



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

AGENDA

TIME & DATE: 4:30 PM – Monday May 15, 2023

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

1. CALL TO ORDER

2. OPENING COMMENTS

Public Works Week – May 21-27, 2023

Special Meeting – May 29, 2023

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 15, 2023, Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the May 15, 2023, Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for May 1, 2023, Regular Council as presented.

[Regular Council Meeting – May 1, 2023 - Minutes](#)

Proposed Motion: Move that Council approve the minutes for the May 1, 2023, Regular Council meeting as presented.

COUNCIL BOARDS AND COMMITTEES

DELEGATION

REPORTS FROM ADMINISTRATION

6. OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Flood Mitigation Project Manager

6.1.1 Request for Decision: Resolution and Notice of Intention to Expropriate Plan 801 1334, Block 2, Lot 5; 245 River Drive, East Coulee

[Request for Decision
Resolution and NOITE](#)

Proposed Motion:

Moves that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of the land described as Lot 5, Block 2, Plan 801 1334; Title 191 245 422.

6.2 Manager of Economic Development

6.2.1 Request For Direction
Amendment of Residential Development Incentive Bylaw 13.20

[Request for Direction](#)

Proposed Motion:

Moves that Administration bring back an amended Residential Incentive Bylaw 13.20 to reflect changes that will better meet the goals of the Drumheller Housing Strategy.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

6.3 Director of Emergency and Protective Services
Fire Chief

6.3.1 Request For Decision
Fire Rescue Unit Award

[Request for Decision](#)

Proposed Motion:

1. Moves that Council transfers \$10,000 in order to fund the over expenditure of a new Fire Rescue Unit and \$18,000 for the purchase of additional options for the Unit, with funds coming from the Equipment Reserve.

Proposed Motion:

2. Moves that Council approve the award for delivery of one (1) new Fire Rescue Unit to Dependable Emergency Vehicles for the total amount of \$ 517,878.00, excluding GST.

INFRASTRUCTURE DEPARTMENT

7. CLOSED SESSION

7.1 Third Party Contracts and Personnel

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

FOIP 23 – Local public body confidences

FOIP 24 – Advice from Officials

Proposed Motion: That Council close the meeting to the public to discuss third party contracts and personnel as per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 – Local public body confidences, FOIP 24 – Advice from Officials

8. ADJOURNMENT

Proposed Motion: That Council adjourn the meeting.



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

MINUTES

TIME & DATE: 4:30 PM – Monday May 1, 2023

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

<https://www.youtube.com/watch?v=QvPYmWce6SY>

IN ATTENDANCE

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Stephanie Price

Councillor Tony Lacher

Councillor Crystal Sereda

Councillor Lisa Hansen-Zacharuk

Councillor Tom Zariski

Chief Administrative Officer: Darryl Drohomerski

Director of Corporate and Community Services: Mauricio Reyes

Director of Infrastructure: Dave Brett

Director of Emergency and Protective Services: Greg Peters

Flood Resiliency, Technical Advisor: Mark Steffler

Communication Officer: Brett Crowle

Legislative Services: Denise Lines

Reality Bytes IT: David Vidal

1. CALL TO ORDER

The Mayor called by the meeting to order at 4:31pm.

2. OPENING COMMENTS

Dinosaur Trail Golf Course – Senior's League, Wednesday's 9am registration;

<https://www.dinosaurtrailgolf.com/>

East Coulee SpringFest – May 5 and 6th – Ticket Available online and at the door

Drug Trends, Stigma & Opioid Poisoning Response Workshop – May 2nd Registration Required

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 1, 2023, Regular Council Meeting

M2023.89 Moved by Councillor Hansen-Zacharuk, Councillor Kolafa;
that Council adopt the agenda for the May 1, 2023, Regular Council meeting as presented.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for April 17, 2023, Regular Council as presented.

[Regular Council Meeting – April 17, 2023 - Minutes](#)

M2023.90 Moved by Councillor Lacher, Councillor Price;
that Council approve the minutes for the April 17, 2023, Regular Council meeting as presented.

Carried unanimously

6. COUNCIL BOARDS AND COMMITTEES

6.1 Drumheller and District Seniors Foundation – March 2023 Minutes

Agenda attachment: DDSF Minutes

M2023.91 Moved by Councillor Zariski, Councillor Hansen-Zacharuk;
That Council accept as information the meeting minutes for March 2023 Drumheller and District Seniors Foundation as presented.

Carried unanimously

DELEGATION

7. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Flood Mitigation, Technical Advisor
Time Stamp: <https://www.youtube.com/live/QvPYmWce6SY?feature=share&t=224>

7.1.1 For Information Only
Request for Decision: DRFM Newcastle Berm Construction Services Scope Change – Klohn Crippen Berger (KCB)

As stated in the Request for Direction, partially due to weather and the process associated with regulatory approvals a project scope change was initiated to cover additional work. The additional funds were approved by the Chief Administrative Officer.

