

Proposed Arts Center – LUB & MDP Amendment

TOWN OF DRUMHELLER

PRESENTED BY: PALLISER REGIONAL MUNICIPAL SERVICES

BACKGROUND

WHO

WHAT

WHY

WHERE

WHO – Who is the applicant?

- Dawn Allen, Developer (on behalf of the land-owner:89061 Alberta Ltd.)

WHAT – What is the Proposal?

- The applicant has applied for an Arts Center for the purpose of providing a “creative space” for the residents and visitors of the Town. The development is proposed to include:
 - A minimum of 2,440 square feet (226.6 meters square) of indoor space for
 - General Store front (which can be reconfigured to provide training space/classrooms for clients)
 - Restaurant
 - Workshops
 - Storage
 - Summer camps/ Day Care
 - Community Events (which can also be done outdoors)
 - Outdoor facilities :
 - Potential Camping - Glamping cabins/ Kids’ cabins
 - Food trucks and Vendor stalls

Municipal Address: 45 Alberta Pool Road

Legal Address: Plan 0010619, Block 2 Plan 9712322, Block 7 Plan 9711320, Block 3 & 4

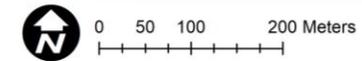
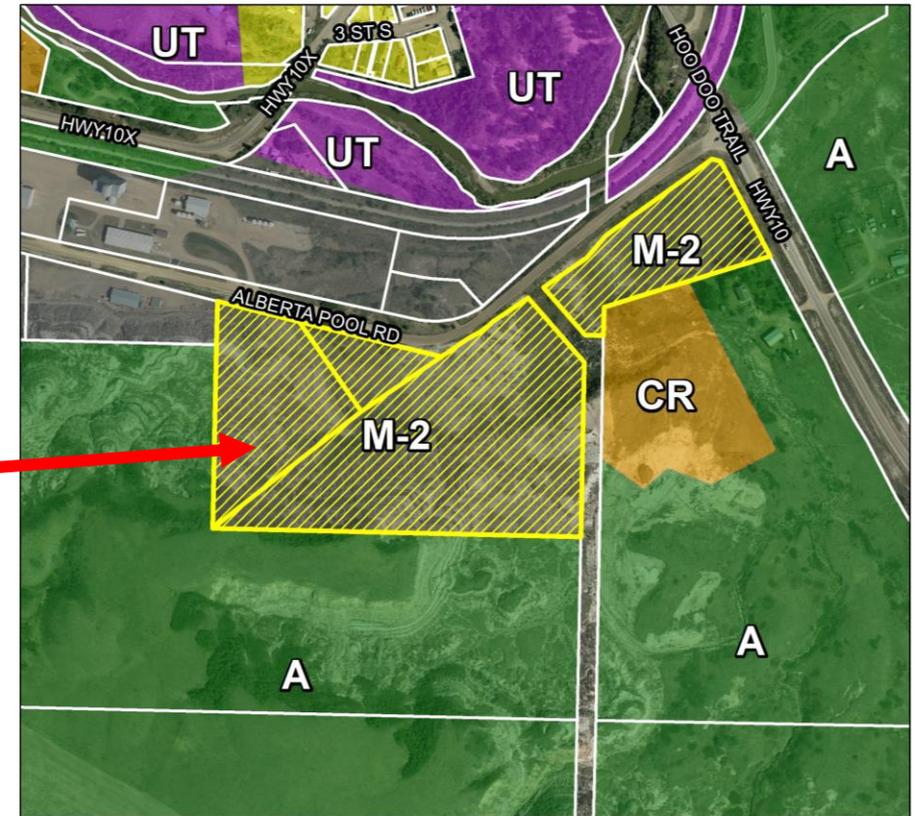
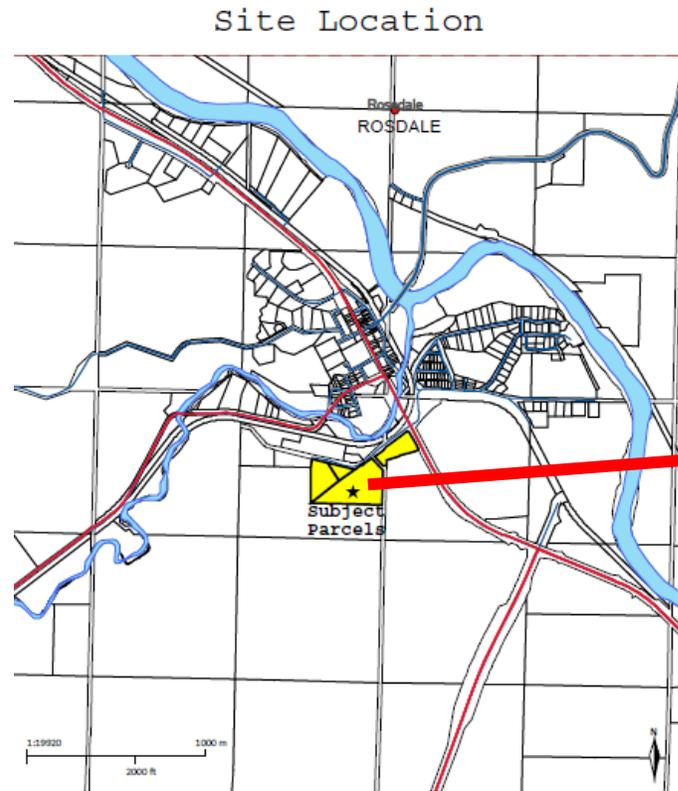
BACKGROUND

