



**TOWN OF DRUMHELLER**  
REGULAR COUNCIL MEETING

**AGENDA**

TIME & DATE: 4:30 PM – Monday, August 12, 2024

LOCATION: 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 the August 12, 2024, Regular Meeting of Council**

Proposed Motion: That Council adopt the agenda for the August 12, 2024, Regular Meeting of Council as presented.

5. MEETING MINUTES

5.1 **Minutes for the July 22, 2024, Regular Meeting of Council**

[Regular Council Meeting – July 22, 2024 – Minutes](#)

Proposed Motion: That Council approve the minutes for the July 22, 2024, Regular Meeting of Council as presented.

6. DELEGATION

6.1 **Drumheller Housing Authority**

[Presentation Slides](#)

7. PUBLIC HEARING TO COMMENCE AT 5:30 PM

7.1 **Proposed Bylaw #22.24 - Cambria Road Closure Bylaw**

1. Mayor Opens the Public Hearing and Introduces the Matter
2. Presentation of Information – Chief Administrative Officer
3. Rules of Conduct for Public Participation

All the material related to Public Hearing will be documented and taken into consideration.

4. Public Participation – Pre-Registered to Present Remotely
5. Public Participation – Pre-Registered to Present in Person
6. Public Participation – Written Submissions
  - 6.1 R.W. Boruk
7. Final Comments
8. Mayor to Call for Public Hearing to Close

## 8. REPORTS FROM ADMINISTRATION

### OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

#### 8.1 **Flood Resiliency Project Director**

##### 8.1.1 **Drumheller Resiliency and Flood Mitigation - Financial Audit Jan 1 – Dec 31, 2023**

[Request-for-Decision](#)  
[Presentation Slides](#)  
[Independent Auditor's Report](#)

Proposed Motion: That the Drumheller Resiliency and Flood Mitigation Program – Schedule of Disbursements - Year ended December 31, 2023 - be adopted as presented.

##### 8.1.2 **Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of One Parcel for Berm Construction affecting Lot 6A, Block 10, Plan 0610286 503 Railway Avenue, Rosedale**

[Request-for-Decision](#)  
[Certificate of Approval](#)  
[Resolution of Council](#)

Proposed Motion: That Council approve the Certificate of Approval and Resolution for Expropriation pertaining to the parcel of land described as Lot 6A, Block 10, Plan 0610286; Title Number 061 036 718 +1.

##### 8.1.3 **Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less 287 1 Street, Nacmine**

[Request-for-Decision](#)  
[Resolution of Council](#)  
[Notice for Intention to Expropriate](#)

Proposed Motion: That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less; Title Number 001 142 256.

- 8.1.4 **Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block 44 2 Avenue, Nacmine**

[Request-for-Decision](#)  
[Resolution of Council](#)  
[Notice for Intention to Expropriate](#)

Proposed Motion: That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block; Title Number 061 102 801.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE SERVICES

9. CLOSED SESSION

- 9.1 **Third Party Business and Local Public Body Confidences**  
**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 Business and Local Public Body Confidences 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.

Proposed Motion: That Council open the meeting to the public.

10. ADJOURNMENT

Proposed Motion: That Council adjourn the meeting.



**TOWN OF DRUMHELLER**  
REGULAR COUNCIL MEETING

**MINUTES**

TIME & DATE: 4:30 PM – Monday, July 22, 2024

LOCATION: Via Zoom platform

[Live Stream on Drumheller Valley YouTube Channel](#)

---

**IN ATTENDANCE**

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Stephanie Price

Councillor Tony Lacher

Councillor Crystal Sereda

Councillor Tom Zariski

Chief Administrative Officer: Darryl Drohomerski

Director of Corporate & Community Services: Victoria Chan

Director of Infrastructure: Jared Brounstein

Dir. of Emergency and Protective Services: Greg Peters

Flood Mitigation Project Manager: Deighen Blakely

Manager of Legislative Services: Mitchell Visser

Communications Officer: Erica Crocker

BDO Canada LLP – Mitch Kennedy (Joined at 4:44PM)

Reality Bytes IT: David Vidal

Recording Secretary: Angela Keibel

**REGRETS**

Councillor Lisa Hansen-Zacharuk

---

1. CALL TO ORDER

Mayor Colberg called the meeting to order at 4:30 PM.

2. OPENING COMMENTS

Mayor Colberg thanked both the above-ground and below-ground crew for all the work they have done for the recent water main breaks

Mayor Colberg read the following statement:

*“The Town of Drumheller takes all incidents of aggressive, violent, or abusive nature against our staff very seriously. All Town employees and those contracted by the Town have the right to a safe and respectful work environment whether they are in a Town building, working outdoors, or working from another office location. We recognize that construction projects can be disruptive, and that the nature of the circumstances can be very emotional. We understand that individuals may at times express themselves in a less-than-ideal manner; however, using profanity, insults, and accusations along with violent, abusive, or aggressive behaviour will not be tolerated. We will continue to strive to ensure that all residents are treated with fairness, integrity, and respect in our interactions with members of our community and we expect the same in return. Interfering with construction work will not be tolerated by the Town and enforcement action will be taken if necessary.”*

Mayor Colberg stated that the construction season is short and there are a lot of projects on the go. Mayor Colberg asked for patience as the Town of Drumheller tries to complete these construction projects within the timelines and the weather patterns the Town is subject to.

3. ADDITIONS TO THE AGENDA

Mayor Colberg amended the agenda to remove 10.1 Closed Session – 2023 Audited Financial Statements.

4. ADOPTION OF AGENDA

**4.1 Agenda for July 22, 2024, Regular Council Meeting**

M2024.239 Moved by Councilor Zariski, Councillor Kolafa  
That Council adopt the amended agenda for the July 22, 2024, Regular Council Meeting as presented.

CARRIED UNANIMOUSLY

5. MEETING MINUTES

**5.1 Minutes for the July 8, 2024, Regular Meeting of Council**

**Agenda Attachment: Regular Council Meeting – July 8, 2024 – Minutes**

M2024.240 Moved by Councillor Lacher, Councillor Price  
That Council approve the minutes for the July 8, 2024, Regular Meeting of Council as presented.

CARRIED UNANIMOUSLY

6. COUNCIL COMMITTEES

**6.1 Minutes Drumheller & District Solid Waste Management Association Meeting**

**Agenda Attachment: Drumheller & District Solid Waste Management Association Meeting – February 15, 2024 – Minutes**

M2024.241 Moved by Councillor Kolafa, Councillor Sereda  
That Council accept as information the Drumheller & District Solid Waste Management Association February 15, 2024, regular meeting minutes as presented.

CARRIED UNANIMOUSLY

7. DELEGATION

9. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

**9.1 Chief Administrative Officer**

YouTube Timestamp: 7:23

**9.1.1 Request-for-Decision: Bylaw #20.22 – East Coulee River Drive West Road Closure**

**Agenda Attachments: Request-for-Decision; Bylaw #20.22 – East Coulee River Drive West Road Closure**

M2024.242 Moved by Councillor Kolafa, Councillor Sereda  
That Council gives Second Reading to the East Coulee River Drive West Road Closure - Bylaw #20.22 as presented.

CARRIED UNANIMOUSLY

M2024.243 Moved by Councillor Sereda, Councillor Lacher  
That Council gives Third and Final Reading to Bylaw #20.22 – East Coulee River Drive West Road Closure.

CARRIED UNANIMOUSLY

**9.1.2 Request-for-Decision: Bylaw #21A.22 – East Coulee East End Road Closure**

**Agenda Attachments: Request-for-Decision; Bylaw #21A.22 – East Coulee East End Road Closure**

M2024.244 Moved by Councillor Lacher, Councillor Price  
That Council gives Second Reading to Bylaw #21A.22 – East Coulee East End Road Closure.