Agenda attachment: For Information Only: RFD

7.1.2 For Information Only

Request For Decision: DRFM Midland Berm Construction Services Scope Change
Klohn Crippen Berger (KCB)

As stated in the Request for Direction, partially due to weather and the process associated with regulatory approvals a project scope change was initiated to cover additional work. The additional funds were approved by the Chief Administrative Officer.

Agenda attachment: For Information Only: RFD

7.2 Manager of Economic Development

7.2.1 Request For Decision

Economic Development Advisory Committee – Member Appointments for Community Futures and Drumheller and District Chamber of Commerce

Could a member for Wheatland be added to the board.

Agenda attachment: Request for Decision

M2023.92 Moved by Councillor Price, Councillor Hansen-Zacharuk;
that Jackie Watts be appointed as the representative from Community Futures to the Economic Development Advisory Committee.

Carried unanimously

M2023.93 Moved by Councillor Sereda; Councillor Kolafa;
that Bob Shedly be appointed as the representative of Drumheller and District Chamber of Commerce to the Economic Development Advisory Committee.

Carried unanimously

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

7.3 Director of Corporate and Community Services

Time Stamp: <https://www.youtube.com/live/QvPYmWCe6SY?feature=share&t=994>

7.3.1 Request For Decision

2023 Property Taxation Bylaw 03.23

In accordance with the Municipal Government Act the Town must annually adopt a property tax rate bylaw.

Agenda attachment: Request for Decision, Bylaw 03.23, Appendix

M2023.94 Moved by Councillor Lacher, Councillor Hansen-Zacharuk;
that Council give first reading to 2023 Property Tax Bylaw 03.23 as presented.

Carried unanimously

M2023.95 Moved by Councillor Zariski, Councillor Kolafa;
that Council give second reading to 2023 Property Tax Bylaw 03.23 as presented.

Carried unanimously

M2023.96 Moved by Councillor Lacher, Councillor Price;
that Council give unanimous consent for third reading of 2023 Property Tax Bylaw
03.23.

Carried unanimously

M2023.97 Moved by Councillor Sereda, Councillor Hansen-Zacharuk;
that Council give third reading to 2023 Property Tax Bylaw 03.23 as presented.

Carried unanimously

7.4 Manager of Recreation, Arts and Culture

Time Stamp: <https://www.youtube.com/live/QvPYmWCe6SY?feature=share&t=1896>

7.4.1 Request For Decision

Revised Community Assistance Grant Policy CMS-C-01

Council discussion items:

The reason for the revision of the policy was the streamline and clarify the process.

Financial Statement Request in the application – This was replaced with a request for a budget sheet specifically for the event or activity.

Agenda attachment: Request for Decision, Policy and Application

M2023.98 Moved by Councillor Hansen-Zacharuk, Councillor Price;
that Council approve the revised Community Assistance Grant Policy CMS-C-01
as presented.

Carried unanimously

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

8. CLOSED SESSION

- 8.1 Facilities Project Planning; Third Party Contracts and Work Plan Process, Personnel
FOIP 16 – Disclosure harmful to business interests of a third party
FOIP 23 – Local public body confidences
FOIP 24 – Advice from Officials

M2023.99 Moved by Councillor Lacher, Councillor Sereda,
that Council close the meeting to the public to discuss facilities project planning,
third party contracts and work plan process, and personnel as per FOIP 16 –
Disclosure harmful to business interests of a third party, FOIP 23 – Local public
body confidences, FOIP 24 – Advice from Officials. Time 5:13pm

Carried unanimously

M2023.100 Moved by Councillor Price, Councillor Lacher;
that Council open the meeting to the public. Time 8:57pm

Carried unanimously

9. ADJOURNMENT

M2023.101 Moved by Councillor Zariski, Councillor Kolafa;
that Council adjourn the meeting. Time 8:58pm

Carried unanimously

MAYOR

CHIEF ADMINISTRATIVE OFFICER

REQUEST FOR DECISION

TITLE:	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan 801 1334, Block 2, Lot 5 245 River Drive, East Coulee
DATE:	May 15 th , 2023
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director Flood Resiliency Program
ATTACHMENTS:	Draft Drawing of Berm Alignment Resolution to Expropriate Notice of Intent to Expropriate Parcel Map – Schedule A

SUMMARY:

Through the Drumheller Resiliency and Flood Mitigation Program, The Town of Drumheller is undertaking construction of structural flood mitigation in the form of berms. To proceed with construction of the East Coulee Phase 2 Berm starting in the spring of 2024, partial or full acquisition of eight parcels is required. Negotiations with these impacted landowners began in November 2022, and have been on-going over the past several months. The subject partial acquisition property owner has rejected our purchase offer of Fair Market Value, as determined by an appraisal, for the portion of the property needed for berm construction. As such, the next step in obtaining the land required for East Coulee Phase 2 Berm construction is expropriation. A Resolution Approving Expropriation must be passed by Council directing its officers and solicitors to take all necessary steps to complete the expropriation.

