



AGENDA
TOWN OF DRUMHELLER
REGULAR MEETING

TIME & DATE: 4:30 PM – Monday October 24, 2022

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and Live Stream on Drumheller Valley YouTube Channel

1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for October 24, 2022 Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the October 24, 2022 Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for October 3, 2022, Regular Council Meeting as presented.

[Regular Council Meeting – October 3 2022 - Minutes](#)

Proposed Motion: Move that Council approve the minutes for the October 3, 2022, Regular Council Meeting as presented.

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Chief Administrative Officer

6.1.1 Request for Decision – Proposed Amending Bylaw 17.22 – Amending the Municipal Development Plan Bylaw 17.20 and Setting a Public Hearing for December 5, 2022

[RFD + Amending Bylaw](#)
[Municipal Development Plan - Online](#)

Proposed Motions:

Move that Council gives first reading to MDP 2022 Amendments A Bylaw 17.22 amending Municipal Development Plan Bylaw 17.20 and sets the public hearing date for December 5, 2022

- 6.1.2 Request for Decision – Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.22 and Setting a Public Hearing for December 5, 2022

[RFD + Amending Bylaw](#)
[Land Use Bylaw - Online](#)

Proposed Motions:

Move that Council gives first reading to LUB 2022 Amendments - B Bylaw 16.22 amending Land Use Bylaw 16.20 and sets the public hearing date for December 5, 2022

- 6.1.3 Request for Decision – Proposed Bylaw 18.22 For Land Use Change and Consolidation to Town Owned Land - Nacmine Environmental Reserve Dedication Bylaw 18.22 Land Consolidation Bylaw

[RFD + Bylaw](#)

Proposed Motions:

Move that Council give first reading to Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

Move that Council give second reading to Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

Move that Council give unanimous consent for third reading of Nacmine Environment Bylaw 18.22 as presented.

Move that Council give third reading on Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

- 6.2 Flood Resiliency Program – Project Director

- 6.2.1 Request For Direction – Downtown Berm Finalizations

[RFD + Presentation](#)

Proposed Motions:

Move that Council review all available options and public feedback on the Downtown Berm project and provide direction to the Flood Office to support the completion of the final detailed design, tender and construction of the Downtown Berm.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.4 Manager of Community Development and Social Planning

6.7.1 Request for Decision: Funding Allocation to Recreation Fee Assistance Policy (RFAP)

RFD

Proposed Motion: Move that Council authorize Administration to allocate an additional \$7,500 to the Recreation Fee Assistance Policy Program for 2022.

INFRASTRUCTURE DEPARTMENT

6.6 Director Of Infrastructure

6.6.1 Request for Decision: Award - Supply and Delivery of 2022 4 Wheel Drive Backhoe Loader

RFD

Proposed Motion: Move that Council award the supply and delivery of one new 2022 – Backhoe Loader to Brandt Tractor Ltd – Option 1 for the amount of \$ 285,363.00 excluding G.S.T.

9. QUARTERLY REPORTS

9.2 Chief Administrative Officer

- Quarterly Report

9.3 Director of Corporate and Community Services

- Quarterly Report

7. CLOSED SESSION

7.1 Third Party Contract, Land Negotiations

FOIP 16 – Disclosure harmful to business interests of a third party

FOIP 23 – Local public body confidences

FOIP 24 – Advice from Officials

Proposed Motion: Move that Council close the meeting to the public for discussions related to a third-party contract and land negotiations per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 – Local public body confidences and FOIP 24 – Advice from Officials

8. ADJOURNMENT

8.1 **Proposed Motion:** That Council adjourn the meeting.



MINUTES
TOWN OF DRUMHELLER
REGULAR MEETING

TIME & DATE: 4:30 PM – Monday October 3, 2022

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and Live Stream on Drumheller Valley YouTube Channel Link

<https://www.youtube.com/watch?v=qECLskplCGY>

IN ATTENDANCE

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Crystal Sereda

Councillor Stephanie Price

Councillor Tony Lacher

Councillor Tom Zariski

Chief Administrative Officer – Darryl Drohomerski

Director of Emergency and Protective Services: Greg Peters

Director of Corporate and Community Services: Mauricio Reyes

Communication Officer: Erica Crocker

Legislative Services: Denise Lines

Reality Bytes IT: David Vidal

APPROVED ABSENCE

Councillor Lisa Hansen-Zacharuk

1. CALL TO ORDER

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

2. OPENING COMMENTS

- The sound on the Live Stream was not working for the first part of the meeting.
- The items announced include:
- I Love Drumheller Valley Campaign: Travel Drumheller will be hosting its first ever I love Drumheller Valley day. For more information go to traveldrumheller.ca
- The day will launch a brand new annual campaign celebrating the community that makes Drumheller Valley such an amazing place to be. The campaign will run from October 13th to November 15th.
- Happy 100th Birthday to Berniece Chalmers
- Council Zariski received the Volunteer of the Year Award for Volunteer of the Year as well as the Alice Modin Award for volunteerism presented at the 2022 Minister's Seniors Services Award.
- Drumheller and District Seniors Foundation – Pie Social and Auction is on Friday 2pm – Money goes to support recreation activities and renovations.
- Truth and Reconciliation Ceremony – Thank you to Lynn Fabrick for hosting the ceremony.
- STARS event at Old Grouch's - Old Grouch's presented a cheque to STARS and Councillors attended to support the annual event. Council has committed to donating \$10,000 annually for the remainder of their term (2025).
- Drumheller Fire Department Acknowledgement and Presentation

To watch the whole presentation, click on this link: <https://youtu.be/qECLskpICGY?t=150>
Congratulations and thank you to Bruce Wade for the many years of service to the community. Firefighters from all 3 departments were in attendance.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for October 3, 2022 Regular Council Meeting

M2022.209 Moved by Councillor Zariski, Councillor Sereda;
that Council adopt the agenda for the October 3, 2022 Regular Council meeting as presented.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for September 19, 2022, Regular Council Meeting as presented.

Agenda attachment: Regular Council Meeting – September 19 2022 - Minutes

M2022.210 Moved Councillor Kolafa, Councillor Sereda;
that Council approve the minutes for the September 19, 2022, Regular Council Meeting as presented.

Carried unanimously

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Communications Officer
Time Stamp: <https://youtu.be/qECLskpICGY?t=765>

6.1.1 For Information: Ethelo Presentation

Agenda attachment: Presentation

6.2 Flood Resiliency Program – Project Director

6.2.1 For Information: Floodway Buyout – Demolition and Remediation Services

Agenda attachment: For Information Document

6.3 Chief Administrative Officer

6.3.1 Request for Decision: Expropriation of the Star Mine Suspension Bridge Lands

Agenda attachment: Request for Decision Document

M2022.211 Moved by Councillor Kolafa, Councillor Lacher;
that Council approve the Resolution Approving Expropriation of the properties
identified as Short Legal RW334; RLY; OT, Title Number 101 073 610 and Short
Legal RW334; RLY; OT, Title Number 101 073 610 +1 as presented.

Carried unanimously

6.3.2 Request for Decision: CN Trail Task Force Members At Large Appointments -

Courtney Bell

Josh Bhikoo

Tyler Eddy

Becky Kowalchuk

Barbara Lubinski

Lisa Orton

Oct 5 at 4:30pm

Agenda attachment: Request for Decision Document with Applications

M2022.212 Moved Councillor Sereda, Councillor Price;
that Council approve the appointment of Courtney Bell, Josh Bhikoo, Tyler Eddy,
Becky Kowalchuk, Barbara Lubinski, and Lisa Orton as members at large to the CN
Trail Fundraising Task Force for a term ending February 28, 2023.

Carried unanimously

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.4 Director of Corporate and Community Services

Time Stamp: <https://youtu.be/qECLskplCGY?t=2457>

6.4.1 Request for Decision: 2023 Tax Recovery Public Auction – Reserve Bid Values & Terms

As part of the tax recovery process under the Municipal Government Act section 418, properties with a tax caveat registered against them must be offered for public auction within one year after the date of the tax caveat. As part of this process, Council must set the terms and reserve bid amounts for the properties. In the past, the terms have been cash, or cash equivalent, and the reserve bid for each property has been equal to its current year's assessment value. If a property is not sold, the municipality is entitled to possess the property from the date on which the parcel of land is offered for sale at public auction.

Agenda attachment: Request for Decision with Attachment

M2022.213 Moved by Councillor Lacher, Councillor Kolafa;
that Council authorizes the 2023 tax recovery public auction be held on January 27, 2023, set the assessed values as July 1, 2022 as the reserve bid prices for the properties being offered for sale, and set the terms and conditions for the sale as presented.

Carried unanimously

INFRASTRUCTURE DEPARTMENT

6.5 Director Of Infrastructure

Time Stamp: <https://youtu.be/qECLskpICGY?t=2899>

6.5.2 Request for Decision: Drumheller Municipal Airport Lighting Award

Agenda attachment: Request for Decision Document + Attachments

M2022.214 Moved by Councillor Sereda, Councillor Price;
that Council approve the award of the Drumheller Airport Lighting Upgrades Project Change Order 5 to Border Paving Ltd., in the amount of \$ 336,650.00, excluding G.S.T.

Carried unanimously

7. CLOSED SESSION

7.1 Third Party Complaint; Recreation and Parks Third Party Contract; Land Transaction
FOIP 16 – Disclosure harmful to business interests of a third party
FOIP 23 – Local public body confidences
FOIP 24 – Advice from Officials

M2022.215 Moved by Councillor Price, Councillor Lacher;
that Council close the meeting to the public for discussions related to Third Party
Complaint; Recreation and Parks Third Party Contract; Land Transaction as per
FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 –
Local public body confidences and FOIP 24 – Advice from Officials. Time
5:36pm

Carried unanimously

M2022.216 Moved by Councillor Lacher, Councillor Zariski;
that Council open the meeting to the public. Time 8:08pm

Carried unanimously

8. ADJOURNMENT

M2022.217 Moved by Councillor Kolafa, Councillor Price;
that Council adjourn the meeting. Time 8:08pm

MAYOR

CHIEF ADMINISTRATIVE OFFICER

REQUEST FOR DECISION

TITLE:	Proposed Amending Bylaw 17.22 – Amending Municipal Development Plan Bylaw 17.20
DATE:	October 24, 2022
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	Proposed MDP 2022 – A Bylaw 17.22

SUMMARY:

Municipal Development Plan 17.20 was passed in March 2021. Like the Land Use Bylaw, the Municipal Development Plan is a statutory document. The MDP provides citizens and businesses information on how the municipality will address the current and future needs of the community, including land use, transportation systems, municipal services and environmental considerations. The Municipal Development Plan is an ongoing document that may be amended time to time as the Town’s vision changes.

In several sections the plan outlines Standard Berm Design which no longer fits the Town’s Vision for the ongoing Flood Mitigation Program. This proposed bylaw deals with some of these items that have been updated in other plans however not yet amended within this document.

RECOMMENDATION:

That council gives First Reading to MDP 2022-A Bylaw 17.22 amending Municipal Development Plan 17.20 and sets the public hearing date for December 5, 2022

DISCUSSION:

At the June 6, 2022 Regular Council Meeting, Council approved modifications to the Standard Berm Design including a reduced top width and freeboard measurement in order to optimize the available project funding.

All references to the top width of any berm being referenced to 6.0 meters have been amended to 4.0 meters.

All references to the minimum freeboard requirement being referenced to 0.75 meters have been amended to 0.50 meters.

FINANCIAL IMPACT:

There is no financial impact by amending this Bylaw.

STRATEGIC POLICY ALIGNMENT:

This aligns with Council's priority of good and proper governance, and Council's strategic priority of protecting the people and property of Drumheller from future floods.

COMMUNICATION STRATEGY:

An Open House session will be scheduled on November 17, 2022 at the Badlands Community Facility. This date has been chosen to be in alignment with the DRFMO Berm Open House in hope that many residents will be present for both. Feedback will be gathered from residents on the proposed Bylaw amendments prior to Second Reading and Public Hearing. Information of how to participate at the Public Hearing will be made available. Proposed Bylaw amendments will be posted on the Drumheller Valley Bylaw page.

PROPOSED COUNCIL MOTION:

That Council gives first reading to MDP 2022-A Bylaw 17.22 amending Municipal Development Plan Bylaw 17.20 and sets the public hearing date for December 5, 2022

SECONDED:

Prepared By:

Antonia Knight

Antonia Knight
Development Officer in Training

Approved By:



Darryl Drohomerski, C.E.T.
Chief Administrative Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 17.22
DEPARTMENT: DEVELOPMENT

Amending Bylaw 17.20

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO
AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW 17.20

WHEREAS, pursuant to the provisions of Clause 639 of the Municipal Government Act, RSA 2000, c.M. 26, the Council of the Town of Drumheller (hereinafter called the Council, has adopted Municipal Development Plan Bylaw 17.20;

AND WHEREAS the Council deems it desirable to amend Municipal Development Plan Bylaw 17.20;

AND WHEREAS, a notice was published once a week for two consecutive weeks on _____, 2022, and again on _____, 2022 the last of such publications being at least five days before the day fixed for the passing of this Bylaw, including the date and location of a public hearing meeting where concern can be heard; and

NOW THEREFORE the Council hereby amends Municipal Development Plan Bylaw 17.20 as follows:

1. SHORT TITLE

1.1. This Bylaw may be referred to as MDP 2022 Amendments -A Bylaw 17.22.

2. PURPOSE

2.1 The purpose of this bylaw is to establish amendment to the Town of Drumheller Municipal Development Plan Bylaw 17.20.

3. CHANGES/DELETIONS

3.1 Remove any reference to freeboard being 0.75m and replace with 0.50m.

3.2 Remove any reference to the minimum berm elevation being 1,640 cms and replace with 1850 cms.

3.2 Remove any reference to the minimum berm width from 6.0 meters and replace with 4.0 meters.

The following specific sections are affected;

3.1 DRUMHELLER: A FLOOD COMMUNITY
Section 3.1.6 MUNICIPAL FLOOD PROGRAM [...]

The typical dike cross section is planned to be at least ~~6 m~~ **4 m** wide (at the top), with 3:1 horizontal to vertical side slopes, built to a minimum of ~~1,640 cms~~, **1850 cms** with an adaptable plan to have safe zones, strategic evacuations and rapidly increase dike heights on an emergency response basis for floods in excess of those up to ~~1850 cms~~ **2100 cms**.

[...]

For reference, The City of Calgary uses 0.5 m of freeboard, the Town of High River uses 1.0 m of freeboard, and the BC Dike Design and Construction Guide: Best Management Practices suggests 0.6 m of freeboard. The Town of Drumheller has selected ~~0.75m~~ **0.50 m** as the minimum freeboard to be included in required dike heights.

3.2 CHANGING THE CHANNEL

Section 3.2.1 KNOW YOUR FLOW

[...]

Figure 6 Red Deer River Conveyance (~~1850 CMS + 0.75 M~~ **0.50 M** Freeboard) shows the space the river needs when it flows at a 1850 cms flow rate (including ~~0.75m~~ **0.50 M** of freeboard), a possible flood scenario.

3.2.3 MAKE EXISTING DEVELOPMENT SAFER

Graphic references minimum berm width of 6 meters and minimum berm design height of 1640 cms. Amend image to reference minimum berm width of 4 meters and a minimum berm height of 1850 cms.

[...]

Structural measures create a 'Protected Zone' between the river and System 2100, providing enhanced access to finance and insurance for existing properties as Drumheller gradually grows out of the river. Figure 8 - Proposed Structural Measures, shows at a high level where structural measures will be implemented in existing neighbourhoods. These structural measures will need to be built to protect to a minimum flow rate of ~~1,620 cms~~ **1850 cms** plus a freeboard of ~~0.75 meters~~ **0.50 metres** to account for challenging topography or uncertainty

7 FLOOD MITIGATION AND CLIMATE ADAPTION

7.1 CONVEYANCE CAPACITY

- a) Conveyance capacity for the Red Deer River within Drumheller shall be defined at a rate of 1850 cms plus ~~0.75m~~ **0.50 m** of freeboard.

