <p>(g) Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary.</p>

3.5.5 **Setbacks for Accessory Buildings**

(1) Front Setback	Principal building front setback plus 1 metre
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(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	Minimum 1.2 metres

3.5.6 **Parcel Coverage Standards**

(1) Maximum parcel coverage	70%
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3.5.7 **Building Height Standards**

(1) Principal Building	Maximum 11 metres
(2) Accessory Building	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.5.2.

3.5.8 **Parking, Loading, and Access Standards**

(1) Bicycle Parking	<p>(a) Where bicycle parking is provided for uses listed in the Commercial Use Category in Section 3.4.2, bicycle parking shall be located close to the entrance of the principal building, but shall not impede pedestrian circulation or access to the building.</p> <p>(b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.4.2, bicycle parking shall be located and secured within a principal building or accessory building.</p>
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Neighbourhood District.</p> <p>(b) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking structures shall not be allowed unless located on the same parcel as a development.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p> <p>(e) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>

<p>(3) Vehicle Access</p>	<p>(a) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(c) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(d) Parcels shall have 2 or more access points if required for emergency access.</p>
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3.5.9 Landscaping Standards

<p>(1) General Landscaping Standards</p>	<p>The front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area.</p>
<p>(2) Landscaped Area</p>	<p>All portions of a parcel not covered by structures, parking, or vehicular circulation areas shall be landscaped.</p>
<p>(3) Number of Trees</p>	<p>(a) The minimum number of trees required for a residential development shall be 1 tree per 45 square metres of landscaped area, or a minimum of 2 trees per parcel, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
<p>(4) Tree Size</p>	<p>Minimum height of 2 metres and/or 40 millimeters in caliper.</p>
<p>(5) Number of Shrubs</p>	<p>The minimum number of shrubs required for a residential, mixed-use, or commercial development shall be 1 shrub per 15 square metres of landscaped area.</p>

3.5.10 **Screening**, Fences, and Hedges

<p>(6) Screening</p>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outdoor storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
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(7) Fences and Hedges	<p>(a) A fence or hedge located in a front yard or a secondary front yard shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
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3.5.11 Additional Standards

(1) Subdivision	<p>A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board.</p>
(2) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

3.6 NEIGHBOURHOOD CENTRE DISTRICT

3.6.1 General Intent

To provide opportunities for focused community activity that functions as the social and economic heart of a neighbourhood. **Development** supports a high-quality pedestrian experience and thriving small business environment. Buildings should be oriented towards the **street**, with the possibility to have residential **uses** located on upper floors and commercial **uses** at **grade**.

3.6.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit(s)	
(2) Lodging	Bed & Breakfast Hotel/Motel Tourist Dwelling	
(3) Commercial	Artist Studio Drinking Establishment Entertainment Facility Home Occupation - Urban Home Occupation - Basic Restaurant/Café Retail & Service – General Office	Car Wash Gas Station Restricted Substance Retail
(4) Institutional	Culture Education Government Health Services Human Services Recreation – Intensive Recreation – Non-Intensive	
(5) Other Uses	Accessory Building or Structure	A-Board Sign Fascia Sign Freestanding Sign Portable Sign Projecting Sign Solar Energy System Communication Structure

3.6.3 Specific **Use** Standards

(1) Accessory Building	<p>(a) Minimum site area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.</p> <p>(b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.</p>
(2) Gas Station	<p>(a) Shall only be located at the intersection of two or more streets or highways, or as part of shopping centre.</p> <p>(b) Should locate pumps to the side or rear of the building and provide additional front setback area and/or landscaping to better integrate the Gas Station with the public realm.</p> <p>(c) The pumps shall be located a minimum of 4.5 metres from the building.</p>
(3) Additional Standards	<p>No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority.</p>

3.6.4 **Setbacks** for **Principal Buildings**

(1) Front Setback	Maximum 3 metres
(2) Secondary Front Setback	Maximum 3 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	Minimum 3 metres
(5) Additional Setback Standards	<p>(a) There is no maximum front setback, secondary front setback, side setback, or rear setback for Accessory Buildings and Gas Stations.</p> <p>(b) The minimum front setback, secondary front setback, side setback, or rear setback is 3.0 metres for Accessory Buildings and Gas Stations.</p>
(6) Projections Into Setbacks	<p>The following features may project into a setback:</p> <p>(a) Unenclosed steps and wheelchair ramps;</p> <p>(b) Signs;</p> <p>(c) Fences;</p> <p>(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height;</p>

	<p>(e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a front setback or rear setback;</p> <p>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and</p> <p>(g) Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum of 1.2 metres from <i>the side parcel boundary</i>.</p>
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3.6.5 **Setbacks for Accessory Buildings**

(1) Front Setback	Principal building front setback plus 1 metre
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	Minimum 1.2 metres

3.6.6 **Parcel Coverage Standards**

(1) Maximum parcel coverage	80%
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3.6.7 **Building Height Standards**

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.6.2.

3.6.8 **Parking, Loading, and Access Standards**

(1) Bicycle Parking	<p>(a) Where bicycle parking is provided for uses listed in the Commercial Use Category or Institutional Use Category in Section 3.5.2, bicycle parking shall be located close to the entrance of the principal building, but shall not impede pedestrian circulation or access to the building.</p> <p>(b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.5.2, bicycle parking shall be located and secured within a principal building or accessory building.</p>
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<p>(2) Vehicle Parking</p>	<p>(a) There is no minimum required number of parking stalls for any development in the Neighbourhood Centre District.</p> <p>(b) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking structures shall not be allowed unless associated with a development.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p> <p>(e) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
<p>(3) Vehicle Access</p>	<p>(a) The regulations in subsections (ii) through (iv) apply only to the uses listed in the Residential Use Category in Section 3.5.2.</p> <p>(b) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(c) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(d) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(e) Access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(f) Parcels shall have 2 or more access points if required for emergency access.</p>

3.6.9 Landscaping Standards

<p>(1) General Landscaping Standards</p>	<p>For uses listed in the Residential Use Category in Section 3.5.2, the front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area.</p>
<p>(2) Landscaped Area</p>	<p>All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped.</p>

(3) Number of Trees	<p>(a) The minimum number of trees required for a residential development shall be 1 tree per 45 square metres of landscaped area, or a minimum of 2 trees per parcel, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial development shall be 1 shrub per 15 square metres of landscaped area .

3.6.10 **Screening**, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges	<p>(a) Fences are not permitted in a front yard or a secondary front yard.</p> <p>(b) A hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.6.11 Additional Standards

<p>(1) Subdivision</p>	<p>A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board.</p>
<p>(2) Stormwater Management</p>	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

3.7 DOWNTOWN DISTRICT

3.7.1 General Intent

To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and **street**-level activity. **Development** is characterized by a larger scale of mixed-use **buildings** than is possible elsewhere in the Valley. New **development** enables a diverse streetscape with a strong relationship between **buildings** and the **street**. Residential **development** consists primarily of buildings with multiple **Dwelling Units**, and in many cases, ground floor commercial **uses**.

3.7.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<i>Dwelling Unit</i>	
(2) Lodging	<i>Bed & Breakfast Hotel/Motel Tourist Dwelling</i>	
(3) Commercial	<i>Artist Studio Drinking Establishment Entertainment Facility Home Occupation - Urban Home Occupation - Basic Restaurant/Café Retail & Service – General Office</i>	<i>Adult Entertainment Restricted Substance Retail</i>
(4) Institutional	<i>Culture Education Government Health Services Human Services Recreation – Intensive Recreation – Non-Intensive</i>	<i>After Life Care</i>

(5) Other <i>Uses</i>	Accessory Building or Structure	A-Board Sign Fascia Sign Freestanding Sign Portable Sign Projecting Sign Solar Energy System Communication Structure
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3.7.3 Specific *Use* Standards

(1) Dwelling Unit(s)	Buildings with 1 Dwelling Unit or in the form of a single detached dwelling shall not be permitted.
(2) Hotel/Motel	Vehicle access and parking areas, including any structures, shall not be located between a street and a façade of the building.
(3) Additional Standards	No use shall cause or create any nuisance , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority .

3.7.4 **Setbacks** for *Principal Buildings*

(1) Front Setback	Maximum 3 metres
(2) Secondary Front Setback	Maximum 3 metres
(3) Side Setback	0 metres
(4) Rear Setback	0 metres
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (d) An unenclosed deck, porch or other similar structure below 0.6 metres in height; (e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a front setback or rear setback; (f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and

	(g) Balconies may project up to 1.5 metres in a front setback or rear setback . Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary .
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3.7.5 **Setbacks for Accessory Buildings**

(1) Front Setback	Principal building front setback plus 1 metre
(2) Secondary Front Setback	Principal building secondary front setback plus 1 metre
(3) Side Setback	0 metres
(4) Rear Setback	0 metres

3.7.6 **Building Height Standards**

(1) Principal Building	(a) Minimum 6 metres (b) Maximum 20 metres
(2) Accessory Building	Maximum 7.5 metres

3.7.7 **Parking, Loading, and Access Standards**

(1) Bicycle Parking	(a) Where bicycle parking is provided for uses listed in the Commercial Use Category or Institutional Use Category in Section 3.6.2, bicycle parking shall be located close to the entrance of the principal building , but shall not impede pedestrian circulation or access to the building. (b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.6.2, bicycle parking shall be located and secured within a principal building or accessory building .
(2) Vehicle Parking	(a) There is no minimum required number of parking stalls for any development in the Downtown District. (b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development , at the discretion of the Development Authority . (c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.

	<p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle Access	<p>(a) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(c) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(d) Access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(e) Parcels shall have 2 or more access points if required for emergency access.</p>

3.7.8 Landscaping Standards

(1) General Landscaping Standards	The front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area .
(2) Landscaped Area	All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential development shall be 1 tree per 45 square metres of landscaped area, or a minimum of 2 trees per parcel, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .

(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial development shall be 1 shrub per 15 square metres of landscaped area .
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3.7.9 **Screening, Fences, and Hedges**

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges	<p>(a) Notwithstanding subsection (ii), a fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(b) With the exception of Home Occupation - Urban and Home Occupation - Basic, uses listed in the Commercial Use Category in Section 3.6.2 shall not have fences or hedges in a front yard.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.7.10 Additional Standards

(1) Subdivision	A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board .
(2) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

3.8 TOURISM CORRIDOR DISTRICT

3.8.1 General Intent

To support large scale commercial **development** with a regional draw. **Development** will be primarily low **density** commercial **uses** on a variety of **parcel** sizes and configurations to accommodate a diverse range of economic **development** opportunities.