RECOMMENDATION:

Administration recommends that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of 245 River Drive (8011334;2;5) as presented.

DISCUSSION:

Under Council Policy C-03-22 for Land Acquisition for the Drumheller Resiliency and Flood Mitigation Program, and the Provincial Grant Funding Agreement for 18GRSTR41, partial parcel acquisitions can be made at the higher of the appraised or assessed value. An offer has been made to the impacted property owner for the East Coulee Phase 2 Berm project on this basis and the offer has been rejected. Expropriation is the next step in acquiring the property needed to construct the berm.

FINANCIAL IMPACT:

The costs of the land purchase and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. Alberta Environment and Protected Areas has indicated that they will not compensate for land acquisition over and above the appraised value of the land which has been their practice for all other flood mitigation projects undertaken in the Province. Damages awarded to plaintiffs due to expropriation of their property may be considered for funding on a case-by-case basis by the Alberta Government. Alberta Environment and Protected Areas' legal team will review the particulars behind any damage award before a decision on whether 18GRSTR41 can be used to support these costs. Any costs deemed ineligible will be the responsibility of the Town.

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*". Completing the expropriation is required to obtain the property necessary for the berm construction and will allow the Town free access to manage and maintain the new berms and associated infrastructure moving forward.


COMMUNICATION STRATEGY:

Direct notice of the intended expropriation will be provided to the affected property owner via legal representatives as soon as practicably possible given the legislated considerations and the registration delays at Land Titles. Concurrent with the affected property owner being served with Notice of the Intention to Expropriate, same will be advertised twice in the local newspaper 7-14 days apart, as contemplated in the Expropriation Act.

MOTION:

Councillor _____ moves that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Lot 5, Block 2, Plan 801 1334; Title 191 245 422.

SECONDED:

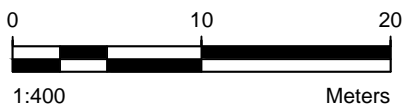
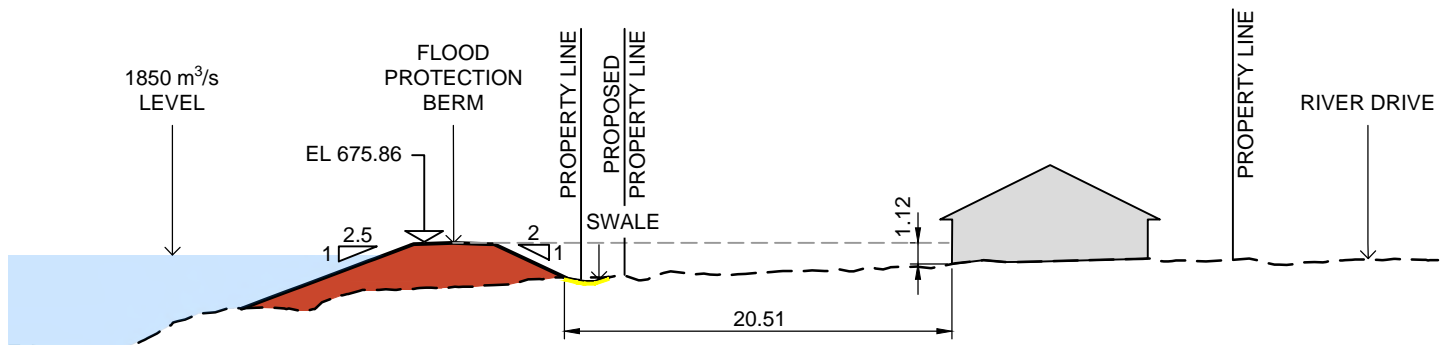
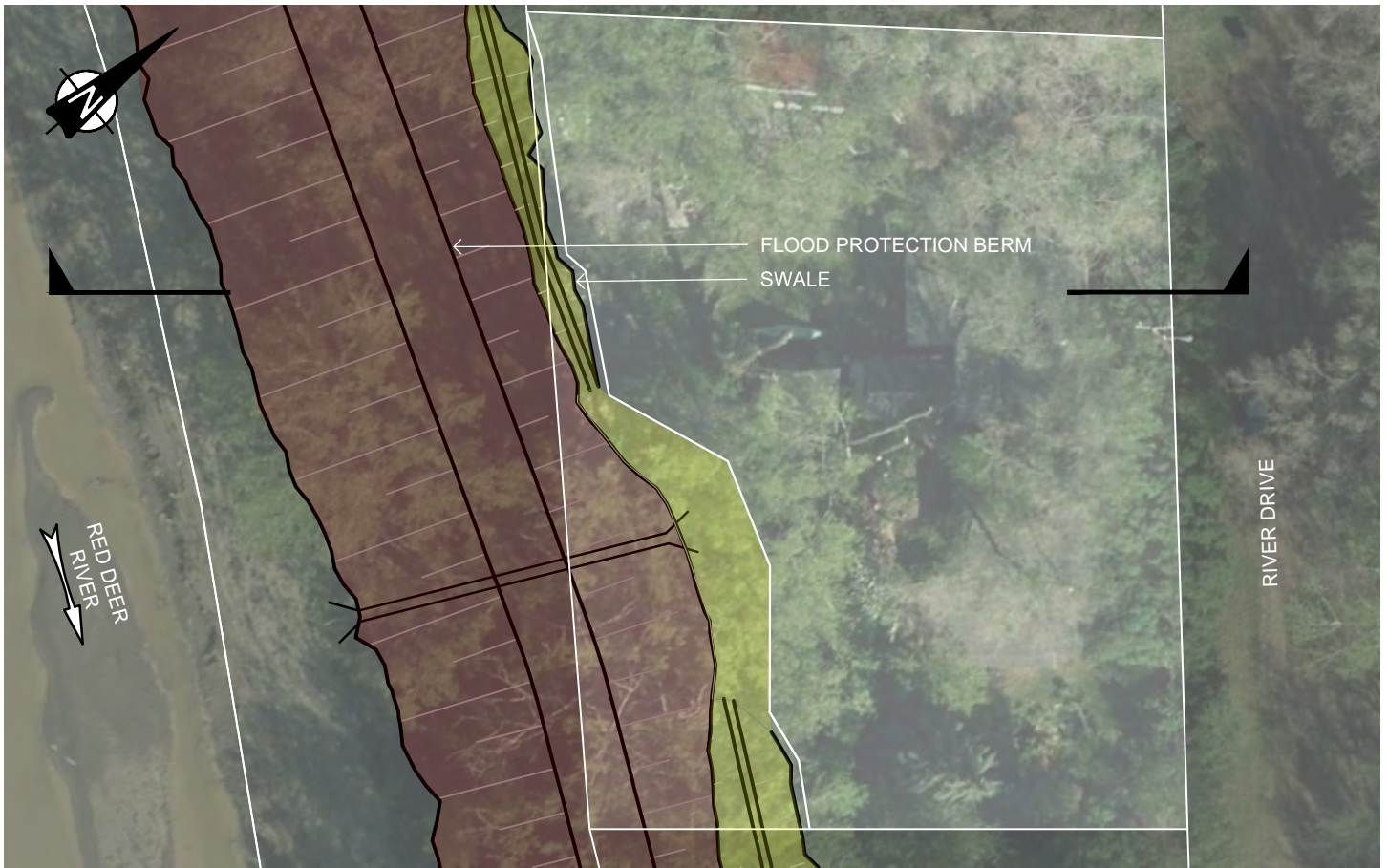