7.2 DESIGN AND CONSTRUCTION OF STRUCTURAL MEASURES

- c) Structural measures should be designed to:
- i. protect to a minimum flow rate of 1850 cms;
 - ii. include a freeboard of ~~0.75m~~ **0.50 m** beyond the target flow rate elevation;
 - iii. have a suitable top width of ~~6 meters~~ **4 meters** or more, making the system adaptable by allowing vehicle access to add material that raises the barrier elevation in response to higher flow;

MAPS AND OVERLAYS

FIGURE 6 RED DEER RIVER CONVEYANCE (1850 CMS + ~~0.75M~~ **0.50M** FREEBOARD)

Legend

- 1850 cms + ~~0.75m~~ **0.50 m** freeboard Limits
1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance
1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance – Under Review

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

Legend

- 1850 cms + ~~0.75m~~ **0.50 m** freeboard Limits
1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance
1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance – Under Review

FIGURE 8 - PROPOSED STRUCTURAL MEASURES

Legend

- 1850 cms + ~~0.75m~~ **0.50 m** freeboard Limits
1850 cms + ~~0.75m~~ **0.50 m** freeboard Protected Overlay
1850 cms + ~~0.75m~~ **0.50 m** freeboard Protected Overlay – Under Review

1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance Overlay
1850 cms + ~~0.75m~~ **0.50 m** freeboard Conveyance Overlay – Under Review

PART 4 TRANSITIONAL

- 4.1 Town of Drumheller Bylaw 16.20 is hereby amended.
- 4.2 Bylaw 15.22 comes into force on the date of the third and final reading.

READ A FIRST TIME THIS __ DAY OF __, 2022.

PUBLIC HEARING HELD THS __DAY OF __, 2022

READ A SECOND TIME THIS __ DAY OF __, 2022.

READ A THIRD AND FINAL TIME THIS __ DAY OF __, 2022.

MAYOR

CHIEF ADMINSTRATIVE OFFICER

REQUEST FOR DECISION

TITLE:	Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.22
DATE:	October 24, 2022
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	Bylaw 16.22, Schedules 1-6

SUMMARY:

Land Use Bylaw 16.20 took effect on March 1, 2021, and since then one round of amendments have been approved by Council in September 2021. While working with the document since March 1st 2021, Administration has identified a number of inconsistencies within the document which can be misinterpreted. Definitions for Specific Uses and General Regulations for these Uses have also been previously overlooked, leaving too little regulations for some developments. This proposed bylaw deals with some of these items that have been unclear for both Administration and the general public and provide further clarity and guidelines for these uses.

RECOMMENDATION:

That council gives first reading to LUB 2022-B Bylaw 16.22 amending Land Use Bylaw 16.20 and sets the public hearing date for December 5, 2022

DISCUSSION:

- Removal of Land Use Overview Maps within the Bylaw document:
Instead, redirect users to the Palliser Web mapping system or online eServices to review their Land Use zoning designation. Paper copies of the land use mapping have been difficult to interpret, especially where there are Land Use boundaries that do not follow the property lines.
- Removal of Flood Hazard Overlay:
The maps are inconsistent with the actuality of the land as it stands. Instead, redirect users towards the standard the Town follows, which is the Government of Alberta Floodplain Mapping website (www.floods.alberta.ca) or amendment thereof.
- Additional/amended regulations within Section 3.1.1 Specific Use Standards:
Includes regulations for Bed & Breakfast standards, amendments to Kennel distancing and Tourist Dwelling occupancy regulations.

- Complete addition of Specific Design Standards to Dwelling Unit types and addition to definitions and Permitted/Discretionary uses for each zone. Currently the Land Use Bylaw has two uses categorised as for Dwellings – *Dwelling Unit* and *Dwelling Unit – Temporary*. The definition of *Dwelling Unit – Temporary* has been interpreted differently based on what individuals define a “permanent foundation”.

Instead, outlining specific Dwelling Unit types and including them as Permitted or Discretionary Uses to provide the ability to better look at whether each application meets the form of the neighbourhood.

These Specific Dwelling Unit have been added into the Use categories within each applicable district.

- Addition of Neighbourhood District - Manufactured Home Park Standards
There are existing Manufactured Home Parks within the Valley however the Land Use Bylaw currently does not have any additional regulations except for those for “Dwelling Unit”.
- Addition of Manufactured Home Park as a Discretionary Use within the Neighbourhood District as well as specific regulations for development of already approved and proposed Manufactured Home Parks for Manufactured Home Placement, as well as Parking, Roads and Walkway standards.
- Addition of Specific Use Standards for *Work Camp*, *Natural Resource Extraction* and *Industrial – Cannabis Production* within the Employment District
These Uses have been identified as missed from the definitions and require specific regulations within Land Use Bylaw 16.20
- Reclassification of some Sign uses from Discretionary to Permitted Use when associated with an approved Lodging, Commercial, Institutional or Industrial Development located on the same lot, providing that they meet the requirements for these sign categories within the underlying Land Use District.
- Addition of Murals as Definition and inclusion of Specific Use Requirements.
A Mural Project has been identified as a Medium-Term project within DARP, however the use has not been identified within the Land Use Bylaw,
- Additional definitions of terms added/defined within this bylaw or overlooked within the initial writing of Land Use Bylaw.
- Land Use Zoning reclassification – There have been a number of parcels that have been zoned inconsistently with the existing use of the land/ land potential, or that the boundaries between the developable land use and the Badlands District are inconsistent.

FINANCIAL IMPACT:

There is no financial impact by amending this Bylaw.

STRATEGIC POLICY ALIGNMENT:

This aligns with Council's priority of good and proper governance. Both public participation and community engagement increases transparency and two-way communication between residents and Council

COMMUNICATION STRATEGY:

An Open House session will be scheduled on November 17, 2022 at the Badlands Community Facility. This date has been chosen to be in alignment with the DRFMO Berm Open House in hope that many residents will be present for both. Feedback will be gathered from residents on the proposed Bylaw amendments prior to Second Reading and Public Hearing. Information of how to participate at the Public Hearing will be made available. Proposed Bylaw amendments will be posted on the Drumheller Valley Bylaw page.

PROPOSED COUNCIL MOTION:

That Council gives first reading to LUB 2022 Amendments - B Bylaw 16.22 amending Land Use Bylaw 16.20 and sets the public hearing date for December 5, 2022

SECONDED:

Prepared By:

Antonia Knight

Antonia Knight
Development Officer in Training

Approved By:



Darryl Drohomerski
Chief Administrative Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 16.22
DEPARTMENT: DEVELOPMENT

Amends Bylaw 16.20

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 16.20

WHEREAS, pursuant to the provisions of Clause 639 of the Municipal Government Act, RSA 2000, c.M. 26, the Council of the Town of Drumheller (hereinafter called the Council, has adopted Land Use Bylaw 16.20;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw 16.20;

AND WHEREAS, a notice was published once a week for two consecutive weeks on _____, and again on _____ the last of such publications being at least five days before the day fixed for the passing of this Bylaw, including the date and location of a public hearing meeting where concern can be heard; and

NOW THEREFORE the Council hereby amends Land Use Bylaw 16.20 as follows:

1. SHORT TITLE

1. 1 This Bylaw may be referred to as LUB 2022 Amendments - B Bylaw 16.22.

2. PURPOSE

- 2.1 The purpose of this bylaw is to establish amendments to the Town of Drumheller Land Use Bylaw 16.20.

3. CHANGES/DELETIONS

3.1 Changes to 1. Purpose and Authority

- 3.1.1 Within Section 1.4 Transition Add Clause 1.4.3
Where a Land Use Designation in a previously approved Area Structure Plan or other Statutory Document does not align with this Land Use Zoning of this Bylaw, an application for subdivision or development shall be considered by the Development Authority and the most similar Land Use District considered.

3.2 Changes to 2. Maps and Overlays

- 3.2.1 Land Use Maps Add Clause 2.1.2
The Land Use Districts in Section 2.1.1 are delineated on the Palliser Web GIS Portal which shall be known as the "Land Use Map."
For the most current interactive view of the Land Use Districts scan the QR code below or enter the web address <http://dlu.palliserwebmap.ca/>

3.2.2 Remove Maps - Overview Map Pages 10 - 16

Map 1: Nacmine

Map 2: Midland, Newcastle, Bankview, and North Drumheller

Map 3: Rosedale

Map 4: Wayne and Cambria

Map 5: Willow Creek and Lehigh

Map 6: East Coulee

3.2.3 Remove Maps from Section 2.5 Flood Hazard Overlay

The maps are inconsistent with the actuality of the land as it stands

Remove Overview Map

Map #1

Map #2

Map #3

3.3 **Changes to 2.5 FLOOD HAZARD OVERLAY**

3.3.1 Remove the partial text from 2.5.2 General Regulation

~~(9) Subsequent to a flood mitigation structure being constructed to protect lands within the Flood Hazard Overlay, and upon confirmation by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta that the lands are protected to the specified elevation of the flood construction level, the Town may amend the Flood Hazard Overlay Map to remove areas that are appropriately protected.~~

Notwithstanding the Flood Hazard Overlay maps contained within this Bylaw, for certainty each development and subdivision application shall be reviewed against the Government of Alberta Floodplain mapping and existing protection reviewed to confirm the suitability of the site for development.

3.3.2 Remove section 2.5.4 (2) from Protected Zone **Uses** and Regulations will be replaced as follows;

~~All **buildings** shall be designed and constructed with the ground floor elevation at or above the **flood construction level**.~~

All **Buildings** within the **Protected Zone** shall be protected to the Town's **Flood Construction Level** plus **Freeboard**. This may be accomplished by one of the following methods:

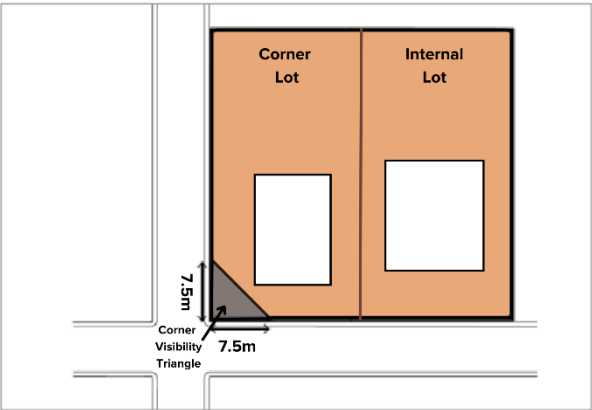
- i. Infilling the **Site** with suitable soils to raise the overall grade to the minimum elevation required to withstand the **Design Flood** event. In addition, all Buildings shall be flood proofed to withstand a **Design Flood** event plus **Freeboard**. This includes the lowest building opening, main floor elevation, main electrical panel, and all mechanical equipment in a Building being located at or above the **Flood Construction Level**.
- ii. Constructing a dike or berm so that the Site is designed to withstand the **Designated Design** event plus **Freeboard**; or

- iii. An alternative solution approved by the Town at the discretion of the **Development Authority**.

3.4 Changes to 3. Land Use Districts

3.4.1 Additions to Section 3.1 Rules that apply to all Land Use Districts as follows

(a) Accessory Buildings	<ul style="list-style-type: none"> a) No Accessory Buildings or uses shall be located in the Front Yard of a residential district. The Development Authority may permit the development of an Accessory Building and/or use in the front yard under special circumstances dictated by site conditions. b) An Accessory Building shall be located at least 2 meters from any Principal Building unless otherwise stated within this Bylaw
(b) Accessory Building - Portable	<ul style="list-style-type: none"> c) shall not exceed 18 sqm lot coverage
(d) Bed & Breakfast	<ul style="list-style-type: none"> a) Bed & Breakfast establishments shall conform to the following or such standards as the Alberta Building Code may have, whichever is greater: <ul style="list-style-type: none"> i. no cooking facilities in guest rooms; ii. minimum room size of 7 m² per single occupant and 4.6 m² per person for multiple occupants; iii. window compulsory for guest room; iv. sanitation and potable water as required by Health Unit; v. smoke alarms required for each level of buildings; and vi. portable fire extinguisher required for each level of building.
(f) Drive Through Facility	<ul style="list-style-type: none"> (a) Appropriately screened and / or designed so that noise from the speaker does not adversely affect adjacent residential land uses at the discretion of the approving authority. (e) Shall provide queuing space for 5 vehicles on site per order board or order window at the discretion of the Development Authority

<p>(g) Fences</p>	<p>(a) Unless otherwise approved, no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the Corner Visibility Triangle.</p>  <p>(b) In all districts materials used to construct fences can be wood, brick, stone, concrete, or metal.</p> <p>(c) Barbed wire and/or electric fences are prohibited in all Residential Districts and for all other land use districts shall be considered at the discretion of the Development Authority.</p> <p>(d) Fences shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.</p>
<p>(h) Kennel</p>	<p>a) Must be a minimum of 150 metres from an approved Dwelling Unit at the time of approval of the kennel use unless the Dwelling Unit is located on the same parcel as the Kennel</p> <p>b) All animals to be kept indoors during quiet hours of the Town of Drumheller Community Standards Bylaw</p>
<p>(i) Storage Structure</p>	<p>e) A Storage Structure shall be for cold storage only and shall not connect to utilities.</p>
<p>(j) Tourist Dwelling</p>	<p>e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms and other sleeping spaces</p> <ol style="list-style-type: none"> i. no cooking facilities in guest rooms; ii. minimum room size of 7 m² per single occupant and 4.6 m² per person for multiple occupants; iii. window compulsory for guest room; iv. sanitation and potable water as required by Health

	<p>Unit;</p> <p>v. smoke alarms required for each level of buildings; and</p> <p>vi. portable fire extinguisher required for each level of building.</p>
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3.4.2 The complete addition of Section 3.1.2 Specific Design Standards – Dwelling Units

<p>Dwelling Unit – Garden</p>	<p>a) Only one shall be permitted per lot and must be detached from the Primary Building as a standalone structure, or as a Dwelling Unit (loft) above an Accessory Building. Secondary Dwelling Units attached to an existing Primary Building in any manner shall be considered Dwelling Unit – Secondary.</p> <p>b) Lots with an existing Dwelling Unit - Secondary are prohibited to have a Dwelling Unit – Garden and vice versa</p> <p>c) The subdivision of the property to create two (2) lots, one for the primary structure and one for the Dwelling Unit – Garden is prohibited.</p> <p>d) Shall be restricted to a single storey dwelling (max. 5 meters in height) and may include an attached single car garage, unless the Dwelling Unit – Garden is located in the loft of an Accessory Building.</p> <p>e) With all applications, Development Authority will take into consideration the potential effect of the development on the privacy of adjacent properties in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, and height.</p> <p>f) Shall be designed to complement the existing Primary Building on the site. The appearance and quality of the finishing materials of the Dwelling Unit – Garden must reflect the fact that it is a Dwelling Unit.</p> <p>g) Shall be separated from the Primary Building by a minimum of 4.0 meters and a minimum of 1.2 meters from all other Accessory Buildings.</p> <p>h) Rear Setbacks and Side Setbacks must meet requirements for Accessory Buildings</p> <p>i) Only one servicing connection per utility will be permitted (water, sewer) per lot. The Utilities must be first connected to the Primary Building, and then fed to the Dwelling Unit – Garden. Installation of all services and utilities are at the cost of the developer.</p> <p>j) Shall not be constructed within the Front Setback of the Primary Building.</p> <p>k) All lots with a Dwelling Unit – Garden shall have a</p>
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	<p>driveway that provides access to the Dwelling Unit – Garden from Side Yard or Rear Yard.</p> <p>l) Shall only be permitted to have one civic address.</p>
<p>Dwelling Unit – Manufactured</p>	<p>1) Will be a Discretionary Use unless established within a Manufactured Home Park defined under this Land Use Bylaw</p> <p>The following criteria apply to all Dwelling Units - Manufactured;</p> <ul style="list-style-type: none"> a) In determining the suitability of a Manufactured Dwelling for placement on a <i>parcel</i>, consideration shall be given to its condition and appearance in context with the adjacent parcels. b) The undercarriage of a Manufactured Dwelling shall be screened from view by the foundation or by skirting within 30 days of placement of the Manufactured Dwelling. c) All accessory structures such as stairways and landings, patios, decks, and skirting shall be of complementary quality and design to the Manufactured Dwelling. d) All Manufactured Dwellings shall be provided with stairways and landings to all entrances within 45 days of their placement.
<p>Dwelling Unit - Secondary</p>	<ul style="list-style-type: none"> a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists. b) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street. c) A principal building containing a secondary suite may not be converted into condominiums. d) Lots with an existing Dwelling Unit – Garden are prohibited to have a Dwelling Unit - Secondary and vice versa e) A secondary suite shall have a maximum of two (2) bedrooms. Alberta Building code for bedrooms in basements must be met. f) A secondary suite shall not be permitted on the same parcel as a bed and breakfast establishment or home occupation.