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**Current Land-Use M-2
(Medium Industrial District)**

- Subject Parcels
- A - Agricultural District
- M-2 - Medium Industrial District
- CR - Country Residential District
- R-1 - Residential District
- UT - Urban Transitional District



BACKGROUND

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WHY – Why is the proposal being reviewed?

- The applicant has submitted an application to MPC. The application was reviewed by MPC, who have concluded that the proposed development may proceed in the new location, subject to a rezoning of the proposed site to an appropriate Land Use District.
- Subsequently, **Bylaw 15.20** is proposing to amend the Land Use Bylaw to rezone the subject area from Medium Industrial District (M-2) to Direct Control District (DC).
- The proposed LUB amendment also triggers **Bylaw 14.20**, a Municipal Development Plan amendment to accommodate the proposed Arts Center in the Future Land Use map.

BACKGROUND

WHO

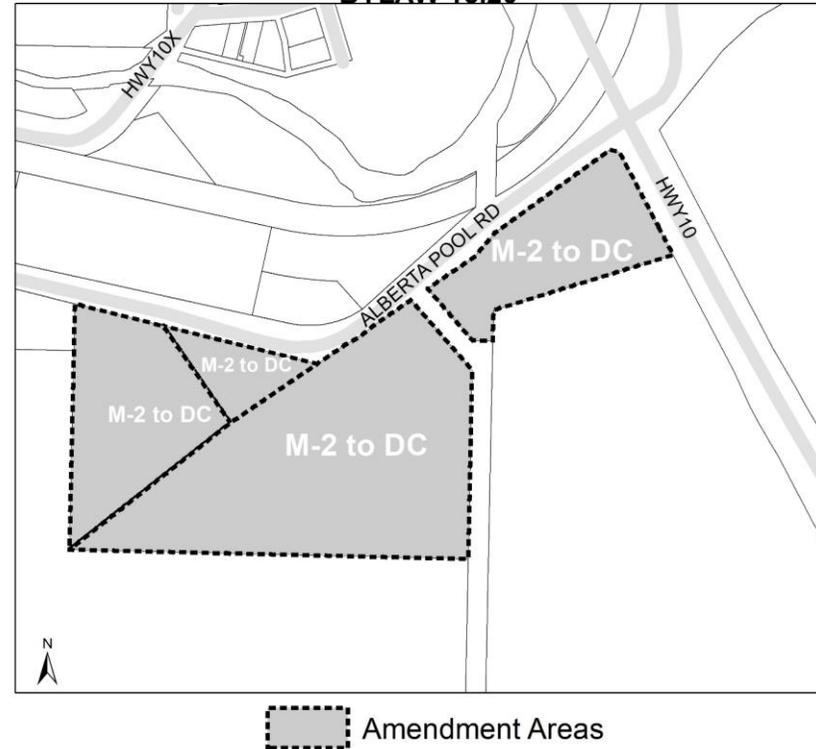
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WHY – Land Use Bylaw Amendment 15.20