Prepared by:
Deighen Blakely, P.Eng.
DRFMO Project Director



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

245 River Drive

Flood Protection Berm



DRAFT

	PROJECT NAME	RESILIENCY AND FLOOD MITIGATION PROGRAM	PROJECT NUMBER	CW2384
	CLIENT	 DRUMHELLER VALLEY	SHEET TITLE	EAST COULEE BERM 245 RIVER DRIVE
Agenda Monday May 15, 2023			DATE	MAY 2023
			FIGURE NUMBER	1
			ISSUE/REVISION	A

RESOLUTION

REGARDING EXPROPRIATION FOR THE PURPOSE OF ACQUIRING A FEE SIMPLE INTEREST
OVER CERTAIN LANDS LOCATED WITHIN THE TOWN OF DRUMHELLER

WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring a portion of the following parcel in fee simple for the purpose of constructing flood control infrastructure and related facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the Town, said lands being depicted on attached Schedule 'A' and more particularly described as:

THAT PORTION OF:
"PLAN 801 1334
BLOCK 2
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS"

WHICH LIES WITHIN:
PLAN
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as the "**Lands**").

AND WHEREAS pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, the **TOWN OF DRUMHELLER** has the authority to acquire a fee simple interest with respect to the Lands by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** deems it to be in the public interest and good that the estate in fee simple in the Lands be acquired by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring the Lands pursuant to the provisions of the *Expropriation Act*, RSA 2000, c. E-13, as amended;

NOW THEREFORE BE IT RESOLVED:

1. THAT the proceedings shall be commenced by the **TOWN OF DRUMHELLER**, its servants, officers or agents to expropriate the Lands, in fee simple.
2. THAT the officers, servants or agents of the **TOWN OF DRUMHELLER** and the solicitors for the **TOWN OF DRUMHELLER** be, and are hereby authorized and directed to do all things necessary to initiate, carry out and conclude the expropriation proceedings under the provisions of the *Expropriation Act*, and they are hereby authorized and empowered to sign, seal, serve and publish the necessary documents to initiate, proceed with and conclude the said expropriation, as applicable.

MOVED AND PASSED by Council this ____ day of _____, 2023.