CARRIED UNANIMOUSLY

M2024.245 Moved by Councilor Zariski, Councillor Kolafa  
That Council gives Third and Final Reading to Bylaw #21A.22 – East Coulee East End Road Closure.

CARRIED UNANIMOUSLY

**9.2 Flood Resiliency Project Director**

YouTube Timestamp: 15:33

**9.2.1 Flood Project Update**

**Agenda Attachments: Presentation Slides**

Flood Mitigation Project Manager, Deighen Blakely provided an update on the Overall Flood Project.

- 9.2.2 Request-for-Decision: Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of One Parcel for Berm Construction affecting that portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less 301 3 Street, Nacmine**

**Agenda Attachments: Request-for-Decision; Certificate of Approval; Resolution of Council**

M2024.246 Moved by Councillor Sereda, Councillor Kolafa

That Council approve the Certificate of Approval and Resolution for Expropriation pertaining to the parcel of land described as that portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less; Title Number 191 049 429.

CARRIED UNANIMOUSLY

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

**9.3 Director of Corporate and Community Services**

YouTube Timestamp: 44:12

**9.3.1 Request-for-Decision: 2023 Audited Financial Statements**

**Agenda Attachments: Request-for-Decision; Presentation Slides; 2023 Audited Financial Statements; Letter – Management’s Responsibilities for Financial Reporting**

The presentation was paused at 5:29 PM for a Public Hearing and resumed at 5:34 PM

**8. PUBLIC HEARINGS TO COMMENCE AT 5:30 PM**

YouTube Timestamp: 1:02:55

**8.1 Proposed Bylaw #18.24 Midlandvale Community Hall Road Closure**

## **1. Mayor Opens the Public Hearing and Introduces the Matter**

Mayor Colberg opened the meeting at 5:30pm.

## **2. Presentation of Information – Chief Administrative Officer**

The Chief Administrative Officer presented information on the proposed Road Closure Bylaw 18.24

## **3. Rules of Conduct for Public Participation**

All the material related to the Public Hearing will be documented and taken into consideration.

## **4. Public Participation - Registered to Present Remotely**

No registrations to present remotely were received.

## **5. Public Participation – Pre-Registered to Present in Person**

No registrations to present in person were received.

## **6. Public Participation - Written Submissions**

No written submissions were received.

## **7. Final Comments**

Councillor Zariski asked if the land has been sold to the Midlandvale Community Association. The intention is that the Town of Drumheller will sell the land for \$1.00 to the Midlandvale Community Association.

## **8. Mayor to Call for Public Hearing to Close.**

Mayor Colberg closed the Public Hearing at 5:33 PM.

### **9.3.1 Request-for-Decision: 2023 Audited Financial Statements**

**Agenda Attachments: Request-for-Decision; Presentation Slides; 2023 Audited Financial Statements; Letter – Management’s Responsibilities for Financial Reporting**

The presentation was resumed at 5:34 PM following the public hearing

M2024.247 Moved by Councillor Lacher, Councillor Price

That Council approve the 2023 Audited Financial Statements as amended in Note 18 to reflect the current funding for the program as amended.

CARRIED UNANIMOUSLY



10. ADJOURNMENT

M2024.248 Moved by Councillor Sereda, Councillor Kolafa  
That Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 6:02 PM

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER

DRAFT

# Drumheller Housing Admin

Managing 50 Subsidized units & 20 Affordable Units  
on behalf of the Town of Drumheller

August 2024

# Drumheller Housing Admin

Century 21 and DHA are committed to providing low cost property management solutions for the Town of Drumheller and to maintain the assets for the long term viability of the properties

Affordable and Subsidized rental applications are scored based on a province wide criteria that takes into account any adverse conditions that would affect the applicant's housing.

The Affordable Housing program is typically 15-20% below market rental rates and the Subsidized program is 30-70% below market rates.

# Drumheller Housing Admin

## Managing Subsidized and Affordable Housing

DHA was created by Ministerial Order April 1, 1995 by the ministers of municipal affairs.

Ray page started managing in 1971 and he managed until 2005. The current Management Body took over in 2009.

Greentree 1.3 acres for 26 units in 1967

Hunts .57 acres for 24 units in 1971

Sandstone 20 units in 2009 (14 two bedrooms and 6 one bedrooms) Rent is fixed.

Online Rental App, accept etransfers, communicate with tenants via text, email, social media - at their choice.

Use one color of paint to speed up turnovers. Durable Flooring.

Two maintenance shops. 6 part time contractors.

Always seeking Expansion lands nearby and assessing new grant programs.

\*\*\*\* Subsidized Housing rent is based on a formula, \$120

\*\*\*\*\* Affordable Housing is based on 10% below market. \$690 and \$790

We have had tenants who have left a housing unit, owed money for back rent or damages, and we have been able to work something out for them to pay us back.

Our biggest struggle is when a Tenant has Been in for 5 years.

## 2022

### Paving to accentuate drainage away from 45 Juniper



## Upgraded Basements

Almost all Basements are now painted (3 year project) as the units are turned over.



## Coordination

DHA Assists occupants by coordinating the Fall cleanup including assistance with lifting heavy items for those in need.



## Sidewalk Project

DHA received a grant to complete the replacement of sidewalks for 5 units in 2021. These sidewalks are now properly sloping away from the buildings.



## High Efficiency

All Hunts and Greentree properties now have high efficient furnaces.



24 Hunts Drive  
Installed Dec 2020/Jan 2021

## Supply Chain

To ensure minimal disruption to our occupants, we now stock appliances. This ensures that Supply Chain delays don't interrupt the replacement of a dead fridge



## Hunts Sidewalks

Hunts sidewalks is a long standing project where the Town and DHA partnered to find a contractor who would assist. Because the job is inaccessible by vehicles the breakup, prep, forms and pour all had to be done by hand.



## Constant upgrades

The management body is constantly upgrading the units and doing proactive maintenance during regular maintenance inspections.



### Our Market Rent for

- Apartment 1 Bedroom - \$925 + Power (Our Sandstone rent \$690 – incl. gas, water, cable – Dec '22) 2023
- Apartment 2 Bedroom - \$1100 + Power (Our Sandstone rent \$790 – incl. gas, water, cable –Dec. '22)
- DHA: 1 Bedroom Townhouse - \$925+Utilities (ours – rent incl. gas,water)
- DHA: 2 Bedroom Townhouse - \$1175+ Utilities (ours – rent incl. gas, water)
- DHA: 3 Bedroom Townhouse - \$1250 + Utilities (ours – rent incl. gas, water)
- DHA: 4 Bedroom Townhouse - \$1500 + Utilities (ours – rent incl. gas, water)

### 2023 Vacancy Survey Market Rents for Drumheller:

- 1 Bedroom - \$600
- 2 Bedroom - \$862
- 2 Bedroom - \$944
- 3 Bedroom - \$892

### Waiting Lists:

- 1 bedroom: 5
- 2 bedroom: 0
- 3 bedroom: 1
- 4 bedroom: 1 (currently in 3 BR Housing Unit)
- Sandstone: 0

August 7, 2024

Legislative Services  
Town of Drumheller  
224 Centre Street  
Drumheller, Alberta T0J 0Y4

Attn: Mitchell Visser  
Manager of Legislative Services

via email to: [legislativeservices@drumheller.ca](mailto:legislativeservices@drumheller.ca)  
[mvisser@drumheller.ca](mailto:mvisser@drumheller.ca)

Re: Proposed Bylaw 22.24  
Cambria 6<sup>th</sup> Avenue E Road Closure

In response to the above proposed road closure, Ron and Millie Boruk, owners of Lots 1 to 7 inclusive, and Lot 9, Block 7, oppose partial closure of 6<sup>th</sup> Avenue E as follows:

- 1) Reducing the R.O.W. of 6<sup>th</sup> Ave E from 66'-0" to 46'-0" will devalue lots 1-7 inclusive since all the street and avenue R.O.Ws are a standard width of 66'-0" in Cambria and towns and cities in Alberta.
- 2) Reducing the 6<sup>th</sup> Ave E R.O.W to 46'-0" will restrict access to lots 1-7 for fire trucks, garbage trucks, ambulances, service vehicles and small vehicles because the reduced width will not adequately accommodate a double hammer turn around at the north end of 6<sup>th</sup> Ave E dead end. Because of the reduced width to 46'-0", vehicles will have to back-up up to 500 feet to access Centre Street.
- 3) The turn around movement at the dead end of 6<sup>th</sup> Ave E can be resolved by providing a double hammer head to accommodate all vehicle sizes within the existing 66'-0" R.O.W. for 2 movements allowing vehicles forward movement to Centre Street. The proposed hammerhead has no impact on the 66'-0" existing R.O.W. or adjacent properties.
- 4) 6<sup>th</sup> Avenue E is a public road providing access to lots 1-7, public utilities and a one lane gravel road. Located within the proposed 20'-0" lane closure is a 4" water service for lots 1-7 and Block 6, 5808 GX. The proposed 20'-0" closure at 6<sup>th</sup> Ave E would locate the public water service on newly acquired private land. Locating public services on private property is not acceptable.
- 5) To argue that there will never be a need to upgrade 6<sup>th</sup> Ave E in the future is not true. With the proposed development of Block 6, 5808 GX and residential development on lots 1-7, there is presently a need to upgrade 6<sup>th</sup> Ave E due to increased commercial and residential traffic and use.



Lots 1-7 can accommodate 3 new homes valued between \$600,000 and \$800,000. These future homeowners will not accept a single lane gravel road for access and will require a paved street such as at 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Avenues E.

- 6) With reference to the cost to maintain 6<sup>th</sup> Ave E as the reason for a partial closure to 6<sup>th</sup> Ave E is insignificant. The Town of Drumheller provides a minimum service for grass cutting the boulevards and minimum maintenance to the single lane road.
- 7) The owner of Block 6, 5808 GX appears to be having a problem in accommodating his proposal on his property and is proposing to impact public property for resolving his problem and shows no consideration to the impact he is creating to adjacent property owners.
- 8) Were there other alternatives proposed by the owner of Lot 6, 5808 GX to resolve the problem he has created on 6<sup>th</sup> Ave E?
- 9) Access to commercial property from a residential street is not acceptable due to the traffic congestion and noise generated from the commercial development.
- 10) Have problems with parking on the 46'-0" reduced 6<sup>th</sup> Ave E R.O.W. been investigated?
- 11) Legal description of property owned by Ron and Millie Boruk:

LEGAL:

Lots 1-7 inclusive and Lot 9,  
Block 7  
Plan 5808 GX  
N.W. ¼ section, 15-28-19-4

- 12) My recommendations are to provide a partial closure to 7<sup>th</sup> Ave E of 20'-0" adjacent to Block 6, thus reducing 7<sup>th</sup> Ave E to 46'-0" and abandon any partial closure to 6<sup>th</sup> Ave E completely. The area of the partial 7<sup>th</sup> Ave E closure appears to be similar in size to the abandoned 6<sup>th</sup> Ave E closure.
- 13) There is no community reserve property for public playground space in Cambria. What is being proposed for playground and recreation public space in Cambria?

Thank you,



R. W. Boruk

## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation - Financial Audit Jan 1 – Dec 31, 2023
<b>DATE:</b>	August 12, 2024
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., DRFMO Project Director
<b>ATTACHMENT:</b>	Presentation – Flood Program Audit and Financial Update Drumheller Resiliency and Flood Mitigation Program – Schedule of Disbursements Year Ended December 31, 2023

**SUMMARY:**

BDO Canada LLP has completed a financial audit for the DRFMO expenditures for the period January 1 – December 31, 2023. The finalized audit report attached is brought to Council today for acceptance.

**RECOMMENDATION:**

Administration recommends that Council approve the financial audit results for the Drumheller Resiliency and Flood Mitigation Program, as presented today.

**DISCUSSION:**

The financial audit was completed for the DRFMO and Town of Drumheller to provide feedback on overall program fiscal management. The report concludes that expenditures are being made in accordance with the Program grant funding agreements and Town principles for fiscal management.

**FINANCIAL IMPACT:**

The Drumheller Resilience and Flood Mitigation Program receives funding from the Federal Disaster Mitigation and Adaptation Fund and several Provincial Flood grant funding programs, in addition to a contribution by The Town for a total program budget of \$80.7M. As in previous years, the program expenditures were found to be made in accordance with the grant funding agreements.

As outlined in the audit document, annual program expenditures from 2020 to the end of 2023 are as follows:

Year	Disbursements
2020	\$7,567,083
2021	\$6,021,507
2022	\$14,371,673
2023	\$18,187,473
Total	\$46,147,736

The Town’s portion of expenditures in 2023 was \$1,482,000, combined with 2020 to 2022 Town contributions, leaves \$1,784,000 remaining of the original \$5,000,000 commitment.

**WORKFORCE AND RESOURCES IMPACT:**

The findings of the 2023 Flood Program Audit do not require any actions above or beyond the typical operation of the DRFMO. Approval of the Flood Program Audit ensures that the DRFMO can continue operations in a transparent manner.

**STRATEGIC POLICY ALIGNMENT:**

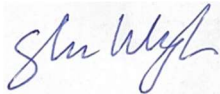
Town Bylaw 11.21 states that Council’s Vision is “*through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage*”. Completing the audit is in line with Council’s Strategic Priority for delivery of the Flood Mitigation Program in a transparent manner.

**COMMUNICATION STRATEGY:**

A copy of the audit findings and summary of expenditures will be posted on the Town website.

**MOTION:**

Councillor \_\_\_\_\_ moves that the Drumheller Resiliency and Flood Mitigation Program – Schedule of Disbursements - Year ended December 31, 2023 - be adopted as presented.



Prepared by:  
Graham Waugh, P.Eng  
DRFMO Project Engineer



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



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



# Drumheller Resiliency and Flood Mitigation Office

## 2023 Flood Program Financial Audit and Expenditures Update August 12, 2024



1

## Annual Financial Audits

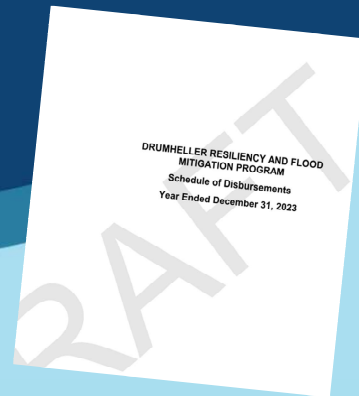


- An annual audit has been completed of the flood program expenditures since 2020, audits completed as follows:
  - 2020 – Ascend LLP, Report to Council, July 26, 2021
  - 2021 – RSM Alberta LLP, Report to Council May 2, 2022
  - 2022 – BDO Canada LLP, Report to Council Jan 29, 2024
  - 2023 – BDO Canada LLP, Report to Council Jul 17, 2024



2

## 2022 Audit Findings



- Independent audit completed by BDO professionals
- Review of program disbursements was completed by BDO, including Flood Office staff interviews
- Auditor's opinion that schedule of disbursements has been prepared in accordance with the federal and provincial grant funding agreements



3

## Summary of Grant Funding

- Summary of Grant Funding:
  - Provincial Funding Commitment – Alberta Community Resilience Program and Flood Mitigation Grant – totals \$53.7M
  - Federal Disaster Mitigation and Adaptation Fund grant - \$22M
  - Town of Drumheller - \$5M
- Total - \$80.7M