<p>Relocation of Buildings</p>	<ul style="list-style-type: none"> a. Notwithstanding Section <u>5.10 When a Development Permit is Not Required</u> a development permit shall be required for the relocation of any building to any parcel in the Town of Drumheller b. A development permit for the relocation of a building may include conditions of approval that: <ul style="list-style-type: none"> i. the building and the proposed location of the building meets the requirements of the Land Use District in which the building is to be located; ii. the building is compatible with the character of the neighbourhood in which the building is to be relocated to; and iii. the building be renovated to a satisfactory condition within a specified time.
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3.4.3 The complete addition of Section 3.1.6 Objects Prohibited or Restricted in Yards

- (1) No persons shall allow a motor vehicle for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitable housed or screened to the satisfaction of the **Development Authority**.
- (2) Not more than two **Recreational Vehicles** shall be stored or parked on a parcel unless associated with an approved **Retail and Service – Heavy** development. Where possible all **Recreational Vehicle** shall be stored to the rear of a parcel.
- (3) A holiday trailer parked on a parcel may be used for living and sleeping accommodation by a bona fide tourist for a period not to exceed three weeks.
- (4) Not more than two holiday trailers shall be stored or parked on a parcel.
- (5) No livestock shall be kept in this district unless otherwise permitted in the Responsible Pet Ownership Bylaw.
- (6) Industrial and Commercial equipment including vehicles shall not be stored on a parcel.
- (7) No person shall keep or permit in any part of a yard in any residential district:
 - i. Any dilapidated vehicle for more than 14 days
 - ii. No more than one unregistered/uninsured vehicle shall be kept on a residential parcel and it shall not be located within the front yard;
 - iii. Any object or chattel which, in the opinion of the development authority, is unsightly or tends to adversely affect the amenities of the district; and
 - iv. Any excavation, storage or piling up of material required during the construction stage unless all safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

3.4.4 The complete addition of Section 3.1.7 Special Requirements

- (1) All private sewage systems shall comply with setback provisions of the Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto.
- (2) The Development Authority may prescribe screening and landscaping requirements.
- (3) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
- (4) Livestock shall not present a public health problem.

3.4.5 The complete addition of Section 3.1.8 Architectural Controls and Guidelines

- (1) In addition to the land use rules for permitted and discretionary uses in the appropriate land use district, the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat.

3.5 Changes to Section 3.3 Rural Development District.

- 3.5.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.
- 3.5.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Single-detached	Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden
(6) Other Uses	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	Fascia Sign

3.3.3 Specific Use Standards

<p>Dwelling Unit - Manufactured</p>	<ul style="list-style-type: none"> a. The minimum width of a Manufactured Dwelling shall be 7.3 m. b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority. c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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3.6 Changes to Section 3.4 Countryside District.

3.6.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.

3.6.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
<p>(2) Residential</p>	<p>Dwelling Unit Dwelling – Single-detached</p>	<p>Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden</p>

(6) Other Uses	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	Fascia Sign
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3.6.3 Addition of Section 3.3.3 *Specific Use Standards* for Dwelling Unit - Manufactured

Dwelling Unit - Manufactured	<ul style="list-style-type: none"> a. The minimum width of a Manufactured Dwelling shall be 7.3 m. b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority. c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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3.6.4 Amendments to fence standards to Section 3.4.12 **Screening** and Fences

<p>(3) Fences</p>	<p>a) A fence located in a front yard or secondary front yard shall be a maximum height of 1.2 metres.</p> <p>b) All other fences shall be a maximum height of 1.8 metres.</p> <p>c) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the Corner Visibility Triangle.</p>
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3.7 Changes to Section 3.5 Neighbourhood District.

- 3.7.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.7.2 Remove “Recreation - Intensive” from the Permitted Use category and add to the Discretionary Use category with the following clarification;
- 3.7.3 Add “Bench Sign” to the Discretionary Use category;

Use Category	Permitted Uses	Discretionary Uses
(4) Residential	<p>Dwelling Unit Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Dwelling – Single-detached</p> <p>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</p>	<p>Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden Manufactured Home Park</p>
(4) Institutional	Recreation – Intensive	Recreation- Intensive
(5) Other Uses		Bench Sign

3.7.4 Section 3.5.4 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.
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3.7.5 Add in parcel coverage standards for Accessory Buildings within Section 3.5.6 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% footprint coverage of principal building
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3.7.5 Add in building height standards for Accessory Buildings with Section 3.5.7 Building Height Standards

(2) Accessory Building	<p>Maximum 7.5 meters</p> <ul style="list-style-type: none"> (a) Must not exceed height of Principal Building (b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden. (c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater than 3 meters in height
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3.7.6 Add in Specific Use Standards for Dwelling Unit – Manufactured

<p><i>Dwelling Unit - Manufactured</i></p>	<ul style="list-style-type: none">a. The minimum width of a Manufactured Dwelling shall be 7.3 m.b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority.c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as:<ul style="list-style-type: none">i. a porch or veranda on the front façade;ii. horizontal wall articulation on the front façade;iii. the use of thick columns or brackets on roof overhangs;iv. dormers, gables, cross gables or varied pitches for articulated roof lines;v. large or bay windows on the front façade, with strong window trim;vi. architectural features or other detailing over entrances;vii. changes in exterior siding materials, textures and colors to break up long wall expanses; andviii. the use of trim and moldings that contrast the exterior siding.
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3.7.7 Amendments to fence standards to Section 3.45.10 **Screening** and Fences

<p>(7) fences and Hedges</p>	<p>d) A fence located in a front yard or secondary front yard shall be a maximum height of 1.2 metres.</p> <p>e) All other fences shall be a maximum height of 1.8 metres.</p> <p>f) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the Corner Visibility Triangle.</p>
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3.7.6 The complete addition of the following;

Section 3.5.12 Neighbourhood District - Manufactured Home Park Standards

General Intent

The purpose of this section is to permit the placement of manufactured homes in rental parks within the Neighbourhood District. Once approved as a Manufactured Home Park within the Neighbourhood District, the following requirements overrule those of the Neighbourhood District;

3.5.13 Uses

Use Category	Permitted Uses	Discretionary Uses
1. Residential	Manufactured Home	
2. Commercial	Home Occupation – Basic Home Occupation - Urban	Retail and Service - General
3. Institutional	Recreation – Non-Intensive	
4. Other Uses	Accessory Building or Structure	Accessory Building - Portable

3.5.14 Parcel Standards

(1) Site Area	2 hectares (5 acres) for Site Area
(2) Density	Maximum of 10 units per acre
(3) Lot Area	325 square meters (3500 sqft) for single wide manufactured homes

	370 square meters (4000 sqft) for double wide manufactured homes
(4) Building Height Standards	<ol style="list-style-type: none"> 1. 5 meters for manufactured homes; 2. 5 meters for accessory buildings; and 3. (c) Other uses at the discretion of the Development Authority.

3.5.15 Setbacks for Manufactured Homes

(1) Front Setback	Minimum 3 meters from any internal road or common parking area
(2) Secondary Front Setback	Minimum 3 meters from any internal road or common parking area
(3) Side Setback	Minimum 1.2 meters
(4) Rear Setback	Minimum 1.2 meters
(5) Other Setbacks	<ol style="list-style-type: none"> (a) Minimum 4.5 meters between manufactured homes including any porch or addition (b) Minimum 10.5 meters from a boundary of a park abutting a public street or highway and 3 meters from remaining park boundaries – these setbacks shall be landscaped and or fenced and protected from any further development.

3.5.16 Parking, Roads and Walkways

(1) Vehicle Parking	<ol style="list-style-type: none"> a. No on-street parking shall be permitted. b. A minimum of one (1) car parking shall be provided on each manufactured home lot. c. Visitor parking shall be one off-street parking stall for every four (4) manufactured home lots. Visitor parking shall be dispersed throughout the park and clearly identified.
(2) Roads and Walkways	<ol style="list-style-type: none"> a. All roads in the manufactured home park shall be paved and constructed to the municipality's specifications. b. Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 meters c. Each manufactured home lot shall abut a park roadway and have an access way with a minimum width of 4.3 m (14 ft.). d. The removal of snow from all internal pedestrian walkways and park vehicular areas, excluding individual parking areas, shall be the responsibility of the park owner.

3.5.17 Landscaping Standards

	1. Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
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3.5.18 Additional Standards

	<ol style="list-style-type: none"> a. No accessory building or use shall be located in the front yard of a manufactured home lot. b. A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc. at a location and in a manner satisfactory to the Development Authority. c. All utility lines shall be placed underground. d. A minimum of ten (10%) percent of the total area of the manufactured home park shall be set aside for recreational uses. e. Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.
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3.8 Changes to Section 3.6 Neighbourhood Centre District.

- 3.8.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.8.2 Remove “Recreation - Intensive” from the Permitted Use category and add to the Signs Discretionary Use category with the following clarification;
- 3.8.3 Add “Bench Sign” to the Discretionary Use category;
- 3.8.4 Remove “A-Board, Fascia Sign, Freestanding Sign and Projecting Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Dwelling – Single-detached	Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit - Garden
(4) Institutional	Recreation – Intensive	Recreation - Intensive
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same lot; A-Board Sign	A-Board Sign Fascia Sign Freestanding Sign Projecting Sign Bench Sign

	Fascia Sign Freestanding Sign Projecting Sign	
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3.6.3 Specific Use Standards

<p>Dwelling Unit - Manufactured</p>	<p>d. The minimum width of a Manufactured Dwelling shall be 7.3 m.</p> <p>e. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority.</p> <p>f. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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- 3.8.5 Amend Typographical Error within Section 3.6.3 Setbacks for Principal Buildings, where standards are set for Accessory Buildings, though should be for Carwashes;
- 3.8.6 Within Section 3.6.3 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Additional Setback Standards	(a) There is no maximum front setback, secondary front setback, side setback, or rear setback for Accessory Buildings Carwashes and Gas Stations
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	(b) The minimum front setback, secondary front setback, side setback, or rear setback is 3.0 metres for Accessory Buildings Carwashes and Gas Stations
(6) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.

3.8.7 Add in parcel coverage standards for Accessory Buildings within Section 3.6.5 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% coverage of principal building
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3.8.8 Add in building height standards for Accessory Buildings with Section 3.6.6 Building Height Standards

(2) Accessory Building	<p>Maximum 7.5 Meters</p> <p>(a) Must not exceed height of Principal Building</p> <p>(b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</p> <p>(c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater that 3 meters in height</p>
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3.8.9 Within Section 3.6.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) Fences are not permitted in a front-yard or a secondary front yard.</p> <p>(b) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(d) No fence, wall, tree, hedge or other structure, object, or plant exceeding</p>
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	1.2m in height shall be permitted within the Corner Visibility Triangle at the discretion of the Development Authority
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3.9 Changes to Section 3.7 Downtown District.

- 3.9.1 Within Section 3.7.2, The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.9.2 Within Section 3.7.2, Remove “A-Board, Fascia Sign, Freestanding Sign and Projecting Sign ” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Residential accommodation accessory to a principal commercial use	Dwelling Unit – Temporary Dwelling Unit – Secondary Dwelling Unit – Ready-to-move (RTM) Dwelling – Single-detached Dwelling Unit – Move On
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign Freestanding Sign Projecting Sign	A-Board Sign Fascia Sign Freestanding Sign Projecting Sign Murals

3.9.3 The complete addition of the Section 3.7.10 (3) Additional Standards

(3) Character, design & appearance of Buildings	<ul style="list-style-type: none"> a. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish of buildings should complement other structures and natural site features. b. Roller shutters must be located on the inside of windows and screened from the outside if provided.
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3.10 Changes to Section 3.8 Tourism Corridor District

- 3.10.1 Within Section 3.8.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
 3.10.2 Within Section 3.8.2, Remove “A-Board and Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(2) Commercial		Car Wash Accessory Building
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign	A-Board Sign Fascia Sign

- 3.10.3 Within Section 3.8.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) Fences are not permitted in a front yard or a secondary front yard.</p> <p>(b) A hedge fence located in a front yard shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 metres shall be setback from the road at a distance at the discretion of the Development Authority</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(d) All sites which abut a residential neighbourhood shall provide visual screening of at least 1.5 meters.</p>
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3.11 Changes to Section 3.9 Employment District

- 3.11.1 Within Section 3.9.2, add Lodging – Work Camp within Discretionary Uses. This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.
 3.11.2 Within Section 3.9.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
 3.11.3 Within Section 3.9.2, add Industrial – Cannabis Production within Discretionary Uses.

This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.

3.11.4 Within Section 3.9.2, Remove “Fascia Sign and Freestanding Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		Work Camp
(2) Commercial		Accessory Building Car Wash
(3) Industrial	Light Industrial- Industrial - Light	Heavy Industrial- Industrial – Heavy Industrial – Cannabis Production
(6) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; Fascia Sign Freestanding Sign Sign (as per Section 4)	Fascia Sign Freestanding Sign

3.11.5 The complete addition of the following Section 3.9.3 Specific Use Standards

<p>(3) Work Camp</p>	<p>An application for a Development Permit for a Work Camp must provide the following information:</p> <ul style="list-style-type: none"> (a) the location, type, and purpose of the camp; adjacent land uses; (b) the method of supplying water, sewage and waste disposal to the camp. If a private sewage system is proposed, the proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard Practice and be to the satisfaction of the health authority; the number of persons proposed to reside in the camp; (c) demonstrated approval from Alberta Environment if the camp is located on Crown land; (d) the start date of the development, date of occupancy, and removal date of the camp; and (e) reclamation measures once the work camp is no longer needed. <p>A Development Permit for a Work Camp shall not be</p>
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	<p>approved unless:</p> <ul style="list-style-type: none"> (a) it is directly associated with a Development or business situated within the area; (b) it is deemed compatible with surrounding development and land uses by the Development Authority; (c) sufficient screening is provided from surrounding land uses as determined by the Development Authority; (d) it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the Development Authority; (e) all required access provisions are provided to the satisfaction of the Development Authority at the sole cost of the developer; (f) the developer provides undertakings and guarantees acceptable to the Development Authority, that the Work Camp will be removed and the subject Site returned to its original condition upon completion as it was before the Work Camp was developed
<p>(4) Industrial – Cannabis Production Facility</p>	<p>Must adhere all Federal, Provincial and Municipal laws and regulations and shall comply with the following conditions:</p> <ul style="list-style-type: none"> (a) As a condition of development and prior to the operation of the facility, the owner must provide a copy of the current license for all activities associated with cannabis production as issued by the Health Canada. (b) The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation (c) The Development must be done in such a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and waste material. (d) The Development shall not include an outdoor area for the storage of goods, materials or supplies. (e) The Development shall not operate in conjunction with another approved use. (f) The Development must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of a ventilation system.

	<p>(g) The Development Authority may require as a condition of a development permit, a waste management plan completed by a qualified professional, which includes but is not limited to, details on:</p> <ul style="list-style-type: none"> i. the quantity and characteristics of liquid and waste material discharged by the facility, ii. the method and location of collection and disposal of liquid and waste material discharged by the facility; and iii. the disposal of waste products and mitigation of airborne emissions, including smell.
<p>(5) Natural Resource Extraction</p>	<ul style="list-style-type: none"> a. Any application must include plans of the proposed site showing: <ul style="list-style-type: none"> i. the area to be excavated; ii. the roads and access points to the site; iii. the phasing of the development and estimated operation time frame; iv. reclamation proposals; and v. any other information considered necessary by the Development Authority. b. Must be a minimum of 300 metres from an approved Dwelling Unit at the time of approval. c. In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture at the discretion of the Development Authority. d. Applications within the Flood Hazard Overlay may be referred to Alberta Environmental Protection, in order to assist in determining whether river channel integrity or fisheries will be jeopardized by the proposal. e. The Development Authority may require a letter of credit from a financial institution to guarantee that these requirements are carried out.
<p>(7) Additional Standards</p>	<ul style="list-style-type: none"> a. Storage piles of natural resources less than 4 meters in height must be at least 6 meters from any right of way. b. Storage piles of natural resources over 4 meters in height must be at least 30 meters from any right of way.

