

Town of Drumheller COUNCIL MEETING AGENDA

Tuesday, August 4, 2020 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller,
Alberta



Page

1. **CALL TO ORDER**
2. **MAYOR'S OPENING REMARK**
3. **ADOPTION OF AGENDA**
 - 3.1. Agenda for August 4, 2020 Regular Council Meeting

Motion:
That Council adopt the August 4, 2020 Regular Council meeting agenda as presented.
- 3 - 15 4. **MINUTES**
 - 4.1. Minutes for the July 20, 2020 Regular Council Meeting.

Motion:
That Council adopt the July 20, 2020 Regular Council Meeting minutes as presented.

[Regular Council - 20 Jul 2020 - Minutes](#)
- 16 - 21 4.2. Minutes for the October 15, 2019 Council Organizational Meeting

Motion:
That Council adopt the October 15, 2019 Council Organizational Meeting minutes as presented.

[Organizational Meeting October 15 2019](#)
5. **REQUEST FOR DECISION AND ADMINISTRATIVE REPORTS**
- 5.1. **CHIEF ADMINISTRATIVE OFFICER**
 - 22 - 23 5.1.1. Request for Decision - Mask Wearing Promotion Using Dino Bucks
[RFD - Mask Wearing Promotion - Dino Bucks](#)
- 5.2. **CHIEF RESILIENCY & FLOOD MITIGATION OFFICER**
 - 24 - 41 5.2.1. Master Engineering Design and Assessment of Planning Impact - Presentation by Matt Knapik, Urban Designer from O2 Planning + Design
[200731 DRFM Engineering Design & Assessment Planning Impact](#)
- 5.3. **DIRECTOR OF INFRASTRUCTURE SERVICES**
 - 42 - 60 5.3.1. Policy C-08-20 Turf Management
Schedule A - 2020 Action Plan for Vegetation Control
Schedule B - 2020 Vegetation Map Book
[Policy C-80-20 Turf Management - Schedule A & Schedule B](#)
 - 61 - 63 5.3.2. Request for Decision - Award for Concrete and Asphalt Crushing for Stockpiling
Request for Tender
[RFD - 2020 Award for Concrete and Asphalt Crushing](#)

6. PUBLIC HEARING TO COMMENCE AT 5:30 PM

64 - 69

- 6.1. Rezone for Arts Center - Bylaw No. 14.20 & 15.20 Presentation by Devin Diano, Palliser Regional Services
[Planning Report - Rezone for Arts Center](#)
- 6.2. Public Hearing - Municipal Development Plan Bylaw 14.20 - Rezoning Amendment - Industrial Development to Industrial Development/Compatible Commercial Development
- 6.3. Public Hearing - Land Use Bylaw 15.20 - Uses and Rule for Direct Control District

7. PUBLIC HEARING DECISIONS

70 - 72

- 7.1. Municipal Development Plan Bylaw 14.20 - Rezoning Amendment - Industrial Development to Industrial Development/Compatible Commercial Development

Motion:

That Council give second reading to Municipal Development Plan Bylaw No.14.20 to amend Municipal Development Plan Bylaw 11.08 for the Town of Drumheller.

[Drumheller MDP Amending Bylaw 14.20](#)

73 - 75

- 7.2. Land Use Bylaw 15.20 - Uses and Rule for Direct Control District

Motion:

That Council give second reading to Land Use Bylaw 15.20 to amend Land Use Bylaw 10.08 for the Town of Drumheller

[Drumheller LUB Amending Bylaw 15.20](#)

8. ADJOURNMENT

**Town of Drumheller
COUNCIL MEETING
MINUTES**

July 20, 2020, 2020 at 4:30 PM

Council Chamber, Town Hall

224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

Mayor Heather Colberg – Attending
Councillor Kristyne DeMott – Remote
Councillor Jay Garbutt - Attending
Councillor Fred Makowecki - Remote

CHIEF ADMINISTRATIVE OFFICER: Darryl Drohomerski
DIRECTOR OF EMERGENCY AND PROTECTIVE SERVICES: Greg Peters
DIRECTOR OF INFRASTRUCTURE SERVICES: Dave Brett
COMMUNICATIONS OFFICER: Julia Fielding
MANAGER OF ECONOMIC DEVELOPMENT: Sean Wallace
COMMUNITY DEVELOPMENT & SOCIAL PLANNING: April Harrison
LEGISLATIVE ASSISTANT: Denise Lines

ABSENT:

Councillor Lisa Hansen-Zacharuk
Councillor Tony Lacher
Councillor Tom Zariski

1. CALL TO ORDER 4:31pm

The Mayor called the meeting to order at 4:31pm.
Drumheller Public Library has 2 board vacancies.

2. ADOPTION OF AGENDA

2.1. Agenda for July 20, 2020 Regular Council Meeting.

M2020.183 Moved by Garbutt, Makowecki that Council adopt the July 20, 2020 Regular Council Meeting agenda as presented.

Carried unanimously

Regular Council Meeting Minutes
July 20, 2020

3. MINUTES

- 3.1. Minutes for the July 6, 2020 Regular Council Meeting.

M2020.184 Moved by Garbutt, Makowecki that Council adopt the July 6, 2020 Regular Council Meeting minutes as presented.

Carried unanimously

4. MINUTES OF MEETING PRESENTED FOR INFORMATION

- 4.1. Valley Bus Society July 2020 Meeting Minutes

M2020.185 Moved by DeMott, Garbutt that Council accept the minutes of the July 2020 Valley Bus Society Meeting for information.

Carried unanimously

5. DELEGATIONS

- 5.1. RCMP - Staff Sergeant Ed Bourque - Report Presentation

Using the Policing Committee Survey Trends results as a guideline, Staff/Sgt Bourque informed Council of how the RCMP will be addressing the community concerns that were voiced in the survey.

6. ADMINISTRATION REQUEST FOR DECISION AND REPORTS

6.1. CHIEF ADMINISTRATIVE OFFICER

- 6.1.1. Covid-19 Town of Drumheller Update

Alberta Health Services has updated Drumheller to the Watch Category for For more information on Covid cases in and around Drumheller visit:

<https://www.alberta.ca/maps/covid-19-status-map.htm>

There is no plan at this time to reinstate the Emergency Operations Centre. Increased communication about the Covid-19 Pandemic as it pertains to Drumheller will be accessible through the Town website, social media sites and newspaper. The Town is monitoring the information from Alberta Health Services.

Regular Council Meeting Minutes
July 20, 2020

- 6.1.2. Municipal Development Plan Bylaw 14.20 - Rezoning Amendment - Industrial Development to Industrial Development/Compatible Commercial Development

Please Note: A Public Hearing will be held Tuesday August 4, 2020.

M2020.186 Moved by Garbutt, DeMott that Council give first reading to Municipal Development Plan Bylaw No.14.20 to amend Municipal Development Plan Bylaw 11.08 for the Town of Drumheller.

Carried unanimously

- 6.1.3. Land Use Bylaw 15.20 - Uses and Rules for Direct Control District

Please Note: A Public Hearing will be held Tuesday August 4, 2020.

M2020.187 Moved by Garbutt, Makowecki that Council give first reading to Land Use Bylaw No.15.20 to amend Land Use Bylaw 10.08 for the Town of Drumheller.

Carried unanimously

- 6.1.4. Request for Decision - Property Tax Deferral Due to Covid-19 Pandemic

M2020.188 Moved by Makowecki, Garbutt that Council defer Property Tax payments, without penalty, from August 31, to October 31, 2020 as a result of the Covid-19 Pandemic and associated economic challenges.

Discussion.

Suggested amendment to the original motion by Garbutt: Taxes will be due November 30th but no penalties will accrue until December 1st, 2020.

M2020.189 Moved by Makowecki, DeMott that Council defer Property Tax payments, from August 31 to November 30, 2020 with no penalties to accrue until December 1st, 2020 as a result of the Covid-19 Pandemic and associated economic challenges.

Carried unanimously

6.2. DIRECTOR OF INFRASTRUCTURE SERVICES

6.2.1. Request for Decision - Asset Management Capacity - Building Cohort Application

M2020.189 Moved by Garbutt, DeMott the Town of Drumheller resolves to submit an Asset Management Capacity - Building Cohort Application - jointly offered by RMA, AUMA, IAMA. The Town of Drumheller commits to incur travel and accommodation charges associated with Cohort Training and understands these will not be reimbursed, The Town of Drumheller recognizes that participants may be asked to work with the project team to provide at least one (1) meeting space to hold a meeting. The Town of Drumheller will commit three (3) people for training for the purpose of learning:

- Establishment and development of an internal Asset Management Team
- Development of an Asset Management Policy
- Development of an Asset Management Strategy

Carried unanimously

6.2.2. Request for Decision - FCM Asset Management Grant Application

M2020.190 Moved by Garbutt, Makowecki be it resolved that the Town of Drumheller Council directs staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program for Palliser Regional Asset Management Project. Be it therefore resolved that the Town of Drumheller commits to conducting the following activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to advance our asset management program:

- Activity 1: Regional Webmap Asset Management Module License + Training, and
- Activity 2: data conversion + document scan to Webmap.

Be it further resolved that the Town of Drumheller commits \$5,000.00 from its operation budget toward the costs of this initiative.

Carried unanimously

6.3. MANAGER OF ECONOMIC DEVELOPMENT

6.3.1. Bylaw 13.20 Residential Development Incentive - Third Reading

S. Wallace presented the Residential Development Incentive for Third Reading. Council suggested adding a Schedule "C" guideline for renovations to existing buildings at a later date.

No additional feedback regarding the Bylaw and Schedules was received from the community.

M2020.191 Moved by Garbutt, Makowecki that Council give third reading to Bylaw 13.20 Residential Development Incentive Program outlined in Schedules A & B with proposed amendment.

Discussion.

Suggested Amendment: Garbutt; the addition of the Drumheller and District Senior Foundation Requisition to Schedule "A" 2.6.

Carried unanimously

6.4. REVIEW OF STRATEGIC PRIORITIES 5:35pm

6.4.1. 2020 Strategic Plan

7. PRESENTATION OF REPORTS BY ADMINISTRATION

7.1. Administration presented mid year reports.

8. COUNCILLOR REPORTS

8.1. Town of Drumheller Council Reports.

M2020.200 Moved by Garbutt, DeMott that Council adjourn the meeting at 6:34p.m.

Chief Administrative Officer

Mayor

**REQUEST FOR DECISION**

TITLE:	Property Tax Deferral Due to Covid-19 Pandemic
DATE:	July 15, 2020
PRESENTED BY:	Darryl E. Drohomerski, C.E.T.
ATTACHMENT:	n/a

SUMMARY

With the economic uncertainty brought on with the Covid-19 Pandemic, some communities have elected to provide a one-time extension, without penalty, to residents to pay their 2020 property taxes. Almost all of these communities have a June 30 deadline whereas Drumheller has an August 31 deadline to pay taxes in a lump sum.

Previously, Drumheller allowed a three-month deferral to property owners who pay on a monthly basis. This extension ended on July 4.

In Drumheller, approximately 75% of property owners pay property taxes in a lump sum by the August 31 deadline. So far this year, about 33% of these customers have already paid their taxes. In addition, roughly 25% of taxpayers currently pay through monthly payments or the taxes are paid by their mortgage company. Based on this, approximately 48% of projected tax revenue will be collected or accrued on August 31.

In speaking with municipalities that have deferred from their June 30 deadline, most have not seen a significant decrease in the amount of tax paid by the original due date. While it is unknown what the deferral would provide for cash flow to our municipality, the collection rate of 48% and the previously approved borrowing by-law should provide adequate financial resources until November 1.

RECOMMENDATION:

Administration is recommending that Council defer property tax payments, without penalty, from August 31, to October 31, 2020 as a result of the Covid-19 Pandemic. This applies to property owners who normally pay taxes in a lump sum on or before August 31, 2020.

FINANCIAL IMPACT:

A full accounting of tax deferrals will not be possible until after August 31. Administration will report back to Council in September with these numbers.

STRATEGIC POLICY ALIGNMENT:

Good governance by helping residents through challenging times.

MOTION: Amended at the July 22, 2020 Regular Council meeting.

~~That Council defer Property Tax payments, without penalty, from August 31, to October 31, 2020 as a result of the Covid-19 Pandemic and associated economic challenges.~~

MOTION: Councillor Makowecki SECONDED: Councillor DeMott

That Council defer Property Tax payments, from August 31 to November 30, 2020 with no penalties to accrue until December 1st, 2020 as a result of the Covid-19 Pandemic and associated economic challenges.



Prepared By: Darryl Drohomerski



Reviewed By: D.Lines



Approved By: Darryl Drohomerski
Chief Administrative Officer

TOWN OF DRUMHELLER

BYLAW NUMBER 13.20

BEING A BYLAW FOR THE PURPOSE OF IMPLEMENTING RESIDENTIAL DEVELOPMENT INCENTIVE PROGRAMS FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of *Section 347 (1) of the Municipal Government Act, RSA 2000, Chapter M-26* and amendments thereto, the Council of the Town of Drumheller deems it expedient to provide for a Bylaw for the purposes of implementing "Residential Development Incentive Programs".

NOW THEREFORE, be it resolved that the Council of the Town of Drumheller, in the Province of Alberta, duly enacts as follows:

1. This Bylaw may be referred to as the "Residential Development Incentive Programs" Bylaw;
2. Minimum qualifying criteria and property tax abatements are outlined per policies attached hereto and outlined in Schedules A & B;
3. The tax abatements apply to the municipal portion of property taxes only;
4. The Bylaw and corresponding residential tax abatement policies may be amended from time to time by resolution of Town Council;
5. The Bylaw and corresponding schedules will be reviewed by Town Council at the beginning of each Council term; and
6. This Bylaw will come into full force and effect on the date of final passing thereof.

READ A FIRST TIME THIS 6th DAY OF JULY, 2020

READ A SECOND TIME THIS 6th DAY OF JULY, 2020

READ A THIRD TIME AND PASSED THIS 20th DAY OF JULY, 2020

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE “A”

RESIDENTIAL DEVELOPERS HOUSING INCENTIVE POLICY

1.0 PURPOSE:

To establish an incentive policy for the development of residential lots and create a positive environment for residential construction.

2.0 GENERAL POLICY:

- 2.1 For the purposes of this Schedule, the term “eligible dwelling” is defined as any **new** development of single family detached residences, attached or unattached townhouses, or row houses with a listing sale price between \$180,000 to \$250,000 dollars;
- 2.2 The developer must sign an Incentive Agreement with the Town;
- 2.3 Developers building eligible dwelling(s) on Town property will be required to place a 20% deposit in accordance with the Land Purchase Agreement. The developer will not be required to pay the balance until the property has been sold or when the incentive period ends, which ever occurs first;
- 2.4 The Incentive shall be granted at the beginning of the tax year following completion of construction. Completion of construction will be recognized by an “Occupancy Permit” from the Town’s inspection agency:
 - i. First Year – 100% Property Tax Abatement
 - ii. Second Year – 50% Property Tax Abatement
 - iii. Third Year – 25% Property Tax Abatement
 - iv. Fourth Year – 0% Property Tax Abatement
- 2.5 This policy is established under the authority of *Section 347 (1) of the Municipal Government Act of Alberta* and applies to municipal tax and land rebates as a result of **new** developments;
- 2.6 The Incentive applies to the municipal portion of taxes only. Special levies, improvement levies, Drumheller and District Senior Foundation Requisition and school taxes are not exempt;
- 2.7 Developments must comply with the Land Use Bylaw, imposed design guidelines, laws of the Province of Alberta and Canada;

- 2.8 Expansions or renovations to existing buildings or structures do not qualify for this Incentive;
- 2.9 If a developer sells a dwelling approved under this policy, the balance of the Incentive is automatically transferred to the new registered owner provided that:
 - 2.9.1 The new registered owner is not a business;
 - 2.9.2 The dwelling is not used as an income property.
- 2.10 All servicing costs will be the responsibility of the developer;
- 2.11 The Developer must have a Town of Drumheller Business License;

3.0 PROCESS:

- 3.1 Developers must submit a development proposal and incentive request to the Town of Drumheller prior to the start of construction;
- 3.2 The development proposal shall include details on the type of dwelling(s) being built, an estimated time of construction and an approximate time that the new dwelling(s) will be available on the market.

4.0 RESPONSIBILITIES:

- 4.1 If a unique incentive request is submitted to the Town of Drumheller, and with the approval of Town Council, the above criteria may be waived or modified to recognize the uniqueness of a request;
- 4.2 Review and recommendations of changes to this policy shall be the sole responsibility of Town Council upon recommendation of the Town's Chief Administrative Officer; and
- 4.3 The Town of Drumheller, through Town Council, may, at their sole discretion, refuse, limit, or cancel, any Incentive granted under this Schedule, should the developer fail to meet the requirements of the Residential Developers Housing Incentive Policy during the term of the Incentive.

Date: _____

Chief Administrative Officer

Mayor of Drumheller

SCHEDULE “B”

MULTI-UNIT RESIDENTIAL RENTAL INCENTIVE POLICY

1.0 PURPOSE:

To establish an incentive policy for the development of affordable multi-unit residential rental dwellings and create a positive environment for residential construction.

2.0 GENERAL POLICY:

- 2.1 For the purposes of this schedule, the term, “eligible building” is defined as any multi-unit residential building that meets the following requirements:
 - 2.1.1 Minimum of four (4) units and a maximum of sixteen units;
 - 2.1.2 Minimum of \$400,000 construction value;
 - 2.1.3 Units must be rented for no more than \$850.00 per month, indexed to the Canada Consumer Price Index, excluding utilities, for the duration of the incentive period;
 - 2.1.4 All individual units in the building must contain a balcony or access to a shared green space; and
 - 2.1.5 Located within the R-3 (Residential), R-4 (Residential), D-T (Downtown Transitional) and C-B (Central Commercial) zoning districts.

- 2.2 Developers applying for the Multi-Unit Residential Rental Incentive must enter into an Incentive Agreement with the Town of Drumheller under the following terms:
 - 2.2.1 The units within the property shall remain solely as rentable dwelling units for a period of no less than ten (10) years and the Developer shall not convert the units to condominiums or otherwise sell the units during this time;
 - 2.2.2 The Incentive Agreement shall be registered as a “miscellaneous interest” on title of the property to prevent the conversion to condominiums or sale of units; and
 - 2.2.3 The “miscellaneous interest” will be removed upon request of the registered owner after the ten (10) year Incentive Agreement has expired.