3.8.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		<i>Hotel/Motel</i>
(2) Commercial	<i>Artist Studio Drinking Establishment Entertainment Facility Restaurant/Café Retail & Service – General Retail & Service – Heavy Office</i>	<i>Adult Entertainment Accessory Building Drive Through Facility Gas Station Restricted Substance Retail</i>
(3) Institutional	<i>After Life Care Culture Education Government Health Services Recreation – Intensive Recreation – Non-Intensive</i>	
(4) Other Uses	<i>Accessory Building or Structure</i>	<i>A-Board Sign Fascia Sign Freestanding Sign Portable Sign Projecting Sign Rooftop Sign Solar Energy System Communication Structure</i>

3.8.3 Specific Use Standards

(1) Additional Standards	All uses shall mitigate any potential nuisance , such as noise, vibration, smoke, dust, fumes, odors, heat,
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	light, or traffic generation, to the satisfaction of the Development Authority .
(2) Accessory Building	<p>(a) Minimum site area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.</p> <p>(b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.</p>
(3) Gas Station	<p>(a) Should located pumps to the side or rear of the building and provide additional front setback area and/or landscaping to better integrate the Gas Station with the public realm.</p> <p>(b) The pumps shall be located a minimum of 4.5 metres from the building.</p>

3.8.4 **Setbacks for Principal Buildings**

(1) Front Setback	Minimum 3 metres
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	<p>(a) Minimum 3 metres</p> <p>(b) Minimum 6 metres where the parcel shares a side parcel boundary with the Neighbourhood District or Countryside District.</p>
(4) Rear Setback	Minimum 6 metres
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <p>(a) Unenclosed steps and wheelchair ramps; and</p> <p>(b) Signs.</p>

3.8.5 **Setbacks for Accessory Buildings**

(1) Front Setback	Minimum 3 metres
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	<p>(a) Minimum 3 metres</p> <p>(b) Minimum 6 metres where the parcel shares a side parcel boundary with the Neighbourhood District or Countryside District.</p>
(4) Rear Setback	Minimum 6 metres

3.8.6 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.8.2.

3.8.7 Parking, Loading, and Access Standards

(1) Bicycle Parking	Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the principal building , but shall not impede pedestrian circulation or access to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Tourism Corridor District.</p> <p>(b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development, at the discretion of the Development Authority.</p> <p>(c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle Access	<p>(a) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(b) Vehicle access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(c) Parcels shall have 2 or more access points if required for emergency access.</p>
(4) Additional Parking, Loading, and Access Standards	(a) All commercial and industrial uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .

	<p>(b) All loading areas shall be a minimum of 2.5 metres wide.</p> <p>(c) All loading areas shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All loading areas shall be hard surfaced if the access is from a street or land which is hard surfaced.</p> <p>(e) Access to all loading areas shall be from a public road, a lane, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting streets or lanes.</p>
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3.8.8 Landscaping Standards

(1) Landscaped Area	All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped .
(2) Number of Trees	The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area .
(3) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .
(4) Number of Shrubs	The minimum number of shrubs required for a mixed-use or commercial development shall be 1 shrub per 15 square metres of landscaped area .

3.8.9 **Screening**, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges	<p>(a) Fences are not permitted in a front yard or a secondary front yard.</p> <p>(b) A hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.8.10 Additional Standards

<p>(1) Subdivision</p>	<p>A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board.</p>
<p>(2) Stormwater Management</p>	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

3.9 EMPLOYMENT DISTRICT

3.9.1 General Intent

To support a wide range of employment opportunities in areas that integrate industrial, institutional, commercial, and recreational **uses** that require larger **parcels**.

3.9.2 **Uses**

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		Hotel/Motel
(2) Commercial	Artist Studio Drinking Establishment Entertainment Facility Kennel Restaurant/Café Retail & Service – General Retail & Service - Heavy Office	Adult Entertainment Accessory Building Drive Through Facility Gas Station Restricted Substance Retail
(3) Industrial	Light Industrial	Heavy Industrial
(4) Institutional	Culture Education Government Health Services Recreation – Intensive Recreation – Non-Intensive	After Life Care
(5) Agricultural	Agriculture – Intensive	
(6) Other Uses	Accessory Building or Structure Sign (as per Section 4)	Fascia Sign Freestanding Sign Portable Sign Projecting Sign Solar Energy System Communication Structure

3.9.3 Specific **Use** Standards

(1) Accessory Building	Minimum site area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior
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	to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.
(2) Gas Station	(a) Should located pumps to the side or rear of the building and provide additional front setback area and/or landscaping to better integrate the Gas Station with the public realm. (b) The pumps shall be located a minimum of 4.5 metres from the building.
(3) Industrial Uses	Industrial uses on parcels that do not have lane access must provide a minimum 4.5 metre side setback on one side.
(4) Additional Standards	No use shall cause or create any nuisance , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority .

3.9.4 **Setbacks for Principal Buildings**

(1) Front Setback	Minimum 6 metres
(2) Secondary Front Setback	Minimum 6 metres
(3) Side Setback	No requirement unless the parcel shares a side parcel boundary with the Neighbourhood District or the Countryside District, where the side setback shall be a minimum of 6 metres
(4) Rear Setback	No requirement unless the parcel shares a rear parcel boundary with the Neighbourhood District or the Countryside District, where the rear setback shall be a minimum of 6 metres
(5) Projections Into Setbacks	The following features may project into a setback: (a) Unenclosed steps and wheelchair ramps; and (b) Signs .

3.9.5 **Setbacks for Accessory Buildings**

(1) Front Setback	Minimum 6 metres
(2) Secondary Front Setback	Minimum 6 metres
(3) Side Setback	No requirement unless the parcel shares a side parcel boundary with the Neighbourhood District or the Countryside District, where the side setback shall be a minimum of 6 metres.

(4) Rear Setback	No requirement unless the parcel shares a rear parcel boundary with the Neighbourhood District or the Countryside District, where the rear setback shall be a minimum of 6 metres.
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3.9.6 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 11 metres
(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.9.2.

3.9.7 Parking, Loading, and Access Standards

(1) Bicycle Parking	(c) Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the principal building , but shall not impede pedestrian circulation or access to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Employment District.</p> <p>(b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development, at the discretion of the Development Authority.</p> <p>(c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle Access	<p>(a) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(b) Parcels shall have 2 or more access points if required for emergency access, or if at the discretion of the Development Authority.</p>

<p>(4) Additional Parking, Loading, and Access Standards</p>	<p>(a) All commercial and industrial uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority.</p> <p>(b) All loading areas shall be a minimum of 2.5 metres wide.</p> <p>(c) All loading areas shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All loading areas shall be hard surfaced if the access is from a street or land which is hard surfaced.</p> <p>(e) Access to all loading areas shall be from a public road, a lane, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting streets or lanes.</p>
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3.9.8 Landscaping Standards

<p>(1) Landscaped Area</p>	<p>All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped.</p>
<p>(2) Number of Trees</p>	<p>The minimum number of trees required for a industrial or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
<p>(3) Tree Size</p>	<p>Minimum height of 2 metres and/or 40 millimeters in caliper.</p>
<p>(4) Number of Shrubs</p>	<p>The minimum number of shrubs required for a residential, mixed-use, or commercial development shall be 1 shrub per 15 square metres of landscaped area.</p>

3.9.9 **Screening**, Fences, and Hedges

<p>(1) Screening</p>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
<p>(2) Fences and Hedges</p>	<p>(a) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.9.10 Additional Standards

<p>(1) Subdivision</p>	<p>A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board.</p>
<p>(2) Stormwater Management</p>	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>

4 Signs

4.1 GENERAL REQUIREMENTS FOR SIGNS

- 4.1.1 A **sign** shall not conflict with or dominate, or detract from the general character of the surrounding streetscape or the architecture of any building on the **parcel** on which it is located or in the vicinity of or be liable to create a cluttered appearance to the streetscape.
- 4.1.2 The exterior finish and construction of all **signs** shall be of professional quality and appearance. Consideration should be made for orientation, climate, and environmental factors that may affect the appearance, condition, or degradation of the **sign** over time.
- 4.1.3 The **Development Authority** may revoke a **development permit** for a **sign** at any time if the **sign** has become detrimental to the amenities of the neighbourhood.
- 4.1.4 The **Development Authority** may require that any **sign** not in conformance with this **Bylaw** shall be renovated, repaired, or removed.
- 4.1.5 The **Development Authority** may approve a **sign** on a temporary basis, whether or not it conforms to the rules established in this **Bylaw**, if the **sign** is used to advertise a special event held at a public facility.
- 4.1.6 No **sign** shall be erected on or affixed to municipal property or a municipal **road right-of-way** without the approval of the **Town**.
- 4.1.7 No **sign** shall be erected on or affixed to provincial property or a provincial **road right-of-way** without the approval of Alberta Transportation.
- 4.1.8 The **development** of a **sign** on municipal property or a municipal **road right-of-way** shall require an agreement with the **Town** registered on title or kept on record at the **Town** office.
- 4.1.9 A permitted **sign** installed on municipal property shall be at the **applicant** or developer's risk and the **Town** may, at any time, require the **applicant** or developer to remove the **sign** and incur all costs associated with the removal of the **sign**.
- 4.1.10 Where a **sign** projects over a public sidewalk or other municipal property, the owner of the **sign** shall:
- (1) indemnify to hold harmless the **Town** for any claim related to the construction and maintenance of the **sign**; and
 - (2) furnish a public liability insurance policy of such an amount satisfactory to the **Development Authority** naming the **Town** as co-insured.
- 4.1.11 A **sign** shall not obstruct the view of, or be liable to be confused with, an official traffic **sign**, signal, or device, or otherwise pose a potential hazard to traffic.
- 4.1.12 All signs must be erected on or directly in front of the **site** to which they relate.
- 4.1.13 All signs shall be removed within 30 days of the **use** to which they relate ceasing to operate.

- 4.1.14 A **sign** shall comply with the requirements set out in the Canadian Code of Advertising Standards and shall not be offensive or promote intolerance, hatred, or ridicule of any race, religion, or other segment of society.

4.2 FREESTANDING SIGNS

- 4.2.1 No **freestanding sign** shall extend beyond 6 metres above **grade** or be larger than 3 square metres, except in the:
- (1) Tourism Corridor District (TCD) and the Employment District (ED), where the maximum height shall be 9 metres and the maximum area shall be 23 square metres.
- 4.2.2 Only 1 **freestanding sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.2.3 No **freestanding sign** shall be erected in such proximity to the Badlands District (BD) that it would detract from the natural aesthetics and intent of the Badlands District (BD).
- 4.2.4 **Freestanding signs** shall be separated from each other by a minimum distance of 15 metres.
- 4.2.5 **Freestanding signs** shall only be erected on or **adjacent** to sites to which they relate, except in the case of:
- (1) Advance directional and informational signs which may be approved by the **Development Authority** in locations where it considers that the free and safe flow of traffic may be enhanced; or
 - (2) Signs used solely by community organizations.

4.3 FASCIA SIGNS

- 4.3.1 No **fascia sign** shall project more than 0.4 metres over a **street** or public property.
- 4.3.2 No **fascia sign** shall project more than 1 metre above the roof of the building to which the **fascia sign** is attached.
- 4.3.3 No **fascia sign** shall be lower than 2.5 metres above **grade**, except in the case of signs intended solely for the information of pedestrians, where the height shall be determined by the **Development Authority** having regard, amongst other things, to clarity and safety.
- 4.3.4 No **fascia sign** shall exceed 25% of the façade to which the **fascia sign** is attached.