3.11.6 Within Section 3.9.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 meters may be required to be setback from the road at a distance at the discretion of the Development Authority</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
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3.12 Changes to 4. SIGNS

3.12.1 Addition of 4.1.17

4.1.17 No digital sign shall be permitted in any location within 30 meters of any parcel boundary of a dwelling unit or parcel zoned for residential purposes. Notification shall be sent of any illuminated or digital sign application to residential properties within a 100-meter radius of the proposed location of the sign placement.

3.13 Changes to Section 4.6 Portable Signs

3.13.1 Change distancing within Subclause 4.6.6 “No portable sign shall be located within ~~30 metres~~ 100 meters of another portable sign.”

3.13.2 Add further guidelines within Subclause 4.6.7 “Portable signs shall have a maximum display period of 60 days per development permit. No similar permit shall be issued within 6 months (182 days) of the previously approved parcel, applicant or advertiser at the discretion of the Development Authority.”

3.13.3 Remove Subclause 4.6.8 “A development permit for a portable sign may be extended upon application being made to the Development Authority.”

3.15 The complete addition of Section 4.10 Murals

4.10.1 No more than one mural shall be permitted per building unless otherwise specifically authorized by the Development Authority.

4.10.2 The location, content, construction materials and size associated with the mural shall be to the satisfaction of the Development Authority.

4.10.3 No mural shall be applied to a building in a manner that has a negative effect on historically significant elements of a building or key architectural feature that define the overall appearance or character of a building.

4.10.4 The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.

4.10.5 Placement of Mural’s shall be encouraged on existing blank walls.

- 4.10.6 The Development Authority may require that the mural content be reflective of the Town's history or heritage.
- 4.10.7 Murals must have a linkage to:
- (a) historical events or periods that impacted the community;
 - (b) representative landscapes and physical environments;
 - (c) local culture.
- 4.10.8 No mural shall contain or portray the following:
- (a) obscene or offensive language, symbols or messages;
 - (b) hateful language, symbols or messages;
 - (c) racist or exclusionary imagery or messages;
 - (d) political viewpoints;
 - (e) religious viewpoints; or
 - (f) any content that is or has the potential to cause divisiveness in the community.
- 4.10.9 The owner(s) of a building with a mural shall be responsible for maintaining the mural in a proper state of repair and shall:
- (a) keep it properly painted at all times;
 - (b) ensure that all structural elements needed to support the mural are properly attached and meet applicable safety standards, and
 - (c) clean all mural surfaces as it becomes necessary."

3.16 Amendments to Section 4.10 Signs Not Requiring a Development Permit

3.16.1 Add in Additional Clarifications within Section 4.10.1

"The following Signs do not require a Development Permit if they comply with the Bylaw. **Signs that do not comply with these development standards require a Development Permit with a Variance."**

- (a) 2 temporary on-site, not exceeding 1 sqm in size nor 1.2 metres in height, so long as the sign is intended for one of the following purposes:
 - (1) advertising the sale or lease of property;
 - (2) identifying a construction or demolition project, or
 - (3) a political sign 30 days prior to a federal, provincial, municipal election, **by-election** or referendum

4.10.2 1 A-board sign in accordance with Section 4.7

4.10.3 **Any window sign or graphic painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered."**

3.17 Amendments to Section 5.20 Development Permit Applications

5.20.2 (4) ~~2-copies~~ 1 **paper copy and 1 digital copy** of the site, floor, elevation, and landscaping plans, drawn to scale, in metric dimensions which show the following:

- 5.20.10 If a Development Permit application is refused, the Development Authority shall not accept another application for the same or similar use on the same parcel for twelve (12) months after the refusal.

3.18 The complete addition of Section 5.21 Discretionary uses

“5.21.1 When deciding on a development permit application for a discretionary use, the Development Authority shall consider:

- (a) any plans and policies affecting the parcel;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and parcel for the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (f) servicing requirements;
- (g) access and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel; and sound planning principles.

5.21.2 The Development Authority may:

- (a) approve the application unconditionally, or
- (b) approve the application permanently or for a limited period of time and impose conditions considered appropriate, or
- (c) refuse the application, stating reasons for the refusal.

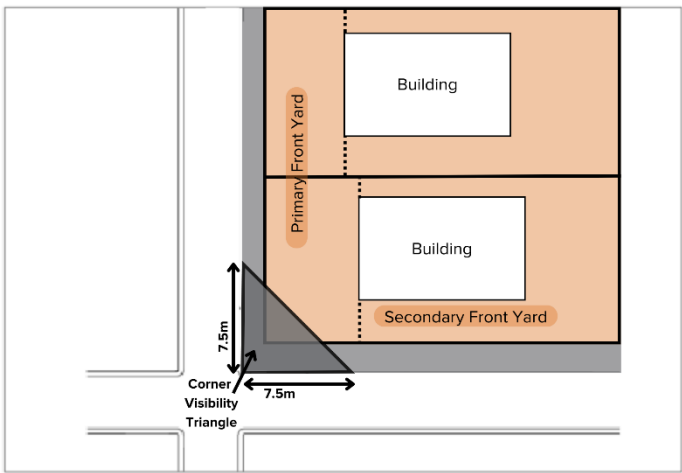
5.21.3 Where a proposed specific use of land or a building is not provided for in a district, the Development Authority may determine that the use is similar in character and purpose to another use of land or building that is included in the list of permitted or discretionary uses prescribed for that district.”

3.18 The complete addition of the following definitions, within Section 6.2 Definitions

C	
Cannabis	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes cannabis products that are ingested or applied as a topical.
Corner Visibility Triangle	means a triangular area formed on the corner site by the two street property lines and a straight line which intersects them at 7.5 meters from the corner where they meet.
D	
Drinking Establishment	Means a use where: liquor is sold on the premises; where a license for the sale of liquor is issued by Alberta Gaming and Liquor Commission (AGLC). May include off sales though not considered Restricted Substance Retail and may include the preparation of food for the consumption on the premises
Dwelling Unit – Duplex	means a single building containing two dwelling units divided either vertically or horizontally, each of which is totally separated from the other by appropriate construction standards and may contain a common stairwell external to both dwellings.
Dwelling Unit - Manufactured	means a use where a transportable, single or multiple section building conforming to CSA standards at the time of construction that contains a Dwelling Unit and when placed on a permanent foundation is ready for residential use and occupancy. A Manufactured Dwelling includes such styles known as modular homes, manufactured homes and Ready to Move (RTM) Homes.
Dwelling Unit – Moved On	means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new parcel for use as a dwelling;
Dwelling Unit – Multiple Unit (Apartment)	means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services;

<p>Dwelling Unit – Multiple Unit (Attached Housing)</p>	<p>means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. (For purposes of this Bylaw; linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing);</p>
<p>Dwelling Unit – Single-Detached</p>	<p>means a <i>use</i> where a building designed for residential use contains one principal Dwelling Unit.</p>
<p>Dwelling Unit - Secondary</p>	<p>Means an accessory dwelling unit that is located on the same parcel, and attached to or contained within, another dwelling unit which meets the requirements of this Bylaw and meets the requirements of the Alberta Safety Codes Act.</p> <p>A Principal Building containing a Dwelling Unit - Secondary may not be converted into condominiums.</p>
<p>Dwelling Unit - Garden</p>	<p>Means a self-contained, secondary Dwelling Unit, installed in the Rear Yard or Side Yard of a lot with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities;</p> <p>A Dwelling Unit – Garden may take the form of a Garden Suite, Laneway Home, or Carriage House</p> <p>A Dwelling Unit - Garden may take the form of a park model or manufactured home, however must be designed to complement the existing Primary Building on the site.</p>
<p>Heavy Industrial</p>	<p>Means the procession, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the parcel boundaries of the property</p>
<p>I</p>	
<p>Industrial – Cannabis Production</p>	<p>means the use of land or structures for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of cannabis used for the purposes as authorized by a license issued from the Federal Government or any amendments thereto.</p>

Industrial - Heavy	means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the parcel boundaries of the property. This use may include Natural Resource Extraction
Industrial - Light	means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.
F	
Freeboard	the additional height above the predicted flood level. Freeboard within the Town of Drumheller is a minimum of 0.5 meters.
L	
Light Industrial	Means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities, primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.
M	
Manufactured Home Park	A parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include accessory uses, including; convenience stores, parking facilities and other services.
Mural	means an artistic rendering applied to or affixed to any exterior permanent surface without means of advertising. A Mural shall be approved by the Town of Drumheller in accordance with Town policies;
N	
Natural Resource Extraction	Means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.
R	

<p>Retail & Service – Heavy</p>	<p>means a development with permanent outdoor display, service, and/or storage areas. Including, but not limited to storage and warehousing facilities, vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, vehicles, watercraft, and/or outdoor structures such as prefabricated sheds, decks and patios, swimming pools, and play equipment.</p>
<p>S Secondary Front Yard</p>	<p>means a yard extending across the full width of a parcel from the secondary front parcel boundary of the parcel to the wall of the principal building.</p>  <p>The diagram illustrates a property layout. A large orange-shaded area represents the 'Secondary Front Yard'. Within this area, there are two white rectangular shapes labeled 'Building'. A smaller orange-shaded area between the buildings is labeled 'Primary Front Yard'. At the bottom-left corner of the property, a 'Corner Visibility Triangle' is indicated by a dashed line and arrows, with both horizontal and vertical dimensions labeled as '7.5m'.</p>
<p>W Work Camp</p>	<p>means a temporary residential complex used to house employees on a temporary basis to provide accommodations for large scale projects in the immediate area. Without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities.</p>
<p>Window Sign</p>	<p>a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.</p>

Part 2

Land Use Zoning amendments. The attached schedules highlight areas that Administration has identified as either zoned inconsistently with the existing use of the land/ land potential, or that the boundaries between the developable land use and the Badlands District are inconsistent and require adjusting. The following figures show the changes proposed for these areas.

TRANSITIONAL

Bylaw 16.22 comes into force on the date of the third and final reading.

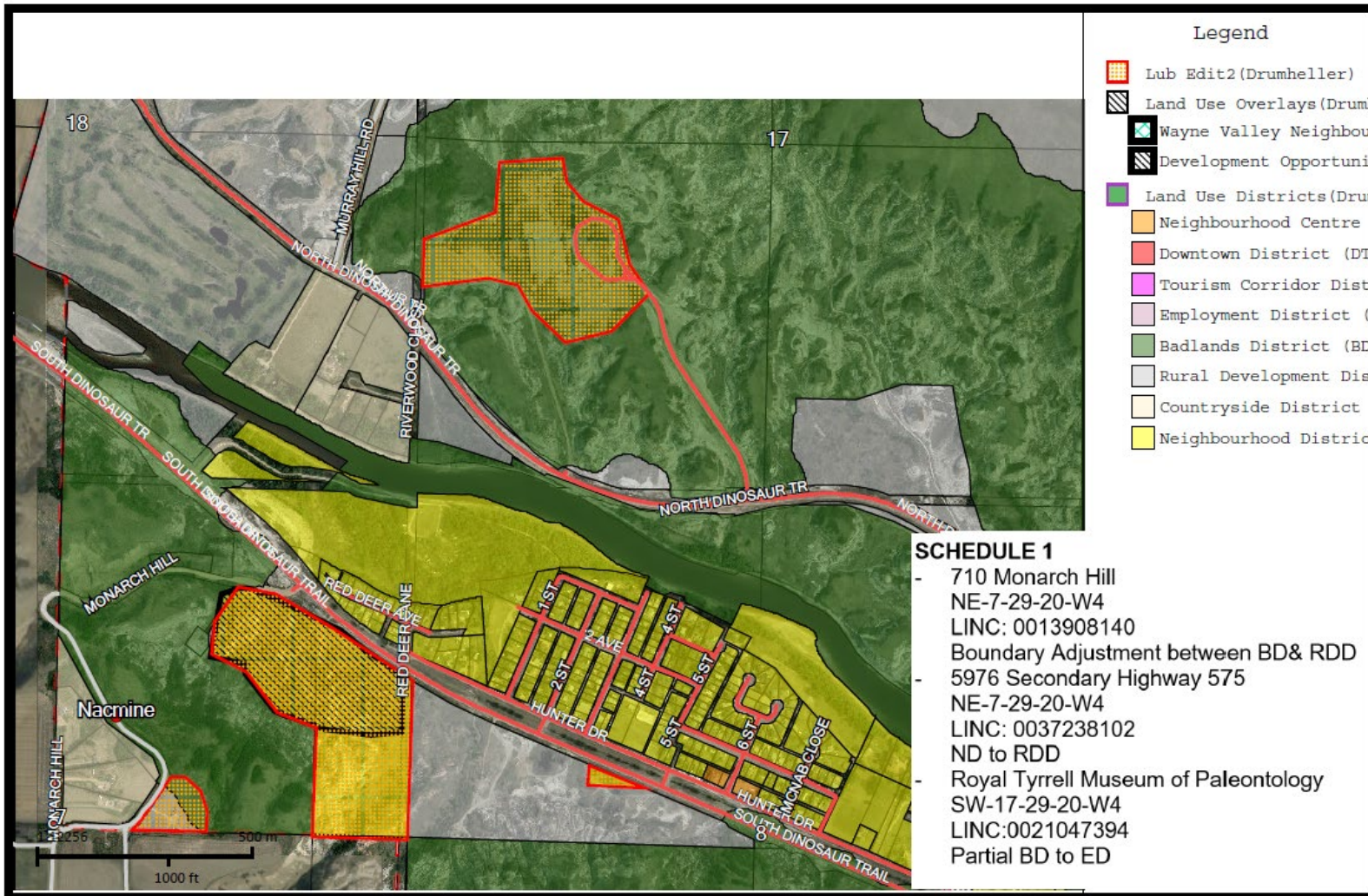
READ A FIRST TIME THIS __ DAY OF __, 2022.

READ A SECOND TIME THIS __ DAY OF __, 2022.

READ A THIRD AND FINAL TIME THIS __ DAY OF __, 2022.