- 2.3 The Incentive shall be granted at the beginning of the tax year following completion of construction. Completion of construction will be recognized by an “Occupancy Permit” issued by the Town’s inspection agency:
 - i. First Year – 100% Property Tax Abatement
 - ii. Second Year – 75% Property Tax Abatement
 - iii. Third Year – 50% Property Tax Abatement
 - iv. Fourth Year – 25% Property Tax Abatement
 - v. Fifth Year – 0% Property Tax Abatement
- 2.4 The Incentive applies to the municipal portion of taxes only. Special levies, improvement levies and school taxes are not exempt;
- 2.5 Expansion or renovation to existing buildings, properties and structures do not qualify;
- 2.6 Developments must comply with the current Municipal Development Plan, Land Use Bylaw, imposed design guidelines and the laws of the Province of Alberta and Canada;
- 2.7 If a Developer sells the building during the incentive period, the balance of the Incentive is automatically transferred to the new owner if the conditions of this policy are maintained;
- 2.8 This Policy is established under the authority of *Section 347 (1) of the Municipal Government Act of Alberta*;
- 2.9 The Developer must have a Town of Drumheller Business License;

3.0 PROCESS:

- 3.1 Developers must submit a development proposal and incentive request to the Town of Drumheller prior to the start of construction;
- 3.2 The development proposal shall include details on the type of dwelling(s) being built, an estimated time of construction and an approximate time that the new dwelling(s) will be available on the market.

4.0 RESPONSIBILITIES:

- 4.1 If a unique incentive request is submitted to the Town of Drumheller, and with the approval of Town Council, the above criteria may be waived or modified to recognize the uniqueness of a request;

AGENDA ITEM #4.1.

- 4.2 Review and recommendations of changes to this policy shall be the sole responsibility of Town Council upon recommendation of the Town's Chief Administrative Officer; and
- 4.3 The Town of Drumheller, through Town Council, may, at their sole discretion, refuse, limit, or cancel, any Incentive granted under this Schedule, should the developer fail to meet the requirements of the Multi-Unit Residential Rental Incentive Policy during the term of the Incentive.

Date: _____

Chief Administrative Officer

Mayor of Drumheller

**Town of Drumheller
COUNCIL ORGANIZATIONAL MEETING
MINUTES**

October 15, 2019 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

MAYOR:

Heather Colberg

COUNCIL:

Kristyne DeMott

Lisa Hansen-Zacharuk

Tony Lacher

Tom Zariski

Fred Makowecki

Jay Garbutt

CHIEF ADMINISTRATIVE OFFICER:

Darryl Drohomerski

DEPTUY CHIEF ADMINISTRATIVE OFFICER/ DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF INFRASTRUCTURE SERVICES:

Dave Brett

MANAGER OF ECONOMIC SERVICES:

Sean Wallace

DIRECTOR OF PROTECTIVE SERVICES:

Greg Peters

COMMUNICATION OFFICER:

Julia Fielding

RECORDING SECRETARY:

Dori Appleton

ABSENT:

1 CALL TO ORDER

Mayor Colberg called the meeting order at 4.32 pm

Announcements

100th Celebration for the Fireman's, Saturday October 19, 6:00 PM at the Badlands Community Centre

Information session at the Badlands Community Centre

Reminder to everyone to vote.

2. APPROVAL OF DEPUTY MAYOR ROSTER

Tom Zariski – January – February 2020
Fred Makowecki - March – April 2020
Tony Lacher – May – June 2020
Jay Garbutt – July – August 2020
Kristyne DeMott – September – October 2020
Lisa Hansen-Zacharuk – November – December 2020

M2019.ORG1 moved F. Makowecki, L. Hansen-Zacharuk that the Deputy Mayor Roster be adopted as presented for 2020.

Carried Unanimously.

3 APPOINTMENTS - RESOLUTION OF COUNCIL

3.1 COUNCIL BOARDS

Request For Decision – Council Board Appointments

D. Drohomerski presented the Town’s 2019/2020 Council Board, the purpose of Council’s Organization Meeting is to approve appointments to Boards and Committees. This is a requirement under the Municipal Government Act, Section 192(1).

Appointments

Airport Commission - Mayor Heather Colberg
Municipal Planning Commission - Tony Lacher, Tom Zariski
Palliser Reginal Municipal Services - Kristyne DeMott
Drumheller Chamber of Commerce Mayor - Heather Colberg
Drumheller & District Solid Waste Management Association - Fred Makowecki
Valley Bus Society - Tony Lacher
Drumheller Public Library Board - Kristyne DeMott
Community Futures - Tony Lacher
Citizens Advisory Committee – RCMP - Tom Zariski
Police Committee - Fred Makowecki
Citizens on Patrol - Tom Zariski
Drumheller Agriculture & Stampede Board - Lisa Hansen-Zacharuk
Drumheller Housing Administration - Jay Garbutt
Subdivision and Development Appeal Board - Kristyne DeMott, Jay Garbutt
Disaster Service Committee - Mayor Heather Colberg, Jay Garbutt, Fred Makowecki
Community Standards Appeal Committee - Jay Garbutt, Lisa Hansen-Zacharuk, Tony Lacher

Assessment Review Board - Tom Zariski
Economic Development Advisory Committee - Mayor Heather Colberg, Fred Makowecki
Red Deer River Municipal Users Group - Jay Garbutt
Aqua 7 Steering Committee - Tony Lacher
Revitalization Corporation - Mayor Heather Colberg, Jay Garbutt
Taxi Commission - Kristyne DeMott, Tom Zariski
Heritage Steering Committee - Lisa Hansen-Zacharuk
Canadian Badlands Ltd. - Mayor Heather Colberg, Kristyne DeMott, Lisa Hansen-Zacharuk
Drumheller Community Learning Society - Jay Garbutt
IDP - Tony Lacher, Tom Zariski
Drumheller & District Seniors Foundation - Tom Zariski

M2019.ORG2 moved T. Zariski, L. Hansen-Zacharuk that the Council Board Appointments be adopted as presented.

L. Hansen-Zacharuk – can we change a position throughout the year if we need to.

D. Drohomerski – yes, it can come back to Council if a Councillors has changed their minds and decides they want to switch Committees.

Carried Unanimously.

3.2 HERITAGE, ARTS AND CULTURE COMMITTEE

3.2.1 D. Drohomerski advised that The Town of Drumheller is seeking two public at large members to sit on the Heritage, Arts and Culture Steering Committee. Two applications have come forward, from Janelle Hilchey and Victoria Madsen. Administration is recommending that Council approve the appointment of Janelle Hilchey and Victoria Madsen to this committee. There is no term of appointment assigned to this committee.

L. Hansen-Zacharuk – motioned to have this matter in camera at 4.45 pm

M2019.ORG3 moved L. Hansen-Zacharuk, J. Garbutt to move to an in-camera discussion.

M2019.ORG4 T. Lacher, F. Makowecki to revert back to a regular meeting at 4.51 pm

M2019.ORG5 moved L. Hansen-Zacharuk, T. Lacher that Council approve the appointment of Janelle Hilchey to the Heritage, Arts and Culture Committee.

Carried Unanimously.

3.3 ASSESSMENT REVIEW BOARD

3.3.1 D. Drohomerski advised that the Town of Drumheller seeking two (2) public at large members to sit on the Assessment Review Board. One application has come forward from Desiree Wheeler. Administration is recommending that Council approve the appointment of Desiree Wheeler to this Board. There is no term of appointment assigned to the Committee.

M2019.ORG6 moved T. Zariski, F. Makowecki that Council approve the appointment of Desiree Wheeler to the Assessment Review Board.

Carried Unanimously.

3.4 MUNICIPAL PLANNING COMMISSION

3.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

3.6 DRUMHELLER HOUSING ADMINISTRATION

3.6.1 D. Drohomerski advised that the Town of Drumheller is seeking two public at large member to sit on the Drumheller Housing Administration has Four (4) applications have come forward: two resubmissions from current board member Gerald Martynes and Kandace Wylie-Toews and two (2) new applications from Victoria Madsen and Desiree Wheeler. The Drumheller Housing Administration is recommending that Council approve the reappointment of Gerald Martynes and Kandace Wylie-Toews to the board for further three (3) year term.

M2019.ORG7 moved by J. Garbutt. As the DHA board is allowed to be made up of 5 members, as there is a 3rd vacancy would like to amend the RFD and appoint Victoria Madsen to be included in the DHA for further three (3) year term.

Carried Unanimously

M2019.ORG8 moved J. Garbutt, L. Hansen-Zacharuk that Council approve the reappointment of Gerald Martynes and Kandace Wylie-Toews to the Drumheller Housing Administration, for further three (3) year terms

Carried Unanimously

3.7 DRUMHELLER PUBLIC LIBRARY BOARD AND MARIGOLD REGIONAL

LIBRARY SYSTEM

K. DeMott informed Council there is a recent vacancy on the Drumheller Public Library Board so there are 4 vacancies.

- 3.7.1 D. Drohomerski advised that the Drumheller Public Library has three (3) vacancies and three (3) resubmissions applications have come forward from current board member Lizbeth Dube, Denise Lines and Sarwat Rehan and two (2) new applications from Victoria Madsen and Cheryl McNeil.

M2019.ORG9 moved K. DeMott that Council approve the reappointment of member Lizbeth Dube, Denise Lines and Sarwat Rehan to the Drumheller Public Library. For further three (3) year terms. And moved to amend to add Cheryl McNeil to the library board for three (3) year term.

Carried Unanimously

- 3.7.2 D. Drohomerski advised that The Town of Drumheller has received a request from the Drumheller Public Library Board to reappoint Margaret Nielsen as the representative to the Marigold Regional Library System. Even though Ms. Nielson can no longer serve as a Drumheller Public Library Board member due t having served the maximum of three (3) consecutive terms. The Marigold Regional Library System has confirmed that she can serve as a representative on their board. The term is for three (3) years.

M2019.ORG10 moved by J. Garbutt, K. Demott that Council approve the reappointment of Margaret Nielsen to the Marigold Library System, for a three (3) year term

Carried Unanimously

3.8 BOARD VACANCIES

- 3.8.1 Board Vacancies vs. Applications received

The Town of Drumheller relies on volunteers to serve on Town Boards and Committees. Board vacancies are advertised for several weeks each fall and Board Appointments are made at Council’s annual Organization Meeting in October. Although several applications were received the fall, some boards received no applications for volunteer members. Administration will endeavour to recruit members for these boards by continuing to advertise the vacancies and applications received are summarized as follows:

Board/Committee	Vacancies	Applications Received
Assessment Review Board	2	1
Drumheller Housing Administration	2	4

Ec Dev Advisory Committee	2	0
Heritage Arts & Culture Steering Committee	2	2
Marigold Library Board	1	1
Policing Committee	1	0
Public Library Board	3	5
Subdivision & Development Appeal Board	1	0

We included a summary table for council that we have some areas that there are vacancies there are still looking for people to fill these positions. Still available on the website and the Town of Drumheller will still be accepting applications.

Suggesting that we have an informal scouting list that would be good for the community and may help to get people to sign up and be part of a committee.

4 ADJOURNMENT OF ORGANIZATION MEETING

There being no further business, Mayor Heather Colberg declared the meeting adjourned at 4.52 pm.

M2019.ORG11 moved by L. Hansen-Zacharuk, T. Lacher to Adjourn the meeting at 4.53 pm.

Chief Administrative Officer

Mayor



REQUEST FOR DECISION

TITLE:	Covid-19 – Proposal to use Dino Bucks to recognize mask wearing in indoor spaces
DATE:	July 31, 2020
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	Dino Bucks – Mask Wearing Promotion Draft Agreement Poster for Retail Locations

SUMMARY:

As a result of Covid-19 and the increase in cases in Alberta, communities are considering bylaws to enforce mandatory mask use as one of the methods to help prevent the spread of the virus. The Town of Drumheller is looking at an alternative to enforcement by rewarding patrons who are exhibiting good behavior by wearing masks when in public spaces. Administration is proposing to introduce “Dino Bucks” to retailers to allow them to reward customers who are wearing masks while in the store and therefore, encouraging good practices with respect to minimizing the risk of spreading Covid-19 to themselves and each other.

RECOMMENDATION:

That an amount of \$5,000 be allocated from the current operating budget to fund the supply of 1,000 Dino Bucks to retailers in the valley. Customers may redeem these vouchers at participating stores where they may be used as cash. The retailer will be compensated at 90% of the value (\$4.50) of the voucher through a process as shown in the attachment. Participating merchants will be provided with posters indicating they want customers to wear a mask in the store and that Dino Bucks may be redeemed in the establishment. The Dino Bucks would begin on or before August 7th, 2020 and end September 30th, 2020

DISCUSSION:

Enforcing the wearing of masks through a bylaw is challenging in a community as spread out as Drumheller and requires significant resources to achieve the goal of compliance. A more direct alternative is to encourage the wearing of masks in public by rewarding customers who are already wearing them when entering a retail establishment. The tool to support positive behavior is to offer Dino Bucks, special currency that may be used as cash at participating retailers in Drumheller.

FINANCIAL IMPACT:

That Council approve the unallocated expenditure of \$5,000 from the 2020 Operating Budget to fund the Dino Bucks promotion. There are funds available in the budget to fund this project.

STRATEGIC POLICY ALIGNMENT:

Supporting our residents and visitors by encouraging proper health measures is a fundamental responsibility.

COMMUNICATION STRATEGY:


If approved, Administration will be creating and delivering Dino Bucks and posters to participating retailers no later than August 7th, 2020. An update to Council on the status will be provided at the September 8th, 2020 Council Meeting.

MOTION:

Councillor: _____

Moves to approve \$5,000 from the 2020 Operating Budget for the provision of Dino Bucks to retailers in an effort to reward customers who are wearing masks while out in public.


SECONDED:



Prepared By:
Darryl Drohomerski
Chief Administrative Officer

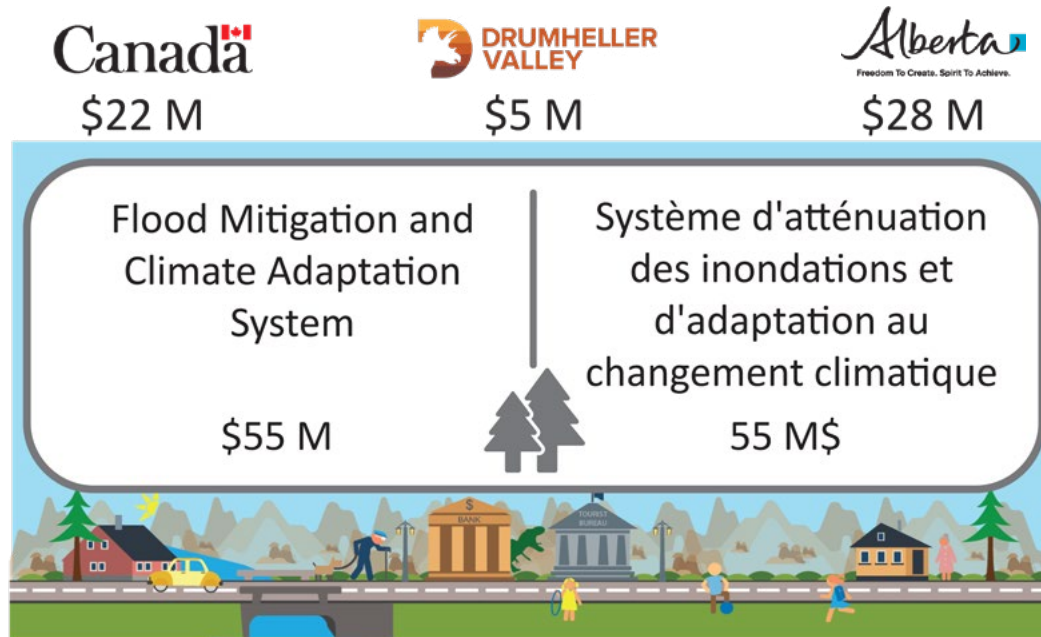


Reviewed By:
Denise Lines



Approved By:
Darryl Drohomerski
Chief Administrative Officer

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



2019 - 2022

CANADA — Disaster Mitigation and Adaptation Fund (DMAF)

ALBERTA — Community Resiliency Program (ACRP)

Master Engineering Design and Assessment of Planning Impact

AUGUST 4, 2020

Changing the Channel

“We are a flood community”



1. Communications & Engagement
2. Regulatory & Approvals
3. Conveyance Capacity
4. Structural Measures
5. Emergency Management

Success

- | | |
|-----------------------------|-----------------------------|
| Resident confidence | Increased river capacity |
| Decreased vulnerability | Improved climate adaptation |
| Increased economic activity | Increased staff capacity |

Shaped by Water

The story of Drumheller is one of changing climate. It started under a layer of ice which melted to reveal a treasure trove of fossils deposited by the mass extinction of the dinosaurs. As the melting water sliced deep through the Great Plains, it eroded 75 million years of geological layers and created the Canadian Badlands. Of a population of 8,000, there are 2,344 residents in 1045 dwellings at risk of direct inundation in a 1% return flood event. That's a 1 in 4 chance of occurrence in the next 30 years.

A History of Floods

Drumheller has seen its fair share of flooding:

June	1915	(rain on snowmelt)
June	1931	(rain on snowmelt)
April	1948	(ice jam)
August	1954	(rainfall)
April	1967	(ice jam)
June	2005	(rain on snowmelt)
June	2013	(rain on snowmelt)
April	2018	(ice jam)

Changing the Channel

The Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) is a multi-hazard solution covering 100-km of riverbank, designed to reduce flooding and protect Drumheller into the 22nd century. It began in April 2019 and will end in March 2024. The total cost is shared by three orders of government:

\$22M Canada **\$28M** Alberta **\$5M** Drumheller



Focus Areas

1 Communications & Engagement

- i. Promote Drumheller’s approach to adapting to the perils of changing climate.
- ii. Continuing to unite the community behind a shared purpose to protect Drumheller’s economic, environmental and cultural assets from flooding.
- iii. Consult and engage with impacted Indigenous communities.
- iv. Position Drumheller as an innovative leader in the area of flood mitigation and readiness.
- v. Inform affected residents of a ‘fair and balanced’ approach to land acquisition process.
- vi. Communicate and work with financial and insurance sectors on viable solutions for displaced homeowners.