Canada 



Alberta 

4

# Summary of Expenditures

- Summary of expenditures to date:
 

Pre 2020	\$	405,143
2020	\$	7,567,083
2021	\$	6,021,507
2022	\$	14,371,653
2023	\$	18,187,473
- Total Expenditures - \$46M

5

# Forecast Expenditure 2024






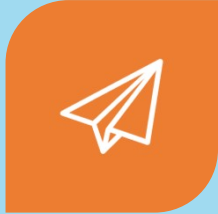
- North Drumheller Project Construction
- Completion of East Coulee and Downtown Berm Construction
- Land Acquisition, Final Design, and Regulatory Applications for Nacmine and Rosedale Berm Projects
- Floodway buyouts acquisition and clean up
- Program management

Estimated budget for 2024 = \$19.8M


6

# Contact Us







EMAIL – FLOOD OFFICE:  
FLOODREADINESS@DRUMHELLER.CA



WEB:  
FLOODREADINESS.DRUMHELLER.CA



EMAIL - COMMUNITY ADVISORY  
FLOODCOMMITTEE@DRUMHELLER.CA



7

---

## Independent Auditor's Report

---

To the Directors of Drumheller Resiliency and Flood Mitigation Program

### Opinion

We have audited the schedule of disbursements of Drumheller Resiliency and Flood Mitigation Program (the "Organization") for the period ended December 31, 2023.

In our opinion, the accompanying schedule of disbursements is prepared, in all material respects, in accordance with the criteria outlined in the Disaster Mitigation and Flood related grants.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the schedule of disbursements section of our report*. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the schedule of disbursements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Emphasis of Matter - Basis of Accounting

We draw attention to Note 1 of the schedule of disbursements, which describes the basis of accounting. The schedule of disbursements is prepared to assist the stakeholders with management of the stewardship over the Organization. As a result, the schedule of disbursements may not be suitable for another purpose. Our opinion is not modified in respect to this matter.

### Other Matter - Restriction of Use

Our report is intended solely for Drumheller Resiliency and Flood Mitigation Program and the Town of Drumheller and should not be used by parties other than the Directors of Drumheller Resiliency and Flood mitigation Program, the Town of Drumheller and funders of the Program.

### Responsibilities of Management and Those Charged with Governance for Schedule of Disbursements

Management is responsible for the preparation and fair presentation of the schedule of disbursements in accordance with the criteria outlined in the Federal Disaster Mitigation and Adaptation Fund and Flood related grant agreements, and for such internal control as management determines is necessary to enable the preparation of schedule of disbursements that are free from material misstatement, whether due to fraud or error.

In preparing the schedule of disbursements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.



---

## Independent Auditor's Report, continued

---

### Auditor's Responsibilities for the Audit of the Schedule of Disbursements

Our objectives are to obtain reasonable assurance about whether the schedule of disbursements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Schedule of Disbursements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the schedule of disbursements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and
- obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the schedule of disbursements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the schedule of disbursements including the disclosures, and whether the schedule of disbursements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants,  
Red Deer County, Alberta  
July 22, 2024

**DRUMHELLER RESILIENCY AND FLOOD  
MITIGATION PROGRAM**

**Schedule of Disbursements**

**Year Ended December 31, 2023**

DRAFT

**DRUMHELLER RESILIENCY AND FLOOD MITIGATION PROGRAM**

**Schedule of Disbursements**

**For the Year Ended December 31, 2023**

**DISBURSEMENTS**

Services	
Communications and engagement	\$ 291,841
Office and administration	10,405
Professional services	1,805
Equipment rentals	4,742
Advertising and promotion	23,609
Telephone	1,505
Total expenditures for services	<u>333,907</u>
Project Expenses	
Construction	12,362,423
Engineering	1,875,587
Project management	921,631
Consulting fees	632,620
Geotechnical	42,146
Mapping and geomatics	84,442
Legal	808,564
Other project costs	4,635
Total expenditures for project expenses	<u>16,732,048</u>
Capital	
Properties acquired	1,121,518
Total expenditures for capital expenses	<u>1,121,518</u>
Total Disbursements	<u><u>18,187,473</u></u>

# DRUMHELLER RESILIENCY AND FLOOD MITIGATION PROGRAM

## Notes to Schedule of Disbursements

Year Ended December 31, 2023

### 1. BASIS OF ACCOUNTING

The schedule of disbursements is prepared in accordance with the criteria outlined in the Federal Disaster Mitigation and Adaptation Fund and Provincial Flood related grant agreements.

Grant revenues are recognized on the same basis as eligible expenditures.

Expenditures are recognized on the date goods are received or services are performed.

Expenditures towards work-in-progress are recognized immediately and are not deferred.

Capital expenditures are the purchase of land or construction of structures, and other tangible assets are recognized as period costs in the period the expenditure occurred.

### 2. TOTAL DISBURSEMENTS TO DATE

	<u>Prior Years</u>	<u>2022</u>	<u>2023</u>	<u>Total</u>
Service Expenditures	\$ 1,296,910	\$ 496,817	\$ 628,673	\$ 2,422,400
Project Expenditures	6,853,822	10,756,145	16,437,282	34,047,249
Capital Expenditures	5,354,311	3,118,711	1,121,518	9,594,540
Goods & Supplies Expenditures	83,547	-	-	83,547
Total	\$ 13,588,590	\$ 14,371,673	\$ 18,187,473	\$ 46,147,736

### 3. SPENDING LIMITS UNDER GRANT AGREEMENTS

	<u>2023</u>
Approved Grants:	
Disaster Mitigation Adaptation Fund	\$ 22,000,000
Alberta Community Resilience Program	6,413,600
18GRSTR41-1 Grant	47,300,000
Town of Drumheller	5,000,000
Watershed Resiliency & Restoration	75,275
Total approved spending limits	<u>80,788,875</u>
Total spending limit	80,788,875
Expenditure to date	<u>(46,147,736)</u>
Remaining funds	<u>34,641,139</u>

57% of spending limit has been used to the end of 2023.

## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of One Parcel for Berm Construction affecting Lot 6A, Block 10, Plan 0610286 503 Railway Avenue, Rosedale
<b>MEETING DATE:</b>	August 12 <sup>th</sup> , 2024
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., Project Director Flood Resiliency Program
<b>ATTACHMENTS:</b>	Certificate of Approval with Parcel Map – Schedule ‘A’ Resolution to Proceed with Expropriation

### 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 Rosedale Berm starting in the spring of 2025, full acquisition of land from this parcel is required. Negotiations with the impacted landowners began in October 2023, and have been on-going over the past several months. The subject full acquisition property owners have rejected our purchase offers of Fair Market Value, as determined by an appraisal.

A Resolution Approving Expropriation for a portion of this lot was originally approved by Council on February 26, 2024, and registered with Land Titles on March 21, 2024. However, the property owners filed a formal objection to the partial taking on April 16, 2024 on the basis that it was unfair, so a second amended Resolution Approving Expropriation for a full parcel taking was passed by Council on June 3, 2024. Council also approved a Notice of Abandonment of Expropriation on June 3, 2024 to abandon the partial taking.

The Notice of Intention to Expropriate has been served on the registered property owners and affected parties in accordance with the Expropriation Act and no Notice of Objection has been received during the 21 days following the Notice. The next step in the expropriation process is for Council to decide whether to approve or disapprove the expropriation based on the terms outlined in the attached Certificate of Approval.

### RECOMMENDATION

Administration recommends that Council approve the Certificate of Approval and Resolution pertaining to 503 Railway Avenue (0610286;10;6A), 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, parcel acquisitions can be made at the higher of the appraised or assessed value. An offer has been made to the impacted property owners for the Rosedale Berm project on this basis and the offer has been rejected. Following service of the Notice of Intent to Expropriate, no Notice of Objection has been filed in relation to this property. Affidavits of service are retained on file.