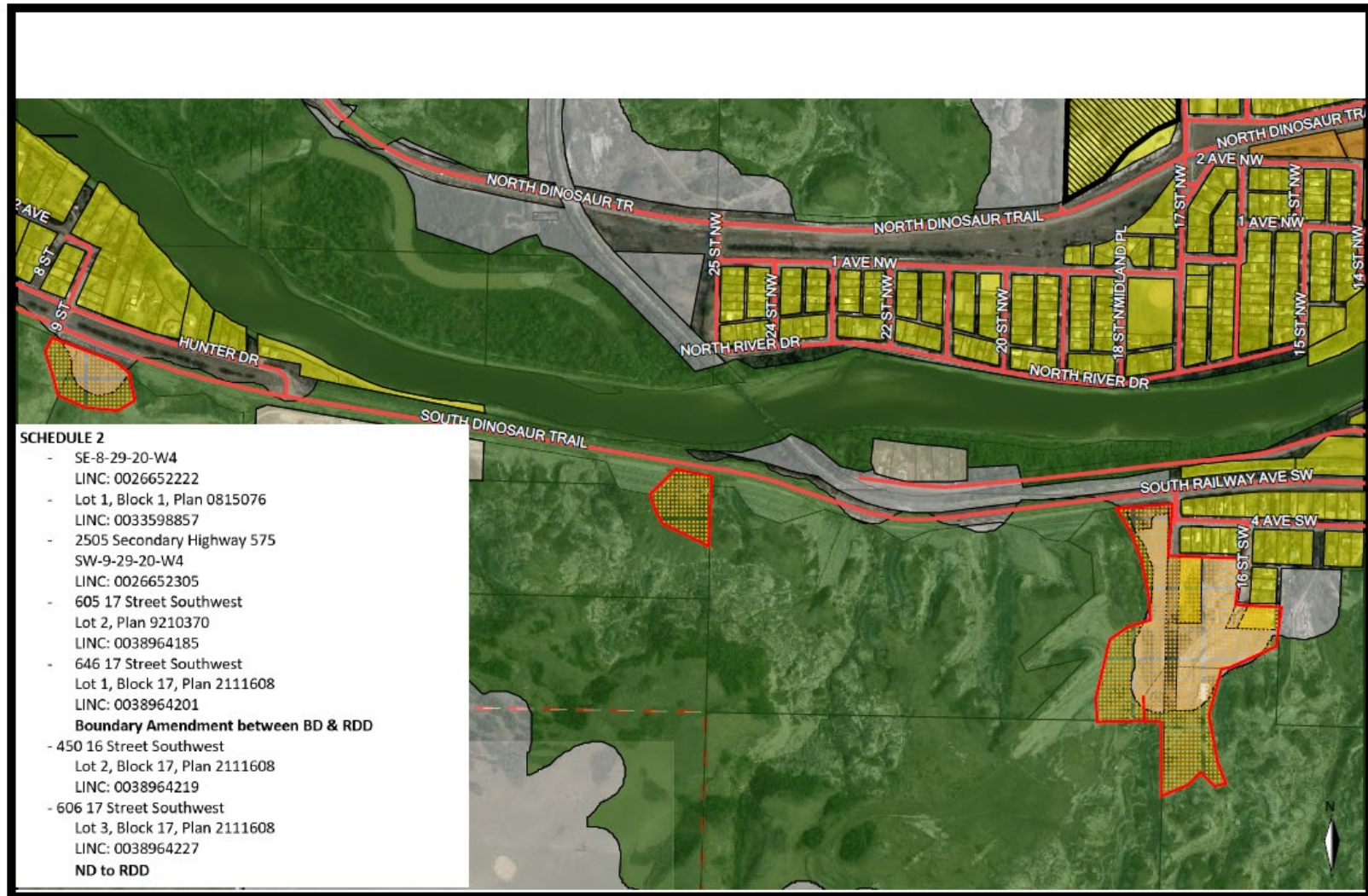
MAYOR

CHIEF ADMINISTRATIVE OFFICER



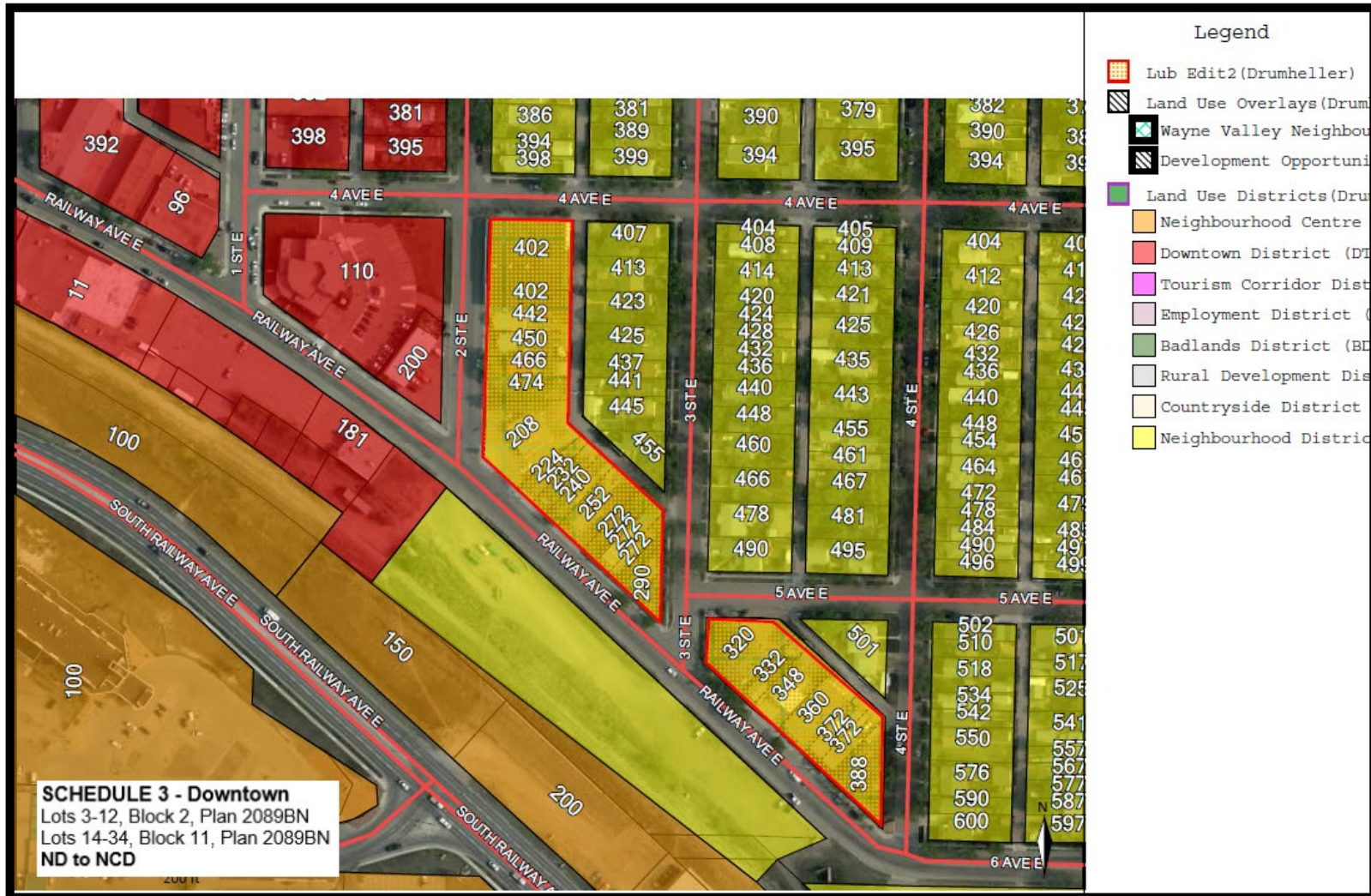
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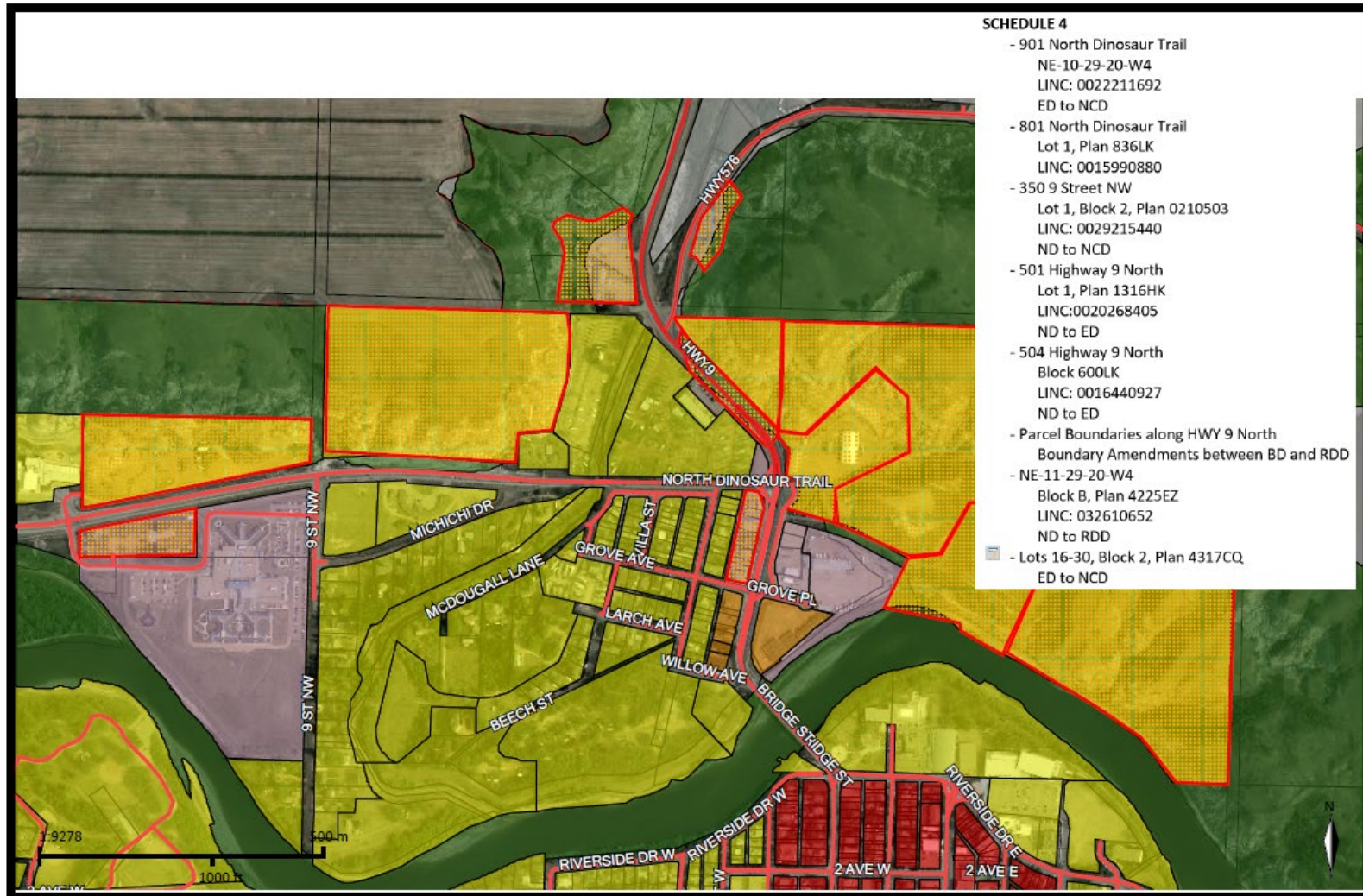


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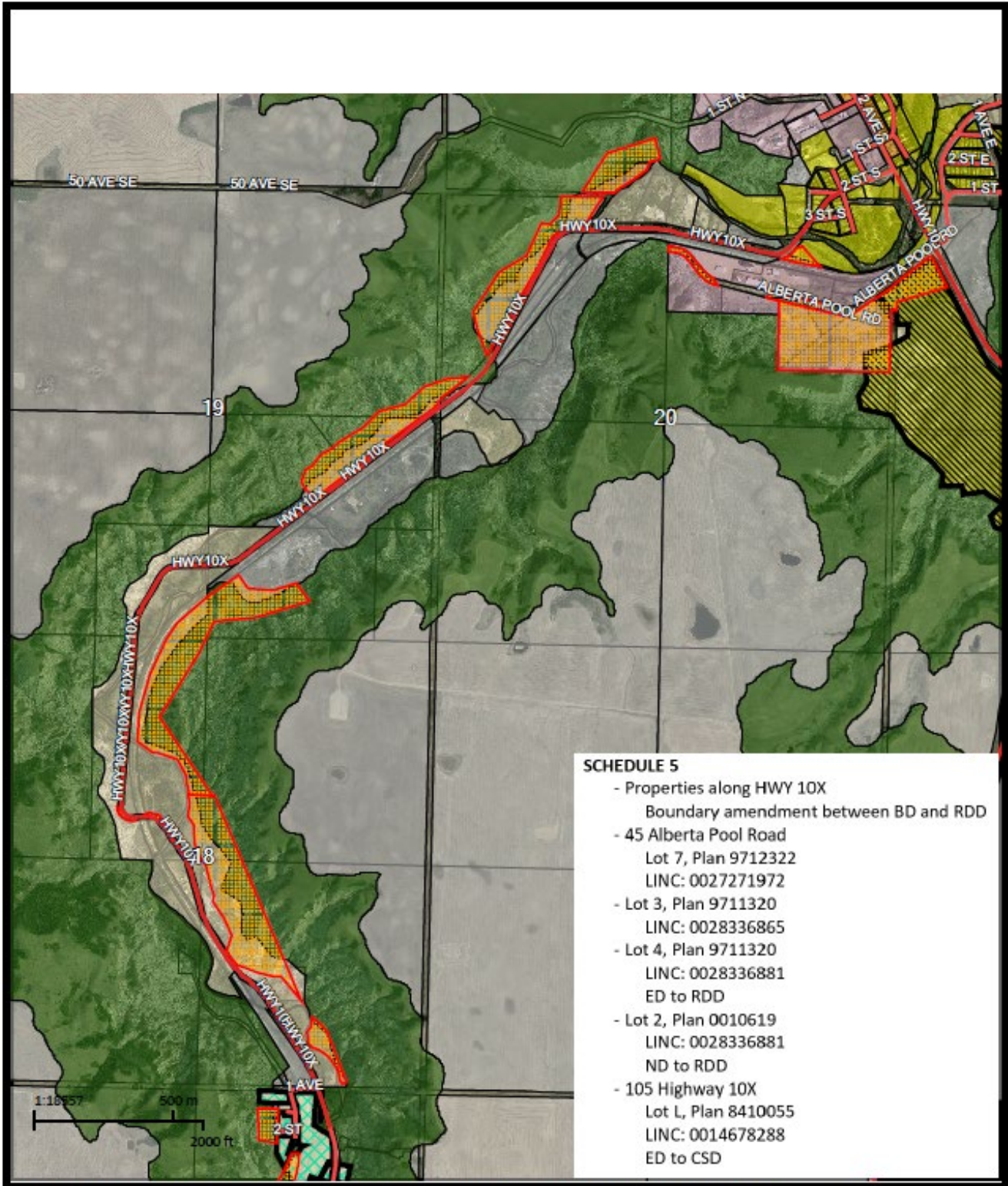


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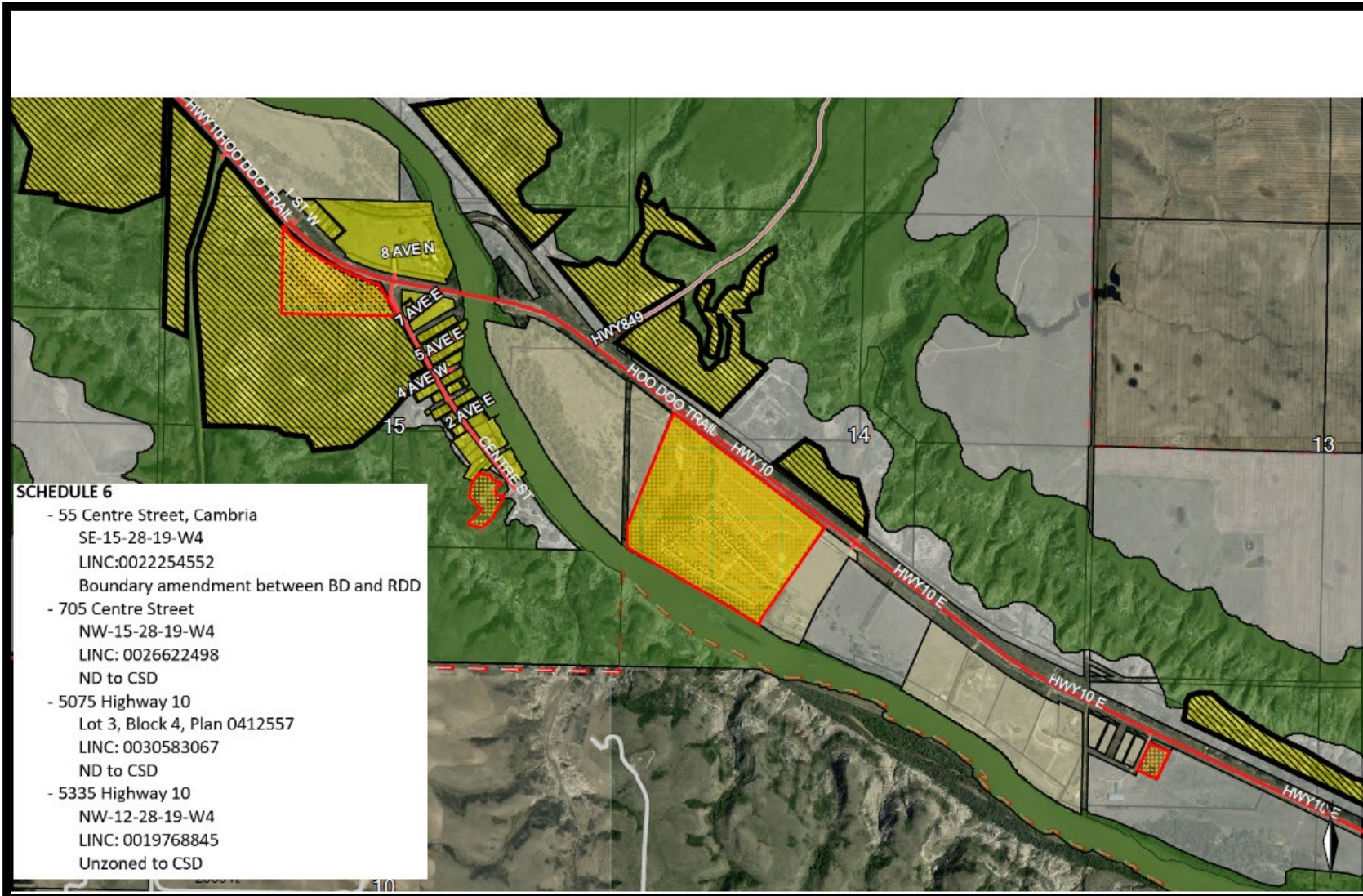
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REQUEST FOR DECISION

TITLE:	Bylaw 18.22 Nacmine - Dedication of Lands to Environmental Reserve
DATE:	October 19, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 18.22, Schedule 'A'

SUMMARY:

The Town owns parcels of land along the Red Deer River in Nacmine that are Environmental Reserve (ER). As part of the Flood Mitigation project, the town also acquired two parcels land with buildings on it that were considered to be too close to the proposed berms and are adjacent to the aforementioned ER's. This Bylaw proposes to dedicate small sections of the two parcels as ER and consolidate those parcels with the existing ER that is adjacent to the lots.