SCHEDULE A PROPOSED LAND USE BYLAW AMENDMENT BYLAW 15.20



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

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

BACKGROUND

WHO

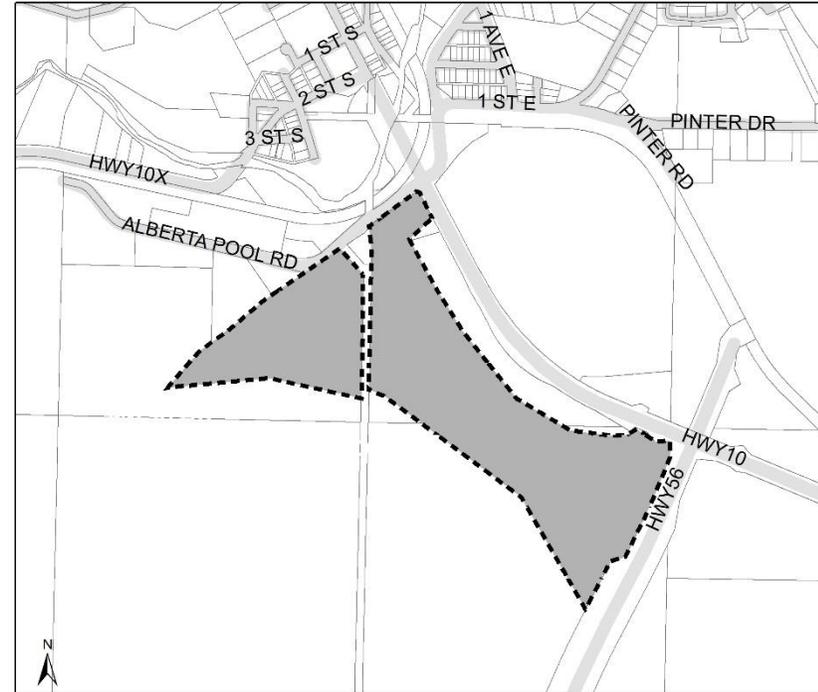
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WHY – MDP Amendment Bylaw 14.20