The next step in the process is for the approving authority, in this case Council, to review and decide if it wishes to approve the expropriation, and if so, then pass a resolution to approve the Certificate of Approval to proceed with expropriation. This would be followed by Notice of Proposed Payment and Notice of Possession, with Actual Possession taking place 90 days after expropriation is effected (by registration of Certificate of Approval at Land Titles Office).

**FINANCIAL IMPACT**

The costs of the portion of the land purchase needed for the berm and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. The portion of the land purchase not needed for berm construction will be covered by the Town until such time as the parcel can be subdivided and the remanent piece sold. The Federal Disaster Mitigation and Adaptation Fund (DMAF) grant program can be used to cover up to 40% of the land-only costs for berm construction. 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.

**WORKFORCE AND RESOURCES IMPACT**

Acquisition of land by means of expropriation versus by agreement requires significant additional Flood Office staff time to prepare expropriation documents for Council, present the documents, and coordinate registration with Land Titles, estimated to be at minimum, two days of staff time per expropriation, assuming no objections are filed. Legislative Services staff also spend approximately a half day of time for expropriation to coordinate Council agendas, document signing and registrations at Land Titles. Additionally, the Town requires support from legal counsel and a professional surveyor, which results in additional costs to the Town and additional effort for coordination.

**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**

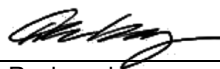
Direct Notice of the Expropriation (completed by registering the Certificate of Approval and Resolution with Land Titles), and serving the Notice of Expropriation, Notice of Possession, and Notice of Proposed Payment on the affected property owners, and all parties with a registered interest in the subject lands, will be completed as soon as practicably possible given the legislated considerations and the registration delays at Land Titles.

**PROPOSED MOTION**

Councillor \_\_\_\_\_ moves that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to the parcel of land described as Lot 6A, Block 10, Plan 0610286; Title Number 061 036 718 +1.



Prepared by:  
Tara Paradis, EIT  
DRFMO Project Assistant



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



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

**Form 4  
Expropriation Act  
(Section 18)**

**CERTIFICATE OF APPROVAL**

The Town of Drumheller, whose address is 224 Centre Street, Drumheller, Alberta, T0J 0Y4, hereby approves the expropriation of the lands being depicted on the attached Schedule 'A' and more particularly described as:

**PLAN 0610286  
BLOCK 10  
LOT 6A  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(hereinafter referred to as the "Lands")

1. The nature of the interest in the lands expropriated is: fee simple
2. The work or purpose for which the interest in the lands is expropriated 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.
3. The expropriating authority is the: **Town of Drumheller**  
224 Centre Street  
Drumheller, Alberta, T0J 0Y4
4. The land stands in the Register of the South Alberta Land Registration District in the name of Brian Kakuk and Tracy Kakuk in Certificate of Title Number 061 036 718 +1.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TOWN OF DRUMHELLER

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

**RESOLUTION OF COUNCIL OF THE TOWN OF DRUMHELLER**

WHEREAS a Notice of Intention to Expropriate was served by the Town of Drumheller on June 24, 2024, on the Landowners and all parties with a registered interest in the subject lands and duly published, in accordance with the *Expropriation Act*;

AND WHEREAS no Notice of Objection has been received from the Landowners or any party with a registered interest in the subject lands;

AND WHEREAS the period during which an Objection can be issued by the Landowners or any party with a registered interest in the subject lands has expired;

AND UPON consideration of the Request for a Decision dated August 12, 2024, completed by the Town of Drumheller Flood Program Director, as well as the recommendations of the Town Administration, including the Town Solicitor, Council has determined that the proposed expropriation is fair, sound, and reasonably necessary, and in the public interest and good, to achieve the objectives of the Town;

NOW THEREFORE BE IT RESOLVED:

1. THAT pursuant to its authority under the *Municipal Government Act* and the *Expropriation Act*, the Town of Drumheller, as approving authority, hereby approves the expropriation of the lands and interests being depicted on the attached Certificate of Approval (Attachment #1), without modification;
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*, or otherwise, 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Motion Carried

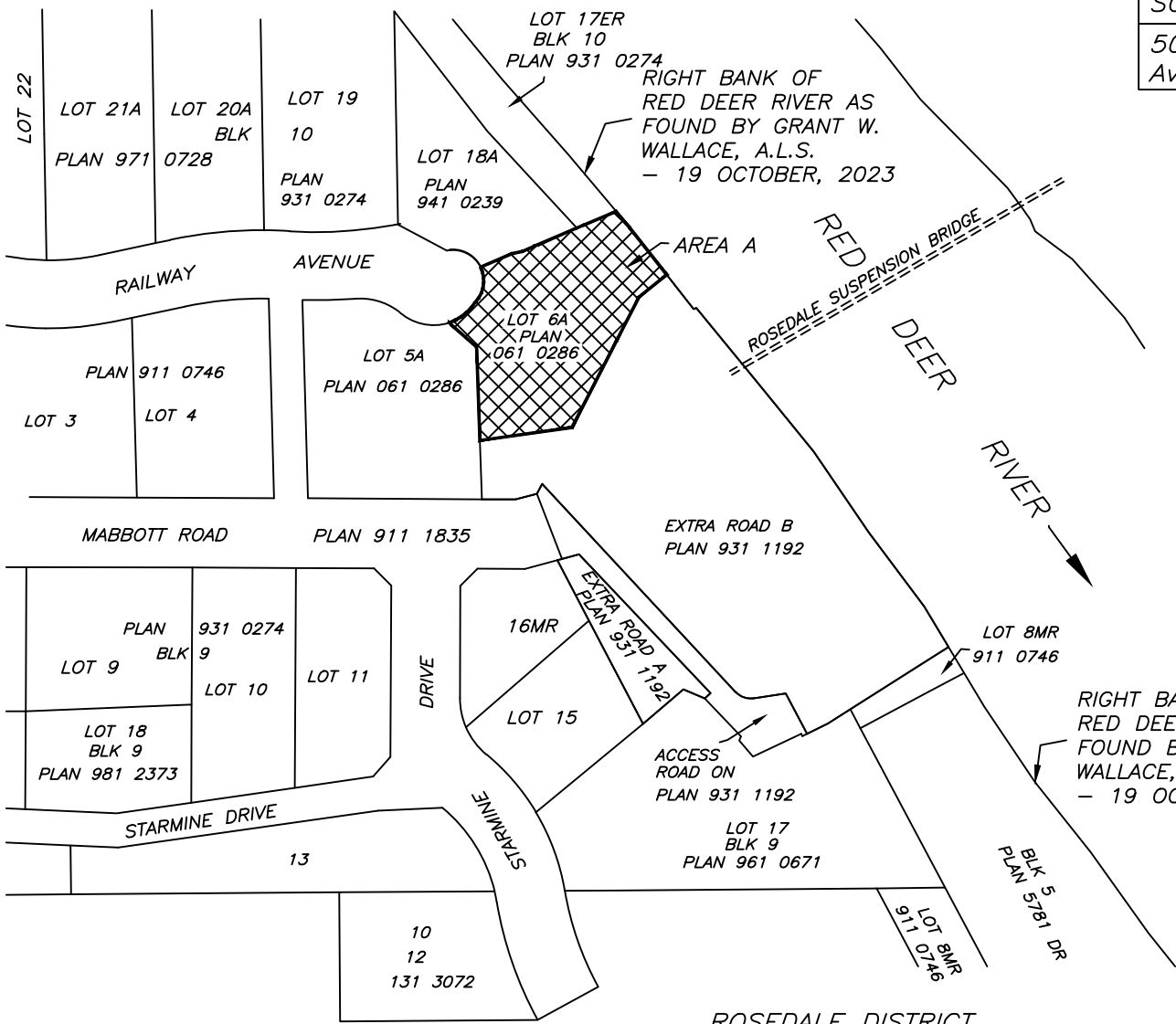
Town of Drumheller

\_\_\_\_\_  
Heather Colberg, Mayor

\_\_\_\_\_  
Darryl Drohomerski, CAO



SCHEDULE 'A'  
503 Railway Avenue



RIGHT BANK OF RED DEER RIVER AS FOUND BY GRANT W. WALLACE, A.L.S. - 19 OCTOBER, 2023

RIGHT BANK OF RED DEER RIVER AS FOUND BY GRANT W. WALLACE, A.L.S. - 19 OCTOBER, 2023




S.E.1/4 SEC.28-28-19-4

ROSEDALE DISTRICT  
DRUMHELLER, ALBERTA

PLAN SHOWING AREA TO BE ACQUIRED BY EXPROPRIATION FOR FLOOD MITIGATION AND RELATED PURPOSES AFFECTING ALL OF LOT 6A, BLOCK 10, PLAN 061 0286 WITHIN THE