RECOMMENDATION:

Council passes all three readings of Bylaw 18.22 to allow administration to consolidate these properties and dedicate them as Environmental Reserve Lands.

DISCUSSION:

The Town of Drumheller acquired the two properties in 2020 as berm designs were being considered and the potential impact meant the homes may have to be relocated. As designs became more refined, it was determined that the proposed berm will require less of a footprint and will only require a small portion at the rear of the subject properties, which is adjacent to town-owned Environmental Reserve. The Flood Mitigation Land Policy indicates that lands for the berms will either be dedicated as ER, Municipal Reserve or Public Utility Lots. As the adjacent parcel is already an ER and cannot be eliminated, it is best to consolidate these two small parcels into the existing ER.

Section 665 of the MGA states a subdivision of the Lands is not required as the municipality owns both parcels of land and is, by Bylaw, designating the land as an ER. In addition, all three readings may be done in a single meeting if Council so desires.

FINANCIAL IMPACT:

With the land parcels consolidated with the ER, this will allow the town to sell the remaining property and homes to private interests.

STRATEGIC POLICY ALIGNMENT:

Town Bylaw 11.21 states that Council's Vision is "through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment, and our cultural heritage".

COMMUNICATION STRATEGY:

Upon passing of third reading, the completed Bylaw and associated documents will be submitted to Land Titles Office for registration.

PROPOSED MOTION:

Councillor _____ moves that Council give first reading to Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

Councillor _____ moves that Council give second reading to Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

Councillor _____ moves that Council give unanimous consent for third reading of Nacmine Environment Bylaw 18.22 as presented.

Councillor _____ moves that Council give third reading on Nacmine Environmental Land Dedication Bylaw 18.22 as presented.

SECONDED:

Reviewed By:

Approved By:

Denise Lines
Legislative Services



Darryl Drohomerski, C.E.T.
Chief Administrative Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 18.22
DEPARTMENT: FLOOD MITIGATION / DEVELOPMENT

Nacmine Environmental Reserve Dedication

THIS IS A BYLAW OF THE TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of dedicating certain Town of Drumheller owned lands as Environmental Reserve to provide adequate room for the construction and maintenance of a flood mitigation berm and matters incidental thereto as Council may determine; in accordance with the Section 665 of the Municipal Government Act, Chapter M-26, Revised Statutes of *Alberta 2000*, as amended.

WHEREAS; the Town of Drumheller, the Province of Alberta and the Government of Canada have entered into an agreement to construct flood mitigation berms along portions of the Red Deer River in the Town of Drumheller to protect properties and the citizens of Drumheller from the ravages of flood waters, and

WHEREAS; one of the directives of this project is to dedicate lands acquired for berm purposes as Environmental Reserves, Municipal Reserves, Public Utility Parcels or other means satisfactory to the Province of Alberta, and

WHEREAS: the Town of Drumheller has elected to dedicate the hereinafter described lands as Environmental Reserve,

NOW THEREFORE; be it resolved that THE COUNCIL of the TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to dedicate the followings lands as Environmental Reserve as indicated on the attached "Schedule – 'A' and more particularly described as:

PLAN
BLOCK 11
LOT 8 E.R. (ENVIRONMENTAL RESERVE)

EXCEPTING THEREOUT ALL MINES AND MINERALS

And acquiring title to the said lands in the name of the TOWN OF DRUMHELLER, a Municipal Body Corporate in the Province of Alberta of 224 Centre Street, Drumheller, Alberta T0J 0Y4, in accordance with the Section 665 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

SHORT TITLE

This Bylaw may be cited as Nacmine Environmental Reserve Dedication Bylaw 18.22

TRANSITIONAL

This Bylaw takes effect on the day of the third and final reading.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

DARRYL E DROHOMERSKI, C.E.T
CHIEF ADMINSTRATIVE OFFICER

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

DARRYL E DROHOMERSKI, C.E.T
CHIEF ADMINSTRATIVE OFFICER

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

DARRYL E DROHOMERSKI, C.E.T
CHIEF ADMINSTRATIVE OFFICER

REQUEST FOR DIRECTION

TITLE:	Drumheller Resiliency and Flood Mitigation Office – Downtown Berm Finalization
DATE:	October 24, 2022
PRESENTED BY:	Deighen Blakely, P.Eng., DRFMO Project Director
ATTACHMENT:	Presentation

SUMMARY:

Since the Downtown Berm project alignment was presented to the public at our January 2022 information session, there have been changes to the project design requirements, including optimizing the berm width and freeboard to reduce overall project costs and adjustment of the berm alignment behind the recreation facilities, which will require redesign of the berm. As well, the Flood Office has undertaken additional stakeholder and public consultation and received feedback on the berm alignment, which needs to be taken into consideration in completing the redesign.

The Flood Office is suggesting that one further alignment option be completed, based on the required design changes and stakeholder and public feedback. This final option, along with other previous options, will then be presented to the public at the Nov 17, 2022 community open house event for further feedback and brought back to Council on Dec 5, 2022 for a final decision on the preferred alignment for the engineering team to move forward on for detailed design, tender and construction in 2023.

RECOMMENDATION:

Administration recommends that Council review all available options and public feedback on the Downtown Berm project and provide direction to the Flood Office to support the completion of the final detailed design, tender and construction of the Downtown Berm.

The Flood Office recommends that regardless of the option chosen that permanent infrastructure be built for the entire length of the Downtown Berm to the design flood level, while we have committed funding to do so as the goal of this project is to protect the critical infrastructure and vital services in the Downtown core. Unlike the existing walls and adaptive fill areas in Newcastle and Midland, which were originally identified as areas where no permanent improvements could be made, building something less than the design height along Riverside Drive may jeopardize funding with our partners and leave vulnerable the one area in Drumheller with the highest assessed value and most significant risk for flood damages.

DISCUSSION:

Design of the Downtown Berm began in February 2021, with the berm alignment alternates presented to the public in August of 2021 and the selected option presented to the public in December 2021 and again in January 2022. As a portion of the berm requires a Road Closure Bylaw to move forward, the Town proceeded with the Road Closure Bylaw first reading in March 2022 and the Public Hearing in April 2022. The project was split into two components so the first section of the berm could go to tender in April 2022, concurrent with the Road Closure Public Hearing.

REQUEST FOR DECISION

Page 2 of 3

At the April 19, 2022 Road Closure Public hearing, Council heard from citizens on the proposed Riverside Drive Road Closure. The road closure would be required to build the Downtown Berm alignment recommended by the Flood Office due to the lowest construction cost and the least amount of environmental impact. Citizens noted both concerns around the road closure and potential traffic impacts, as well as support for the road closure and the urgent need for flood mitigation downtown, with the majority of Public Hearing participants being opposed to a Riverside Drive Road Closure.

The tender for the first phase of the Downtown Berm, running behind the recreational facilities to Riverside Terrace Condos closed at the end of April. With the tender prices coming in well above the engineer's estimated project construction costs; Council decided to cancel this tender and complete design optimization, including reducing the berm top width and level of freeboard. At the same time, the Town also noted the need to realign the berm design alignment behind the Aquaplex to make room for a potential new curling rink building.

A design charet meeting was held in mid-August with the engineering design team, landscape architect, Flood Office and key Town stakeholders to review the berm alignment through the Centennial Park area.

The Flood Office held additional Community Input Workshops in September 2022 to learn more about community values around the Downtown Berm and help to inform the design team as the redesign moves forward. The top three key values expressed by the public centered around the importance of flood protection, traffic flow, and project budget. Of the residents in attendance, the majority indicated a preference for an earthfill berm versus a retaining wall.

The design team is now undertaking redesign of the Downtown berm for the required design changes. Feedback from Council is required on the alignment option to advance along Riverside Drive. Through the public engagement completed to date, of the options examined so far, the two preferred options are:

- Option 1 – full closure of Riverside Drive and 5th Street E from 3rd Street to 4th Avenue to accommodate the full width earthfill berm
- Option 2 – No change to Riverside Drive, use a large retaining wall to fit the berm into the restricted space beside the roadway

FINANCIAL IMPACT:

The cost of the Downtown Berm redesign, tender and construction are eligible for funding under the Provincial ACRP grant program and the Federal DMAF program, noting that if a higher cost alignment option is selected, this will reduce available funds to deliver on the remainder of the flood berm projects.

The current Flood Mitigation Program has \$55.0M of grant funding in place. Requests for additional funding have been made with the Provincial and Federal Governments but the outcomes are not known at this time.

STRATEGIC POLICY ALIGNMENT:

Moving forward with finalizing Downtown Berm design to allow for tendering in spring of 2023 will advance the Town's flood mitigation program goals of providing permanent flood protection to Drumheller as soon as possible.

REQUEST FOR DECISION

Page 3 of 3

COMMUNICATION STRATEGY:

The work resulting from today's Council Direction will be presented to the public at the Nov. 17, 2022 Community Information Session. Further feedback will be considered by the engineering design team, the Flood Office and Council, and a Request for Decision will then be brought to Council on December 5 to direct the engineering team's final design efforts. The Communication Strategy for presentation of the selected alternate will be shared at the Dec 5 Council Meeting.

PROPOSED MOTION

Councilor _____ moves that Council review all available options and public feedback on the Downtown Berm project and provide direction to the Flood Office to support the completion of the final detailed design, tender and construction of the Downtown Berm.

SECONDED:



Prepared by:
Deighen Blakely, P.Eng.
DRFMO Project Director



Approved by:
Darryl E. Drohomerski, C.E.T.
Chief Administrative Officer



Drumheller Resiliency & Flood Mitigation Office

Council Presentation – Downtown Berm Update

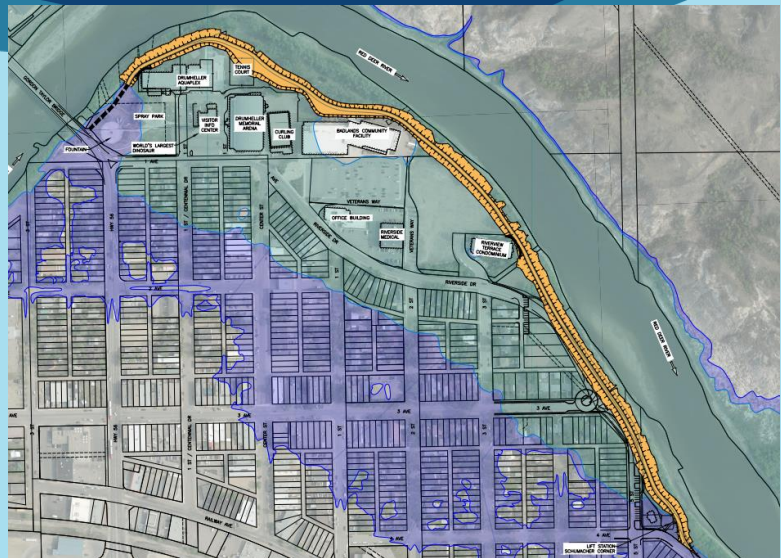
October 24, 2022



1

Downtown Berm: Protection for Downtown

- PROTECTION AT 1850 CMS**
- 70 HOMES PROTECTED
- 4 MULTI UNIT RESIDENTIAL BUILDINGS PROTECTED
- 2 COMMERCIAL BUILDINGS PROTECTED
- 5 COMMUNITY BUILDINGS PROTECTED
 - BADLANDS COMMUNITY FACILITY
 - CURLING CLUB
 - DRUMHELLER MEMORIAL ARENA
 - DRUMHELLER AQUAPLEX
 - VISITOR INFORMATION CENTRE
- PROTECTION AT 3000 CMS**
- ADDITIONAL 162 PROPERTIES PROTECTED



2

Downtown Berm: Update

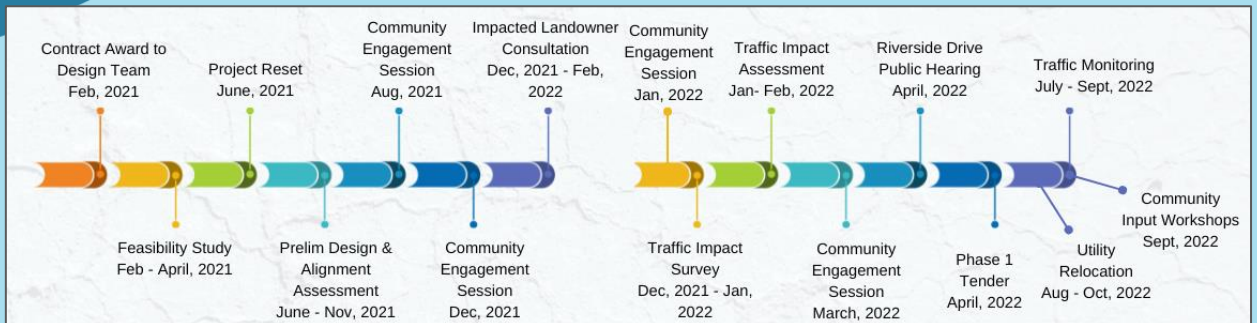
The last Public Information Session on the Downtown Berm was held in Jan 2022, since then, the Flood Office has:

- Completed Phase 1 design work from Aquaplex to Riverview Terrace, tendered the work
- Held Riverside Drive Road Closure Public Hearing
- Reviewed tender submissions and cancelled tender due to high bid costs
- Examined potential cost savings measures for Downtown Berm
- Coordinated utility relocation for berm construction (required for any option)
- Hosted design charet meeting with engineering and landscape team and key stakeholders to review Centennial Park portion of the berm
- Hosted additional public input sessions on community values prior to beginning redesign



3

Downtown Berm: Timeline of Activities



4

Downtown Berm: Design Updates

The Engineering Team is now starting work on berm redesign:

- Berm width and freeboard reduction required to reduce costs
- Berm alignment changes required in Centennial Park for make room for recreation facilities
- Additional optimization for cost savings to be completed (riprap, retaining walls)
- Taking into consideration public feedback from:
 - Town's Traffic Impact Survey (Dec 2021 – Jan 2022)
 - One on one meetings with impacted adjacent landowners
 - April 19, 2022 Road Closure Bylaw hearing
 - Sept 20, 2022 Community Input workshops



5

September 20 Downtown Berm Community Engagement Sessions: Summary of Community Input

- On September 20th, the DRFMO & Alchemy Communications hosted 3 Community Engagement Events for the Downtown Berm. Each session had approximately 10 residents in attendance.
- Out of the residents in attendance, the communities top 3 values as it pertains to the Downtown Berm are flood protection, traffic flow, and budget.
- Out of the residents in attendance, the majority would prefer an earth-filled berm as opposed to a retaining wall.