TOWN OF DRUMHELLER

Heather Colberg, Mayor

THE EXPROPRIATION ACT
RSA 2000, Ch. E-13 (Section 8)

NOTICE OF INTENTION TO EXPROPRIATE

1. TAKE NOTICE that the **TOWN OF DRUMHELLER** as Expropriating Authority intends to expropriate the following lands depicted on Schedule 'A' attached hereto and more particularly described as:

THAT PORTION OF:

“PLAN 801 1334
BLOCK 2
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS”

WHICH LIES WITHIN:

PLAN
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as the "Lands")

2. The nature of the interest in the Lands intended to be expropriated is: the estate in fee simple.
3. The work or purpose for which the interest in the Lands is required is:
 - Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances;
 - for the retention and development of Natural Areas, Environmental Reserves, Municipal Reserves, Public Utility Lots, and other uses as approved by approval authorities; and
 - access for purposes of construction and/or maintenance of the above.
4. Section 6 of the *Expropriation Act* provides that:
 - “6(1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriate.
 - (2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.”
5. Section 10 of the *Expropriation Act* provides that:
 - “10(1) An owner who desires an inquiry shall serve the approving authority with a notice of objection,
 - (a) in the case of an owner served in accordance with section 8(2), within 21 days after service on the owner of the notice of intention; and
 - (b) in any other case, within 21 days after the first publication of the notice of intention.

- (2) The notice of objection shall state:
- (a) the name and address of the person objecting;
 - (b) the nature of the objection;
 - (c) the grounds on which the objection is based; and
 - (d) the nature of the interest of the person objecting.

6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his right to have the amount of compensation payable determined by the Alberta Land and Property Rights Tribunal or the Court, as the case may be.
7. The Approving Authority with respect to this expropriation is the **TOWN OF DRUMHELLER** located at 224 Centre Street, Drumheller, Alberta, T0J 0Y4

Dated at the Town of Drumheller, in the Province of Alberta, this ____ day of _____, 2023.

TOWN OF DRUMHELLER

Per: _____
Heather Colberg, Mayor (c/s)

Per: _____
Darryl Drohomerski, C.E.T., Chief Administrative Officer

The full name and address of the expropriating authority is:

TOWN OF DRUMHELLER
Attention: Darryl Drohomerski, C.E.T.
Chief Administrative Officer
224 Centre Street
Drumheller, AB T0J 0Y4
Phone: 403-823-1312
Fax: 403-823-7739
ddrohomerski@drumheller.ca


EAST COULEE DISTRICT
DRUMHELLER, ALBERTA

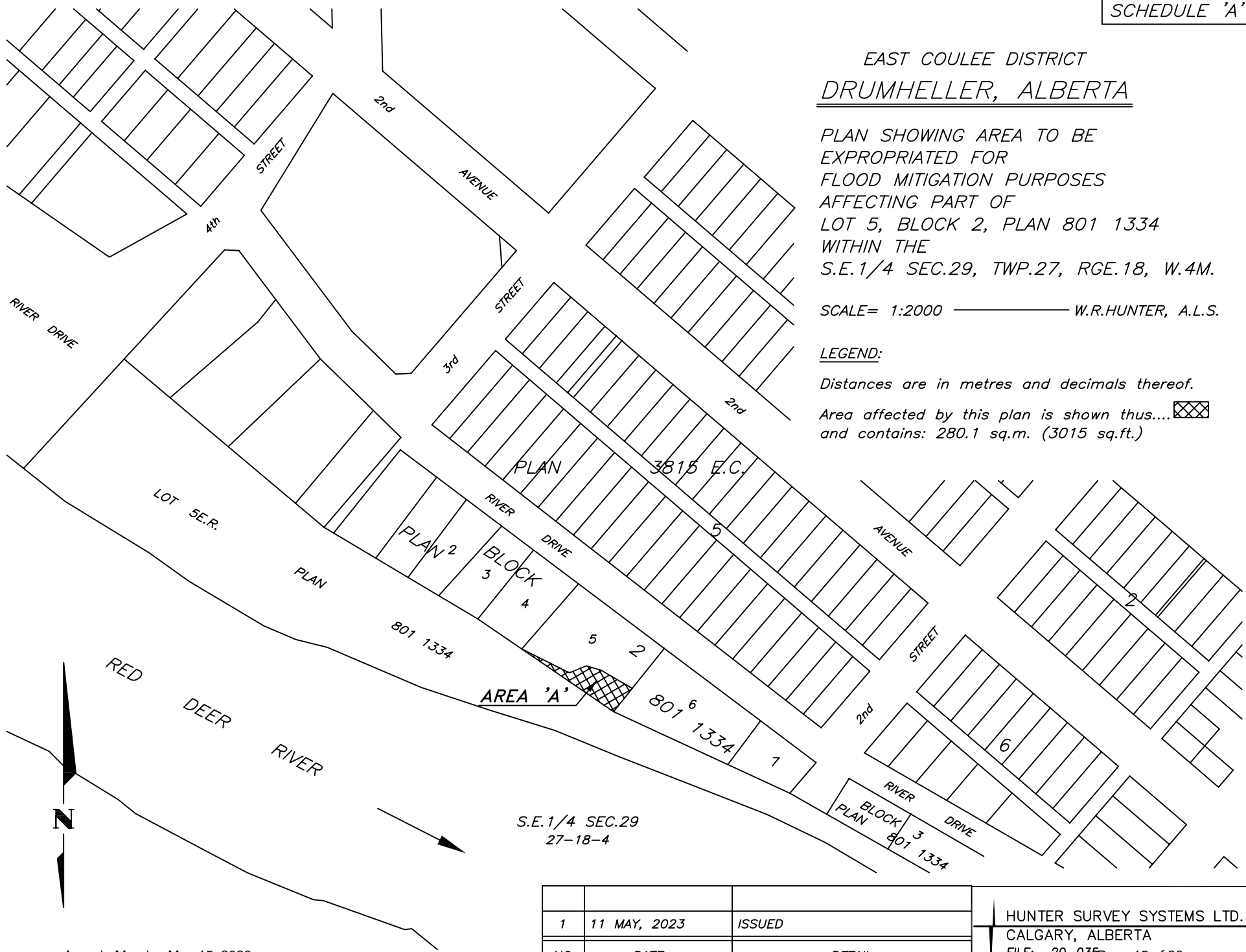
PLAN SHOWING AREA TO BE
EXPROPRIATED FOR
FLOOD MITIGATION PURPOSES
AFFECTING PART OF
LOT 5, BLOCK 2, PLAN 801 1334
WITHIN THE
S.E.1/4 SEC.29, TWP.27, RGE.18, W.4M.