2 Regulatory & Approvals

- i. Obtain transfer of existing dykes from Alberta Environment and Parks (AEP) to Town of Drumheller.
- ii. Meet obligations of funding agreements.
- iii. Collaborate with AEP on revised flood hazard maps.
- iv. Encourage economic development through updated MDP and LUB by ensuring future development proceed in areas not subject to floods.

3 Conveyance Capacity

- i. Make room for the river — preserve channel capacity.
- ii. Ensure Drumheller is prepared for inevitable flooding events caused by either an ice jam, high flow levels, or intensive rainfall.
- iii. Preserve up to 1,200 acres of natural (riparian) area that is comparable to 3,200 family cars of carbon capture per year.
- iv. Develop a fair and balanced land acquisition policy for impacted homeowners.

4 Structural Measures

- i. Build an adaptive system to protect the community into the 22nd century.
- ii. Protect the cultural, palaeontological and archaeological treasures of the Red Deer River Valley.
- iii. Develop recreation and education interpretive centres as part of the improved flood mitigation system.
- iv. Connect the Royal Tyrrell Museum to the Atlas Coal Mine via a 38-km ‘2100 Trail’ as part of the improved flood mitigation system.

5 Municipal Emergency Plan Enhancement

- i. Develop detailed flood mitigation systems operations manual.
- ii. Divide river valley into manageable monitoring sectors that will allow regional partners to respond/assist appropriately to their assigned area of responsibility during emergencies.
- iii. Establish a Flood Mitigation and Climate Adaptation operations centre to effectively respond during a flood emergency.
- iv. Implement Incident Command System (ICS) protocols throughout flood mitigation and climate adaptation office to educate staff on processes.
- v. Conduct annual exercises using ICS.

LEVEL OF SERVICE GOAL

The Town of Drumheller has protected residents and property from loss or injury related to the perils of floods and changes in climate. The risk to property is reduced, thereby preserving the community’s economic viability.

Impact on Planning

1 Municipal Development Plan (MDP)

The Municipal Development Plan is the highest level plan for the Drumheller Valley. It provides high-level vision, goals, and policy to direct future growth, land use, and community form. It also provides guidance for subsidiary plans, like recreation, open space, and plans for new and existing neighbourhoods.

The MDP is important because it carries the long-term development intention for the Drumheller Valley.

2 Land Use Bylaw (LUB)

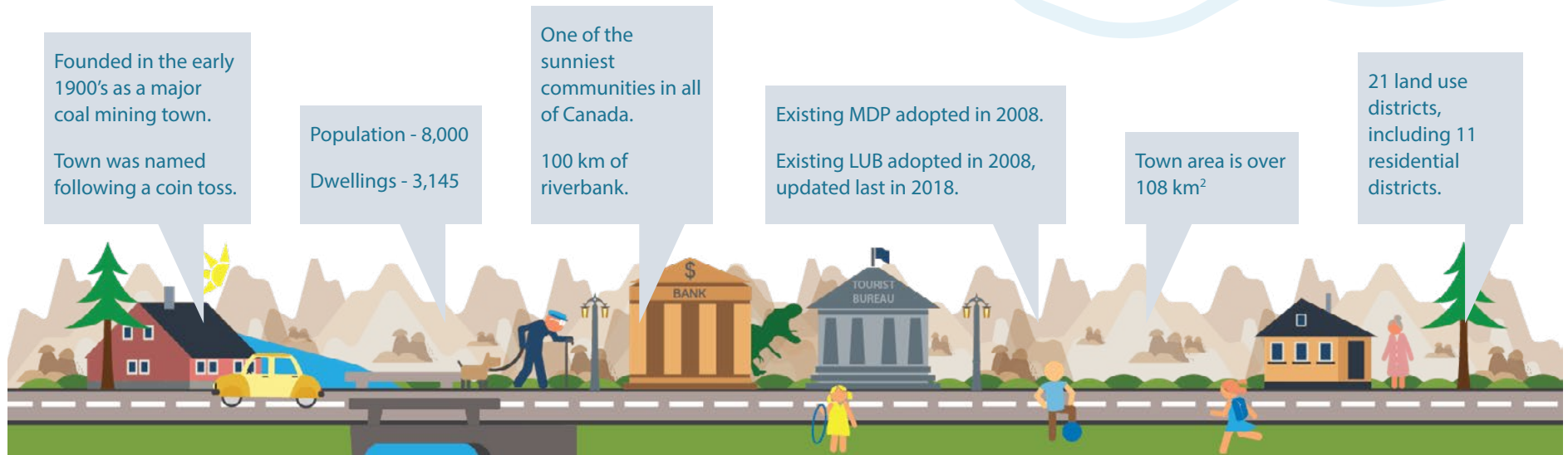
The Land Use Bylaw implements the MDP goals and policies. It provides detailed regulations on use and buildings located within each land use district. It is more detailed and prescriptive than the MDP. Both the MDP and LUB are statutory documents under the Municipal Government Act.

The Land Use Bylaw is important because it gives physical shape to development and can either invite or inhibit development.

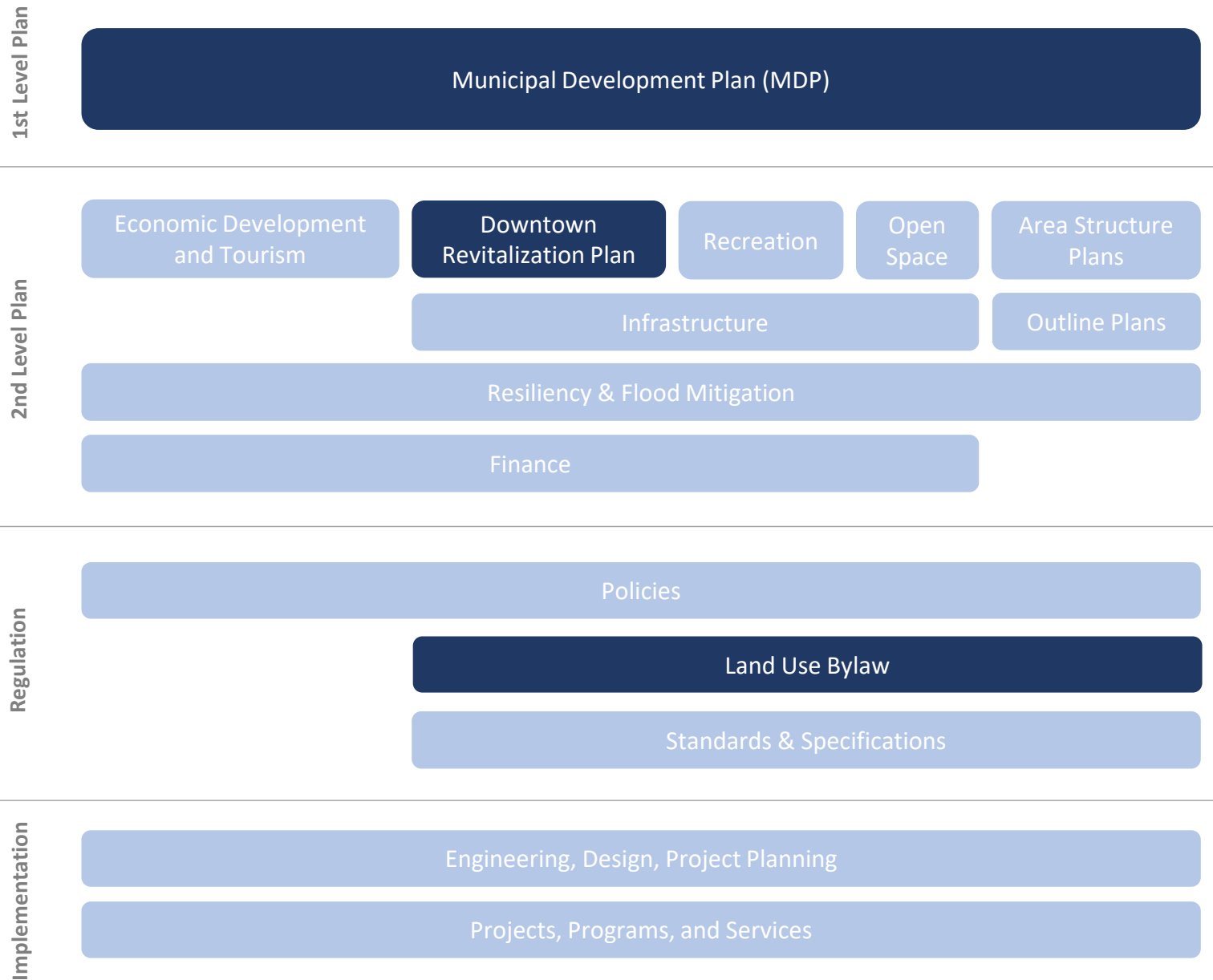
3 Downtown Area Revitalization Plan (DARP)

The Drumheller Downtown Area Revitalization Plan focuses on Downtown Drumheller as the heart of civic life and base-camp for the valley. It is a secondary plan under the MDP that deploys the MDP's vision while making strategic recommendations for policy and action.

A downtown plan is important because downtowns set the stage for vibrant public life, and broadcast the cultural and economic health of the entire region.



Three Key Touchpoints — Planning



Municipal Development Plan

Review of Existing Plan

The Municipal Development Plan (MDP) is the overall community plan for the Town. It provides high level guidance, goals, and policy for the development of the Valley, including where different land uses should go, where growth should be focused, how transportation networks should be developed, and how community services will be provided. The MDP also directs several subsidiary plans within the Town, such as Transportation Master Plans and Recreation Master Plans.

For Drumheller to change the channel and truly become a *flood community*, the river system must be placed at the very core of the Town's planning thinking, and this begins with the MDP.

There are several ways that the MDP could better address the river. First, it could use a strong understanding of river dynamics to describe risk and growth areas, ultimately driving future

development to safer, flood smart areas. Second, it could address the role of the river as space: as a destination and a conduit that provides amenity and movement. It is important to remember that fundamentally, Drumheller is a flood community, but the river spends most of its time providing an unparalleled amenity. Finally, it would address the role of the river in the identity and stories of the place, ultimately embedding it as a key feature of the plan's vision.

The dramatic badlands landscape is Drumheller's "secret sauce". The immersive experience of this landscape should be celebrated and protected!

The existing MDP, which was enacted in 2008, lacks the compelling vision section that would set out the highest level of intent for the Valley. It also contains little detail about the river itself. As a result, it outlines growth areas without specific regard for flooding risks and provides scant direction for administration to respond to development proposals in terms of flood risk. It also fails to protect Drumheller's most critical asset—it's badlands landscape.

The absence of the river and badlands landscape from the core of the plan has other implications: the document does not seek to connect and protect the amenities found throughout the Valley. This is a significant missed opportunity. The Valley has a clear need for connective tissue along the river — connections that create the opportunity for new investment, sustainable lifestyles, and unscripted adventure.



Recommendations

There are several key ways that the MDP could be effectively modernized to support Drumheller’s new mandate as a flood community.

First, the document should place the river system at the heart of the Plan. This would address the current Plan’s most significant weaknesses: river risk and Valley-wide vision. Drumheller’s rivers are the initial sculptors of the Valley, and placing them at the heart of the MDP would return them to their rightful role.

The rivers have cascading impacts on many other components of the Plan, including the longterm vision for the Valley. A strong MDP should set out a clear, convincing, and compelling vision for a place, that not only celebrates its landscape and history, but also builds excitement about the future. In this way, a river-centric plan not only works to make development smarter, it also makes development more attractive. A modernized

MDP should go much further than the current Plan in articulating and illustrating this future. It should present an adaptive growth strategy.

Flood risk naturally takes centre stage in a river-centric planning approach. Basing the highest-level plan on a robust engineering and design basis regarding channel capacity, adaptive structural measures, and smart growth areas, means that this technical understanding of the river would be downloaded into all subsidiary plans. Adding space for the river, and protecting other spaces with berms, creates new public amenities. These amenities take the form of natural spaces, parks, and public trails along berms, forming a new network that would serve both residents and visitors.

Great places provide the opportunity for unscripted adventures—creating the conditions for a feeling of true discovery.

A river-centric plan further reaches into the realm of green space and recreation, where it designates open spaces (conveyance capacity), and finds new opportunities for trails and nodes on and along flood infrastructure.

In summary, a modernized MDP should address four key Valley-wide conditions:

- **The Rivers** — flood risk and opportunity
- **The Badlands** — the spaces and views that comprise the immersive Valley experience.
- **Growth Areas** — smart and attractive development opportunities.
- **Neighbourhoods** — build on the unique neighbourhood identities throughout the Valley.



Land Use Bylaw

Review of current bylaw

The Land Use Bylaw implements the MDP’s goals, and provides detailed regulations on how buildings can be built and what uses are allowed in specific areas. This includes regulations such as development setbacks, height regulations, and parking requirements among others. The Land Use Bylaw is much more prescriptive than the MDP.

The current Land Use Bylaw in Drumheller was adopted in 2008. It applies a traditional zoning approach that focuses on separating uses, rather than seeking opportunities for integration and mix. It regulates 21 land use districts (of which 11 are residential). The prescriptive model it applies has made it a complicated and inflexible system that can deter creative investment.

As it is structured, the current LUB also relies heavily on discretionary language—in almost every case it applies a rule but leaves open a

discretionary door. This ultimately results in inconsistent application of the bylaw’s intent, and unnecessary administrative burden.

As a flood community, Drumheller’s LUB must incorporate regulations around flooding. However, the river is conspicuously absent from much of the current LUB. To apply the intent of a river-centric MDP, the LUB needs to incorporate regulations around river development into its core language and intent.

The Drumheller Valley is comprised of many unique neighbourhoods, each with their own history, character, and urban fabric. Their diversity is a tremendous asset for the Valley. The Land Use Bylaw presently gives these areas the same treatment, which over time may have the negative effect of homogenizing the Valley.

The Drumheller Valley is all about the magic of feeling lost in time.

Drumheller requires policy that is not overly burdensome for development; that invites investment and reduces frictions in the planning process. Following the cues of the MDP, the LUB must deploy the same sensibility, and ensure it is not a barrier to desired growth and investment in the Valley.

In summary, the LUB is both too complicated and not specific enough. It does not do enough to address flood risk, protect unique neighbourhood character, or inspire investment.



Recommendations

A modernized Land Use Bylaw for Drumheller needs to be easy to interpret and administer. To achieve this, the Bylaw should follow in the footsteps of contemporary precedents that de-emphasize use and re-focus on form.

Form-based bylaws are imagined on a transect—a gradient of development intensity that runs from least to most intensive forms. By refocusing on form, these bylaws can greatly reduce the total number of districts, increasing the document’s legibility and focus. In Drumheller’s case, the total 21 districts can likely be reduced by over 60%, to 8 form-based districts. This makes interaction with the Bylaw easier for both applicants and administration.

Within these districts, form is the priority. This allows more flexibility and invites creative investment, with reduced threat of inappropriate building types disrupting the character of neighbourhoods. This system should result in less fights over building height, but more small businesses in old houses. This natural support for small business creates a key overlap with valley-wide economic development strategies, and adds flexibility for housing types and forms.

It is important to make the river a key consideration throughout the Bylaw in a way that it can be applied consistently. To avoid adding a whole series of specialized additional districts, the LUB can make use of overlays. Based on an engineering and design basis, these overlays apply additional technical considerations and regulations. This approach disentangles the river from the districts, making it both easier to use and to update. It also ensures that the robust technical thinking in the MDP carries through to the Bylaw.

A business-friendly modernized LUB would also find ways of reducing unnecessary documentation and burdensome requirements. One way to do this is by lightening the document. By removing the general regulations section and embedding these in each of the eight districts, the entire system becomes far more user-friendly.

A second way to achieve this is through the removal of parking minimums. A growing trend in many places, removal of parking minimums allows the market to drive supply, which becomes especially meaningful in the context of small homes, downtown development, and affordable housing.

Natural District

Agricultural District

Countryside District

Neighbourhood District

Neighbourhood Centre District

Downtown District

Regional Centre District

Employment District

Overlays & Districts

Translating intent into action

vision + intent

- ensure adequate space for the river to flow
- build adaptive flood protection systems
- adapt to the changing climate
- develop an interconnected open space network
- develop a world-class trail and pathway network
- harness the river as an amenity
- protect critical viewsheds
- maintain a sense of remoteness/solitude
- protect ecological health and integrity
- celebrate the badlands landscapes
- curate the visitor arrival experience
- foster a sense of discovery
- provide an 'escape' from city life
- inspire locals to encourage friends and family to visit
- protect historic character and heritage assets
- maintain unique neighbourhood identities
- sustain a thriving downtown
- enable a diversity of lifestyles and development
- ensure growth is supported by existing services
- nurture local tourism and recreation industries
- energize growth and investment
- focus growth in safe and suitable locations
- provide a range of housing tenures and types
- grow within the Valley
- connect the Valley for all modes of transportation

policy directions

- river leading the way forward and connecting the Valley
- building blocks for a locally distinct MDP
- long term vision for the future of Drumheller Valley
- guiding principles to inform decision-making
- growing in safe and strategic locations
- world-class destination and a strong local economy
- enhancing the unique qualities of the Valley
- a community of distinct neighbourhoods

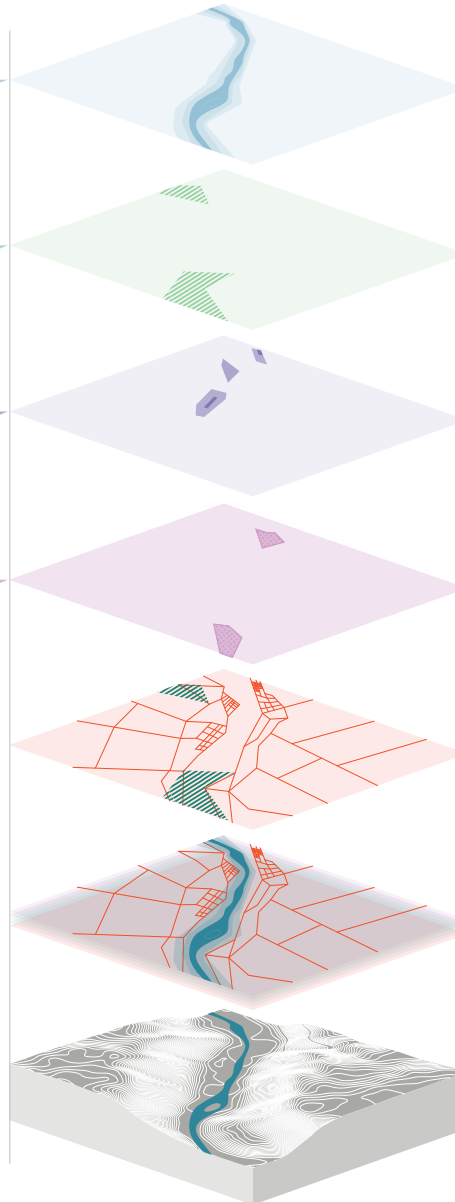
overlays

Resilient River

Badlands

Unique Neighbourhoods

Future Growth

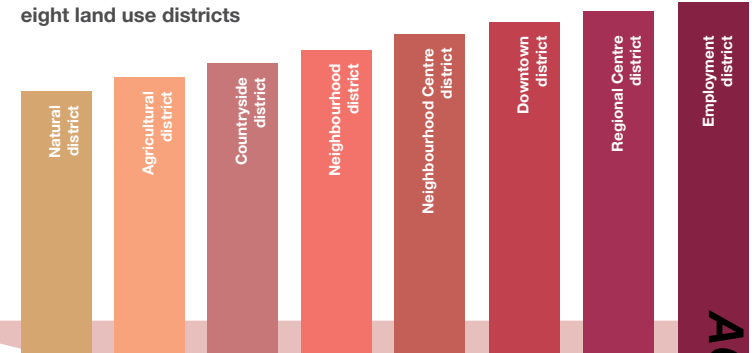


This diagram illustrates how overlays and districts work together to translate intent into easy-to-apply regulations.