6

September 20 Downtown Berm Community Engagement Sessions: Summary of Community Input

- Out of the residents in attendance, the majority are in favour of the closure of Riverside Drive. These residents expressed their certainty that while a change in traffic flow may be challenging initially, they would be able to adapt to ensure the town is protected from flooding and continues to evolve.
- The residents in attendance who are opposed to the closure of Riverside Drive made it known that if the road is to be closed, they will fight it.
- Residents also expressed that community engagement has helped them become more informed. Some also mentioned that their opinions and initial reaction to the potential closure has changed after receiving more information.



7

Downtown Berm: Phase 2 Alignment Alternates

Through the public consultation, two alignment options have been identified for further consideration:

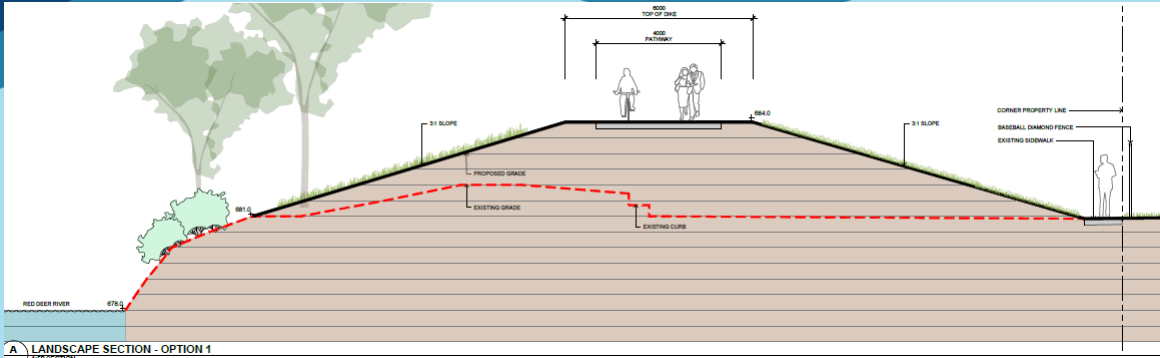
- Option 1 – full closure of Riverside Drive and 5th St E (from 3rd Street to 4th Ave.), to accommodate the full width of an earthfill berm
- Option 2 – No change to Riverside Drive, use a large retaining wall to fit the berm into restricted space beside the roadway

To reduce redesign effort, the Flood Office would like to move forward with a single option for redesign for the downtown berm so are looking for Council Direction



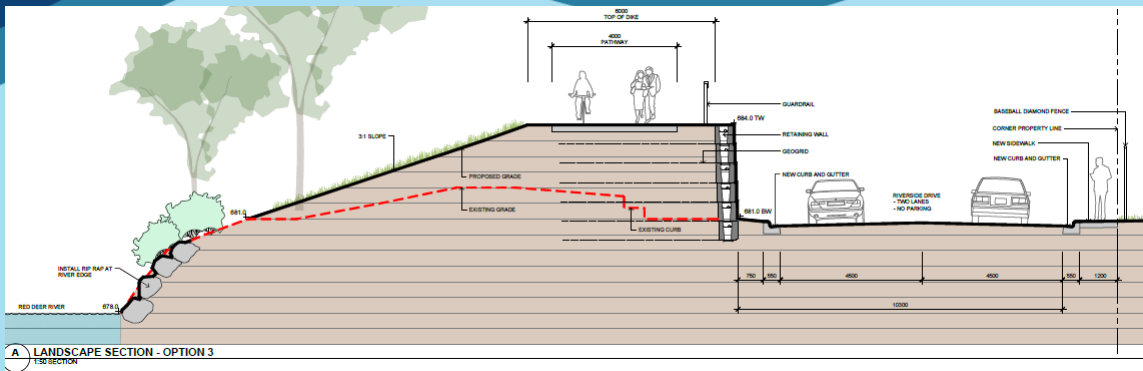
8

Downtown Berm: Option 1 – Earthfill Berm and Riverside Drive Closed



9

Downtown Berm: Option 2 - Retaining Wall and Riverside Drive Open



10

Next Steps

- Flood Office will take Council direction and work with engineering design team on Downtown Berm redesign
- Updated design will be presented to the public at Nov 17 Community Information Session; public feedback on the design will be gathered
- Council will review feedback and design options at Dec 5 Council session and make a final decision on the Downtown Berm alignment to move forward to detailed design, tender and construction



11



Flood Website: www.floodreadiness.drumheller.ca

Flood Office Email Address: floodreadiness@drumheller.ca

Community Advisory Committee Email Address: floodcommittee@drumheller.ca



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REQUEST FOR DECISION

TITLE:	Funding allocation to Recreation Fee Assistance Policy - 2022
DATE:	20 October 2022
PRESENTED BY:	April Harrison
ATTACHMENT:	NA

SUMMARY:

The Recreation Fee Assistance Program (RFAP) aims to ensure that all residents can benefit from the Town of Drumheller recreational facilities, regardless of their household income. The \$22,500 allocated to the RFAP in 2022 has been fully allocated, and the Community Development and Social Planning team is still receiving applications from eligible residents. Administration seeks Council direction on how to proceed with the program for the remainder of 2022.

RECOMMENDATION:

Council authorize Administration to allocate an additional \$7,500 to the RFAP program for 2022.

DISCUSSION:

Budget and Community Impact

The \$22,500.00 funding allocated to the RFAP has been fully allocated. In fact, if clients fully utilized what they have been approved for (including the \$100 or \$200 credit) by December 31, 2022, the budget would be over expended by \$3,400. While this is unlikely as we anticipate clients will not fully utilize their credit, the funding has been approved, so we would be wise to consider the funds expended. Administration will review actual expenditure again in December for a more accurate picture.

The approved applications have benefited 60 households and 97 individuals. Of these, very few would have been able to utilize the Town’s recreation facilities without the support of the RFAP. Thus, this program has increased facility usage and generated some additional revenue from the client portion of the membership purchase.

Applications from eligible residents, who would likely not otherwise utilize our facilities due to the barrier of cost, are still being submitted.

Options

Option 1 (recommended): To allocate an additional \$7,500 to the RFAP program for 2022.

This will result in an overspend of the 5303 GL in the CDSP budget, if all applicants utilize their approved grants.

Option 2: Council could decide to close application to the 2022 RFAP as funds are fully expended.

FINANCIAL IMPACT:

A \$7,500 overspend in CDSP.

STRATEGIC POLICY ALIGNMENT:

The Recreation Fee Assistance Program aligns with Council's Strategic priority of Poverty Reduction.

COMMUNICATION STRATEGY:

The public will be notified via the Town's website and social media on the status of the program based on Council's direction.

MOTION: Councilor _____

Moves that Council authorize Administration to allocate an additional \$7,500 to the RFAP program for 2022.

SECONDED:

Councilor: _____

April Harrison

Prepared by:
April Harrison
Manager of Community Development
& Social Planning

Mauricio Reyes

Reviewed by:
Mauricio Reyes
Dir. of Corporate & Community
Services



Approved by:
Darryl Drohomerski
Chief Administrative Officer

REQUEST FOR DECISION

TITLE:	Supply & Delivery of one new 2022 – 4 Wheel Drive Backhoe Loader
DATE:	October 4, 2022
PRESENTED BY:	Kevin Blanchett, Operations Manager
ATTACHMENTS:	Evaluation Breakdown of received submissions Original quotation for repairs to current backhoe

SUMMARY:

The Town of Drumheller currently operates two rubber tire Backhoe Loaders:

1. 2012 Cat 450E with 3,454 equipment hours, and;
2. 2010 John Deere 710J with 5,436 equipment hours.

The 2010 John Deere is unreliable due to frequent breakdowns, which is affecting our level of service. The purchase of a new 2022 - 4 Wheel Drive Rubber Tire Backhoe Loader will result in savings on operations and maintenance, and improved response times. The goal of the project will be to upgrade our equipment fleet. Earlier this year, Brandt Tractor Ltd. was asked to conduct an analysis on the 2010 John Deere Backhoe Loader. The analysis supported our decision to purchase a new backhoe rather than spending additional funds in the amount quoted of \$ 34,920.00. This quotation does not reflect the costs for line boring and cylinder chroming on an older piece of equipment. Attached, please see the quotation in the evaluation section.

On February 28, 2022, the Town of Drumheller posted a Request for Quotation for the Supply and Delivery of one 2022 - 4 Wheel Drive Rubber Tire Backhoe Loader on the Alberta Purchasing Connection and the Town of Drumheller websites per the Town's purchasing policy. Two quotations were received. Both proponents specified 30-day price guarantees, and indicated that inventory could be an issue. Due to a number of factors, the review and evaluation process was not completed until after the specified price guarantee timelines. Administration directed that the RFQ be cancelled, and a revised RFQ be posted. The two proponents were advised, and encouraged to resubmit quotations to the future RFQ, when posted.

On August 24, 2022, the revised RFQ for the Supply and Delivery of one new 2022 - 4 Wheel Drive Backhoe Loader was posted on the Alberta Purchasing Connection and the Town of Drumheller websites. On the closing date of September 20, 2022, five quotations were received, and are summarized as follows:

Bidders	Total Cost A (excluding GST)	Trade in Value B (excluding GST)	Total Cost A-B=C (excluding GST)
Brandt Tractor Ltd. - Option 2	\$320,675.00	\$20,000.00	\$300,675.00
Finning Canada - Option 2	\$302,900.00	\$45,000.00	\$257,900.00
Brandt Tractor - Option 1	\$285,363.00	\$20,000.00	\$265,363.00
Finning Canada - Option 1	\$280,300.00	\$45,000.00	\$235,300.00
Rocky Mountain Equipment - <i>disqualified</i>	\$221,500.00	\$65,000.00	\$156,500.00

Price and trade in values were not the only factors considered for this RFQ. The posted evaluation criteria included specification, qualifications, warranty, references, and cost. Delivery time is also a consideration, but not a weighted criterion for this RFQ. The table below provides a summary of the evaluation breakdown for all submissions.

EVALUATION BREAKDOWN OF QUOTATIONS						
Bidder	Total Score 100%	Cost 50%	References 10%	Warranty 10%	Qualifications 15%	Specifications 15%
Brandt Tractor Ltd. – Option 1	98.5%	48.5%	10%	10%	15%	15%
Finning Canada – Option 1	97.5%	50%	10%	7.5%	15%	15%
Finning Canada – Option 2	90%	42.5%	10%	7.5%	15%	15%
Brandt Tractor Ltd. – Option 2	85.5%	35.5%	10%	10%	15%	15%
Rocky Mountain Equipment - <i>disqualified</i>	-	-	-	-	-	-

RECOMMENDATION:

Administration, with the support of Infrastructure Services, recommends that the Town excludes the trade-in value of our current 2010 John Deere Backhoe Loader as part of the purchasing process. Instead, it is recommended that the Town sell our current 2010 John Deere Backhoe Loader at auction, for an estimated price of \$ 45,000.00 to \$ 65,000.00, according to current research data.

Administration also recommends, and is supported by the Town’s equipment operators, that the Town award the Request for Quotation for the Supply and Delivery of one new 2022 - 4 Wheel Drive Backhoe Loader to Brandt Tractor Ltd. - Option 1, for the total cost of \$ 285,363.00, excluding GST. Brandt Tractor Ltd. - Option 1 received the highest score in the evaluation. The delivery date for their proposed unit will be in December of 2022; which in these uncertain times is very reasonable.

DISCUSSION:

Upon reviewing the technical specifications supplied by Rocky Mountain Equipment, it was determined that their proposed Backhoe Loader unit had more than seven specifications that were below the minimum specifications that were required in the RFQ. Their quotation was therefore disqualified.

The two quotations provided by Finning Canada included three important specifications that will make an operational difference to the safety of our equipment operators. They are summarized below:

1. Wheelbase Width

Our current 2010 John Deere Backhoe Loader has a wheelbase width of 96 inches. Finning Canada’s proposed unit has a wheelbase width of 87 inches, which is 9 inches shorter. This shorter wheel base can result in stability issues and increase the chances of the unit tipping. The shorter wheelbase also raises concerns with control issues which could possibly lead to an accident if the operator loses control while driving. This is a safety issue that the current operators indicated when they provided input while developing the specifications for the new Backhoe Loader unit.

2. Dumping Height

The dumping height of our current 2010 John Deere Backhoe is 9 feet 6 inches. Finning Canada’s proposed unit has a dumping height of 8 feet 11 inches, or 7 inches lower. This lower height could lead to damage to the tandem trucks when loading.

3. Width of Stabilizer Spread

The current 2010 John Deere Backhoe Loader has a stabilizer spread of 15 feet 3 inches. Finning Canada’s proposed unit has a stabilizer spread of 13 feet 10 inches, which is 1 foot 5 inches (or 17

inches) narrower. This narrower spread for the stabilizer greatly decreases the stability of the Backhoe Loader when digging or when loading onto trucks and trailers. This is a safety concern.

FINANCIAL IMPACT:

The cost of the Supply and Delivery one new 2022 - 4 Wheel Drive Rubber Tire Backhoe Loader from Brandt Tractor Ltd. - Option 1 is \$ 285,363.00, excluding GST. Under code 2.6.7014.400.3100 the approved 2022 Capital Budget has allocated \$ 345,000.00 for this purchase. Awarding this RFQ to Brandt Tractor Ltd. - Option 1 will result in an underbudget savings of \$ 59,637.00, with the remaining funds returned to the Town reserves.

WORKFORCE AND RESOURCES IMPACT:

The Infrastructure Services workforce requires reliable, good quality, heavy duty equipment that will allow staff to complete the work as expected, on time, and on budget.

STRATEGIC POLICY ALIGNMENT:

This project is in alignment with Council's strategic goals of fiscal responsibility and providing excellent service levels. Reinvesting in our equipment fleet will result in equipment that is dependable and reliable. Expected service level goals will be met and possibly increased with the investment in new, updated equipment.

COMMUNICATION STRATEGY

The successful proponent will receive a Letter of Award, and the unsuccessful proponents will receive Letters of Non-Award. An Award Summary will be posted on the Town of Drumheller and Alberta Purchasing Connection websites.

COUNCIL MOTION:

MOTION:

Councillor: _____ moves that Council award the supply and delivery of one new 2022 - Backhoe Loader to Brandt Tractor Ltd. - Option 1 for the amount of \$ 285,363.00, excluding GST.

Seconded: _____

Kevin Blanchett

Prepared by:
Kevin Blanchett
Operations Manager

Libby Vant

Reviewed by:
Libby Vant, BA, RSE
Senior Administrative Assistant



Approved by:
Darryl Drohomerski, C.E.T.
Chief Administrative Officer

EVALUATION

RFQ - SUPPLY & DELIVERY OF ONE 2022- 4 WHEEL DRIVE BACKHOE LOADER

Please note that it is the Town of Drumheller's intention **not** to accept any trade-in value of our current 2010 John Deere - 710 J Four Wheel Drive Backhoe Loader. We are confident that we will get the best value at an auction. Our Backhoe should sell for between \$45,000 to \$65,000.