4.4 PROJECTING SIGNS

- 4.4.1 No **projecting sign** shall exceed 2 square metres in size.
- 4.4.2 No **projecting sign** shall project more than 1 metre above the roof of the building to which the **projecting sign** is attached.
- 4.4.3 No **projecting sign** shall be lower than 2.5 metres above **grade**.

4.4.4 The maximum space between the **projecting sign** and its supporting **structure** shall be 0.6 metres.

4.4.5 No **projecting sign** shall project within 0.6 metres from the curb.

4.4.6 Only 1 **projecting sign** may be erected on each **street** facing façade of the **use** to which the **sign** relates.

4.5 ROOFTOP SIGNS

4.5.1 No **rooftop sign** shall exceed 9 square metres in size.

4.5.2 No **rooftop sign** shall project more than 3 metres vertically above the roof line.

4.5.3 No **rooftop sign** shall project horizontally beyond the roof line.

4.5.4 Structural support elements shall be designed or concealed such that they are not visible.

4.6 PORTABLE SIGNS

4.6.1 Only 1 **portable sign** may be on a **parcel**.

4.6.2 No **portable sign** shall be located within 2 metres of any **parcel boundary**.

4.6.3 No **portable sign** shall be higher than 2 metres above **grade**.

4.6.4 No **portable sign** shall exceed 3 square metres in size.

4.6.5 No **portable sign** shall be located on a residential **parcel**.

4.6.6 No **portable sign** shall be located within 30 metres of another **portable sign**.

4.6.7 **Portable signs** shall have a maximum display period of 60 days per **development permit**.

4.6.8 A **development permit** for a **portable sign** may be extended upon application being made to the **Development Authority**.

4.6.9 **Portable signs** shall only be erected on sites to which it relates unless otherwise approved by the **Development Authority**.

4.6.10 **Portable signs** shall be properly secured so that they will not move or pose a hazard.

4.7 A-BOARD SIGNS

4.7.1 No **A-board sign** shall disrupt pedestrian traffic on the sidewalk.

4.7.2 No **A-board sign** shall exceed 0.6 metres in width or 0.9 metres in height.

4.7.3 **A-board signs** shall only be allowed on sidewalks during hours when the business to which the **A-board sign** relates is open to the public.

4.7.4 **A-board signs** shall be limited to 1 per business and placed directly in front of the building in which the business is located.

4.7.5 **A-board signs** shall not be placed on centre medians with **road** rights-of-way.

4.7.6 **A-board signs** must be constructed of a material such that a rigid frame is provided.

4.8 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

4.8.1 2 temporary on-site signs, not exceeding 1 square metre in size nor 1.2 metres in height, so long as the **sign** is intended for one of the following purposes:

- (1) Advertising the sale or lease of property;
- (2) Identifying a construction or demolition project; or
- (3) A political sign 30 days prior to a federal, provincial, or municipal election or referendum.

4.8.2 1 **A-board sign** in accordance with Section 4.7.

5 Administration

5.1 DEVELOPMENT AUTHORITY

- 5.1.1 The position of the **Development Authority** is established by bylaw pursuant to the **Act**.
- 5.1.2 Subject to Section 624 of the **Act**, the **Development Authority** may include one or more of the following:
- (1) The **Development Officer(s)**;
 - (2) The **Municipal Planning Commission**; or
 - (3) **Council** acting as the **Development Authority** in a Direct Control District.
- 5.1.3 The **Development Authority** shall:
- (1) Exercise powers and duties on behalf of the **Town**;
 - (2) Perform duties as established by **Council** to enforce this **Bylaw** in accordance with the **Act**, as amended; and
 - (3) Receive, consider, and make decisions on applications for **development permits** and letters of compliance.

5.2 DEVELOPMENT OFFICER

- 5.2.1 The office of the **Development Officer** is hereby established.
- 5.2.2 The person or persons to fill the office of the **Development Officer** shall be appointed by the **CAO**.
- 5.2.3 The **Development Officer** shall:
- (1) Enforce this **Bylaw** and decisions of the **Development Authority**;
 - (2) Receive, process, and facilitate all applications for **development permits**;
 - (3) Review each **development permit** application to determine whether it is complete in accordance with the information requirements of this **Bylaw** and provide guidance to applicants on any additional information required for completeness;
 - (4) Review each **development permit** application to determine its appropriate **use** definition and, if necessary, require the **applicant** to apply for a permit for a different **use** definition;
 - (5) Keep and maintain for inspection of the public during office hours, a copy of this **Bylaw** and all amendments and ensure that copies are available to the public;
 - (6) Maintain an up-to-date version of this **Bylaw** on the Town's website;
 - (7) Respond to questions and inquiries pertaining to regulations contained within this **Bylaw** and their interpretation;
 - (8) Keep a register of all **development permit** applications including the decisions rendered and the reasons for the decisions;

- (9) Consider and decide on applications for **development permits** within 40 days of the receipt of the application in its complete and final form or within such time as agreed to, in writing, by the **applicant**;
- (10) Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as permitted **uses** in the subject land use district;
- (11) Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as **discretionary uses** in the subject land use district where, in the opinion of the **Development Officer**, the proposed **development** meets all the standards of the **Bylaw** and is compatible with surrounding **uses**; and
- (12) Provide notice of decisions on **development permit** applications in accordance with the notification requirements of this **Bylaw** and the **Act**.

5.2.4 The **Development Officer** may:

- (1) Refer a **development permit** application to the **Municipal Planning Commission** when deemed necessary by the **Development Officer**; and
- (2) Refer any other planning or **development** matter to the **Municipal Planning Commission** for its review, support, direction, or decision.

5.3 SUBDIVISION AUTHORITY

5.3.1 **Council** is the **Subdivision Authority** and is authorized to exercise **subdivision** powers and duties on behalf of the **Town** in accordance with this **Bylaw**.

5.3.2 **Council** may delegate any or all of their **Subdivision Authority** powers and duties to the **CAO**, the **Development Officer**, or other employee of the **Town**.

5.3.3 The **Subdivision Authority** shall perform duties that are specified in the **Act** and the Subdivision and Development Regulation.

5.4 MUNICIPAL PLANNING COMMISSION

5.4.1 The **Municipal Planning Commission** is hereby established and shall perform duties that are specified in the **Act** and the Subdivision and Development Regulations.

5.4.2 The **Municipal Planning Commission** shall:

- (1) Issue decisions and, if necessary, state terms and conditions for **development permit** applications referred by the **Development Officer**; and
- (2) Consider and, if necessary, state terms and conditions on any other planning or **development** matters referred by the **Development Officer**.

5.4.3 The **Municipal Planning Commission** may:

- (1) Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; and
- (2) Make recommendations to **Council** on planning and **development** matters.

5.5 VARIANCE POWERS

- 5.5.1 The **Development Authority** or **Subdivision Authority** may approve at their discretion, with or without conditions, an application for **development** that does not comply with this **Bylaw** where the proposed **development**, with variance would not:
- (1) Unduly interfere with the amenities of the neighbourhood; or
 - (2) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
 - (3) The **use** proposed is allowed by this **Bylaw**.
- 5.5.2 If a variance is granted pursuant to this section, the **Subdivision Authority** or **Development Authority** shall specify its nature in the **subdivision** or **development permit** approval.

5.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.6.1 The **Subdivision and Development Appeal Board** shall perform the duties specified in the **Act**, this **Bylaw**, and the **Subdivision and Development Appeal Board** Bylaw, as amended.

5.7 AMENDMENTS TO THIS BYLAW

- 5.7.1 **Council**, on its own initiative, may amend this Bylaw, pursuant to the **Act**.
- 5.7.2 Prior to granting second reading to a proposed bylaw that amends or repeals this Bylaw, **Council** shall hold a public hearing in accordance with the **Act**.
- 5.7.3 A person may make an application to the **Development Authority** to amend this Bylaw. The application shall include:
- (1) The prescribed application form, properly completed and signed;
 - (2) A statement of the specific amendment requested;
 - (3) The purpose and reasons for the application;
 - (4) A statement of the **applicant's** interest in the lands; and
 - (5) An application fee, as established by **Council**.
- 5.7.4 If the amendment is for redesignation of land, the **Development Authority** may require:
- (1) Plan(s) showing the lands which are the subject of the amendment;
 - (2) Written authorization from the registered owner of the subject lands;
 - (3) A current copy of the Certificate of Title for the subject lands;
 - (4) A **Concept Plan** for the area to be redesignated, to the level of detail specified by the **Development Authority**; and
 - (5) Payment of a fee to the Town equal to the costs incurred by the **Town** to review the proposed redesignation and related **Concept Plan**, or if necessary to prepare an **Concept Plan**.

- 5.7.5 The analysis of the **Development Authority** shall be based on the full land **use** potential of the proposed amendment and not on the merits of any particular **development** proposal. The analysis shall, among other things, consider the following impact criteria:
- (1) Relationship to and compliance with approved Statutory Plans and **Council** policies;
 - (2) Relationship to and compliance with Statutory Plans and **Concept Plans** in preparation;
 - (3) Compatibility with surrounding **development** in terms of land **use** function and scale of **development**;
 - (4) Traffic impacts;
 - (5) Relationship to, or impacts on, services such as water and sewage systems, and other **public utilities** and facilities such as recreation facilities and schools;
 - (6) Relationship to municipal land, **right-of-way**, or easement requirements;
 - (7) Effect on stability, retention, and rehabilitation of desirable **uses**, buildings, or both in the area;
 - (8) Necessity and appropriateness of the proposed amendment in view of the stated intentions of the **applicant**; and
 - (9) Relationship to the documented concerns and opinions of area residents regarding **development** implications.
- 5.7.6 If an application to amend this Bylaw is refused, the **Development Authority** may refuse to accept another application until 6 months has lapsed from the date of the refusal.