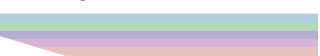
development process intent

- agile and adaptive to change
- simple to use and implement
- clearly articulated, not subject to broad interpretation
- form-based rather than use-focused
- business friendly
- flexible to allow for innovation and growth
- connected to the overall vision and priorities for the Valley

eight land use districts



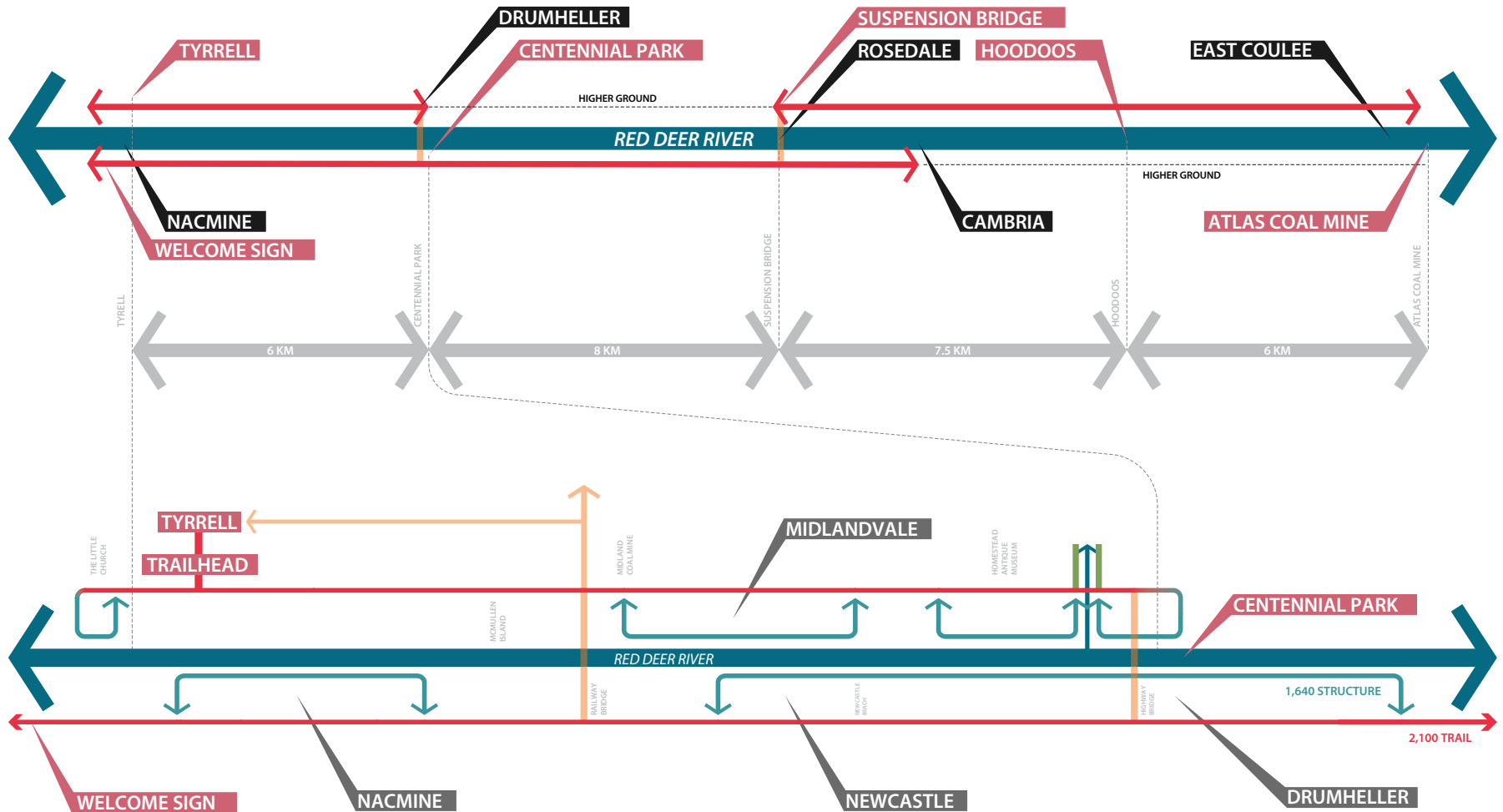
overlays and districts combine



An Integrated Network Along the River

Set the stage for unscripted adventures

The Drumheller Valley's unique neighbourhoods and world-class amenities should be linked into a legible network of trails and nodes.

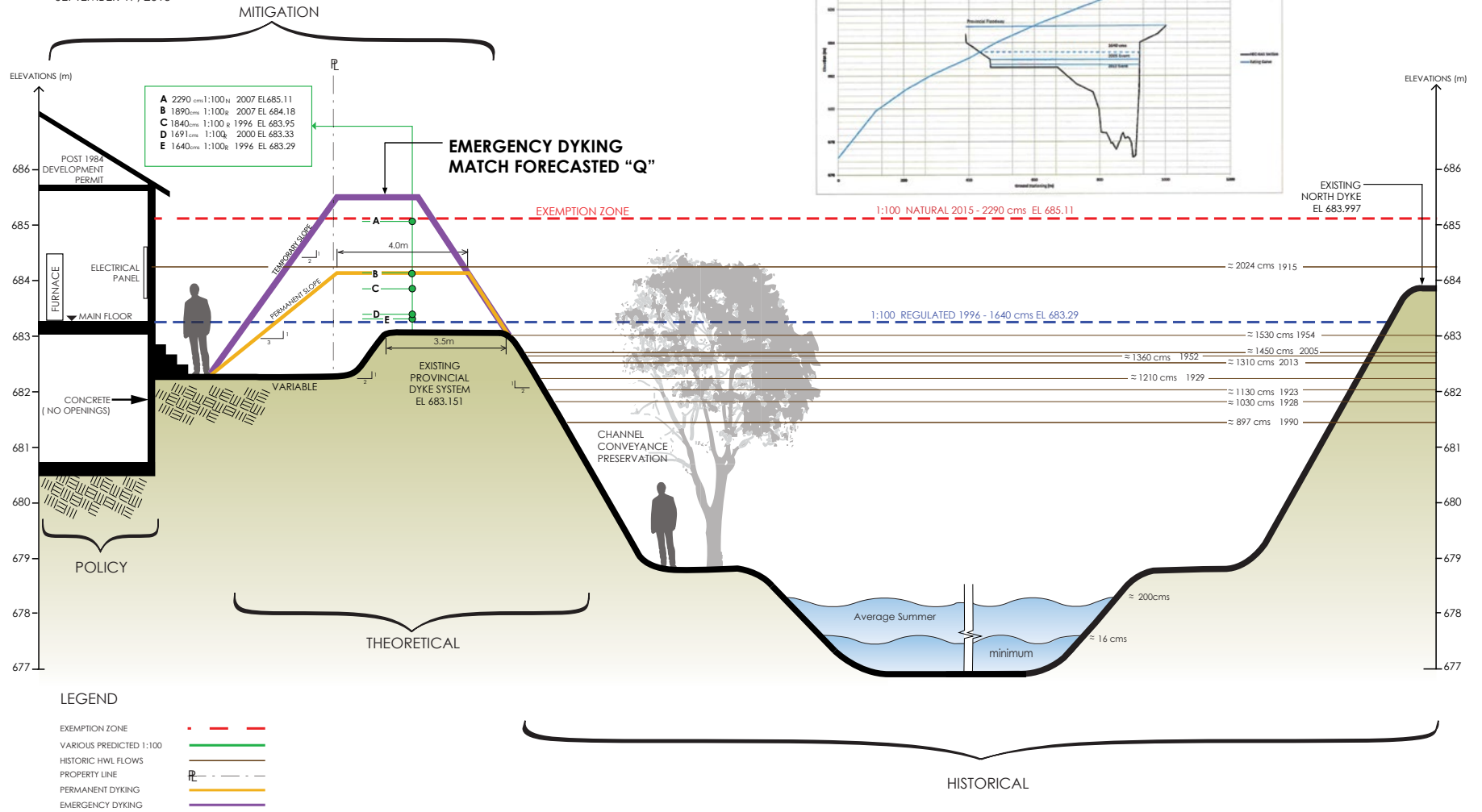


Legacy — Connecting the Valley



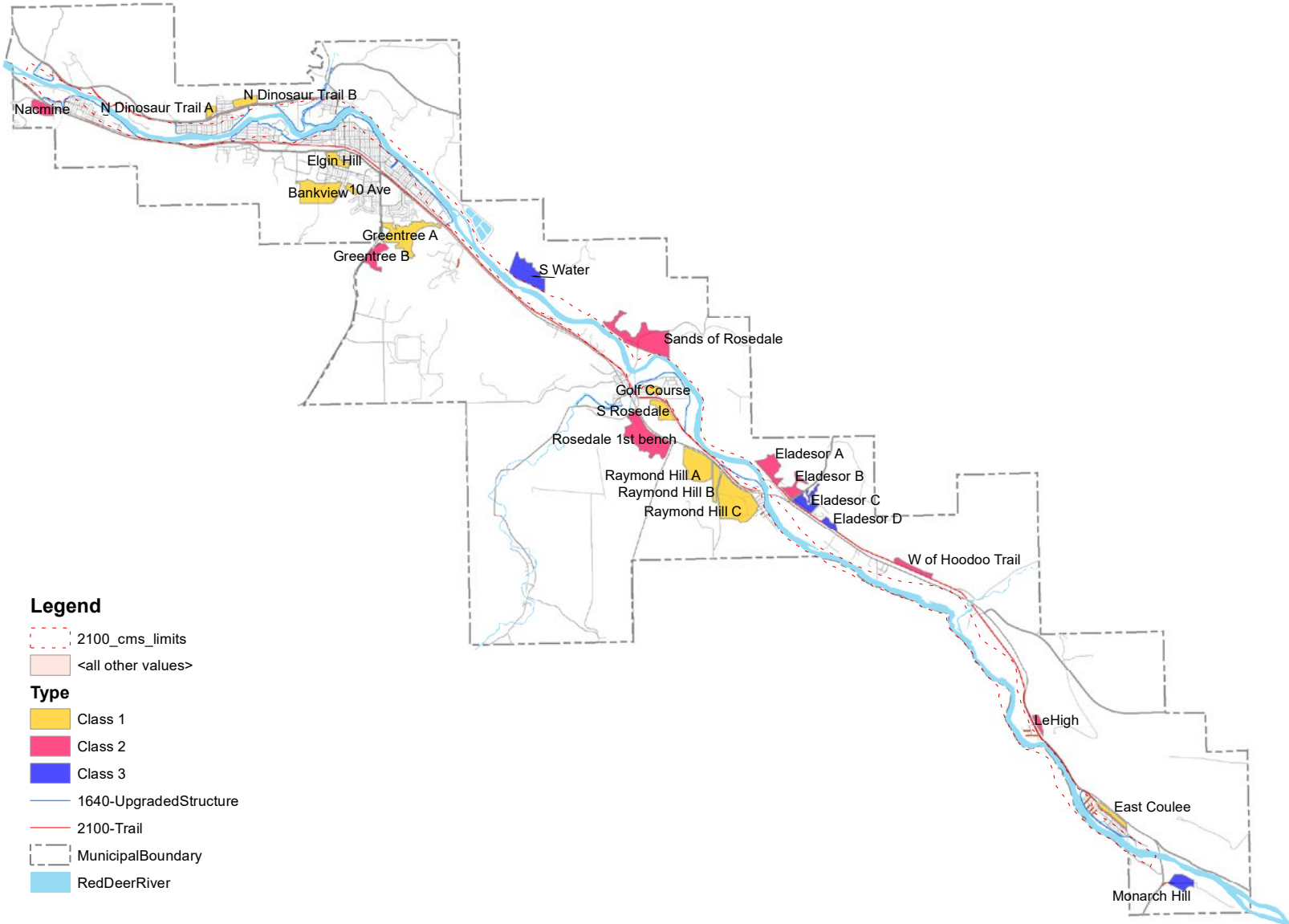
Integrating Flood Protection Infrastructure

SCHEMATIC EXISTING FLOOD MITIGATION SYSTEM
 DRUMHELLER, AB @ GORDON TAYLOR BRIDGE
 SECTION 87.3
 SEPTEMBER 17, 2015



Smart Growth

Leveraging Development Opportunities



Downtown Area Revitalization Plan (DARP)

Civic Heart of the Valley

A downtown is a highly visible and important indicator of a community's economic and social health. Enhancing downtown Drumheller as a destination for retail, dining, entertainment, culture, and events is a critical step towards recruiting new residents, attracting visitors, and stimulating new investment, businesses, and industries.

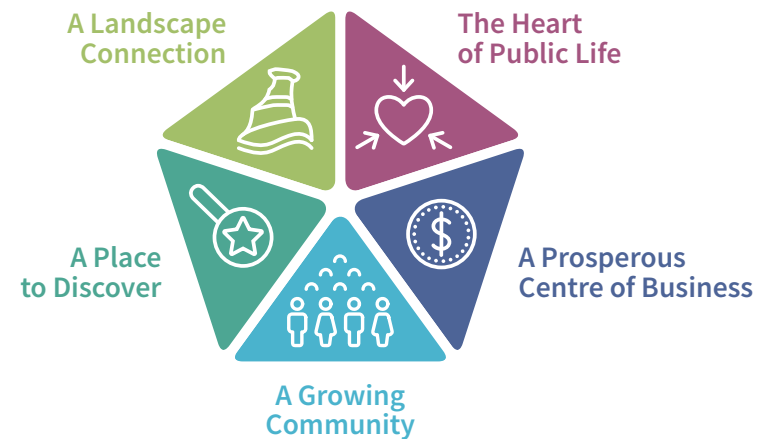
Downtown Drumheller's role as a centre for business and public life has diminished over time. Despite past initiatives by the Town and partners to improve the downtown, the lack of a comprehensive revitalization plan has led to uncoordinated or unfulfilled projects and programs. Through the Drumheller Downtown Area Revitalization Plan (DARP), Drumheller has a tremendous opportunity to re-establish its role as the civic and business centre of the Valley.

Downtown must become a staging ground for the Valley's adventures.

The DARP sits on five strategic pillars. All of these will link to the vision and objectives of the MDP, and will help give shape to the LUB. In particular, the two biggest blind-spots—landscape connection and residential community—can be fulfilled through close coordination with these other planning documents.

As an integral part of a *flood community*, downtown can become the base-camp for the Valley—a staging ground for adventure, and the start of the river's story.

Strategic Pillars



downtown.drumheller.ca



We Are a Flood Community

The story of Drumheller is one of changing climate. It started under a layer of ice which melted to reveal a treasure trove of fossils deposited by the mass extinction of the dinosaurs. As the melting water sliced deep through the Great Plains, it eroded 75 million years of geological layers and created the Canadian Badlands. Of a population of 8,000, there are 2344 residents in 1045 dwellings at risk of direct inundation in a 1% return flood event.

Drumheller is the 3rd largest tourist destination in Alberta, but has seen it's fair share of adversity from mother nature in terms of flooding:

- June 27, 1915 (rain on snowmelt)
- April 2, 1967 (ice jam)
- June 18, 1931 (rain on snowmelt)
- June 23, 2005 (rain on snowmelt)
- April 21, 1948 (ice jam)
- June 21, 2013 (rain on snowmelt)
- August 26, 1954 (rainfall)
- April 24, 2018 (ice jam)

The Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) is a multi-hazard solution covering 100 kilometers of riverbank, that has been designed to reduce flooding and protect Drumheller into the 22nd Century. It began in April 2019 and will end March 2024. The total cost is shared by three orders of government: \$22M Canada, \$28M Alberta, \$5M Drumheller.