Evaluation Based On	100%
Cost	50%
References	10%
Warranty	10%
Qualifications	15%
Specification	15%

EVALUATION BREAKDOWN OF QUOTATIONS						
Bidder	Total Score 100%	Cost 50%	References 10%	Warranty 10%	Qualifications 15%	Specification 15%
Brandt Tractor Ltd. – Option 1	98.5%	48.5%	10%	10%	15%	15%
Finning Canada – Option 1	97.5%	50%	10%	7.5%	15%	15%
Finning Canada – Option 2	90%	42.5%	10%	7.5%	15%	15%
Brandt Tractor Ltd. – Option 2	85.5%	35.5%	10%	10%	15%	15%
Rocky Mountain Equipment - <i>disqualified</i>	-	-	-	-	-	-

Received Quotations Scoring

1. Brant Tractor Ltd. - Option 1 - 2022 – John Deere 710L Backhoe Loader

Cost - \$285,363.00 with no trade-in – **Points awarded 48.5%**

References - Provided three very positive references – **Points awarded 10%**

Warranty – 5 Year/3000 Warranty, they will come to our shop to repair any issues – **Points awarded 10%**

Qualifications – They have provided services and sold equipment to the Town, their service record was very good. They have all the necessary Safety requirements -**Points Awarded 15%**

Specifications – Provided specifications on all 84 specifications – **Points Awarded 15%**

Delivery- December of 2022 – 2 weeks as it is in stock

Total Points – 98.5%

2. Finning Canada - Option 1 - 2022 - 450 07B Cat Backhoe Loader

Cost - Lowest price of \$280,300.00 with no trade-in – **Points awarded 50%**

References - Provided three positive references – **Points awarded 10%**

Warranty - 24 Months/2000 hr. Warranty, they will come to our shop to repair any issues – **Points awarded 7.5%**

Qualifications – They have provided services and sold equipment to the Town, their service record was very good. They have all the necessary Safety requirements -**Points Awarded 15%**

Specifications – Provided specifications on all 82 specifications – **Points Awarded 15%**

Delivery – 60 to 90 Days

Total Points – **97.5%**

3. Finning Canada - Option 2 - 2023 - 450 07B Cat Backhoe Loader

Cost - \$302,900.00 with no trade-in – **Points awarded 42.5%**

References - Provided three positive references – **Points awarded 10%**

Warranty - 24 Months Premium Warranty, they will come to our shop to repair any issues – **Points awarded 7.5%**

Qualifications – They have provided services and sold equipment to the Town, their service record was very good. They have all the necessary Safety requirements -**Points Awarded 15%**

Specifications – Provided specifications on all 82 specifications – **Points Awarded 15%**

Delivery - of this unit is June of 2023

Total Points – **90%**

4. Brant Tractor Ltd.2023 – Option 2 - John Deere 710L Backhoe Loader

Cost - \$320,675.00 with no trade-in – **Points awarded 35.5%**

References - Provided three very positive references – **Points awarded 10%**

Warranty – 5 Year/3000 Warranty, they will come to our shop to repair any issues – **Points awarded 10%**

Qualifications – They have provided services and sold equipment to the Town, their service record was very good. They have all the necessary Safety requirements -**Points Awarded 15%**

Specifications – Provided specifications on all 82 specifications – **Points Awarded 15%**

Delivery - July of 2023 plus a 5% cost increase if not ordered by October 31, 2022

Total Points – **85.5%**

5. Rocky Mountain Equipment – 590 SN Backhoe Loader

Cost - \$221,500.00 with no trade-in.

The RFQ from Rocky Mountain Equipment has been **eliminated** for the following reasons;

1. The Backhoe Loader that they quoted had 10 Specifications that were below the minimum specifications that were required in the RFQ package:
 - Engine displacement needed to be no less than 260 cu.in. - theirs was 207 cu.in.
 - We asked for a minimum of 140 to 150 Hp - theirs was 110 Hp.
 - We asked for a Hydraulic Pump rated to a min. of 52 GPM - theirs was 43 GPM
 - We asked for a Backhoe with a digging capacity depth of at least 17' and 22' with the extension - theirs was 16' and 20 feet with an extension.
 - Lift capacity that was required to meet was 9,285 lb. - theirs was 7,203 lb.
 - The bucket breakout force was to be no less than 15,540 lb. - theirs had 12,776 lb.
 - The operating weight of the backhoe was required to be between 25,000 to 27,000 lbs. - theirs was 21,325 lbs.

Please note that the Backhoe Loader quoted from Rocky Mountain Equipment Ltd. was not a heavy-duty Backhoe loader, as was specified in the RFQ.

Kevin Blanchett

From: Kyle McLaughlin <KMcLaughlin@brandt.ca>
Sent: Friday, April 29, 2022 9:04 AM
To: Kevin Blanchett
Subject: 710J Brandt shop quote
Attachments: DRUMHELLER 710J QUOTE.xlsx

Good morning Kevin,

Please see the attached quote. I have put together a shop labor quote. It will be far cheaper & faster to bring your backhoe to our shop. We will need to disassemble the cylinders at our shop, potentially line bore pin holes and I want you to avoid all field service travel charges on this work order. Look it over and let me know when you would like to schedule a spot on our shop.

If you have any questions or concerns please raise them with me during my follow up call in a few hours.

Thanks and have a great day,

Kyle McLaughlin
Customer Support Advisor

Brandt Tractor
10121 Barlow Trail NE
Calgary, AB T3J 3C6
403-248-0018 tel.
800-887-7767 toll free.
403-476-1572 fax.
403-801-4420 cel.
kmclaughlin@brandt.ca
www.brandt.ca



PARTS & SERVICE PROPOSAL

Brandt Tractor
3555-46th AVE S.E.
Calgary A.B T2B 3B3

Phone: (403)248-0018 Fax:(403)273-1340

CUSTOMER NAME			TOWN OF DRUMHELLER			DATE		04-29-22	
KBLANCHETT@DRUMHELLER.CA						SALESMAN		KYLE MCLAUGHLIN	
COMMENTS									
P.O. #		CONTACT		KEVIN BLANCHETT		PHONE #		4038200675	
						Email		KMCLAUGHLIN@BRANDT.C	
MAKE	JD	MODEL	710J	SERIAL #	1T0710JXCA0187727		HR. MTR.		
SEG	DESCRIPTION OF REPAIRS				Misc	PARTS	LABOUR	AMOUNT	
1	5000HR SERV, THERMOSTAT, P BRAKE, SERVICE BRAKE				\$0	\$11,144.83	\$0.00	\$11,144.83	
2	HYD SEAL KITS, PINS, HOSES, BUSHINGS				\$0	\$8,705.48	\$0.00	\$8,705.48	
3	SHOP LABOUR 60HRS				\$0	\$0.00	\$12,300.00	\$12,300.00	
	LINE BORING & CYLINDER CHROMING WILL BE QUOTED				\$0	\$0.00	\$0.00	\$0.00	
	AFTER DISASSEMBLY				\$0	\$0.00	\$0.00	\$0.00	
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					\$0	\$0.00	\$0.00	\$0.00	
					\$0	\$0.00	\$0.00	\$0.00	
REMARKS					SUBTOTALS:		\$19,850.31	\$12,300.00	\$32,150.31
Please resend or fax with approval signature							SHOP SUPPLIES		9%
							CARBON TAX		\$0.00
							GOODS & SERVICES TAX		\$1,662.87
ESTIMATE ARE GOOD FOR 30 DAYS					F.O.B.:		TOTAL \$		\$34,920.18
QUOTATION VALID UNTIL THE FOLLOWING DATE:									
emergency steering dissabled advise if repair ncessary					CREDIT TERMS:				
UNLESS OTHERWISE SPECIFIED, INVOICES ARE DUE THE FIRST OF THE MONTH FOLLOWING, WITH PAST DUE INTEREST AT THE RATE OF 2% PER MONTH (26.8% PER ANNUM) ON THE UNPAID BALANCE.									
ACKNOWLEDGEMENT OF INDEBTEDNESS - I AM THE PERSON WHO REQUESTED THAT THE ABOVE WORK BE DONE AND MATERIAL SUPPLIES, OR I AM THE AUTHORIZED AGENT FOR THAT PERSON/COMPANY. I ACKNOWLEDGE INDEBTEDNESS FOR THE WORK DONE AND MATERIALS SUPPLIED IN THE AMOUNT OF \$ _____ BEING THE TOTAL AMOUNT OWING AS SHOWN HEREON, OR IN THE AMOUNT OF ANY CHEQUE OR CREDIT CARD GIVEN IN PAYMENT AND LATER DISHONOURED.									
DATE:					CUSTOMER SIGNATURE:				

Quarterly Report for CAO

Name: Darryl Drohomerski, C.E.T.

Period: April – October 2022

Flood Mitigation – Ongoing Work on Public Hearings for road closure Bylaws in Midland and Newcastle, tender packages, land acquisitions and contract work continued in Quarter 3. Construction has started on four projects in Midland, Newcastle, Downtown and Willow Estates.

Service / Staff Capacity Review – Ongoing Organizational reviews are ongoing with some upcoming reorganizations completed in quarter 3 of 2022.

CN RAIL: Lease – Completed – The Town created a fundraising task force for sponsorship of the trail system. The path between 19th St E and 5th ST E was paved in August

Garbage Disposal Billing – Completed

Key Performance Indicators and Statistics

Emails received and handled by CAO in 3rd quarter	5351
Emails received and handled by CAO in 1st and 2nd quarter	13,882
Development Permits in 3rd quarter	34
Development Permits in 1st and 2nd quarter	56

Attachments:

- Communications Quarterly Report
- Economic Development Quarterly Report
- Human Resources Quarterly Report

2022 - Q3 Quarter Report - Human Resources

Valerie Lefin, Human Resources Manager

Recruitment Activity for Permanent Vacant Completed

- Emergency & Protective Services - Full-time Fire Chief;
- CAO - Office Safety Codes Clerk
- Infrastructure Services – Administrative Assistant and back-up to legislative services, CAO and Council
- Corporate and Community Services – Administrative Assistant to support Director and programs
- Infrastructure Services – Administrative Assistant to Director and managers

Employee Engagement

- Employee Engagement Survey – Roll out of Survey results to Leadership and Employees which included facilitated sessions by the survey administrator.
- Acquired contracted services to update all Town job descriptions. Work to begin early Q4

Recruitment Strategy

- Wage and Salary Survey – Sourced provider to conduct survey - results to be received by end of October 2022
- Recruitment Strategy completion review to move to 2022 Q4

Organizational Design

- Re-aligned Administrative Support jobs to support Departments to ensure continuity of work and employee job satisfaction

Labour Relations

- Held Labour management meetings with Local 135 and 4604

Quarterly Report for the Manager of Economic Development

Name: Reg Johnston

Period: July 2022 – September 2022

Downtown Triangle Plaza – In Q3 much of the Plaza construction was completed (e.g. pavers, landscaping, light installation). We also awarded the construction contract to Armor for the washroom. We are planning for a soft opening of the plaza for Festival of Lights.

We are continuing to design the stage and washroom. Approval for the Prairies Can CRF funding extension until March 31, 2022 was received.

Housing Strategy – This project is to assess and position the Drumheller residential real estate market for future development.

- Phase 1 community engagement complete.
- Phase 1 report complete.
- Report to Council Oct 17, 2022.

KPI's Q3 –

- Concord Drumheller Partnership executed their lease option for their solar project adjacent to the water reservoir.
- Elgin Hill was listed.
- Total outreach for the quarter was 42 companies.
- 4 of these companies were met in-person.
- 17 of these companies were Residential Developers.
- Two in person meetings with developers are already scheduled for next quarter.

Film –

A film economic impact model was completed for March 2021 to March 2022. Thirteen film projects came to the Drumheller Valley with a minimum economic impact of \$2.5 Million measured. This included over 3,000 hotel room night stays.

COMMUNICATIONS OFFICER THIRD-QUARTER REPORT, 2022

STRATEGIC PRIORITIES

Strategic Communications

- Draft in progress

SOCIAL MEDIA

The official social media accounts for the Town of Drumheller exist on YouTube, Twitter, Instagram, and Facebook.

- KPI's Attached

COMMUNICATIONS BRIEFS (KPI)

Briefs Received and completed: 45 (+125% over last quarter)

Communications objectives completed without briefs: 80 (+1.25% over last quarter)

Total objectives: 125 (+27% over last quarter)

ANALYTICS (KPI'S)

Summary table (July 1 – September 30, 2022)

Amount of Media Releases/Web posts	<ul style="list-style-type: none"> • 27 total news posts • 15 Staff Portal (internal) posts
Engagement *Data pulled from Hootsuite and respective platforms	<p>Twitter</p> <ul style="list-style-type: none"> • 58 tweets • 8.0K impressions • Overall sentiment: positive • Most retweeted: Fire advisory for the Town of Drumheller <p>Instagram</p> <ul style="list-style-type: none"> • 3 posts • 31 stories • 176 engagements • Overall sentiment: positive • Best post: Public works beautification • Best story: Former Hospital Site Demo <p>Facebook</p> <ul style="list-style-type: none"> • 171 posts • + 2.6K engagements • +2.2K clicks • Overall sentiment: Neutral • Best post: Public works beautification <p>Drumeller.ca</p> <ul style="list-style-type: none"> • 89,415 pageviews (+28% over last quarter) • Top 10 pages: <ol style="list-style-type: none"> 1. Home 2. Aquaplex 3. Badlands Community Facility 4. Spray Park 5. Canada Day 6. Career Opportunities 7. Contact us 8. Newcastle Beach 9. Tenders 10. Community Clean up
Subscriber/follower counts on Town of Drumheller social media *Data pulled from Hootsuite, Social Blade and respective platforms	<p>YouTube: 158 Twitter: 1,728 Facebook: +6.4K Instagram: 1,572</p>
Response time to direct messages on social media	<p>Under 24 hours response: Facebook – 17 conversations Instagram – 60 conversations</p>

Quarterly Report for the Director of Corporate & Community Services

Name: Mauricio Reyes

Period: July - September 2022

STRATEGIC INITIATIVES

Flood Mitigation Overall Project Involvement

In 2022, all departments have some level of involvement in the flood mitigation project. The finance department is very active due to its involvement in financial management, grant reporting, and financial reporting. Recreation and CDSP get involved as needed.

Recreation & Parks Master Plan

Administration is actively working with the consultants on this project. A multidisciplinary steering committee has been formed to assist with this project. RC Strategies will present the engagement plan and timelines to Council on October 17th.

Poverty Reduction Strategy

The RFP closed on September 13, 2022. Two submissions were received, one at \$33,000.00 and one at \$86,400.00. The tenders were evaluated by the CDSP Manager, the EWP Project Coordinator, and two members of the Poverty Reduction Alliance. We are working with the Director and CAO to agree on the next steps and will be able to share more once the RFD has been approved.

Social Needs Assessment

The RFP for the Social Needs Assessment will be finalized next week and posted following approval. The team is working with the Housing Strategy, Parks and Rec Master Plan and Destination Development plan Project Managers to reduce duplication and minimize engagement fatigue.

Utility Rate Model

Intergroup Consultants Ltd. presented the Utility Rate Model for 2023 to 2027 to Council on October 17th. The utility rate model will be used to set rates for the next five years and will be used to calculate utility revenues in the 2023 operating budget and future years.

KEY PERFORMANCE INDICATORS

Recreation Arts & Culture

Percentage is year compared to 2019	2022	2021
Aquaplex Bookings (2019 – 116.5 hours)	88.5 hours (76%)	78 hours (67%)
Aquaplex Usage (2019 – 15 549 people)	19 099 people (123%)	14 784 people (95%)
Arena Bookings (2019 – 90 hours)	133 hours (148%)	106 hours (117%)
BCF Bookings (2019 – 1535 hours)	1886 hours (123%)	695 hours (45%)
BCF Usage (2019 – 10 748 people)	9866 people (92%)	3227 people (30%)
Membership Sales (2019 – 390 memberships)	461 memberships (118%)	463 memberships (119%)
Ball Diamond Bookings (2019 – 694 hours)	559 hours (81%)	658 hours (95%)
Special Event Applications (2019 – not available)	21 applications	16 applications

Community Development & Social Planning

	2022	2021
RFAP Participation. Target 50 applications in 2022	60 approved 6 submitted awaiting decision	4
Volunteer database. Target 10% increase in 2022	133% (70)	Initial year (30)
Drum Discovery participants. Target 20 'touqued' in 2022	21	0
Participants know how to access the resources they need (PM1). Target 95%	100% 4 participants 4 completed tool 4 positive change	95%
Participants are more connected with others in their community (PM5). Target 95%	99% 343 participants 121 completed tool 120 positive change	99%

Financial Services

	2022	2021
Year over Year Change in Business Licenses (Number of licenses) - Target 5% increase	8.5% (667)	14.1% (615)
Year over Year Change in Water Volume Sales - Target 1.5% increase	4.3%	9.2%
Preauthorized Payment Program Adoption Rate (Utilities & Taxes) - Target 2% increase	27%	27%
Tax Arrears – Tax Revenue Ratio	7.9%	8.7%
Utility Arrears – Utility Revenue Ratio	1.1%	1.2%
Utility E-bill Adoption Rate – Target 5% increase	38.4%	36.7%