S.E.1/4 SEC.28, TWP.28, RGE.19, W.4M.  
SCALE= 1:2000 — 2024 — W.R.HUNTER, A.L.S.

LEGEND:  
Area affected by this plan are shown thus...   
Area 2351.9 sq.m. = 25314 sq.ft.

REVISION TABLE		
2	May 22, 2024	CHANGED FROM PARTIAL TO ENTIRE LOT EXPROPRIATION
1	May 16, 2024	UPDATE AREA
0	Feb. 9, 2024	ISSUED

HUNTER SURVEY SYSTEMS LTD.  
CALGARY, ALBERTA  
FILE: 23-260-L6A-R2-ROSEDALE

## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less 287 1 Street, Nacmine
<b>DATE:</b>	August 12 <sup>th</sup> , 2024
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., Project Director Flood Resiliency Program
<b>ATTACHMENTS:</b>	Resolution to Expropriate Notice of Intention 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 Nacmine Berm starting in the spring of 2025, partial acquisition of land from this parcel is required. Negotiations with the impacted landowners began in August 2023, and have been on-going over the past several months. The subject partial acquisition property owners have not accepted our purchase offers of Fair Market Value, as determined by an appraisal, for the portion of the property needed for berm construction within the timelines given. As such, the next step in obtaining the land required for Nacmine Berm construction is expropriation.

A Resolution Approving Expropriation was originally passed by Council on February 26, 2024, followed by the Certificate of Approval, which was approved on June 3, 2024. However, the property boundary used in the Certificate of Approval was disputed by Public Lands. As a result, the Certificate of Approval could not be registered within the 120-day statutory time frame (starting when the Notice of Intention to Expropriate (NOITE) was registered), and as result the NOITE has been cancelled by Alberta Land Titles. Therefore, another Resolution Approving Expropriation must be passed by Council directing its officers and solicitors to take all necessary steps to compete the expropriation.

### RECOMMENDATION:

Administration recommends that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of 287 1 Street (Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less), 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 owners for the Nacmine 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. The Flood Office survey professional met with Public Lands in July to come to a resolution on the property boundary along the Red Deer River, and the attached Schedule A reflects the current understanding of the property boundary.

**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. The Federal Disaster Mitigation and Adaptation Fund (DMAF) grant program can be used to cover up to 40% of the land-only costs for berm construction. 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.

**WORKFORCE AND RESOURCES IMPACT**

Acquisition of land by means of expropriation versus by agreement requires significant additional Flood Office staff time to prepare expropriation documents for Council, present the documents, and coordinate registration with Land Titles, estimated to be at minimum, two days of staff time per expropriation, assuming no objections are filed. Legislative Services staff also spend approximately a half day of time for expropriation to coordinate Council agendas, document signing and registrations at Land Titles. Additionally, the Town requires support from legal counsel and a professional surveyor, which results in additional costs to the Town and additional effort for coordination.

**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 owners, and all parties with a registered interest in the subject lands, as soon as practicably possible given the legislated considerations and the registration delays at Land Titles. Concurrent with the affected property owners 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 Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less; Title Number 001 142 256.



---

Prepared by:  
Tara Paradis, EIT  
DRFMO Project Assistant



---

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



---

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

**RESOLUTION**

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

---

WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring a fee simple estate for the purposes of facilitating the construction of flood mitigation works to protect surrounding lands from future flooding events in the following lands depicted on Schedule 'A' attached hereto and more particularly described as:

THAT PORTION OF:

"PLAN NACMINE 7125DD  
THAT PORTION OF THE SOUTH EASTERLY THIRTY ONE AND FORTY  
HUNDREDTHS  
(31.40) METRES IN PERPENDICULAR WIDTH OF BLOCK "B" WHICH LIES TO  
THE NORTH EAST OF THE SOUTH WEST TWENTY TWO AND EIGHTY SIX  
HUNDREDTHS (22.86) METRES OF THE SAID BLOCK "B"  
EXCEPTING THEREOUT:  
SUBDIVISION PLAN 9312239 CONTAINING 0.072 HECTARES  
(0.180 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS"

INCLUDING:

FEE SIMPLE ESTATE WHICH LIES WITHIN:

PLAN .....  
AREA 'A'  
EXCEPTING THEREOUT ALL MINES AND MINERALS

(such lands to be the subject of the taking 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 estate 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 estate.
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*, or otherwise 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.

EXPROPRIATION ACT  
R.S.A. 2000, Chapter E-13, as amended

**RESOLUTION**

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

---

MOVED AND PASSED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TOWN OF DRUMHELLER**

---

Heather Colberg, Mayor

---

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

**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 NACMINE 7125DD

THAT PORTION OF THE SOUTH EASTERLY THIRTY ONE AND FORTY HUNDREDTHS (31.40) METRES IN PERPENDICULAR WIDTH OF BLOCK "B" WHICH LIES TO THE NORTH EAST OF THE SOUTH WEST TWENTY TWO AND EIGHTY SIX HUNDREDTHS (22.86) METRES OF THE SAID BLOCK "B"

EXCEPTING THEREOUT:

SUBDIVISION PLAN 9312239 CONTAINING 0.072 HECTARES

(0.180 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS"

INCLUDING:

FEE SIMPLE ESTATE WHICH LIES WITHIN:

PLAN .....

AREA 'A'

EXCEPTING THEREOUT ALL MINES AND MINERALS

(such lands to be the subject of the taking hereinafter referred to as "the Lands")

2. The nature of the interest in the Lands intended to be expropriated is: the fee simple estate shown and marked as Area 'A' on Schedule 'A'.
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 \_\_\_\_\_, 2024.