5.8 SUBDIVISION APPLICATIONS

- 5.8.1 An application for **subdivision** shall be made to the **Subdivision Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:
- (1) Copies of either a sketch or plan drawn to scale in metric dimensions showing the following:
 - (a) The location, dimensions, and boundaries of the **parcel** to be subdivided;
 - (b) The proposed **parcel(s)** to be registered in a Land Titles Office;
 - (c) The location, dimensions, and boundaries of each new **parcel** to be created and any reserve land;
 - (d) Existing rights-of-way of each public utility or other rights-of-way;
 - (e) The location, **use**, and dimensions of buildings on the **parcel** that is the subject of the application and specifying those buildings that are proposed to be demolished or moved;
 - (f) The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed **parcel** of land;
 - (g) The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed buildings and existing or proposed **parcel boundaries**; and
 - (h) Existing and proposed **access** to the proposed **parcel(s)** and the remainder of the **parcel**;

- (2) Current title searches or photocopies of the existing registered Certificates of Title in a Land Titles Office showing all ownership interests and easements within the **parcel** to be subdivided;
 - (3) Statistics showing calculations of the gross **floor area** of land in the plan area and the allocation of the land to **streets, lanes, parcels**, and reserve lands, as per the **Act**; and
 - (4) Number of **dwelling units**.
- 5.8.2 In addition to the information required under Section 5.8.1, the following information may be required by the **Subdivision Authority** depending on the scale, type, and location of the proposed **development**:
- (1) Ground water information and information regarding the supply of potable water if the intended **uses** are not served by a piped municipal system;
 - (2) A Geotechnical Assessment, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp registered in the Province of Alberta, describing the **site's** suitability to:
 - (a) Sustain sewage disposal systems if the intended **use** is not served by a piped municipal wastewater system; and/or
 - (b) Support building foundations and withstand slumping or subsidence on lands;
 - (3) Shadow plans to demonstrate the integration of the proposed **subdivision on adjacent parcels** and/or land to be developed in the future;
 - (4) A plan showing resources, such as trees, ravines, views, and other similar natural features which are influential to the **subdivision** of the area;
 - (5) An appraisal of the market value of the land when money in place of land dedication for Municipal Reserve is proposed. The appraisal must be prepared in accordance with the **Act**; and
 - (6) An Historical Resources Impact Assessment on lands that have been identified or suspected as containing a Registered Historical Resource or within 60 metres of public lands set aside for **use** as historical sites.
- 5.8.3 If an application for **subdivision** is refused, the **Subdivision Authority** may refuse to accept another application until 6 months has lapsed from the date of the refusal.
- 5.8.4 Approval of an application for **subdivision** is not an approval to develop, construct, or build on the land. **Site** grading, earthwork, or any other construction shall not commence nor proceed until a **development agreement** has been signed or, where applicable, a **development permit** has been issued.
- 5.8.5 When an application for **subdivision** is approved, with or without conditions, or refused, the notice of decision shall be sent by ordinary mail to the **applicant** and those persons and authorities that are required to be given a copy of the application under the Subdivision and Development Regulation.
- 5.8.6 For purposes of this Bylaw, the date of the notice of decision of the **Subdivision Authority** on an application for **subdivision** is the date the decision was transmitted to the **applicant** and those persons required to be notified under the Subdivision and Development Regulation.

- 5.8.7 An application for **subdivision** shall, at the option of the **applicant**, be deemed to be refused when decision is not made by the **Subdivision Authority** within 60 days of the application being deemed complete unless the **applicant** has entered into an agreement with the **Subdivision Authority** to extend the 60 day period. The **applicant** may appeal in writing, as per the **Act**, as though they had received a decision of refusal.

5.9 SUBDIVISION AGREEMENT

- 5.9.1 The **Subdivision Authority** may approve a **subdivision** application subject to conditions.
- 5.9.2 If a **subdivision agreement** is required it shall be entered into between the **Town** and the owner and/or **applicant**, as per Section 655 of the **Act**. The **subdivision agreement** may be registered on certificate(s) of title to the satisfaction of the **Town**.
- 5.9.3 A **subdivision agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and in a form to be determined by the **Town** to guarantee the execution of the items listed in the **subdivision agreement**.

5.10 WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED

- 5.10.1 All municipal works, **public utilities**, public parks, and municipal facilities are permitted in all districts and shall be exempt from the regulations and **development permit** conditions of this Bylaw.
- 5.10.2 A **development permit** is not required for the following developments provided the **development** complies with all other requirements of this Bylaw:
- (1) Those **uses** and **development** exempted under Section 618 of the **Act**;
 - (2) Works of maintenance, repair, or alteration to any building or **structure** provided that the work:
 - (a) Does not include **structural alterations**;
 - (b) Does not result in an increase in the number of **dwelling units**;
 - (c) Does not change the intensity or **use** of the building or **structure**; and
 - (d) Is performed in accordance with relevant legislation and other government regulations;
 - (3) The completion of any **development** which has lawfully commenced before the passage of this Bylaw or any amendment to this Bylaw, provided that the **development** is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement;
 - (4) The **use** of any such **development** as is referred to in subsection (3) for the purpose of which **development** was commenced;
 - (5) The erection or construction of gates, fences, walls, or other means of enclosure less than 1 metre in height in **front yards** and less than 2 metres in height in other **yards**, and the maintenance, improvement, and other alterations of any gates, fences, walls, or other means of enclosure;
 - (6) Retaining walls less than 1 metre in height;

- (7) A temporary building associated with construction and not to be used for residential purposes such as a construction trailer, where the sole purpose of the building is incidental to the erection or **structural alteration** of a permanent building for which a **development permit** has been issued under this Bylaw. The temporary building shall be removed within 30 days of substantial completion of **development**. This does not include a sales office, **show home**, or similar facility;
- (8) Any **development** carried by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- (9) The **use** of a building or part thereof as a temporary polling station for a federal, provincial, or municipal election or referendum;
- (10) The temporary placement of campaign signs in connection with a federal, provincial, or municipal election or referendum;
- (11) **Town** sanctioned special events;
- (12) An **accessory building** or **structure** not greater than 10 square metres and with a maximum height of 3 metres, with no utility connections, no permanent foundation, and is not to be used for residential purposes;
- (13) Signs not requiring a **development permit** as per Part 4 of this Bylaw;
- (14) The erection or maintenance by the **Town** on **Town** property of a traffic sign, informational sign, directional **sign**, or third party **sign**;
- (15) The erection of a flag pole or other poles provided that such poles do not exceed 6 metres in height;
- (16) A satellite dish antenna less than 1 metre in diameter;
- (17) A **Home Occupation - Basic**; and
- (18) The construction of a **deck** or patio.

5.11 DEVELOPMENT PERMIT APPLICATIONS

5.11.1 An application for a **development permit** shall be made to the **Development Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:

- (1) The required fees as established by **Council**;
- (2) Written authorization from the registered owner of the subject lands;
- (3) A current copy of the Certificate of Title for the subject lands; and
- (4) 2 copies of the **site**, floor, elevation, and landscaping plans, drawn to scale, in metric dimensions which show the following:
 - (a) Legal description of the **site** with north arrow;
 - (b) Area and dimensions of the land to be developed including **parcel coverage**, thoroughfares, and **setbacks**;
 - (c) Exterior finishing materials, architectural design features, and all locations and dimensions of frontage elements including transparency, entrances, and landscaping;

- (d) The height, dimensions, and relationship to **parcel boundaries** of all existing and proposed buildings and structures including retaining walls, trees, landscaping, and other physical features;
- (e) The removal of trees if applicable;
- (f) Existing and proposed **access** to and from the **site**;
- (g) **Site** drainage, **finished grades**, and the **grades** of the **roads, streets**, and utilities servicing the **site**;
- (h) Locations and distances of on-site existing or proposed water, wastewater, and storm water connections, septic tanks, disposal fields, water wells, culverts, and crossings;
- (i) Location and dimensions of all registered easements and rights-of-way;
- (j) Information on the method to be used for the supply of potable water and disposal of waste along with supporting documentation; and
- (k) Estimated construction value of the proposed work.

5.11.2 In addition to the information required under Section 5.11.1, the following information may be required by the **Development Authority** depending on the scale, type, and location of the proposed **development**:

- (1) Number of **dwelling units**;
- (2) A statement of the proposed **use** or **uses**;
- (3) Loading and parking provisions, including electric charging stations and bicycle parking;
- (4) Location of any fire hydrants;
- (5) Garbage and storage areas and the fencing and **screening** proposed for garbage and storage areas;
- (6) Landscaping plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects, identifying location, dimensions, and design of all existing and proposed **soft landscaping** and **hard landscaping**, including health, identification, and planting methods;
- (7) Lighting plan;
- (8) Pedestrian circulation plan;
- (9) Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security professional;
- (10) A statement clearly describing how the positive and/or negative potential impacts of the proposed **development** on **adjacent** lands will be dealt with and how the proposed **development** has been designed to address those impacts;
- (11) Information describing any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed **development**;
- (12) In relation to a special event or temporary **use**, the duration and time periods for the operation of the **development**, facility, or event;
- (13) Methods to control traffic, dust, and noise; and

- (14) Any other information required by the **Development Authority**, at their sole discretion, with respect to the **site** or **adjacent** lands, including but not limited to, an environmental **screening** of the **site**, geotechnical study, and/or traffic impact analysis prepared by qualified professionals.
- 5.11.3 Unless extended by an agreement in writing between the **applicant** and the **Development Authority**, the **Development Authority** shall within 20 days after receipt of an application for a **development permit**:
- (1) Issue a written acknowledgement to the **applicant** advising that the application is complete; or
 - (2) Issue a written notice to the **applicant** advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.
- 5.11.4 If the **applicant** fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the **Development Authority** shall inform the **applicant** in writing that the application has been refused and the reason for the refusal.
- 5.11.5 Upon receipt of the required documentation and information listed in the notice issued pursuant to subsection 7(ii), the **Development Authority** shall issue a written acknowledgment to the **applicant** advising that the application is complete.
- 5.11.6 The approval of an application or drawing, or the issuing of a **development permit** shall not prevent the **Development Authority** from thereafter requiring the correction of errors and omissions, nor from prohibiting the **development** being carried out when the **development** is in violation of this Bylaw.
- 5.11.7 Where an application for a **development permit** is determined to contain incorrect information, the **Development Authority** is not required to make a decision until such information is corrected by the **applicant**.
- 5.11.8 Any **development permit** issued on the basis of incorrect information contained in the application shall be revoked or suspended by the **Development Authority**.

5.12 APPLICATION NOTIFICATION REQUIREMENTS

- 5.12.1 Prior to approving an application for a **development permit** for a **discretionary use**, or for a permitted **use** requiring a variance, the **Development Authority** shall require the **applicant** to post a notice on the property in a location and format that determined by the **Town** describing the proposed **development** and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of 10 days prior to the issuance of a notice of decision.
- 5.12.2 Notifications shall contain information on the proposed **development**, the time and date that a decision will be rendered on the application, a final date to submit comments, and contact information for the **applicant** and the **Town**.

5.13 DEVELOPMENT AGREEMENT FOR DEVELOPMENT PERMITS

- 5.13.1 The **Development Authority** may conditionally approve any **development permit**, subject to a **development agreement**.
- 5.13.2 If a **development agreement** is required, it must be entered into between the **Town** and the **applicant** as per Section 650 of the **Act**.
- 5.13.3 The **Town** may register a caveat against the certificate of title with respect to a **development agreement** for a property that is the subject of a **development permit**. This caveat shall be discharged when the **development agreement** has been complied with, at the request of the owner or owner's agent.
- 5.13.4 A **development agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and form to be determined by the **Town** to guarantee the execution of the items listed in the **development agreement**.