Focus Areas

Communications and Engagement

- Promote Drumheller's approach to adapting to the perils of changing climate
- Continuing to unite the community behind a shared purpose to protect Drumheller's economic, environmental and cultural assets from flooding
- Consult and engage with impacted indigenous communities
- Position Drumheller as an innovative leader in the area of flood mitigation and readiness
- Inform affected residents of a 'fair and balanced' approach to land acquisition process
- Communicate and work with financial and insurance sectors on viable solutions for displaced homeowners

Regulatory & Approvals

- Obtain transfer of existing dikes from Alberta Environment and Parks (AEP) to Town of Drumheller
- Meet obligations of funding agreements
- Collaborate with AEP on revised Flood hazard maps
- Encourage economic development through updated MDP and LUB by ensuring future development proceed in areas not subject to flood risks

Conveyance Capacity

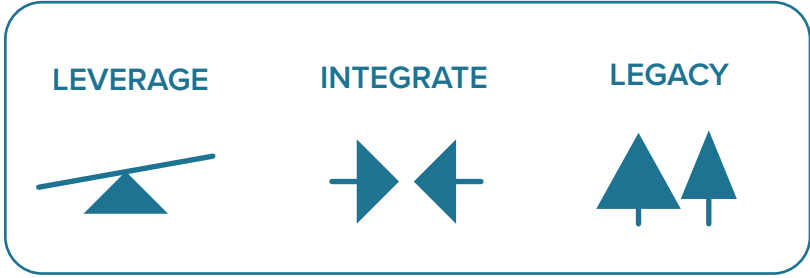
- Make room for the river – preserve channel capacity
- Ensure Drumheller is prepared for inevitable flooding events caused by either an ice jam, high flow levels or intensive rainfall
- Preserve up to 1,200 acres of natural (riparian) area that is comparable to 3,200 family cars of carbon capture per year
- Develop a fair and balanced land acquisition policy for impacted homeowners

Structural Measures

- Build an adaptive system to protect the community into the 22nd century
- Protect the cultural, palaeontological and archeological treasures of the Red Deer River Valley
- Develop recreational and educational interpretive centers as part of the improved flood mitigation system
- Connect the Royal Tyrrell Museum to the Atlas Coal Mine via a 38 kilometre "2100 trail network" as part of the improved flood mitigation system

Municipal Emergency Plan (MEP) enhancement

- Develop detailed flood mitigation system operations manual to accompany MEP
- Divide river valley into manageable monitoring sectors that will allow regional partners to respond/assist appropriately to their assigned area of responsibility during emergencies
- Establish a Flood Mitigation and Climate Adaptation operations center to effectively respond during a flood emergency
- Implement Incident Command System (ICS) protocols throughout flood mitigation and climate adaptation office to educate staff on processes
- Conduct annual exercises using ICS



Achievements

- Residents were and continue to be engaged and supportive of flood mitigation and climate adaptation system
- Town of Drumheller enhances relationship with Indigenous communities as a result of consultation process
- Residents agree Town of Drumheller is a flood community
- Residents have increased knowledge about flooding in Drumheller

- All existing provincial dikes are transferred to Town of Drumheller
- Revised provincial flood hazard maps are implemented in collaboration with Town of Drumheller
- Future flood plain development in Drumheller is improved through changes to MDP and LUB
- Support from funding partners is maximized

- Channel capacity in Red Deer River is improved/preserved
- Land Acquisition program is successfully completed to remove structures from floodway
- Innovate environmental initiatives were implemented to preserve riparian areas and urban forests
- Projected green house gas reductions of 3200 cars per year equivalent is met

- Enhanced diking system withstands future flooding by being adaptive to future
- Diking network between Royal Tyrrell Museum and Atlas Coal Mine serves as experiential education system for 500,000 annual visitors
- Majority of projected 20,000 man hours to complete work are hired locally

- Town of Drumheller staff are trained to respond to future flooding
- Regional partners manage prescribed monitoring sectors of the river valley
- MEP is updated and meets Bill 8 requirements

Goal

The Town of Drumheller has protected the residents and property from loss or injury related to the perils of floods and changes in climate. The risk to property is reduced, thereby preserving economic viability of the community.

Success

- Confidence of residents
- Decreased vulnerability and exposure areas
- Increased economic activity in 5 years
- Increased river capacity
- Improved climate adaptation
- Increased staff capacity to respond to future emergencies

Risks

- Increasing likelihood of natural disasters
- Changing climate
- Changes to the provincial flood hazard maps
- Project delays due to regulatory & approvals process
- Loss of local human resource expertise
- Ineffective communication and engagement



Drumheller Flood Mitigation and Climate Adaptation System

Changing the Channel on Flood Readiness

August 2020

Changing the Channel on Planning in Drumheller



People

Improve safety for residents
Reconnect people to the river



Property

Make existing development safer
Make future development smarter



Environment

Make room for the river
Foster sustainable communities



Economy

Strong vision invites investment
Better process = less waste

8,000

POPULATION

1902 1915 1932 1954 1991 2005 2013 2018

HISTORIC FLOOD YEARS

3,164

DWELLINGS

Place the river at the heart of key planning documents.

Protect and celebrate the Badlands Landscape as Drumheller's 'secret sauce'.

Enhance and protect the Valley's unique neighbourhoods.

Make downtown the start of the story: a base-camp for the Valley.

4

MDP OVERLAYS

21

EXISTING LAND USE DISTRICTS



8

RECOMMENDED LAND USE DISTRICTS

1640-2100 cms

ADAPTIVE FLOOD SYSTEM PROTECTS COMMUNITIES





COUNCIL POLICY #C-08-20

TURF MANAGEMENT POLICY

THE PURPOSE OF THIS POLICY IS TO:

Regulate the maintenance and protection of the greenspaces, which are the responsibility of the Town of Drumheller due to either ownership or maintained maintenance agreement.

Definitions:

Greenspace: a piece of land that due to either zoning or other requirements is vegetated space.

Public Lands: Public sidewalks, road rights of way, and on-street parking spaces or other land owned by the municipal, federal or provincial government.

Turf Management: Public sidewalks, road rights of way, and on-street parking spaces or other land owned by the municipal, federal or provincial government.

Maintenance Procedure:

1. Infrastructure Services will develop and maintain a record (attached Schedule A – Plans) of properties that the Town owns which require ongoing vegetation management.
2. Infrastructure Services will develop and maintain a schedule for maintenance work that follows the applicable Town Bylaws, and standard industry practice, while making efficient use the available resources (attached Schedule B – Work Schedule).
3. The urban forest is not part of this policy.
4. The basis of the plan is:



- a. Tourism Corridor Bylaw;
- b. Community Standards Bylaw;
- c. Equipment and staff resources;

Regulations:

This policy will not supersede any Town of Drumheller Bylaws.

Adopted by Council Date:

Chief Administrative Officer

Mayor of Drumheller

Schedule A

2020 Action Plan for Vegetation Control

Area #1 – East Coulee, Lehigh and Cambria

Area #2 – Rosedale and Wayne

Area #3 – Nacmine and Newcastle

Area #4 – West Drumheller

Area #5 – East Drumheller

Area #6 – Midland, North Entrance and Boulevards

Area #7 – Airport and North Drumheller

Cemetery – Needs to be staffed all the time:

- Walk area before mowing, pick up all debris on the ground
- Look for branches that could cause injury and remove
- Report rodent issues
- Report vandalism
- Report weed growth

Area #1
East Coulee, Lehigh and Cambria

East Coulee	Completion Date
1 st Ave Boulevards, note East side triangle boulevard	
1 st Street and 1 st Ave Boulevard	
Century Drive West, Atlas Coalmine (Both Sides)	
East Coulee Lift Station	
Drainage Ditch – 2 nd Ave & River Drive – School Museum	
Bulk Water station	
4 Street and 2 Ave, Outside hall	
Drainage Ditch 8 th Street and 2 nd Ave	
2 Hydrants	

Lehigh	Completion Date
2 nd Street Ditch (Both Sides)	
4 th Street Ditch (Both Sides)	
Town Property (Dobson's) South of 2 nd Ave & West of 3 Street	
2 Hydrants	

Cambria	Completion Date
7 th Ave	
Centre Street Boulevards	
Cambria Town Lots	
1 Street West Road	

**Area #2
Rosedale and Wayne**

Rosedale	Completion Date
Ditch on Railway Ave – From 1 st Ave to Mabott Road	
Rosedale Community Sign – Hi-way 10 and Centre Street	
Ditches on Water Tower Road (Check periodically)	
2 nd Ave South Boulevard – From Centre Street to Highway 10X	
Ditch along Pinter Drive	
Mabott Road (Both Sides)	
Suspension Bridge	
Mabott Road/ 1 st . East Boulevard	
Lot across from Sewer lift station	
Ariel Crescent, not much there	
Rosedale park Ball Park	
Rosedale Playground	
Wayne	Completion Date
This area has a Community Maintenance Agreement for Vegetation	

**Area #3
Newcastle and Nacmine**

Newcastle	Completion Date
12 St. West playground park	
Upper Newcastle Playground & Park – North of 4 th Ave	
Ploeg Street - Ditches	
Newcastle Trail ditches	
Riverside Ave. West	
North of 4 Ave and 14 th Street	
Median South East of the Hotel	
Newcastle Ball Park 1, 2 and 3 and surrounding perimeter	
575 Boulevard	
13 St. West East boulevard	
10 th Street West Dyke & Green Space (East of 10 th Street)	

Nacmine	Completion Date
Nacmine Lift Station	
Hunter Drive Boulevards & Ditches	
Nacmine Hotel	
7 Street West Ditch – (Both Sides)	
Horse Park – (West of Nacmine)	
West of Hotel (Town owned lot)	

**Area #4
West Drumheller**

West Drumheller	Completion Date
McConkey Park	
Central Water Tower	
Area South of 4 Ave. West.	
Elgin Hill Road	
4 th Ave West – Green Space near Tracks	
Drumheller Inn Boulevard to Treasury Branch 2 nd Street	
Huntington bird park (West side of Hunts Dr.)	
Huntington East Park (East side of Hunts Dr.)	
Bankview Park 1 East and West	

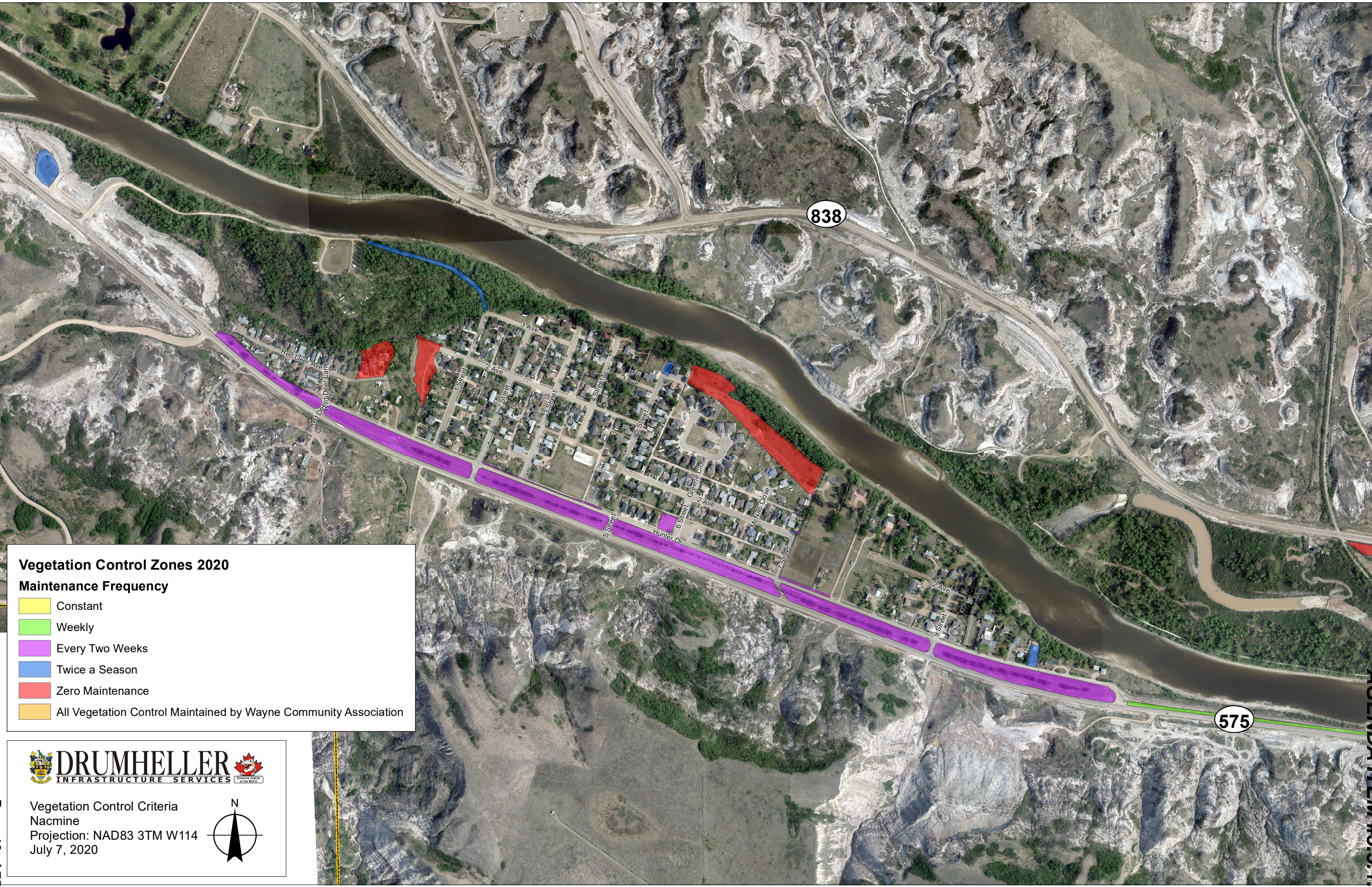
**Area #5
East Drumheller**

East Drumheller	Completion Date
RCMP Building	
Town Hall – Miners Memorial, East shrub beds, East boulevards and grass north of Fire Hall	
Curling Rink – Boulevard	
Cenotaph	
Green Space – Riverside Drive and 3 rd Street	
Johnsons Island – 6 th Ave & 5 th Street East	
4 th Street East – Steps	
South Entrance Sign	
South Boulevards	
Lane east of Coop & Greentree School	
Little League Ball Park	
Town Parking lots	
Willow Estates – Walk ways and perimeter fence	
Greentree Park	
North Boulevard from 19 th St. East. to Riverside park	
North Railway Ave between 19 th Street East and 7 th Street	
Water Treatment Plant	
APL park/Rotary park	
Centennial Park (behind the BCF) form East side of BCF to West side of Aquaplex	
Riverside Drive North Boulevard along river to 7 th Street East:	
Riverside Park #1 West side, #2 East side (Please note you need to rake the playground when in that area)	
Vacant lot on 2 nd Street S.W.	

**Area #5
Midland, North Entrance and Boulevards**

Midland, North Entrance and Boulevards	Completion Date
Dinosaur Trail North- Ditches and walking trail boulevard	
1 St. Ave NW. from 17 St 25 St. on the North side - Green Area. Green space West of 17 St. NW if time permits.	
9 St. NW - Ditch by hospital	
Park place Alley lane (if time permits)	
Marshall Estates park	
Midland Upper park	
Midland Ball Park	

- Boulevard – Old Train Bridge **Inmate Program**
- Petro Park (Munchy) – **(Inmates)**
- Dyke D **(inmates)**
- West of 25th Street – McMullan Trail **(Inmates)**
- North River Drive – **(Inmates)**
- East Coulee - Grass on Dyke **(Inmate Program)**
- All Walking Trails



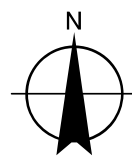
Vegetation Control Zones 2020

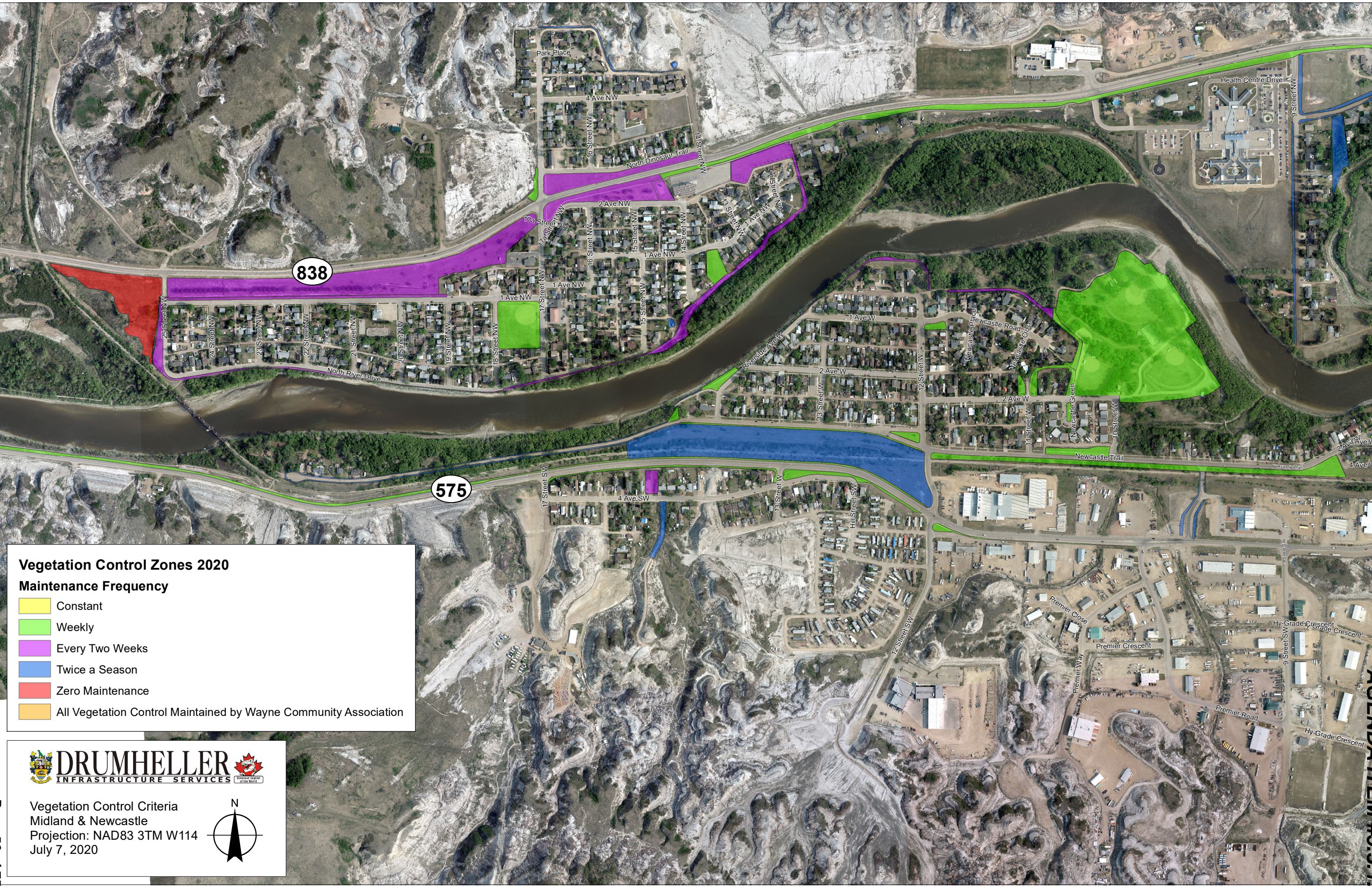
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Nacmine
 Projection: NAD83 3TM W114
 July 7, 2020





