

# **Town of Drumheller COMMITTEE OF THE WHOLE MEETING AGENDA**

January 7, 2013 at 4:30 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta



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## **1.0 CALL TO ORDER**

- 1.1 Drumheller Chamber of Commerce Report
- 1.2 Atlas Coal Mine Society Report

## **2.0 DEVELOPMENT OR REVIEW OF STRATEGIC PLAN**

## **3.0 DEVELOPMENT OR REVIEW OF POLICIES**

## **4.0 DELEGATIONS**

## **5.0 REPORTS FROM ADMINISTRATION**

### **5.1. CAO'S REPORT**

- 5.1.1 SW Drumheller Odor Problem
- 5.1.2 Land Use Bylaw 10.08 Consolidated Amendments - Summary

### **5.2. DIRECTOR OF INFRASTRUCTURE SERVICES' REPORT**

### **5.3. DIRECTOR OF CORPORATE SERVICES' REPORT**

### **5.4. DIRECTOR OF COMMUNITY SERVICES' REPORT**

- 5.4.1 BCF Update

## **6.0 ANNUAL BUDGET REVIEW**

## **7.0 COUNCIL MEMBERS ROUND TABLE DISCUSSION**

## **8.0 IN-CAMERA MATTERS**

- 8.1 Personnel Matter

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

## **Planning Report**

To: **Town of Drumheller Council**

Date: **December 19, 2012**

Re: **LUB No. 10-08 consolidated amendments - summary**

Prepared By: **Brad Wiebe RPP, MCIP**

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### **Purpose:**

The Town of Drumheller Land Use Bylaw continues to be reviewed with specific concerns being addressed over time to ensure the rules and regulations for land use and development provide an appropriate framework for related decision making. The proposed amendments have been researched and developed over many months and reviewed by the Municipal Planning Commission.

### **Significant LUB Sections under review:**

Bareland Condominium – to provide definitions and regulations related to bareland condominium development within the Town of Drumheller including how building setbacks and height are determined.

DT – Downtown Transitional Land Use District – significant amendments proposed to allow for development on the already existing smaller lots in these areas of Drumheller and to recognize older mature neighbourhoods with higher density characteristics.

Manufactured Homes – these have been found to exist in many areas where they are a non-conforming use. This has caused problems with insurance availability in these locations. Amendments are proposed in specific districts that would allow existing sites where Manufactured Homes exist to be compliant with the regulations and any changes to the development on the site would require discretionary review by the Municipal Planning Commission.

Signage – proposed amendments to the sign regulations for clarification and the addition of specific regulations for 'Digital Signs'.

Relocation of Buildings – expansion and clarification of the regulations for relocating buildings to, or within, the Town of Drumheller.

Suburb Community Residential District – Parcel size requirements are proposed to be adjusted in accordance with requirements for private sewage systems where applicable.