5.14 CONDITIONS OF DEVELOPMENT PERMIT

- 5.14.1 The **Development Authority** may impose such conditions on the approval of an application as, in their opinion, are necessary to:
- (1) Uphold the intent and objectives of the Municipal Development Plan;
 - (2) Uphold the intent and objectives of any other Statutory Plan or non-Statutory Plan under preparation or as adopted, that is applicable to the **site**;
 - (3) Meet the applicable requirements of this Bylaw; and
 - (4) Ensure the orderly and economic development of land within the **Town**.
- 5.14.2 The **Development Authority** may, as a condition of issuing a **development permit**, require that the **applicant** pay an off-site levy or other levy imposed by a bylaw or, that the **applicant** enter into a **development agreement** with the **Town** to pay any such levy and/or to construct or pay for the construction of any or all of the following:
- (1) A public **road** required to give **access** or egress to the **development**;
 - (2) A pedestrian walkway system to serve the **development**;
 - (3) Pedestrian walkways that will connect the pedestrian walkway system that serves or is proposed to serve an **adjacent development**;
 - (4) Off-**street** parking or other parking facilities;
 - (5) Utilities that are necessary to serve the **development**; or
 - (6) New or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

5.15 NOTICE OF DECISION

- 5.15.1 The decision of the **Development Authority** on an application shall be given to the **applicant** on the same day the decision is made in the form prescribed by the **Town**, which may include correspondence by electronic means pursuant to Section 608 of the **Act**.

- 5.15.2 If the **Development Authority** refuses an application for a **development permit**, the notice of decision shall contain the reasons for the refusal.
- 5.15.3 When an application for a **development permit** is approved, the **Development Authority** shall send notice of the decision that will include a description of the proposed **development**, state of the decision, advise of the right of appeal, and will be sent to:
- (1) The **applicant**;
 - (2) The owner of the **parcel(s)**; and
 - (3) Each owner of **adjacent** land at the name and address shown for that owner; or
 - (4) Each owner at such additional distance and direction from the boundaries of the proposed **development** as, in the opinion of the **Development Authority**, may be materially impacted by the **development**.
- 5.15.4 A **development permit** issued pursuant to this Bylaw comes into effect:
- (1) Only after the time for an appeal to the **Subdivision and Development Appeal Board** has expired, pursuant to the **Act**; or
 - (2) If an appeal has been filed, once a decision has been made by the **Subdivision and Development Appeal Board** in favour of the issuance of the **development permit** subject to any variance or other change to conditions of approval directed by the **Subdivision and Development Appeal Board**.
- 5.15.5 Where an appeal is made pursuant to Section 5.17 of this Bylaw, a **development permit** which has been granted shall not come into effect until the appeal has been determined and the **development permit** may be modified or nullified based on the results of the appeal.

5.16 PERMIT VALIDITY

- 5.16.1 A **development permit** issued pursuant to this Bylaw is not a **building permit** and, notwithstanding that plans and specifications for buildings may have been submitted as part of an application for a **development permit**, work or construction shall neither commence nor proceed until a **building permit** has been issued, pursuant to applicable bylaws and regulations.
- 5.16.2 A **development permit** is valid for 12 months from its date of issuance, unless **development** has been substantially started in a manner satisfactory to the **Development Authority**.
- 5.16.3 The **Development Authority** may grant an extension of the time the **development permit** remains in effect for up to an additional 12 months. The **Development Authority** shall only grant one extension.
- 5.16.4 When a **development permit** that has previously been issued for a **site** is in effect, the **Development Authority**, in their consideration of an application for another **development permit** for the same **site(s)**, may revoke the previous **development permit** and issue a new **development permit**.

5.17 APPEALS

- 5.17.1 The **applicant** for a **development permit** may appeal to the **Subdivision and Development Appeal Board** if the **Development Authority**:

- (1) Refuses a **development permit** application;
- (2) Fails to make a decision on a **development permit** within 40 days of receipt of a completed application or the end of the extension period; or
- (3) Issues a **development permit** subject to conditions.

5.17.2 In addition to the **applicant**, any person affected by the **development permit** or the decision on the **development permit**, may appeal to the **Subdivision and Development Appeal Board**.

5.17.3 An appeal must be commenced:

- (1) In the case of an **applicant**, within 21 days of the notification of the decision, or, if no decision is made on the **development permit** application within 40 days of receipt of the completed application, the date the period of any extension expires; or
- (2) In the case of a person affected, within 21 days of the **Town** distributing notice of the **development permit** decision, as per Section 5.15 of this Bylaw.

5.18 FORMS, NOTICES, OR ACKNOWLEDGEMENTS

5.18.1 Any form, notice, or acknowledgement issued by the **Town** shall include:

- (1) The date of issuance of the notice or acknowledgement;
- (2) Contact information for the **Town**;
- (3) The municipal address of the property subject to the application;
- (4) The municipal file number for the application; and
- (5) Any other information at the discretion of the **Town**.

5.18.2 Any form, notice, or acknowledgement may be sent by electronic means pursuant to Section 608 of the **Act**.

5.19 NON-CONFORMING USES AND BUILDINGS

5.19.1 A **non-conforming use** of land or a building may be continued, but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or **building** shall conform to this Bylaw.

5.19.2 A **non-conforming use** of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no **structural alterations** may be made to the building or in the building.

5.19.3 A **non-conforming use** of part of a **parcel** or **site** shall not be extended or transferred in whole or in part to any other part of the **parcel** or **site** and no additional buildings may be constructed on the **parcel** or **site** while the non-conforming use continues.

5.19.4 A **non-conforming building** may continue to be used, but the **building** may not be enlarged, added to, rebuilt, or structurally altered except:

- (1) To make it a conforming **building**; or
- (2) For the routine maintenance of the **building**, if the **Development Authority** considers it necessary.

- 5.19.5 If a **non-conforming building** is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the **building** may not be repaired or rebuilt except in accordance with this Bylaw.
- 5.19.6 The land use or the **use** of a building is not affected by a change of ownership or tenancy of the land or **building**.

5.20 CONTRAVENTION

- 5.20.1 No person shall contravene this Bylaw by commencing or undertaking a **development**, use, or **sign** that is not permitted under the Bylaw.
- 5.20.2 No person shall authorize or do any **development** that is contrary to the description, specifications, or plans that were the basis for issuing a **development permit** under this Bylaw.
- 5.20.3 No person shall contravene a condition of a **development permit** issued under this Bylaw.
- 5.20.4 The **Development Authority** may enforce the provisions of this Bylaw, the **Act**, and the conditions of a **development permit** or **subdivision** approval.

5.21 RIGHT OF ENTRY

- 5.21.1 For the purposes of Section 5.20 to 5.23 inclusive, "Officer" is the **Development Authority**, **Subdivision Authority**, **Bylaw Officer**, or other person designated by the **Town**.
- 5.21.2 Pursuant to the **Act**, an Officer may enter land or a building if:
- (1) Reasonable notice has been given to the owner or occupier; or
 - (2) The entry is authorized by and Order of the Court of Queen's Bench; and then only for the purpose of ensuring compliance with the **Act** or this Bylaw.

5.22 VIOLATION TAGS

- 5.22.1 In accordance with the Provincial Offences Procedures Act, an Officer may issue a violation tag to a person where there is reasonable and probable grounds to believe there is a contravention of this **Bylaw**.
- 5.22.2 A violation tag may be issued to a person either personally or by registered mail.
- 5.22.3 The violation tag shall be in a form approved by the **Town** and shall include the name of the person thought to have created the contravention the offence, the penalty for the offence, a requirement that the penalty be paid within 30 days of issuance of the violation tag, the method by which the violation tag may be paid, and other information required by the **Town**.
- 5.22.4 Where a contravention is of a continuing nature, further violation tags may be issued.
- 5.22.5 The person to whom the violation tag is issued may, in lieu of being prosecuted, sign the plea of guilty on the violation tag and pay the specified fine to the location identified on the violation tag.

- 5.22.6 If payment is not made within the time specified on the tag, an Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.
- 5.22.7 Nothing in this **Bylaw** shall prevent an Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this **Bylaw**.

5.23 FINES

5.23.1 The fines for an offence against this **Bylaw**, pursuant to the **Act**, are:

- (1) First Offence, \$250;
- (2) Second Offence, \$500; and
- (3) Third and additional offences, \$1,000.

5.23.2 If the **Development Authority** issues a fine, notice of the fine shall be mailed or delivered by hand to the owner or the person in possession of the land or building and the notice shall state:

- (1) The amount of the fine;
- (2) Whether it is a first, second, or third offence; and
- (3) The date and time by which the property must be brought into conformity with the **Bylaw**.

5.23.3 The **Development Authority** is authorized and directed to take whatever action is required to collect fines levied for offences of this **Bylaw**.

5.24 STOP ORDERS

5.24.1 Where the **Development Authority** finds that a **development**, use of land, or use of a building is not in accordance with:

- (1) Any municipal, provincial, and/or federal legislation;
- (2) The **Act**;
- (3) This **Bylaw**; or
- (4) An approved **development permit**, a **subdivision** approval, or a condition of the **development permit** or approval,

the **Development Authority** may issue a **stop order** in writing, pursuant to Section 645 of the **Act**, to the owner, the person in possession of the land or building, and/or other person responsible for the contravention, to require that all or any of them, on the date the **stop order** is issued:

- (5) Stop the **development** or use of the land or building in whole or in part as directed by the **stop order**;
- (6) Demolish, remove, or replace the **development**; or
- (7) Carry out any other actions required by the **stop order** so that the **development** or use of the land or building complies with the **Act**, the Subdivision and Development Regulation, this **Bylaw**, a **development permit** or **subdivision** approval, within the time set out in the **stop order**.

5.24.2 A person may appeal a **stop order** to the **Subdivision and Development Appeal Board**.

5.24.3 If a person fails or refuses to comply with a **stop order**, the **Town** may, in accordance with the **Act**:

- (1) Obtain an injunction from an Alberta Court to enforce this **Bylaw**;
- (2) Register a caveat under the Land Titles Act in respect of the **stop order**;
- (3) Enter upon the land or building and take such action as is necessary to carry out the **stop order**; and
- (4) Charge the owner and collect in like manner as taxes owing against a property, the cost of the action or measure.

6 Interpretation and Definitions

6.1 RULES OF INTERPRETATION

- 6.1.1 Provisions of this **Bylaw** are activated by “shall” or “must” when required, “should” when recommended, and “may” when optional.
- 6.1.2 Words and terms used in this **Bylaw** shall have the same meaning as given to them in the **Act** unless otherwise defined by Section 6.2.
- 6.1.3 Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words used in the masculine gender shall also mean the feminine gender and the neuter. Words have the same meaning whether or not they are capitalized.
- 6.1.4 Where a regulation involves 2 or more conditions or provisions connected by a conjunction, the following shall apply:
- (1) “and” means all the connected items shall apply in combination;
 - (2) “or” indicates that the connected items may apply singly; and
 - (3) “and/or” indicates the connected items shall apply singly or in combination.