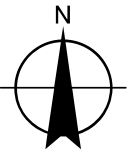
Vegetation Control Zones 2020

Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
Midland & Newcastle
Projection: NAD83 3TM W114
July 7, 2020





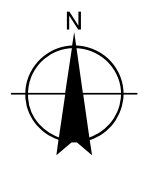
Vegetation Control Zones 2020

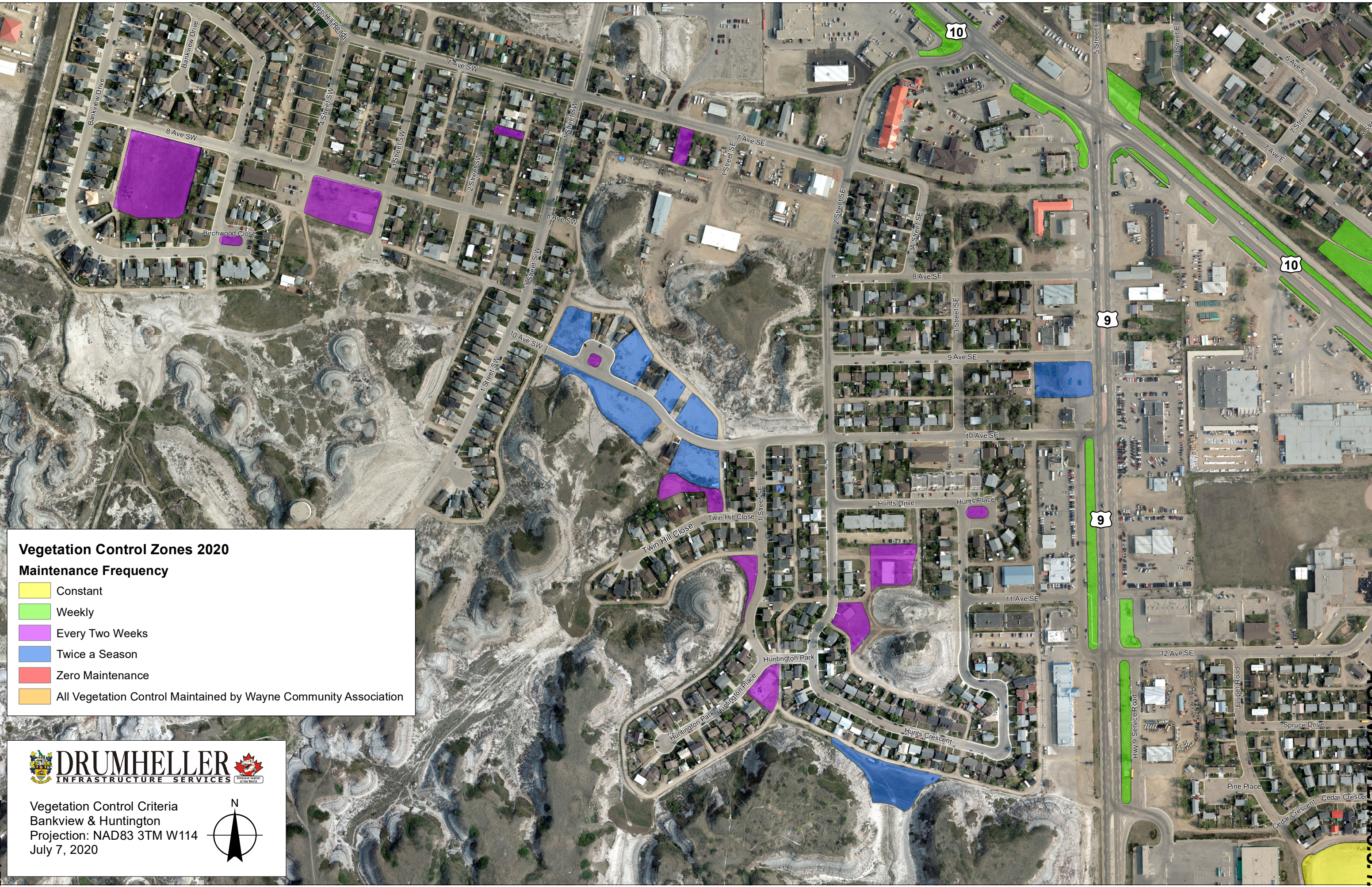
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Drumheller North & Downtown
 Projection: NAD83 3TM W114
 July 7, 2020





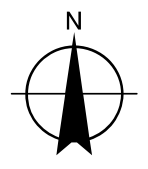
Vegetation Control Zones 2020

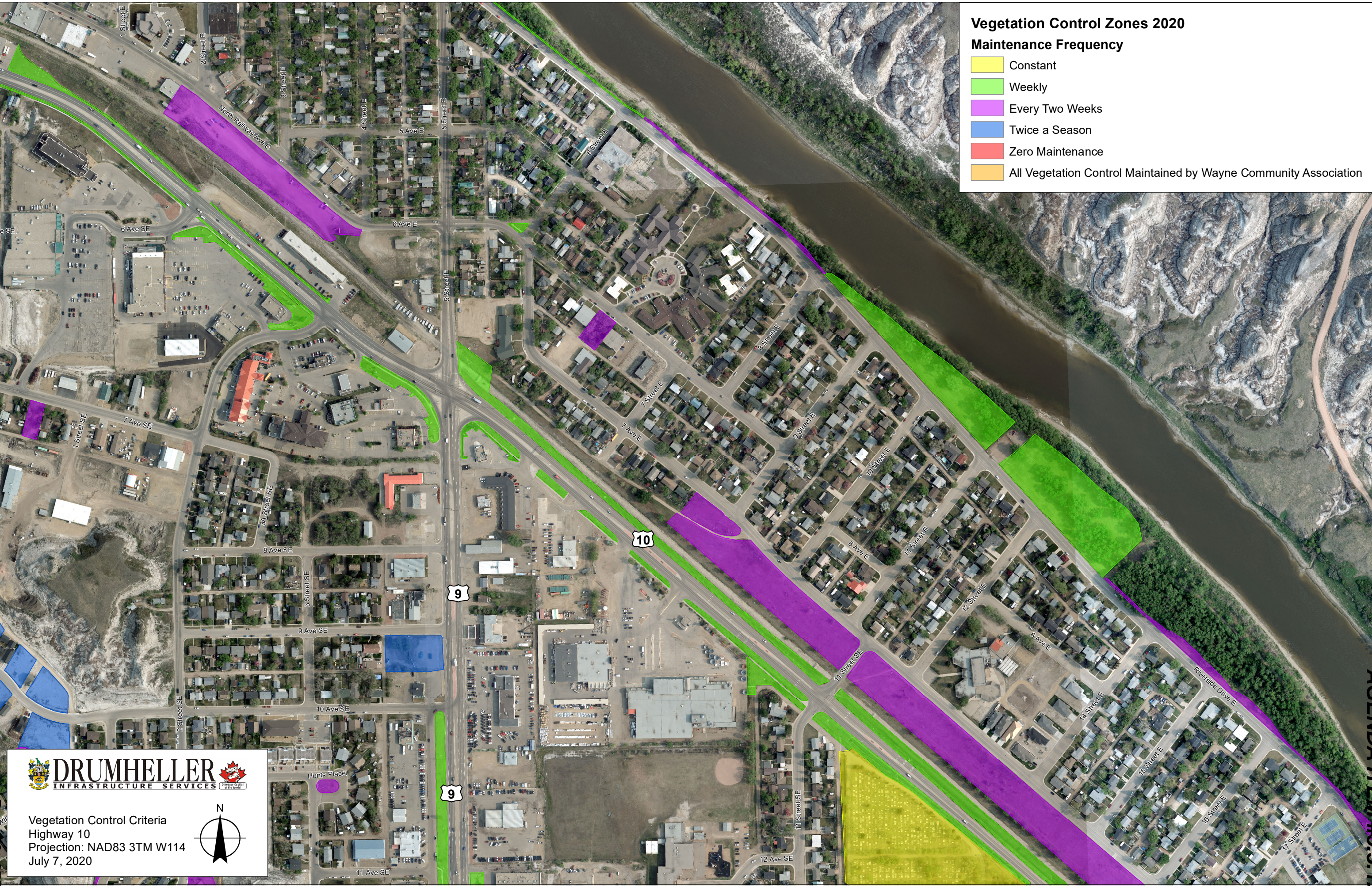
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Bankview & Huntington
 Projection: NAD83 3TM W114
 July 7, 2020





Vegetation Control Zones 2020

Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association

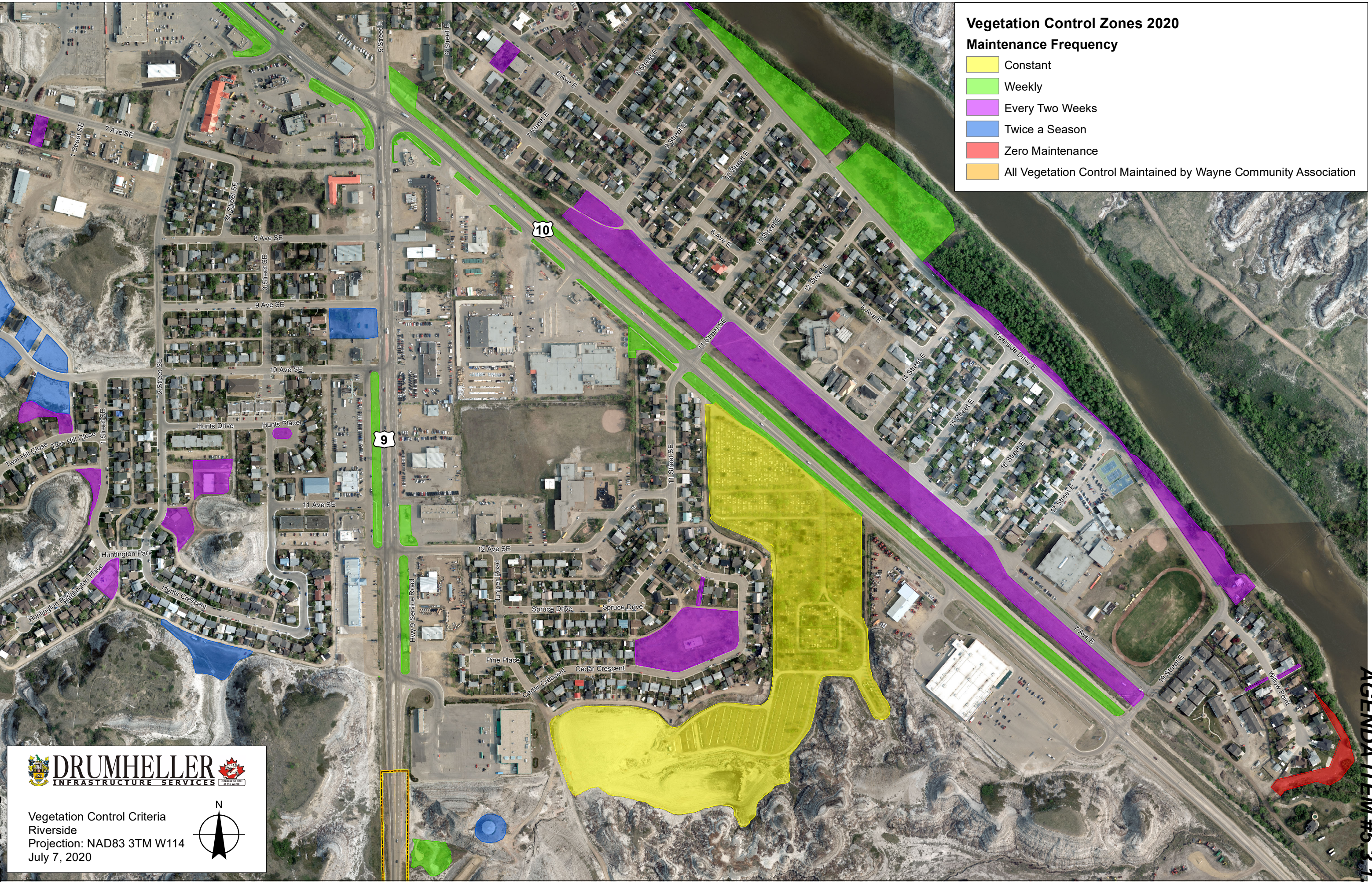
DRUMHELLER
INFRASTRUCTURE SERVICES

Vegetation Control Criteria
Highway 10
Projection: NAD83 3TM W114
July 7, 2020

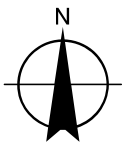
Vegetation Control Zones 2020

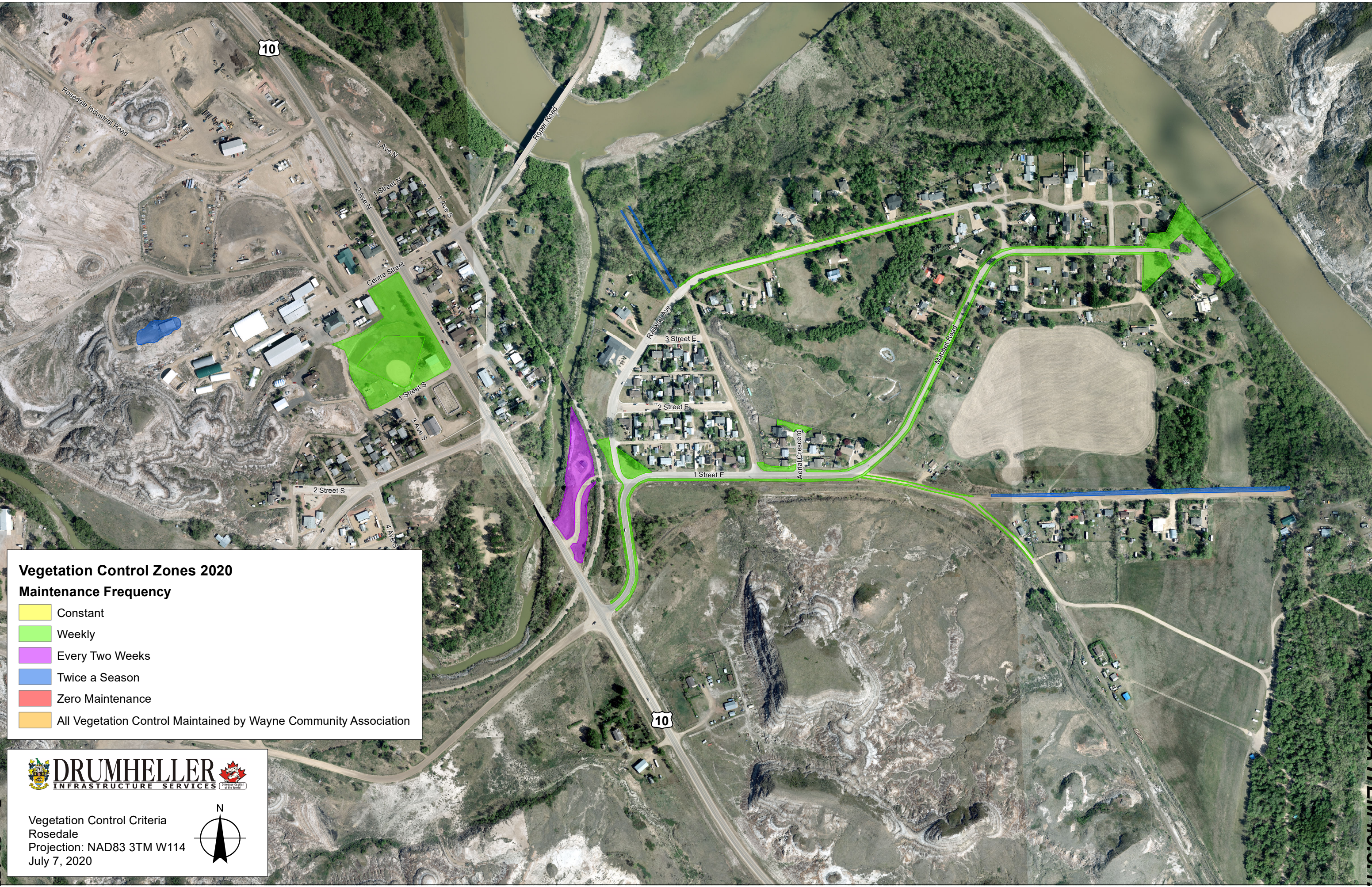
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Riverside
 Projection: NAD83 3TM W114
 July 7, 2020





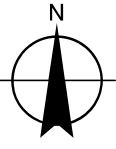
Vegetation Control Zones 2020

Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Rosedale
 Projection: NAD83 3TM W114
 July 7, 2020



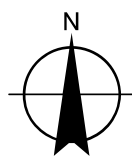


Vegetation Control Zones 2020
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Cambria
 Projection: NAD83 3TM W114
 July 7, 2020