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor (c/s)

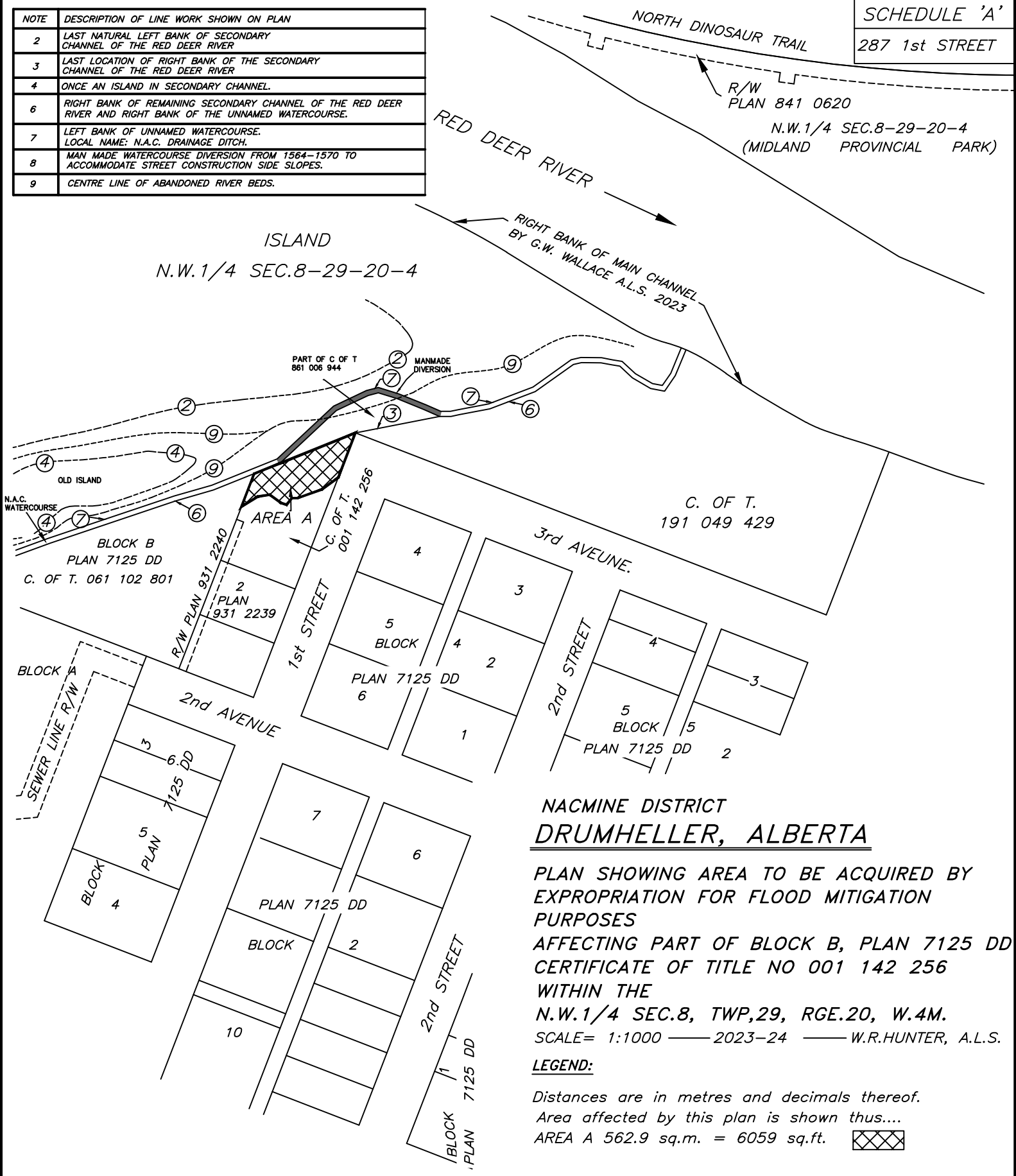
Per: \_\_\_\_\_  
Darryl Drohomerski, C.E.T., Chief Administrative Officer

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](mailto:ddrohomerski@drumheller.ca)



NOTE	DESCRIPTION OF LINE WORK SHOWN ON PLAN
2	LAST NATURAL LEFT BANK OF SECONDARY CHANNEL OF THE RED DEER RIVER
3	LAST LOCATION OF RIGHT BANK OF THE SECONDARY CHANNEL OF THE RED DEER RIVER
4	ONCE AN ISLAND IN SECONDARY CHANNEL.
6	RIGHT BANK OF REMAINING SECONDARY CHANNEL OF THE RED DEER RIVER AND RIGHT BANK OF THE UNNAMED WATERCOURSE.
7	LEFT BANK OF UNNAMED WATERCOURSE. LOCAL NAME: N.A.C. DRAINAGE DITCH.
8	MAN MADE WATERCOURSE DIVERSION FROM 1564-1570 TO ACCOMMODATE STREET CONSTRUCTION SIDE SLOPES.
9	CENTRE LINE OF ABANDONED RIVER BEDS.



**NACMINE DISTRICT  
DRUMHELLER, ALBERTA**

PLAN SHOWING AREA TO BE ACQUIRED BY EXPROPRIATION FOR FLOOD MITIGATION PURPOSES AFFECTING PART OF BLOCK B, PLAN 7125 DD CERTIFICATE OF TITLE NO 001 142 256 WITHIN THE N.W.1/4 SEC.8, TWP,29, RGE.20, W.4M. SCALE= 1:1000 — 2023-24 — W.R.HUNTER, A.L.S.

**LEGEND:**  
Distances are in metres and decimals thereof.  
Area affected by this plan is shown thus...  
AREA A 562.9 sq.m. = 6059 sq.ft.

REV.	DATE	DESCRIPTION
3	Aug. 8, 2024	BOUNDARY REVISED (VERSION 1)
2	Feb 12, 2024	TITLE NUMBER CORRECTION
1	Feb 7, 2024	Agenda - August 12, 2024 TRAVERSED REMAINING RIVER CHANNEL ADD
0	Nov. 27, 2023	ISSUED

## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block 44 2 Avenue, Nacmine
<b>DATE:</b>	August 12 <sup>th</sup> , 2024
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., Project Director Flood Resiliency Program
<b>ATTACHMENTS:</b>	Resolution to Expropriate Notice of Intention 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 Nacmine Berm starting in the spring of 2025, partial acquisition of land from this parcel is required. Negotiations with the impacted landowner began in August 2023, and have been on-going over the past several months. The subject partial acquisition property owner has not accepted our purchase offers of Fair Market Value, as determined by an appraisal, for the portion of the property needed for berm construction within the timelines given. As such, the next step in obtaining the land required for Nacmine Berm construction is expropriation.

A Resolution Approving Expropriation was originally passed by Council on February 26, 2024, followed by the Certificate of Approval, which was approved on June 3, 2024. However, the property boundary used in the Certificate of Approval was disputed by Public Lands. As a result, the Certificate of Approval could not be registered within the 120-day statutory time frame (starting when the Notice of Intention to Expropriate (NOITE) was registered), and as result the NOITE has been cancelled by Alberta Land Titles. Therefore, another 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 44 2 Avenue (Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block), 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 Nacmine 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. The Flood Office survey professional met with Public Lands in July to come to a resolution on the property boundary along the Red Deer River, and the attached Schedule A reflects the current understanding of the property boundary.

**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. The Federal Disaster Mitigation and Adaptation Fund (DMAF) grant program can be used to cover up to 40% of the land-only costs for berm construction. 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.

**WORKFORCE AND RESOURCES IMPACT**

Acquisition of land by means of expropriation versus by agreement requires significant additional Flood Office staff time to prepare expropriation documents for Council, present the documents, and coordinate registration with Land Titles, estimated to be at minimum, two days of staff time per expropriation, assuming no objections are filed. Legislative Services staff also spend approximately a half day of time for expropriation to coordinate Council agendas, document signing and registrations at Land Titles. Additionally, the Town requires support from legal counsel and a professional surveyor, which results in additional costs to the Town and additional effort for coordination.

**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, and all parties with a registered interest in the subject lands, 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 Plan Nacrine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block; Title Number 061 102 801.

Prepared by:  
Tara Paradis, EIT  
DRFMO Project Assistant

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

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

**RESOLUTION**

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

---

WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring a fee simple estate for the purposes of facilitating the construction of flood mitigation works to protect surrounding lands from future flooding events in the following lands depicted on Schedule 'A' attached hereto and more particularly described as:

THAT PORTION OF:

"PLAN NACMINE 7125DD  
BLOCK "B"  
EXCEPTING THAT PORTION WHICH LIES TO THE EAST OF A LINE DRAWN  
PARALLEL WITH AND ONE HUNDRED AND THREE (103) FEET PERPENDICULARLY  
DISTANT NORTH WESTERLY FROM THE SOUTH EASTERLY BOUNDARY OF SAID  
BLOCK  
EXCEPTING THEREOUT ALL MINES AND MINERALS"

INCLUDING:

FEE SIMPLE ESTATE WHICH LIES WITHIN:

PLAN .....  
AREA 'A'  
EXCEPTING THEREOUT ALL MINES AND MINERALS

(such lands to be the subject of the taking 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 estate 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 estate.
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*, or otherwise 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.