6.2 DEFINITIONS

A	
A-Board Sign	means a self-supporting sign with no more than 2 faces joined at the top of the sign , that is intended for temporary use during the hours of the business to which it relates, and that can be placed and moved manually without mechanical aid.
Access	means the place, means, or way by which pedestrians and/or vehicles shall have adequate ingress and egress to a property.
Accessory Building, Structure, or Use	means a building, structure , or use which is detached from and subordinate, incidental, and directly related to the principal building or use.
Act	means the <i>Municipal Government Act</i> , RSA 2000 c M-26 as amended or replaced.
Adjacent	means land that is contiguous or would be contiguous if not for a public road , railway, reserve land, utility right-of-way , river, or stream.
Adult Entertainment	means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or services

	designed to appeal to erotic or sexual appetites or inclinations.
After Life Care	means a development where the deceased are prepared for burial display and/or rituals before burial or cremation. This may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. This use does not include a Cemetery .
Agriculture – General	means a development for the rural production of farm or agricultural products and includes the cultivation of land, breeding and raising of livestock, and horticultural growing operations. Does not include confined feeding operations .
Agriculture – Intensive	means a development for the growing of crops primarily within a building and/or structure for the purpose of commercial food production. Does not include confined feeding operations .
Applicant	means the owner, or an agent, person, firm, or company acting on behalf of the owner, who submits an application under the provisions of this Bylaw .
Area Redevelopment Plan	means a Statutory Plan adopted by bylaw as an Area Redevelopment Plan pursuant to the Act .
Area Structure Plan	means a Statutory Plan adopted by bylaw as an Area Structure Plan pursuant to the Act .
Artist Studio	means small-scale, on-site production of goods by hand manufacturing. Typical uses include, but are not limited to, pottery, ceramics, jewelry, toy manufacturing, and sculpture and art studios. Minor Retail sale of products on site is allowed.
B	
Balcony	means a horizontal platform that is attached to a building above the first storey level and is intended for use as an outdoor amenity space.
Bed & Breakfast	means a Dwelling Unit that is occupied by the property owner or manager and provides overnight accommodation for a fee in rooms with no in-room cooking facilities.
Bench	means an intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations.

Billboard Sign	means a sign to which advertising copy is affixed to permit its periodic replacement.
Building	means anything constructed or placed on, in, over, or under land, but does not include a highway or road or a bridge forming part of a highway or road .
Building Height	means the vertical distance measured from the finished grade to the highest point of a building . Building height does not include any accessory roof structure such as mechanical housing, elevator housing, roof stairway entrance, ventilating fan, skylight, parapet wall, chimney, steeple, communication structure , or similar feature not structurally essential to the building .
Building Permit	means a permit authorizing construction in accordance with the Alberta Safety Codes Act.
Bylaw	means the Town of Drumheller Land Use Bylaw.
Bylaw Officer	means a person appointed by the Town to enforce the provisions of this Bylaw , and includes a member of the Royal Canadian Mounted Police and a Community Peace Officer.
C	
Campground	means a development for the purpose of providing temporary accommodation for recreational vehicles or tents.
CAO	means the Chief Administrative Officer as appointed by Council .
Car Wash	means an establishment for the washing of motor vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities.
Cemetery	means land or a building for the burial or interment of the deceased.
m3/s	cubic metres per second (river flow rate)
Communication Structure	means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This protocol most

	<p>commonly refers to the following two types of Antenna Systems:</p> <p>(a) Freestanding Antenna System: a structure (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; and</p> <p>(b) Building/Structure-Mounted Antenna System: an Antenna System mounted on an existing structure, which could include a building wall or rooftop, a light standard, water tower, utility pole or other.</p>
Concept Plan	A Concept Plan is a non-statutory plan, subordinate to an Area Structure Plan , and may be adopted by bylaw or resolution. Concept Plans provide detailed land use direction, subdivision design, and development guidance to Council , administration, and the public. Concept Plans are meant to be developed within the framework of an ASP.
Confined Feeding Operation	means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB).
Corner Parcel	means a parcel at the intersection of two roads , excluding lanes .
Council	means the Council of the Town of Drumheller.
Culture	means a development used by one or more organizations for arts, religion, community and/or cultural activities, but does not include Entertainment Establishment.
D	
Day Home	means a childcare facility operated from a private residence for up to 6 children up to 12 years of age and complies with the Alberta Family Day Home Standards but does include childcare programs as defined by the Child Care Licensing Act.
Deck	means an uncovered horizontal structure with a surface height greater than 0.6 metres above grade at any point that is intended for use as an outdoor amenity space, but does not include balcony .
Density	means the number dwelling units allows for each parcel .

Design Flood	means a flood event that results in a minimum river flow rate of 1,850 <i>m³/s</i> .
Development	means: (a) an excavation or stockpile and the creation of either of them; (b) a building or an addition to, or replacement or repair of a building , and the construction or placing of any of them on, in, over, or under land; (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building ; or (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building .
Development Agreement	means a legal agreement between the applicant for a development permit and the Town committing to the provision of any matter required by a condition of the development permit .
Development Authority	means the person or persons appointed pursuant to the Act that has been authorized to exercise development powers on behalf of the Town .
Development Officer	means a development officer established pursuant to Section 5.2 of this Bylaw .
Development Permit	means a document that is issued under this Bylaw and authorizes a development .
Discretionary Use	means a use of land, buildings , or structures for which a development permit may be issued with or without conditions, at the discretion of the Development Authority .
Driveway	means a vehicle access route between a road and a use on a parcel .
Dwelling Unit	means a single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation
Dwelling Unit – Temporary	means a Dwelling Unit that is not dependent on a permanent foundation and is intentionally built to be transported and/or relocated. Dwelling Unit - Temporary does not include Recreational Vehicles.

E	
Education	means public and private places of learning for any age including licensed childcare facilities.
F	
Fascia Sign	means a sign attached to, marked, or inscribed on and parallel to the face of a building wall but does include a billboard sign .
Finished Grade	means the ground elevation determined by averaging the finished level of the ground adjacent to the foundation of the principal building .
Flood Construction Level	means the required elevation of the underside of a wooden floor system or top of a concrete slab for habitable buildings that is calculated from the specified elevation of the design flood of a minimum flow rate of 1,850 m³/s .
Flood Mitigation Structure	structural measures that reduce the risk of flooding and potential damage that could result from a flood.
Floor Area	means the total area of all floors in a building .
Freestanding Sign	means a sign that is supported independently of a building wall or structure but does include a billboard sign .
Front Parcel Boundary	means, in the case of an interior parcel , the boundary which abuts a road and in the case of a corner parcel , means the shorter of the 2 parcel boundaries which abut a road .
Front Setback	means the distance between a building façade and the front parcel boundary . A front setback is not a front yard .
Front Yard	means a yard extending across the full width of a parcel from the front parcel boundary to the front wall of the principal building .
G	
Gas Station	means a business engaged in the sale of vehicle fuel and ancillary products.
Government	means a development providing municipal, provincial, or federal government services and includes but is not limited to a government office, tourism office, postal service outlet, social service centre, and courthouse, but does not include Education facilities.

<p>Grade</p>	<p>means the ground elevation established for the purpose of regulating building height. Grade shall be the finished ground elevation adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level the grade shall be the finished ground elevation adjacent to the wall of the building at the lowest finished elevation of the property.</p>
<p>H</p>	
<p>Habitable Area</p>	<p>means any space or room, that can be used for dwelling purposes, business, or the storage of goods susceptible to damage by flood.</p>
<p>Hard Landscaping</p>	<p>means the use of non-vegetative material, including but not limited to concrete, paving stone, asphalt, or gravel, as part of a landscaped area.</p>
<p>Hard Surface</p>	<p>means asphalt, concrete, paving stone, or similar material satisfactory to the Development Authority that is used in the construction of a driveway or parking area.</p>
<p>Health Services</p>	<p>means a development providing medical and health care services on both an inpatient and an outpatient basis, or provincially licensed extended medical care, but does not include Restricted Substance Retail.</p>
<p>Heavy Industrial</p>	<p>means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the parcel boundaries of the property.</p>
<p>Historic Resource</p>	<p>Means any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure, or object, as set out by the <i>Historical Resources Act</i>.</p>
<p>Home Occupation - Basic</p>	<p>means an accessory use by a resident of a Dwelling Unit for small-scale business activities that are undetectable from outside the Dwelling Unit and does not adversely affect the residential character of the property and has no client visits to the property.</p>
<p>Home Occupation - Rural</p>	<p>means an accessory use by a resident of a Dwelling Unit and/or Accessory Building for small-scale rural or agricultural-related business activities that does not adversely affect the rural character of the property and</p>

	may have limited client visits to the property. Uses may include small-scale retail, services, or manufacturing.
Home Occupation - Urban	means an accessory use by a resident of a Dwelling Unit and/or Accessory Building for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. Uses do not include fabrication, manufacturing, or mechanic shops.
Hotel/Motel	means a facility that offers lodging that is not within a dwelling unit .
Human Services	means an establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. Uses may include, but are not limited, assisted living facilities, treatment centres, and community support services.
K	
Kennel	means any premises where 3 or more dogs and/or 5 or more cats are cared for, maintained, boarded, bred, or trained in exchange for compensation.
L	
Landscaped	means the enhancement of a parcel by the addition of topsoil, trees, shrubs, turf, grass, other vegetative material, or non-vegetative material.
Landscaped Area	means an area of land planted or to be planted with trees, grass, shrubs, or other vegetation including the soil or bedding material areas associated with plantings. A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking area, or similar hard landscaping .
Lane	means a secondary access located to the side or rear of a parcel and provides access to service areas, parking, accessory buildings , and may contain utility easements.
Light Industrial	means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.

Loading Area	means an area on the same parcel as a commercial building for the temporary parking of a commercial vehicle while goods and materials are being loaded or unloaded.
M	
Municipal Planning Commission	means the Town's Municipal Planning Commission established pursuant to the Act .
N	
Non-Conforming Building	means a building : (a) That is lawfully constructed or lawfully under construction at the date this Bylaw become effective; and (b) That on the date this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw .
Non-Conforming Use	means a lawful specific use: (a) Being made of land or a building or intended to be made of land or a building lawfully under construction at the date this Bylaw becomes effective; and (b) That on the date this Bylaw becomes effective does not, or in the case of a building under construction, will not, comply with this Bylaw .
Nuisance	means an activity or effect that is offensive to the sense, including smoke, airborne emissions, vapours, odours, noise, earthborn vibrations, glare, flashing light, heat, dust, unsightly or unsafe storage of materials, excessive traffic, or any other impact that may become hazardous to health and safety, or which adversely affects the amenities of the neighbourhood or interferes with the normal enjoyment of any land or building , whether public or private.
O	
Office	means a development that includes premises available for the transaction of general business.
Outdoor Storage	means the keeping of materials, goods, or vehicles on-site for a timeframe exceeding 24 hours.