SCALE= 1:2000 ————— W.R.HUNTER, A.L.S.

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 
and contains: 280.1 sq.m. (3015 sq.ft.)



S.E.1/4 SEC.29
27-18-4

1	11 MAY, 2023	ISSUED
NO.	DATE	DETAIL

HUNTER SURVEY SYSTEMS LTD.
CALGARY, ALBERTA
FILE: 20-035 Page 15 of 26

REQUEST FOR DIRECTION

TITLE:	Amendment of Bylaw 13.20 Residential Development Incentive Programs
DATE:	May 15, 2023
PRESENTED BY:	Reg Johnston, Manager of Economic Development
ATTACHMENTS:	Bylaw 13.20

SUMMARY:

Since 2011, the population in Drumheller has stayed relatively stable (8,029 in 2011 to 7,909 in 2021). To encourage growth, Council developed the Residential Development Incentive Program through Bylaw 13-20. Since the passing of the Bylaw on July 20, 2020, no developer has taken advantage of the Residential Development Incentive Program - indicating that there may be issues with the scope of the Bylaw. Successful implementation of the Incentive Program would lead to the following benefits:

- encouraging residential development;
- population growth;
- increase in the quality of life;
- job creation;
- alignment with the Drumheller Valley Housing Strategy (DVHS).

In order to increase the effectiveness of the Incentive Program and encourage the above benefits, administration recommends Council review the following suggested areas for change in Bylaw 13.20:

Removal of Price Caps on Residential Listings

Bylaw 13.20 has a current price cap on residential listings of \$350,000. These caps discourage developers who do not believe their development can be profitable in light of rising construction costs. According to the DVHS, the Town needs between 191 to 222 new units by 2026 to meet our projected housing demands. By eliminating this cap, we will encourage development in order to meet these housing demands.

Removal of Price Caps and Size Cap on Rentals

Bylaw 13.20 has a current cap of \$950 per month and a size cap of 16 units on all multi-unit rentals. Drumheller currently has near 0% rental vacancy. Goal two (2) of the DVHS is to “increase the supply of, and maintain existing rental housing” within the Drumheller Valley. By removing the caps, we will encourage more multi-unit development to meet these housing demands.

Titled RV Lots

Titled RV lots will encourage a group of returning visitors to the Drumheller Valley that will contribute economically in the form of new tax rolls and spending. Because of a higher assessment value within the Town corporate limits, we are at a competitive disadvantage to RV developments located within neighboring counties. In order to gain a competitive advantage, the administration recommends incentivizing development through tax abatement. Campgrounds and other non-titled RV lots would not be included within this Bylaw as they are assessed as commercial property and are outside the scope of Bylaw 13.20.

RECOMMENDATION:

Administration recommends Council review the proposed changes to Bylaw 13.20 that will better meet the goals outlined in the Housing Strategy and direct Administration to bring back an amended Bylaw.

FINANCIAL IMPACT:

These changes provide an opportunity to engage developers in much needed residential development in the valley. In the short term this will result in tax abatement. In the long term, it can positively impact tax revenue and economic development.

STRATEGIC POLICY ALIGNMENT:

The incentive aligns with the Drumheller Valley Housing Strategy's short-term goals, including "encouraging private developers to provide housing options in various forms and sizes" and facilitating "the development of new affordable housing options."

COMMUNICATION STRATEGY:

The Residential Real Estate Developer Brochure will be updated with changes to the Bylaw 13.20 Residential Development Incentive Programs.