PROPOSED MUNICIPAL DEVELOPMENT PLAN AMENDMENT BYLAW 14.20

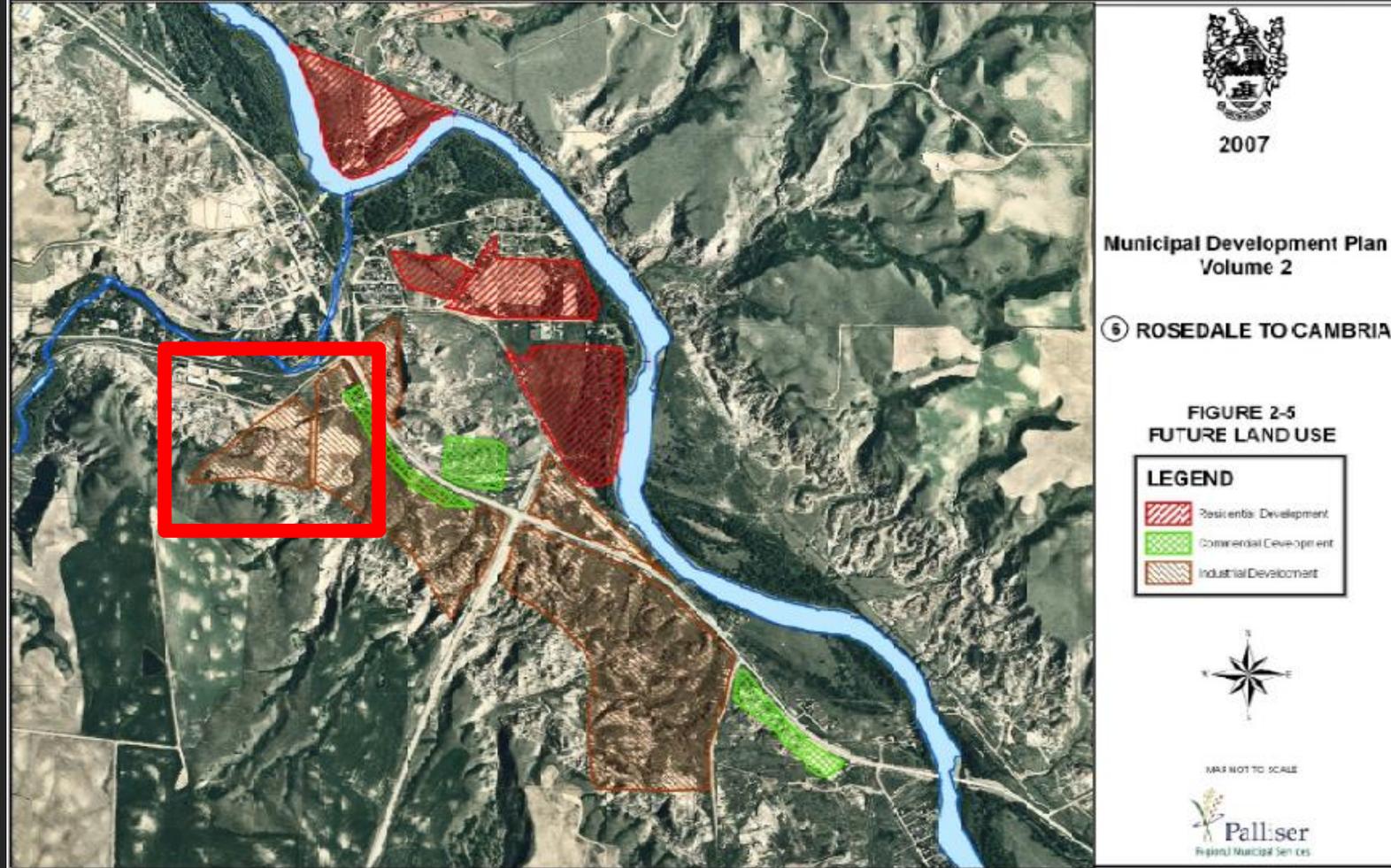


 Amendment Areas

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

STATUTORY DOCUMENT REVIEW

Municipal Development Plan (MDP) – Future Land Use



- The future land use for the proposed area (outlined in red) has been designated for industrial use. If a rezoning is approved for this location, the MDP map must simultaneously be updated to keep consistent with the changes made in the Land Use Bylaw No. 10-08 (LUB), and to reflect the Town's future land use.
- As such, MDP amendment Bylaw 14.20 proposes to amend the future land use to accommodate both appropriate commercial and industrial uses.

LAND USE BYLAW No. 10-08

Definition – Commercial Tourist Development

Districts where proposed use is
enabled

Special focus – Direct Control
district

In the Town of Drumheller's Land Use Bylaw No. 10-08, this proposed Arts Center best fits the definition of "Commercial Tourist Development" which means:

"..a building or facility where attractions, exhibits, goods and merchandise, and recreational facilities are individually or collectively offered on a commercial basis, oriented to the tourist market;" .

LAND USE BYLAW No. 10-08

Definition – Commercial Tourist
Development

Districts where proposed use in
enabled

Special focus – Direct Control
district

Compatibility of Proposed Arts Center for following Districts

District:	Compatibility:
Downtown Transition District (DT)	<ul style="list-style-type: none">Proposed site not located in downtown
Highway Commercial District (HWY-C)	<ul style="list-style-type: none">Proposed site not located on major road or highway
Community Service District (CS)	<ul style="list-style-type: none">Given the industrial nature of the surrounding parcels, a community service district does not seem to be an appropriate fit in the location.
Agricultural District (A)	<ul style="list-style-type: none">Subject site does not meet the minimum parcel size

LAND USE BYLAW No. 10-08

Definition – Commercial Tourist
Development

Districts where proposed use in
enabled

Special focus – Direct Control
District & Recommendation

Direct Control District (DC)

Currently, the nature of the DC district is to serve as an ‘interim’ spot for the area to eventually be rezoned to a district which Council deems fit.

Bylaw 15.20 proposes to add the following uses to the Direct Control District:

Permitted uses:

- Commercial Tourist Development
- M-2-Medium Industrial Permitted uses

Discretionary uses:

- Campground
 - M-2-Medium Industrial Discretionary uses
-

A key part of Bylaw 15.20 is under ‘6. Development Rules’ which describe the right the **right of surrounding industrial land uses to continue with current industrial operation** without interference providing those operations are occurring in compliance with the Land Use Bylaw 10-08 and all other relevant Town of Drumheller bylaws and policies .

PALLISER'S RECOMMENDATION

Surrounding Areas Notification & Responses

Next Steps

The proposed application has been circulated to external agencies, as well as adjacent landowners, as required in the *Municipal Government Act*, Section 695(4).

To this date, no objections have been received. However, one letter has been received from an adjacent landowner stating they have no concerns about the proposed Arts Center.

The applicant has also voluntarily reached out to surrounding landowners to inquire if there were any questions or concerns with the proposal. To date, PRMS is not aware of any concerns that were raised by surrounding landowners through this engagement.

PALLISER'S RECOMMENDATION

Surrounding Areas Notification &
Responses

Next Steps

Palliser recommends that Council pass the proposed LUB amendment Bylaw No. 15.20 rezoning the subject lots to Direct Control (DC) District to enable the proposed Commercial Tourist Development.

Further, Palliser recommends that Council pass MDP amendment Bylaw No. 14.20, amending the Future Land Use Map to accommodate appropriate commercial development within this area.