Overlay	<p>means an area which is applied over or more underlying land use district, establishing additional or alternative standards for development in addition to those of the underlying land use district. An overlay is introduced to address a special situation or achieve specific goals.</p> <p>Where a regulation in a district and an overlay are in conflict, the regulation in the overlay shall apply.</p>
P	
Parcel	means an area of land described on a Certificate of Title or described in a Certificate of Title by reference to a Plan filed or registered in a Land Titles Office.
Parcel Boundary	means the boundary that legally and geometrically demarcates a parcel , also known as a property line.
Parcel Coverage	means the portion of the parcel area covered by all covered structures .
Porch	means an unenclosed covered structure forming an entry to a building .
Portable Sign	means a sign which is not in a permanently installed or affixed position.
Principal Building or Use	means the use or building on a parcel that occupies the major or central portion of a parcel and constitutes the principal purpose for which the parcel is used. Principal uses may be located within a building , or portion of a building that is separated structurally from other uses within the same building . One or more principal uses may occur on a parcel .
Projecting Sign	means sign which projects from a structure or a building face.
Projection	means any structural or architectural element, building feature, or other object that juts out, overhangs, or protrudes into the prescribed setback.
Public Utilities	means systems and facilities associated with water, sewage, power, heating and cooling, energy, waste, transportation, telecommunications, and any municipal flood mitigation structure .
R	
Rear Parcel Boundary	means the parcel boundary of a parcel which is opposite the front parcel boundary .

Rear Setback	means the distance between any development , building , or structure and the rear parcel boundary . A rear setback is not a rear yard .
Rear Yard	means a yard extending across the full width of a parcel from the rear wall of the principal building situated on the parcel to the rear parcel boundary of the parcel .
Recreation – Intensive	means a development for leisure activities requiring indoor and/or outdoor facilities, including but not limited to, parks, swimming pools, gyms, arenas.
Recreation Vehicle	means a vehicle that provides temporary accommodation for recreational or travel purposes and includes, but is not limited to motor homes, travel trailers, fifth wheel travel trailers, campers, tent trailers, boats, and a trailer used to transport any of the above.
Recreation Vehicle Resort	means a parcel designed, developed, maintained, and capable of providing accommodation on a temporary, seasonal, or permanent basis, for recreation vehicles .
Recreation – Non-Intensive	means leisure activities that require little to no alteration or formal development of a parcel for public or private enjoyment. This use includes amenities such as public pathways and trails, sports fields, boat launches and river access infrastructure, and associated parking areas, washrooms, signage, public art, and interpretive elements.
Restaurant/Café	means a development where prepared food and beverages are offered for sale to the public for consumption on-premises or off-premises.
Restricted Substance Retail	means a retail establishment licensed under the Alberta Gaming and Liquor Commission for the sale of liquor or cannabis for consumption off-premises.
Retail & Service – General	means a development that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser.
Retail & Service – Heavy	means a development with permanent outdoor display, service, and/or storage areas, including, but not limited to vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, vehicles, watercraft, and/or outdoor structures such as prefabricated sheds, decks and patios, swimming pools, and play equipment.

<i>Right-of-Way</i>	means the total width of any land reserved or dedicated as a thoroughfare, <i>lane</i> , pedestrian way, or utility line.
<i>Road</i>	means land shown as a <i>road</i> on a plan of survey that has been filed or registered in a land titles office, or land used as a public <i>road</i> (see <i>street</i>), and includes a bridge forming part of a public <i>road</i> and any structure incidental to a public <i>road</i> .
<i>Rooftop Sign</i>	means a <i>sign</i> affixed to or placed on a <i>building</i> and extending in whole or in part above the vertical walls or parapet of the <i>building</i> ; or the top of a canopy, awning, or other similar appurtenance of the <i>building</i> .
S	
<i>Screening</i>	means some combination of structural and/or landscaping features used to separate areas or functions which detract from the appearance of the streetscape and the view from the surrounding areas.
<i>Secondary Front Parcel Boundary</i>	means a <i>side parcel boundary</i> that forms the boundary of a <i>parcel</i> and a <i>road right-of-way</i> .
<i>Secondary Front Setback</i>	means the distance between any <i>development, building, or structure</i> and the <i>secondary front parcel boundary</i> .
<i>Secondary Front Yard</i>	means a <i>yard</i> extending across the full width of a <i>parcel</i> from the <i>secondary front parcel boundary</i> of the <i>parcel</i> to the wall of the <i>principal building</i> .
<i>Setback</i>	means the minimum distance required between a <i>development</i> and a <i>parcel boundary</i> or any other features specified by this <i>Bylaw</i> .
<i>Setback Area</i>	means the area of a <i>parcel</i> between the <i>parcel boundaries</i> and the walls of the <i>building or structure</i> , as required by the applicable land use district in this <i>Bylaw</i> .
<i>Show Home</i>	means a <i>development</i> constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a <i>subdivision</i> or <i>development area</i> .
<i>Side Setback</i>	means the distance between any part of a <i>development, building, or structure</i> and the <i>side parcel boundary</i> . A side setback is not a <i>side yard</i> .
<i>Side Parcel Boundary</i>	means the boundary of a <i>parcel</i> which connects the <i>front parcel boundary</i> with the <i>rear parcel boundary</i> .

Side Yard	means a yard extending from the front yard to the rear yard situated between the side parcel boundary of the parcel and the wall of the principal building , not including projections .
Sign	means a visual medium used to convey information by way of words, pictures, images, graphics, emblems, or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea.
Site	means an area of land on which a building or use exists or for which an application for a development permit is made and can comprise more than one parcel .
Soft Landscaping	means the use of vegetative material as part of a landscaped area .
Solar Energy System	means structures and accessories designed to convert solar radiation into electrical or thermal energy.
Stop Order	means an order issued by the Development Authority pursuant to Section 645 of the Act .
Stormwater Management	means the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources, and the environment.
Stormwater Management Plan	means a plan that indicates pre- and post-development drainage systems including any required stormwater management features.
Street	Any public road , including the boulevards, sidewalks and improvements, but excluding a lane , bridge or walkway.
Structural Alteration	means altering the main building components that support a building , including but not limited to the roof, foundation, or exterior walls of a structure , that results in the expansion of the useable floor area of a structure or reduces existing setback areas .
Structure	means anything constructed or erected on the ground, or attached to something located on the ground, not including pavement, curbs, sidewalks, open air surfaces, or movable vehicles.
Subdivision	means the division of a parcel into one or smaller parcels by a plan of a subdivision or other instrument.

<i>Subdivision Agreement</i>	means a legal agreement between the <i>applicant</i> for a <i>subdivision</i> and the <i>Town</i> committing to the provision of any matter required by a condition of the subdivision approval.
<i>Subdivision Authority</i>	means the persons appointed pursuant to the <i>Act</i> that have been authorized to exercise <i>subdivision</i> powers on behalf of the <i>Town</i> .
<i>Subdivision and Development Appeal Board</i>	means the body established by <i>Council</i> pursuant to the <i>Act</i> to act as the appeal body for appeals against <i>development permit</i> decisions, <i>subdivision</i> decisions, and <i>stop orders</i> .
T	
<i>Tourist Dwelling</i>	means a single <i>Dwelling Unit</i> occupied by a single party of guests for a period of 28 days or less and contains sleeping and sanitary facilities, and may include cooking and eating facilities.
<i>Town</i>	means the Town of Drumheller.
U	
<i>Use</i>	means the purpose or activity for which a <i>parcel</i> or a <i>building</i> is designed, arranged, developed, or intended, or for which is occupied or maintained.
<i>Use Area</i>	means the entire <i>floor area</i> of a <i>building</i> or a portion of a <i>building</i> that is occupied by a specific use.
W	
<i>Wind Energy System</i>	means a <i>structure</i> designed to convert wind energy into mechanical or electrical energy.
Y	
<i>Yard</i>	means an open space on the same <i>site</i> as a <i>building</i> and which is unoccupied and unobstructed from the ground upward except as otherwise provided for in this <i>Bylaw</i> .

Drumheller MDP & LUB

Third Reading Summary of Changes

Preface

Thank you to everyone who provided feedback on the second-reading drafts of the MDP & LUB. All comments were carefully reviewed by our project team and changes were made throughout both documents.

Change Summary – MDP

What We Heard

- View protection of the badlands and escarpment edge was not explicit enough
- More policy language should be provided to protect and identify palaeontological resources

Changed

- Updated the design flow rate to 1850 cms
- Provided new regulation for view protection towards escarpment edge from the valley, accompanied by a new analysis map
- Added stronger language protecting palaeontological resources

Change Summary - LUB

What We Heard

- Maps were unclear and did not show sufficient detail
- Landscaping requirements did not specify upkeep; concern about dead trees/shrubs
- Stormwater policy may have led to overland drainage that could create sidewalk hazards in winter
- Parking area % regulations were redundant given landscape area minimums
- Specific standards for garbage bins were unnecessary
- Historic resource protection not strong or clear enough
- The role of the Development Officer was insufficiently defined as a development facilitator and enabler.

Changed

- Added new maps & put maps in zoomable online interface
- Provided new regulation that clarifies how vegetation needs to be maintained
- Added detail to stormwater regulation to include stormwater system as a target of diversion
- Removed parking area % regulations
- Reduced requirements for garbage bins to remove weather- and animal-proofing
- Added a subsection focused on historic and palaeontological resource protection
- Updated the flow rate to 1850 cms throughout
- Clarified the responsibility and sensibility of the Development Officer as a facilitator and enabler of development.
- Fixed numbering and formatting issues.



REQUEST FOR DECISION

TITLE:	Appointment of Returning Officer (RO) – 2021 Elections
DATE:	December 2, 2020
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	

SUMMARY: Administration has begun to prepare for the 2021 municipal election. One of the first requirements is the appointment of the Returning Officer for the Town of Drumheller. Section 13(1) of the Local Authorities Election Act states “An elected authority may, by resolution, appoint a returning officer for the purposes of conducting elections under this Act by June 30 of the year in which the election occurs...”. Because of the recent changes by the Province with the earlier nomination date of January 1, 2021, it is recommended that Council appoint the Returning Officer before the end of this year so that they may appoint Deputy Returning Officers to accept nominations and start in motion other planning related to the municipal election.

RECOMMENDATION: Appointment of the Returning Officer allows administration to begin the formal planning necessary for the October 2021 elections. With nominations opening January 1, 2021, ongoing changes in legislation and the possibility that the municipality will have to take Covid-19 precautions into consideration, it has been recommended by Elections Alberta that we begin preparing for elections as soon as possible.

FINANCIAL IMPACT: There are no financial implications attached to appointment of the Returning Officer. The 2021 budget includes provision for election costs. At this time, it is unknown the impact Covid-19 will have on the municipal election, however, an allowance for additional expenses will be included in the 2021 Budget.

STRATEGIC POLICY ALIGNMENT: The opportunity for public engagement and education of municipal government.

COMMUNICATION STRATEGY: Administration will begin to communicate information about the election process through the website, social media and local newspaper.