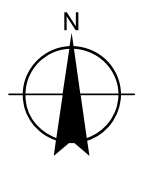
Vegetation Control Zones 2020

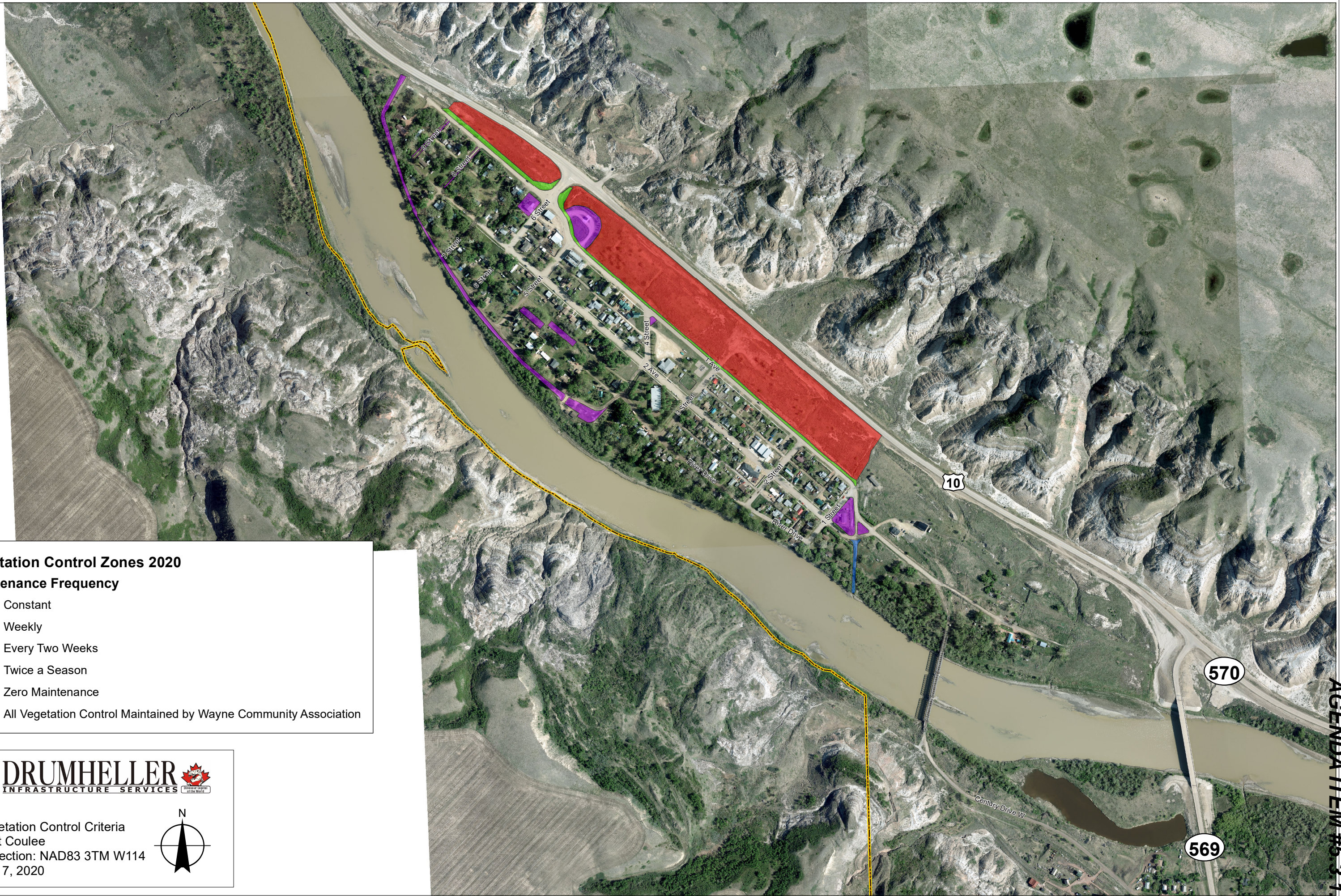
Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Lehigh
 Projection: NAD83 3TM W114
 July 7, 2020





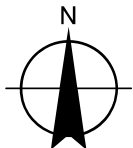
Vegetation Control Zones 2020

Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association

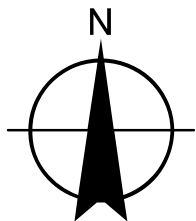


Vegetation Control Criteria
 East Coulee
 Projection: NAD83 3TM W114
 July 7, 2020





Vegetation Control Criteria
Airport Vegetation Maintained
3 Times Per Season
Projection: NAD83 3TM W114
July 7, 2020





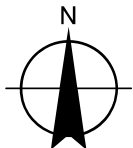
Vegetation Control Zones 2020

Maintenance Frequency

- Constant
- Weekly
- Every Two Weeks
- Twice a Season
- Zero Maintenance
- All Vegetation Control Maintained by Wayne Community Association



Vegetation Control Criteria
 Wayne
 Projection: NAD83 3TM W114
 July 7, 2020





REQUEST FOR DECISION

TITLE:	Award for Concrete and Asphalt Crushing for Stockpiling Request for Tender
DATE:	July 29, 2020
PRESENTED BY:	Dave Brett, Director of Infrastructure Services
ATTACHMENT:	Recommendation Letter – Wood Environment & Infrastructure Solutions

SUMMARY:

The Town maintains a stockpile of concrete and asphalt at the Drumheller Regional Landfill; these materials come to the Landfill as a result of local construction projects. The stockpile requires crushing to generate gravel, which is then used for various Town projects. On July 9, 2020 the Town of Drumheller posted a Request for Tender for Concrete and Asphalt Crushing for Stockpiling on the Alberta Purchasing Connection and the Town website per our Purchasing Policy C-02-17. On July 23, 2020 two (2) tender submissions were received and are summarized as follows:

COMPANY	TOTAL PRICE (GST Excluded)
DD Contracting and Construction Ltd.	\$ 482,041.00*
McKnight Enterprises Ltd.	\$ 459,700.00

* Price adjusted for mathematical error of original bid submission.

RECOMMENDATION:

It is Administration’s recommendation that the Concrete and Asphalt Crushing for Stockpiling tender be awarded to McKnight Enterprises Ltd. for the amount of \$459,700.00 exclusive of GST in alignment with the attached letter of recommendation from engineering project consultant Wood Environment & Infrastructure Solutions.

DISCUSSION:

Awarding this project to McKnight Enterprises Ltd. will allow the large stockpile of concrete and asphalt to be crushed for use in Town projects. Not awarding the project at this time will negatively impact operations at the Landfill, as the current stockpile is very large and is taking up more physical space than anticipated by the Landfill Executive Director of Operations. The stockpile will continue to increase throughout the construction season as a result of the Street Improvement Program and other projects, straining the capacity of the stockpile location at the Landfill. It has been several years since the last

crushing contract and in that time, significant amounts of concrete and asphalt have been deposited in the designated area. It is good environmental practice to crush concrete and reuse the product instead of purchasing virgin gravel.

FINANCIAL IMPACT:

The approved 2020 Budget includes allocation of \$361,000.00 for this work under the inventory category Stockpile Concrete/Asphalt 1.3.0000.535. An additional \$110,000.00 will need to be transferred from Transportation Reserves to fully fund the work and contingencies.

STRATEGIC POLICY ALIGNMENT:

Fiscal responsibility, and environmental protection. By crushing and re-using the concrete and asphalt the Town is not purchasing “new gravel” and not contributing to filling the Landfill with recyclable and re-usable materials.

COMMUNICATION STRATEGY:

The successful proponent will be notified through a Letter of Award and the unsuccessful proponent will receive a Letter of Non-Award. An award summary will be published online at the Alberta Purchasing Connection and the Town website tenders page.

MOTION:

Councillor: _____

Moves to award the Concrete and Asphalt Crushing for Stockpiling tender to McKnight Enterprises Ltd. for the amount of \$459,700.00 exclusive of GST from the 2020 Capital Budget, and to further move that the additional required funding of \$110,000.00 be transferred to project code 1.3.0000.535 from Transportation Reserves.

SECONDED:

Libby Vant

Prepared By: Libby Vant
Senior Administrative Assistant

Dave Brett

Reviewed By: Dave Brett
Director of Infrastructure Services

Approved By: Darryl Drohomerski
Chief Administrative Officer



July 28, 2020

Town of Drumheller
224 Centre Street
Drumheller, AB T0J 0Y4

401, 1925 – 18 Avenue NE
Calgary, AB T2E 7T8
T: +1 403 248-4331
F: +1 403 258-1016
www.woodplc.com

**ATTENTION: Mr. Dave Brett
Director of Infrastructure Services**

**REFERENCE: Tender Results
Crushing of Reclaimed Concrete and Asphalt to Stockpile
(Our File No.: DT203501)**

Dear Sir:

Tenders on the above project closed at 2:00 pm on July 23, 2020 and were opened at the Town of Drumheller office immediately thereafter.

A total of 2 tenders were received for the above-mentioned project. The lowest tender was submitted by McKnight Enterprises Ltd. with a total bid of \$459,700.00.

I performed three reference checks on McKnight Enterprises Ltd. and they were all good with no negative comments. They were missing a witness signature on page 8 of the tender documents. I had them fill it out and return it to me.

All necessary documentation has been provided with the tender.

Upon receipt of formal approval, we can proceed to execution of the contract by the Contractor and the Town of Drumheller if requested. We trust this information is in order. If you have any questions or require further information, please contact our office.

Regards,
**Wood Environment & Infrastructure Solutions
a Division of Wood Canada Limited**

Darrell Berlando
Project Manager

/dc

Colin Stroeder
Calgary Area Manager



PLANNING REPORT

To: Town of Drumheller CAO	Date: Aug 4 th , 2020
RE: Rezone for Arts Center – Bylaw No 14.20 &15.20	Applicant: Dawn Allen
Prepared by: Shahira Jalal, Planner (BA)	Owner: 89061 Alberta Ltd.

BACKGROUND

There is a proposed art center to provide “creative space” which includes 1640 square feet of training space, and a storefront which will be able to reconfigure into classes offered to clients. The facility will also offer a catering and liquor license for when they hold community events. In addition, there are plans to include glamping and kid’s cabins, and providing services such as day care. There is an additional 800 square feet dedicated to workshop for storage and workshop structure. The applicant has completed a Development Permit (DP) Application for another location. A new location was proposed, and the DP application was reviewed by the MPC. They have concluded that the proposed development may proceed in the new location, subject to a rezoning of the proposed site. The applicant is proposing to amend the Land Use Bylaw to redistrict the subject area from M-2 to Direct Control District (Bylaw 15.20), this amendment will also trigger an MDP amendment (Bylaw 14.20) to accommodate the proposed Arts Center in the Future Land Use Map. Palliser Regional Municipal Services (P.R.M.S) worked with the applicant to provide possible options to move forward with the application. The following report outlines their research and recommendation.

LOCATION: SURROUNDING LAND USES:

Municipal Address: 45 Alberta Pool Road
 Legal Address: Plan: 9711320, Block 4, Plan 9712322, Block 7, Plan 9711320, Block 3 & 4

LAND USE BYLAW (LUB)

Definition of Proposed Development:

There is a definition called “Artist’s Studio” which means:

- (a) where art is produced by individuals;
- (b) may include the instruction of art to individuals or groups;
- (c) may include the sale of art pieces produced by that use.

This definition can be argued to fit the use of

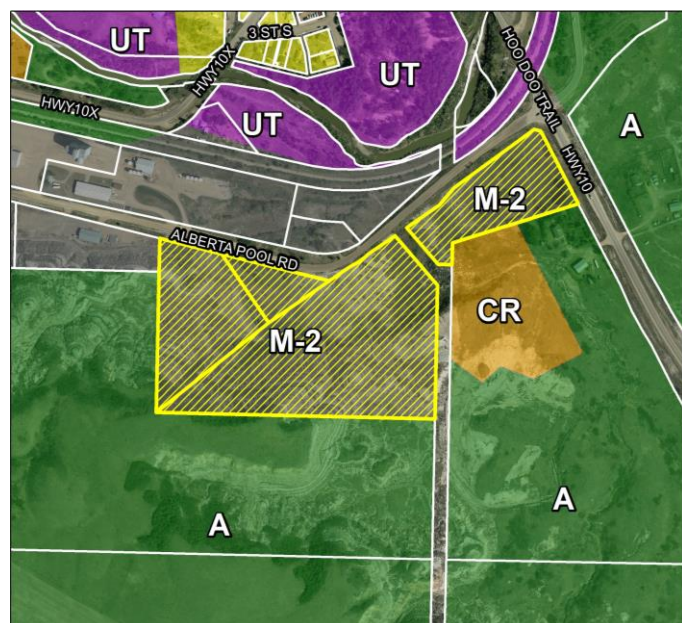


Figure 1. Subject Site and Surrounding Land Uses



P.O. DRAWER 1900, HANNA, AB. T0J 1P0 | Ph:(403) 854-3371 | Fax:(403) 854-4684

the This definition can be argued to fit the use of the subject site, however, it was intended to describe a smaller development. Further, the current proposal is looking to offer additional amenities that an Artist Studio would not account for. In which case, the proposed arts center best fits the description of a “Commercial Tourist Development” which is described in the Town of Drumheller’s Land Use Bylaw 10-08 (LUB) as “..a building or facility where attractions, exhibits, goods and merchandise, and recreational facilities are individually or collectively offered on a commercial basis, oriented to the tourist market;”.

Current Land Use of Site:

In Section 34 of the LUB, the purpose of the M-2 – Medium Industrial District is described as: “..to provide for the development of industrial uses which may not be compatible with surrounding non-industrial land uses due to nuisance effects that may extend beyond the site.”

As of current, the purpose of M-2 is not compatible with the proposed development by not enabling “Commercial Tourist Development” within the district.

Districts that support the use:

If the applicant and the Town wishes to rezone the area to proceed with the development, the following districts enable “Commercial Tourist Development” as a discretionary use:

Option A: Section 30. DT – Downtown Transition District	
Purpose:	The purpose of this district is to provide for mixed-use development, including secondary commercial uses, institutional and office uses as well as single-detached and multiple unit residential development in downtown fringe areas. This district is intended to enhance downtown vitality, to promote tourism service businesses, and to retain the residential character of the neighbourhood. It is not the intent of this district to make any existing uses non-conforming but rather to provide for a wider range of residential and complimentary uses.
Special provisions:	N/A
Compatibility with surrounding uses:	The proposed site is considerably far from the downtown core, so the development may provide some tourism service but will not enhance ‘downtown vitality’, and will not retain any form of character to the surrounding uses, most of which comprise of (M-2), (C-R) and (A) land.
Recommendation:	Rezoning from (M-2) to (DT) is not encouraged.

Option B: Section 32. HWY-C - Highway Commercial District	
Purpose:	The purpose of this district is to provide for certain commercial uses which, in order to serve a wide area of the Town and region, locate on major streets with high traffic volumes and a high level of exposure.
Special provisions for use:	(g) Special Requirements



P.O. DRAWER 1900, HANNA, AB. T0J 1P0 | Ph:(403) 854-3371 | Fax:(403) 854-4684

	3. Commercial tourist development shall be developed in a manner which is complementary to neighbouring land uses in appearance and function to the satisfaction of the Municipal Planning Commission.
Compatibility with surrounding uses:	Though the art center may provide for commercial use, it is not located among a major road or highway. The surrounding land uses of the subject site are largely designated (M-2) and (A) but are currently empty. However, if the surrounding lands are utilized, it may be considered intrusive on the art center, and may not be considered a 'complementary use'.
Recommendation:	Rezoning from (M-2) to (HWY-C) is not encouraged.

Option C: Section 36. CS – Community Service District	
Purpose:	The purpose of this district is to provide recreational, educational and community uses.
Special provisions for use:	N/A
Compatibility with surrounding uses:	The purpose for the CS district is broad and may be able to work in the subject site. However, the surrounding M-2 on the north, north-east and west of the subject site may still be intrusive to the proposed art center.
Recommendation:	Rezoning from (M-2) to (CS) is not encouraged.

Option D: Section 37. A—Agricultural District	
Purpose:	The purpose of this district is to provide a range of agricultural uses as well as recognizing the need for residential and other uses.
Special provisions for use:	N/A
Compatibility with surrounding uses:	The purpose of the agricultural district does not mention commercial uses, but it is enabled under discretionary use. This district may be compatible with the surrounding land uses, since the south and east of the development is already zoned A. However, there is a condition that an agricultural parcel of land needs to meet the minimum of 8 ha (20 acres). acres, which the proposed development does not.
Recommendation:	Rezoning from (M-2) to (A) is not encouraged.

Option F: Section 39. DC- Direct Control District	
Purpose:	The purpose and intent of this district is to provide for the evolution towards a more specific type of land use of areas which are in a state of transition. The Municipal Planning Commission may regulate and control land use in this district having regard to: (a) Conformity of the proposed use with the Municipal Development Plan. (b) The existing uses of neighboring lands.



P.O. DRAWER 1900, HANNA, AB. T0J 1P0 | Ph:(403) 854-3371 | Fax:(403) 854-4684

	<p>Without limiting the generality of the foregoing, the Municipal Planning Commission may permit any use and may subsequently revoke permission for any use previously granted by giving written notice to any holder of a Development Permit affected thereby whereupon such use shall become a non-conforming use and shall be subject to the provisions of Part 3 of this Bylaw.</p> <p>In addition to the General Land Use Regulations, the requirements covering each type of development shall apply where it appears as a “Permitted Use” elsewhere in this Bylaw.</p>
<p>Special provisions for use:</p>	<p>N/A</p>
<p>Compatibility with surrounding uses:</p>	<p>The nature of the DC district is to serve almost as an ‘interim’ spot for the area to eventually be rezoned to a district which the Council deems fit. This option will serve as a ‘blank slate’ until there will be a new district applied to the proposed area. This district can be updated to include commercial uses for the time being, until the new version of the MDP and LUB are completed by 2021.</p>
<p>Recommendation:</p>	<p>Rezoning from (M-2) to (DC) is encouraged for this situation.</p> <p>Bylaw 15.20 proposes to add:</p> <ul style="list-style-type: none"> • ‘Commercial Tourist Development’ and other ‘M-2 permitted uses’ to DC’s permitted uses. • ‘Campground’ and other ‘M-2 discretionary uses’ to DC’s discretionary uses. • The right of surrounding industrial land uses to continue with current industrial operations

MUNICIPAL DEVELOPMENT PLAN (MDP)

The MDP does not speak to a specific land use type such as an ‘Arts Center’, but in Section 6, there are general visions and goals in favor of encouraging economic activity and commercial development within the town.