EXPROPRIATION ACT  
R.S.A. 2000, Chapter E-13, as amended

**RESOLUTION**

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

---

MOVED AND PASSED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TOWN OF DRUMHELLER**

---

Heather Colberg, Mayor

---

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

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 NACMINE 7125DD

BLOCK "B"

EXCEPTING THAT PORTION WHICH LIES TO THE EAST OF A LINE DRAWN

PARALLEL WITH AND ONE HUNDRED AND THREE (103) FEET PERPENDICULARLY

DISTANT NORTH WESTERLY FROM THE SOUTH EASTERLY BOUNDARY OF SAID BLOCK

EXCEPTING THEREOUT ALL MINES AND MINERALS”

INCLUDING:

FEE SIMPLE ESTATE WHICH LIES WITHIN:

PLAN .....

AREA 'A'

EXCEPTING THEREOUT ALL MINES AND MINERALS

(such lands to be the subject of the taking hereinafter referred to as “the Lands”)

2. The nature of the interest in the Lands intended to be expropriated is: the fee simple estate shown and marked as Area 'A' on Schedule 'A'.
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 \_\_\_\_\_, 2024.

**TOWN OF DRUMHELLER**

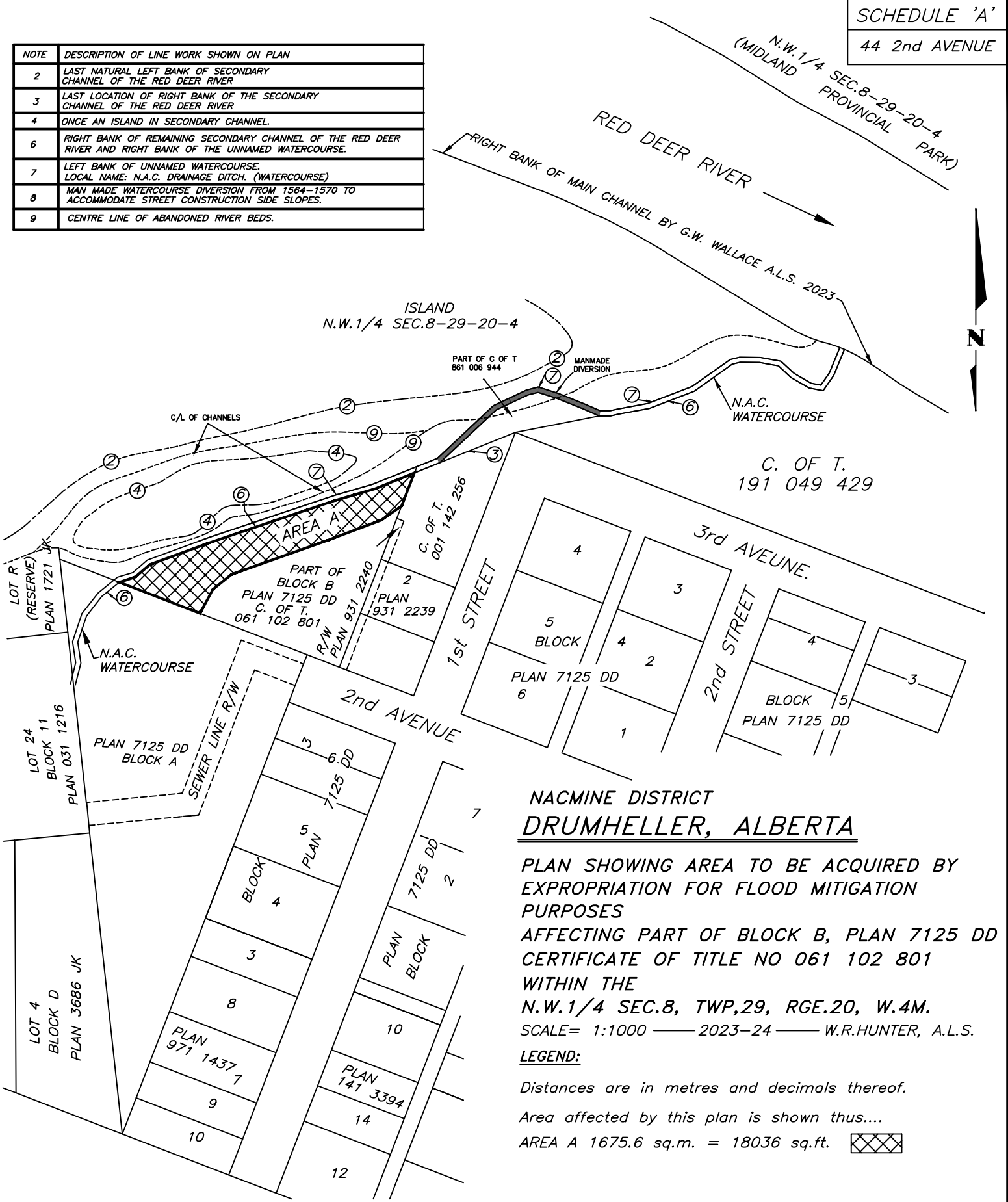
Per: \_\_\_\_\_  
Heather Colberg, Mayor (c/s)

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](mailto:ddrohomerski@drumheller.ca)


NOTE	DESCRIPTION OF LINE WORK SHOWN ON PLAN
2	LAST NATURAL LEFT BANK OF SECONDARY CHANNEL OF THE RED DEER RIVER
3	LAST LOCATION OF RIGHT BANK OF THE SECONDARY CHANNEL OF THE RED DEER RIVER
4	ONCE AN ISLAND IN SECONDARY CHANNEL.
6	RIGHT BANK OF REMAINING SECONDARY CHANNEL OF THE RED DEER RIVER AND RIGHT BANK OF THE UNNAMED WATERCOURSE.
7	LEFT BANK OF UNNAMED WATERCOURSE. LOCAL NAME: N.A.C. DRAINAGE DITCH. (WATERCOURSE)
8	MAN MADE WATERCOURSE DIVERSION FROM 1564-1570 TO ACCOMMODATE STREET CONSTRUCTION SIDE SLOPES.
9	CENTRE LINE OF ABANDONED RIVER BEDS.



**NACMINE DISTRICT  
DRUMHELLER, ALBERTA**

**PLAN SHOWING AREA TO BE ACQUIRED BY  
EXPROPRIATION FOR FLOOD MITIGATION  
PURPOSES  
AFFECTING PART OF BLOCK B, PLAN 7125 DD  
CERTIFICATE OF TITLE NO 061 102 801  
WITHIN THE  
N.W.1/4 SEC.8, TWP,29, RGE.20, W.4M.  
SCALE= 1:1000 — 2023-24 — W.R.HUNTER, A.L.S.**

**LEGEND:**

Distances are in metres and decimals thereof.  
Area affected by this plan is shown thus....  
AREA A 1675.6 sq.m. = 18036 sq.ft. 

REV.	DATE	DESCRIPTION
3	Aug. 8, 2024	REVISED BOUNDARY (VERSION 1)
2	Feb. 20, 2024	REVISED BOUNDARY LINE
1	Feb. 7, 2024	TRAVELLED REMAINING RIVER CHANNEL ADD
0	Nov. 25, 2023	ISSUED

HUNTER SURVEY SYSTEMS LTD.  
CALGARY, ALBERTA  
Page 46 of 46  
FILE: 23-256-C OF T-2AVE-R3-V1 NACMINE