MOTION:

That Council appoint Chief Administrative Officer, Darryl Drohomerski as the Returning Officer for the 2021 Municipal Election.

SECONDED:


 Prepared By:
 Denise Lines


 Approved By: Darryl Drohomerski
 Chief Administrative Officer



2020 Community Clean Up Results

D. Brett – Director of Infrastructure Services, ToD
T. Nygaard – Executive Director of Operations, DDSWMA

Summary

- Due to special circumstances of 2020 there were four components
- Unplanned components
 - Spring Amnesty
 - Kick it to the Curb program (proposed part way through year)
- Planned components
 - Voucher system – year long
 - Scheduled pick up by Town staff



Unplanned Components

- Spring Amnesty
 - During the spring SOLE/EOC there was an Amnesty put in place
 - Was in place April 6th to May 2nd
 - This was done to provide the community with an opportunity to clean their properties to assist with COVID-19 response
- Kick-It-To-The-Curb
 - Community re-use program that occurred the weekend prior to the Community Clean Up



Planned Components

- Voucher system – Year Long
 - A voucher system of two vouchers per residential address was provided, with vouchers being valid in the 2020 Calendar year
 - 700 vouchers were ordered in the spring of 2020 and as of 2020 Dec 2, 602 had been picked up from Town Hall
 - 125 vouchers have been used at the Landfill



Planned Components

- Pick up by Town crews
- Clean up was carried out Monday Sept 14 to Friday Sept 25
- Crews indicated that there appeared to be less material, and completed assigned daily sections within each day without Overtime
- There were no complaints received from the public by Town Administration



Summary of Results

TOWN OF DRUMHELLER COMMUNITY CLEAN UP 2020											
Area	Refuse	Metal	GFL Refuse	TV	Battery	P.Tanks	Freon	Computer	Micro	Paint	Tires
East Coulee Sept 14	2.73t	2.39t	2.70t	7	7	7	4	3	5	50	14
Rosedale / Wayne Sept 15	2.07t	1.46t	1.70t	14	0	13	2	1	1	45	20
Nacmine Sept 16	.48t	1.65t	3.67t	9	0	16	1	8	2	44	36
Midland Sept 17	2.36t	3.23t	6.61t	19	2	19	7	33	2	50	29
N&S Newcastle Sept 18	2.96t	2.07t	.93t	13	8	11	2	14	1	46	28
Central Drum Sept 21	2.43t	1.93t	5.89t	8	3	6	0	20	1	51	11
Bankview / Huntington Sept 22	2.47t	2.92t	5.67t	15	4	20	0	26	8	44	40
Greentree / Huntington Sept 23	1.63t	1.66t	5.12t	5	5	14	0	28	1	67	5
Riverside Dr. Sept 24	1.78t	1.77t	3.72t	12	2	18	2	29	6	97	11
Floater Sept 25	0	0	0	0	0	0	1	0	0	0	2
2020 Total	18.91t	19.08t	36.01t	102	31	124	19	162	27	494	196

Activity	Time Period	Refuse	Metal	GFL	Total
2020 Curbside	Sept 14 to Sept	18.9	19.08	36.01	73.99
2020 Amnesty	April 6 to May 2	118.58	21.49		140.07
2020 Vouchers	June to Sept 24th	12.59	1.86		14.45
Total		149.79	42.43	36.01	228.51

All values in metric tonnes



Expenditures

- Town expenditures on this task are shown on the next slide, along with a table converting this to cost per tonne of collected material; also provided is the GFL value for residential collection for comparison
- Town expenditures would not be eliminated by changes to program but would result in these expenditures and associated resources being re-allocated to other activities



Expenditures

Item	Description	Value
1.0	Labour (Supervision)	\$3,744.00
2.0	Town Equipment & Labour	\$89,280.00
	GFL Support	
3.0	Bins and Trucking	\$7,350.00
	Total	\$100,374.00

2020 Community Clean Up	
Cost of Collection	\$100,374.00
Amount of Material Picked up	73.99 tonne
Cost per tonne	\$1,356.59 per tonne

2019 GFL Residential Garbage Pickup	
Cost of Residential Pick up	\$209,886.76
2019	
Amount of Residential Pick Up	2173.47 tonne
Cost per tonne	\$96.57 per tonne



Key Points

- 1) The spring Landfill amnesty was a “one off event” this year due to COVID-19
- 2) Voucher system generally worked well
- 3) Difficult to tell full impact of change to program due to the spring amnesty implementation



Lessons Learned

- Improve Communications to public
 - Due to COVID this year communication with the public regarding changes in Community Clean Up was not as robust as it could have been and additional work is needed
- Voucher System
 - Improve clarity of the voucher system;
 - Should they be issued to the property owner or actual resident?
 - Explicitly state demolition material not accepted in vouchered loads
 - Apartments and Seniors Lodges need clarification
- Kick-It-To-The-Curb
 - Program worked well and had a good public response



Request For Decision 2021 Community Clean Up

- Key Points

- Continue with Voucher System and eliminate the Landfill Amnesty
- Continue with the Community Clean Up collection by Town staff in the fall – September 13 to 25
- Continue with the Kick-It-To-The-Curb program the weekend proceeding the Community Clean Up – September 10, 11 & 12





REQUEST FOR DECISION

TITLE:	2020 Community Clean Up
DATE:	November 27, 2020
PRESENTED BY:	Dave Brett, P. Eng, PMP, Director of Infrastructure Services
ATTACHMENT:	PowerPoint Presentation

SUMMARY:

In January 2020 the Town of Drumheller planned to conduct the Community Clean Up in two components;

- Disposal Vouchers
- Two-week Community Clean Up by Town staff September 14 to 25

In addition, two components were added during the year:

- a four-week spring amnesty during the initial COVID-19 SOLE
- the “Kick-It-To-The-Curb” public exchange event was organized for the weekend prior to the Community Clean Up.

The purpose of the Community Clean Up is to collect residential non-hazardous waste, excluding building/demolition material, at no cost to residents. Traditionally this program was held for two weeks in the spring with a corresponding amnesty at the Drumheller & District Landfill. Based on Administration’s recommendation and Council’s decision from January 2020, the program was altered this year to a voucher system in place of the amnesty, and the Community Clean Up was rescheduled for the fall.

However, due to the Coronavirus/COVID-19 pandemic, the execution of the program was further altered to include a four-week (April 6 to May 2) amnesty in the spring. This was done under the direction of the Emergency Operations Center, in order to assist with keeping the Town clean and allow for residents of Drumheller to be able to do cleaning during the COVID-19 SOLE of the spring. Additionally, 2020 was the first year that the Community Clean Up by Town staff occurred in the fall. While staff were able to get the Clean Up done in less time each day, it is not apparent whether this is due to the change in season or due to the overall impacts of COVID-19.

During 2020 the voucher system worked generally well.

There were some issues found with it:

- Unacceptable materials within vouchered load:
 - o DDSWMA has found this to be an issue with the amnesty and voucher system and Town staff have encountered in the Community Clean Up. The Town and DDSWMA will work on improving communication with and education of the public regarding this and will be modifying the information presented on the voucher to improve clarity. Voucher loads are for the acceptable material only and not for disposal of demolition materials, commercial waste or other unacceptable materials.
- Resident (renter) vs Property Owner:

Request for Decision

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- Vouchers were provided to the owner's residential properties. Renters had to provide a letter from the owner approving it. This resulted in times with renters were not able to get vouchers. It also resulted in some property owners with multiple properties having multiple voucher sets for their use. A solution to this issue is to require proof of residence, such as government issued identification (driver's license, passport, etc.) prior to issuing of voucher. Vouchers will be limited to two per property per calendar year.
- Apartments and Seniors Group Facilities:
 - There was confusion regarding these properties that was not fully resolved in 2020. As the people living here are residents of Drumheller, the residents will be eligible for two vouchers upon proof of residence, such as government issued identification. In order to track this correctly, the Town will need to determine the number of units at each of the locations. Vouchers will be limited to two per property per calendar year.

ALTERNATIVES:

The options available in regards to the Community Clean Up are:

- A) Continue with the planned 2020 activities:
 - a. This is the voucher system along with a two-week Town staff collection period in the fall.
- B) Return to pre-2020 activities:
 - a. This is an amnesty period with a two-week Town staff collection period in the spring.
- C) Voucher System with spring collection:
 - a. This would be no amnesty with a year-long voucher system and a spring collection period.
- D) Voucher System with collection points:
 - a. Use the voucher system and a "collection point" organization. To reduce financial impact to the Town, rental GFL Environmental bins can be provided for the period of the Community Clean Up. These are placed in a convenient location for each of the scheduled day or days an area. Town staff member present to monitor the contents, with the bins being removed at the end of each day. The public would be able to bring the waste and other materials to the bin locations. Town staff would be able to separate the Freon appliances, electronics, etc. Town staff would not carry out collection at properties. This would reduce the staff and equipment costs of the Community Clean Up, but require a more active participation by the public.
- E) Continue with just a Voucher System:
 - a. The voucher system would be continued, but there would be no collection by Town staff.
- F) Staggered Implementation:
 - a. Implement one of the above scenarios on a staggered system of alternate years.
- G) Discontinue Community Clean Up:

Request for Decision
Page 3

- a. Discontinue program.

RECOMMENDATION:

Administration recommends the implementation of alternative A for the 2021 Community Clean Up. This is composed of the following three components:

- Eliminate the amnesty periods and continue with the voucher system.
 - The voucher system would continue, however, vouchers will only be issued on providing proof of residence, such as Government Issue id, to ensure that all residents of Drumheller can access the program.
- Continue with a fall Clean Up for the period of September 13 to 24.
 - As the 2020 year had several unique aspects to it, to get a correct assessment of the impact of a fall Clean Up, maintaining it in the fall would allow the Town to develop a baseline for participation and a basis for comparison.
- Schedule a “Kick-It-To-The-Curb” event for the weekend of September 10, 11 and 12.

FINANCIAL IMPACT:

The costs of the Community Clean Up are allocated in the annual Operations Budget.

STRATEGIC POLICY ALIGNMENT:

Ensure that the Town of Drumheller is clean, along with fiscal responsibility.

COMMUNICATION STRATEGY:


Immediate media release of the results of this RFD. Additionally, there should be:

- A) An ongoing media campaign regarding the voucher system, acceptable and unacceptable material criteria.
- B) Media blitz in the spring proceeding the traditional “Spring Clean Up” period that the Community Clean Up has been rescheduled and that there is no amnesty.
- C) Media blitz in the August and September that the Community Clean Up is upcoming.

MOTION:

Councillor: _____ moves that the Town of Drumheller implement the 2021 Community Clean Up, by continuation of the voucher program, the “Kick-It-To-The-Curb” event and a two-week Community Clean Up carried out in the period of September 13, 2021 to September 24, 2021.

SECONDED: _____


Prepared By:
Dave Brett
Director of Infrastructure Services


Approved By:
Darryl Drohomerski
Chief Administrative Officer