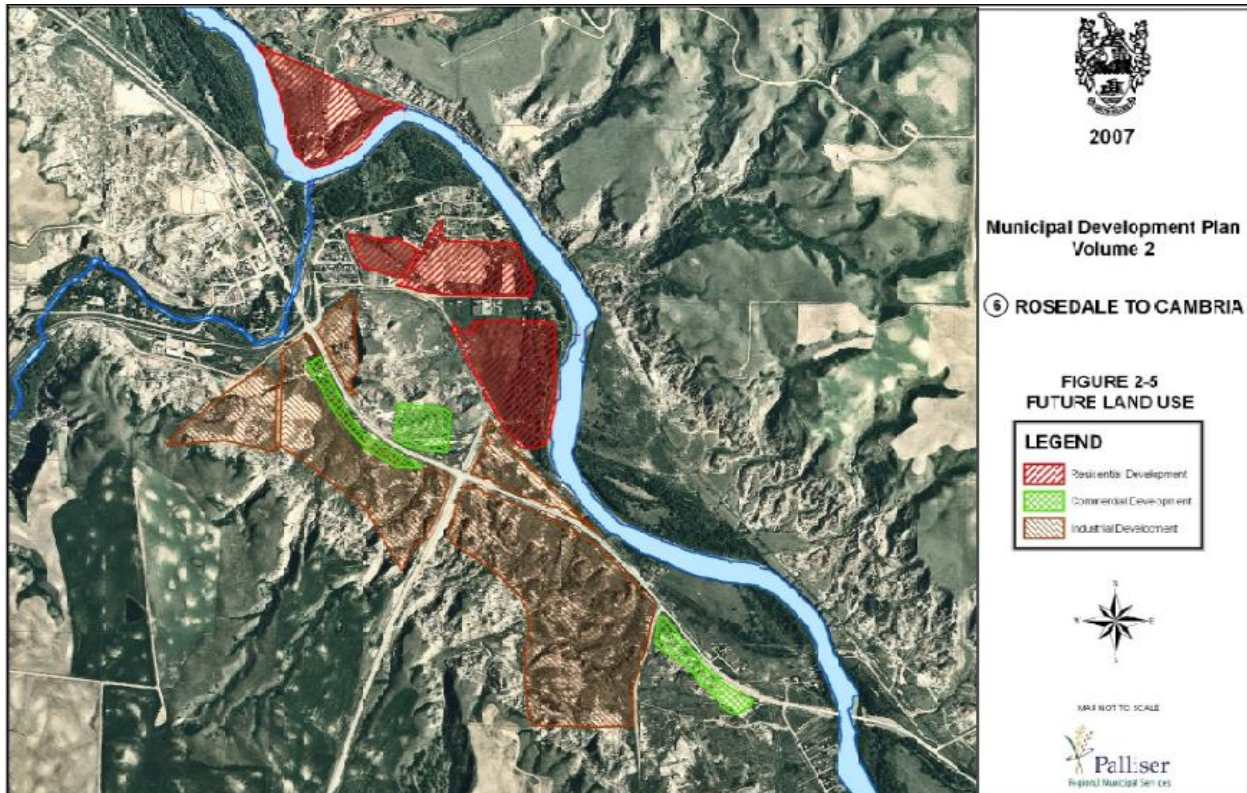


Figure 2. Future Land Use Map

On page 46 of the MDP, the future land use for the proposed area has been designated for industrial use, as seen on the figure above. Going through a Land Use Bylaw rezoning will disrupt the MDP’s vision of the land use designated for that area, and will need to result in a MDP redevelopment as well. If a rezoning is approved for this location, the MDP map must simultaneously be updated to keep consistent with the changes made in the LUB, and to reflect the Town’s future land use. As such, MDP amendment Bylaw 14.20 proposes to amend the future land use to accommodate both appropriate commercial and industrial uses.



P.O. DRAWER 1900, HANNA, AB. T0J 1P0 | Ph:(403) 854-3371 | Fax:(403) 854-4684

PALLISER'S RECCOMENDATION:

The proposed development will be considered an asset to the town in many respects, particularly providing an outlet for the creative process and industry in Drumheller, as well as adding economic and social benefit to town members and visitors alike. The major concern with the proposed arts center is the location, as the current designation is not suitable for the use. In addition, the current LUB and MDP do not give strong support to rezone. However, Palliser recognizes the benefit of the proposed development and recommends that the Town of Drumheller chose Option F (pass Bylaw 15.20 to redistrict subject site to the Direct Control District, while simultaneously updating the MDP's future land use map with Bylaw 14.20) for rezoning for the following reasons:

- a) There are not many suitable districts for this area to be rezoned to, so the Direct Control District serves as an interlude until the updated version of the LUB is completed in 2021.
- b) This proposal will most likely be accepted within the updated statutory document and LUB in 2021, and therefore Palliser encourages the proposed LUB and MDP bylaw amendments to align with the future documents.

The proposed development application has been circulated to external agencies. Palliser has prepared a draft of the LUB and MDP amendments which were sent to Council for first as well as adjacent landowners, as required in the *Municipal Government Act*, Section 695(4).

Please do not hesitate to contact Palliser Regional Municipal Services for further questions or concerns.

Regards,
Shahira Jalal, BA, Planner

**TOWN OF DRUMHELLER
BYLAW NUMBER 14.20**

BEING A BYLAW TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW 11-08 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

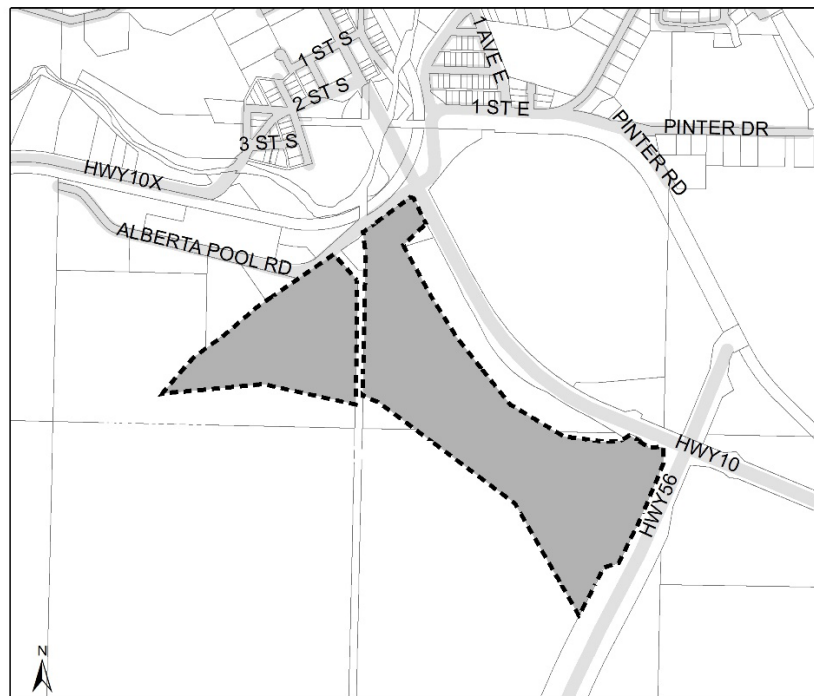
WHEREAS pursuant to the provision of Section 632 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller, (hereinafter called the Council), has adopted Municipal Development Plan Bylaw 11-08;

AND WHEREAS the Council deems it desirable to amend Municipal Development Plan Bylaw 11-08; and

NOW THEREFORE the Council hereby amends Municipal Development Plan Bylaw 11-08 as follows:

On Future Land Use Map "6-Rosedale to Cambria" (Figure 2-5), change a portion of the future land use map from "Industrial Development" to "Industrial Development/Compatible Commercial Development" as shown on the plan below:

**PROPOSED MUNICIPAL DEVELOPMENT PLAN AMENDMENT
BYLAW 14.20**



 Amendment Areas

Proposed Change From:
"Industrial Development" to "Industrial Development/
Compatible Commercial Development"

(proposed new map for MDP shown in Schedule A)

AGENDA ITEM #7.1.

READ A FIRST TIME THIS 20th DAY OF JULY, 2020

READ A SECOND TIME THIS ___th DAY OF _____, 2020.

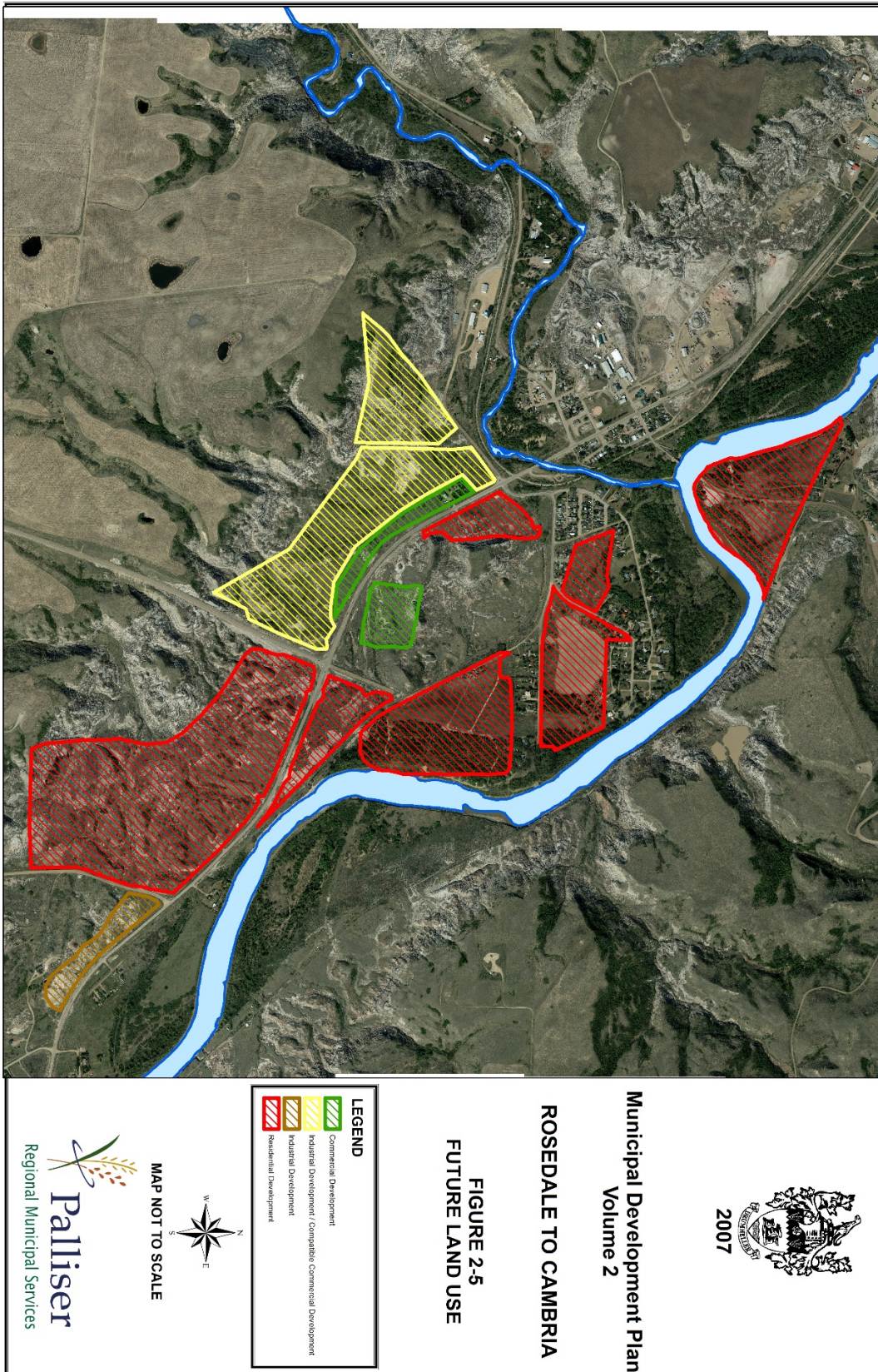
READ A THIRD TIME AND PASSED THIS ___th DAY OF _____, 2020.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE A

Proposed map to be inserted in the Town of Drumheller Municipal Development Pan Bylaw 11-08



**TOWN OF DRUMHELLER
BYLAW NUMBER 15.20**

BEING A BYLAW TO AMEND LAND USE BYLAW 10-08 FOR THE TOWN OF
DRUMHELLER IN THE PROVINCE OF ALBERTA.

AND

TO ESTABLISH THE USES AND RULES FOR A DIRECT CONTROL DISTRICT OF BYLAW
10-08 – THE TOWN OF DRUMHELLER LAND USE BYLAW

WHEREAS pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 10-08;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw 10-08; and

NOW THEREFORE the Council hereby amends Land Use Bylaw 10-08 as follows:

1. Bylaw 10-08- The Town of Drumheller Land Use Bylaw is hereby amended
2. Bylaw 10-08 is hereby amended by changing the land use classification of:

Plan 0010619, Block 2
Plan 9712322, Block 7
Plan 9711320, Block 3 & 4

From: M-2 (Medium Industrial District)
To: DC (Direct Control District)

(all of which is shown on the attached Schedule "A")

3. This Bylaw shall also establish uses and rules for the Direct Control District in accordance with Section 39 of Land Use Bylaw 10-08 and, unless otherwise provided by this bylaw or by a statutory plan affecting the lands described above:
 - a) All uses, terms, requirements and process are as described in part 1-5 of Land Use Bylaw 10-08, and
 - b) The general land use regulations for all districts, as described in Part 7 of Land Use Bylaw 10-08 shall apply.
4. Permitted uses:
 - Commercial Tourist Development
 - M-2-Medium Industrial Permitted uses
5. Discretionary uses:
 - Campground
 - M-2-Medium Industrial Discretionary uses
6. Development Rules:

All other development rules, including minimum and maximum requirements, shall be at the discretion of the Development Authority.

AGENDA ITEM #7.2.

7. Applications for subdivision and/or development in this Direct Control District will respect the right of surrounding industrial land uses to continue with current industrial operation without interference providing those operations are occurring in compliance with the Land Use Bylaw 10-08 and all other relevant Town of Drumheller bylaws and policies
8. Development approval authority is hereby delegated to the Development Officer and the Municipal Planning Commission as prescribed in Land Use Bylaw 10-08.
9. This Bylaw shall come into effect on the date of final passage thereof

READ A FIRST TIME THIS 20th DAY OF JULY, 2020

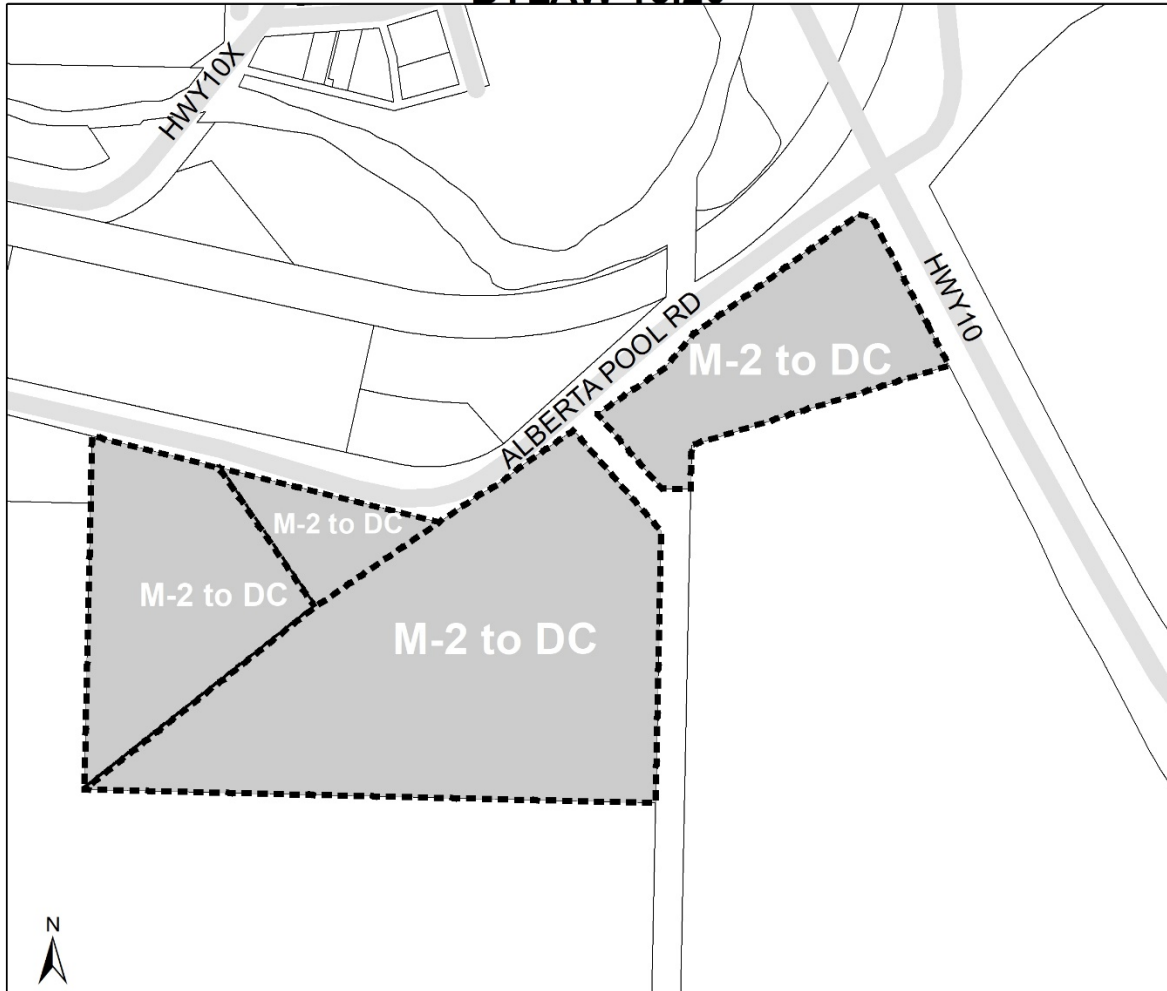
READ A SECOND TIME THIS ___th DAY OF _____, 2020.

READ A THIRD TIME AND PASSED THIS ___th DAY OF _____, 2020.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**SCHEDULE A
PROPOSED LAND USE BYLAW AMENDMENT
BYLAW 15.20**



 Amendment Areas

LEGAL: Plan 0010619 Block 2, Plan 9712322 Block 7,
Plan 9711320 Block 3 and 4

From: Medium Industrial District (M-2)

To: Direct Control District (DC)