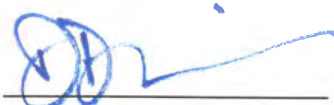
MOTION: Councillor: _____

Moves that Administration bring back an amended Residential Incentive Bylaw 13.20 to reflect changes that will better meet the goals of the Drumheller Housing Strategy.

Secunder:



Prepared by:
Reg Johnston
Manager of Economic Development



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

OFFICE CONSOLIDATION

**TOWN OF DRUMHELLER
BYLAW NUMBER 13.20**

Amending Bylaw 01.22

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

WHEREAS pursuant to the provision o *Section 347 (1) of the Municipal Government Act, RSA 2000, Chapter M-26*, Council may by bylaw cancel, reduce, refund or defer taxes it is considered equitable to do so, or phase-in increases or decreases from the preparation of a new assessment;

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

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

1. This Bylaw may be referred to as the "Residential Development Incentive Programs" Bylaw;
2. Minimum qualifying criteria and property tax abatements are outlined per programs attached hereto and outlined in Schedules A: Residential Developers Housing Incentive Program & Schedule B: Multi-Unit Residential Rental Incentive Program;
3. The tax abatements apply to the municipal portion of property taxes only;
4. The Bylaw and corresponding schedules will be reviewed by Town Council at the beginning of each Council term; and
5. This Bylaw will come into full force and effect on the date of final passing thereof.

SCHEDULE “A”

RESIDENTIAL DEVELOPERS HOUSING INCENTIVE PROGRAM

1.0 PURPOSE:

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

2.0 GENERAL PROGRAM:

- 2.1 For the purposes of this Schedule, the term “eligible dwelling” is defined as any **new** development of single family detached residences, attached or unattached townhouses, or row houses with a listing sale price between \$180,000 to \$350,000 dollars;
- 2.2 The developer must sign an Incentive Agreement with the Town;
- 2.3 Developers building eligible dwelling(s) on Town property will be required to place a 20% deposit in accordance with the Land Purchase Agreement. The developer will not be required to pay the balance until the property has been sold or when the incentive period ends, which ever occurs first;
- 2.4 The Incentive shall be granted at the beginning of the tax year following completion of construction. Completion of construction will be recognized by an “Occupancy Permit” from the Town’s inspection agency:
- i. First Year – 100% Property Tax Abatement
 - ii. Second Year – 50% Property Tax Abatement
 - iii. Third Year – 25% Property Tax Abatement
 - iv. Fourth Year – 0% Property Tax Abatement
- 2.5 This program is established under the authority of *Section 347 (1) of the Municipal Government Act of Alberta* and applies to municipal tax and land rebates as a result of **new** developments;
- 2.6 The Incentive applies to the municipal portion of taxes only. Special levies, improvement levies, Drumheller and District Senior Foundation Requisition and school taxes are not exempt;
- 2.7 Developments must comply with the Land Use Bylaw, imposed design guidelines, laws of the Province of Alberta and Canada;

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

3.0 PROCESS:

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

4.0 RESPONSIBILITIES:

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

SCHEDULE “B”

MULTI-UNIT RESIDENTIAL RENTAL INCENTIVE PROGRAM

1.0 PURPOSE:

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

2.0 GENERAL PROGRAM:

- 2.1 For the purposes of this schedule, the term, “eligible building” is defined as any multi-unit residential building that meets the following requirements:
 - 2.1.1 Minimum of four (4) units and a maximum of sixteen units;
 - 2.1.2 Minimum of \$400,000 construction value;
 - 2.1.3 Units must be rented for no more than \$950.00 per month, indexed to the Canada Consumer Price Index, excluding utilities, for the duration of the incentive period;
 - 2.1.4 All individual units in the building must contain a balcony or access to a shared green space; and
 - 2.1.5 Located within the Downtown District (DTD), Neighbourhood District (ND) and Neighbourhood Centre District (NCD).
- 2.2 Developers applying for the Multi-Unit Residential Rental Incentive must enter into an Incentive Agreement with the Town of Drumheller under the following terms:
 - 2.2.1 The units within the property shall remain solely as rentable dwelling units for a period of no less than ten (10) years and the Developer shall not convert the units to condominiums or otherwise sell the units during this time;
 - 2.2.2 The Incentive Agreement shall be registered as a “miscellaneous interest” on title of the property to prevent the conversion to condominiums or sale of units; and
 - 2.2.3 The “miscellaneous interest” will be removed upon request of the registered owner after the ten (10) year Incentive Agreement has expired.

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

3.0 PROCESS:

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

4.0 RESPONSIBILITIES:

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

Bylaw 13.20 passed July 20, 2020

Amendments
Bylaw 01.22 - May 9, 2022

REQUEST FOR DECISION

TITLE:	Fire Rescue Unit
DATE:	May 5, 2023
PRESENTED BY:	Greg Peters, Director of Emergency and Protective Services
ATTACHMENTS:	

SUMMARY:

The Fire Department Fleet requires updating in order to provide appropriate safety service to our residents and to comply with National Fire Protection Association (NFPA) safety recommendations. The addition of a new medium Fire Rescue Unit is required to replace the current light duty rescue unit 607. The anticipated service life for the new rescue unit is twenty (20) years. This is a unit that will respond to most, if not all, calls for service.

On March 2, 2023, a Request for Tender for the supply and delivery of one new Fire Rescue Unit was posted on the Town of Drumheller and Alberta Purchasing Connection websites. On the closing date of April 4, 2023, a total of four (4) bids were received. All proponents were capable of producing a suitable truck as outlined in the tender. However, after reviewing all submissions only one met the specifications identified by the Town. Three submissions were eliminated and did not advance to the evaluation stage.

Cost was not the only consideration for evaluating this Request for Tender. Specifications of the unit, delivery schedule, warranty, references, and financial stability were all criteria for scoring. An overview of the evaluation scoring is provided in the table below.

Bidder	Total 100%	Cost 60%	Specification 15%	Delivery Timeline 15%	Qualifications, References & Financial Stability 10%
Dependable Emergency Vehicles	98%	60%	13%	15%	10%

RECOMMENDATION:

Administration recommends awarding the supply and delivery of one (1) new Fire Rescue Unit to Dependable Emergency Vehicles in the amount of \$ 499,823.00 excluding GST with an additional \$18,055.00 to cover the requested options bringing the total amount to \$517,878.00.

DISCUSSION:

The replacement of this unit is included in the capital budget and would see the replacement of an aging rescue truck bringing us into compliance with NFPA safety recommendations for emergency vehicle age. Not upgrading means additional maintenance costs, slower response time or possible catastrophic failures.

FINANCIAL IMPACT:

The approved 2023 Capital Budget allocated \$ 490,000.00 for this purchase. The fire truck replacement unit was originally budgeted at \$350,000 in the 2022 budget. This was a figure arrived at then-current market values and costs for such units. However, due to industry-wide escalating costs over the last three (3) years more funding was required; an additional \$140,000 for the Fire Rescue unit was approved in the 2023 Capital Budget. The total amount of funding approved for this replacement is \$490,000, which is approximately \$10,000 less than the vehicle cost in this tender.

Along with the \$10,000 to complete the purchase of the vehicle there is an additional request for \$18,000 to include the purchase of optional equipment that will enhance the functionality of the Fire Rescue unit. Administration seeks the approval of Council to transfer these funds from the Equipment Reserves

There are no further impacts to operational budgets as the new vehicle is a replacement for an existing unit.

The additional transfer of funding will completely fund the project including the addition of optional equipment that will enhance the functionality of the fire rescue unit.

The optional equipment includes:

- Cab Wrap- Five of the eight fire vehicles have a white over red color scheme. This vehicle would be the sixth (6) to maintain uniformity in the fleet as vehicles are replaced.
- Camera System- The 360-camera system provides an extended view eliminating blind spots for the driver, always ensuring a full view of all sides of the vehicle enhancing safety. The system also features a built-in DVR that records all four camera feeds. This is beneficial if any vehicle accidents occur for investigation purposes and litigation. The video system changes view synchronized with the turn signal activation and reverse.
- Awning- The addition of the awning provides an area under which firefighters can rehabilitate while on calls, helping to reduce heat stress injuries and the possibility of cardiac events. The awning also provides a sheltered area for patients to be out of the elements while awaiting emergency medical services.

Additional Funding:

Vehicle Purchase:	\$ 9,823
Cab Wrap	\$ 3,500
Camera System	\$ 5,455
Awning	\$ 9,100
<u>Total</u>	<u>\$27,878</u>

WORKFORCE AND RESOURCES IMPACT:

The addition of this rescue unit will not cause any additional impact on the workforce as it is a replacement for the existing fleet. The ability to carry all required rescue equipment will bolster quick response to all types of incidents.

STRATEGIC POLICY ALIGNMENT:

This new apparatus will enable the Town of Drumheller Fire Department to maintain a high quality of firefighting response for the safety and protection of the citizens of Drumheller.

COMMUNICATION STRATEGY:

Upon award, 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 website and the Alberta Purchasing Connection website.

COUNCIL MOTION:

MOTION #1:

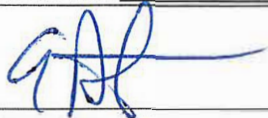
Councillor: _____ moves that Council transfer \$10,000 in order to fund the over expenditure of a new Fire Rescue Unit and \$18,000 for the purchase of additional options for the Unit with funds coming from the Equipment Reserve.

Seconded: _____

MOTION #2:

Councillor: _____ moves that Council approve the award for delivery of one (1) new Fire Rescue Unit to Dependable Emergency Vehicles for the total amount of \$ 517,878.00, excluding GST.

Seconded: _____



Prepared by:
Greg Peters
Director of Emergency and Protective Services



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