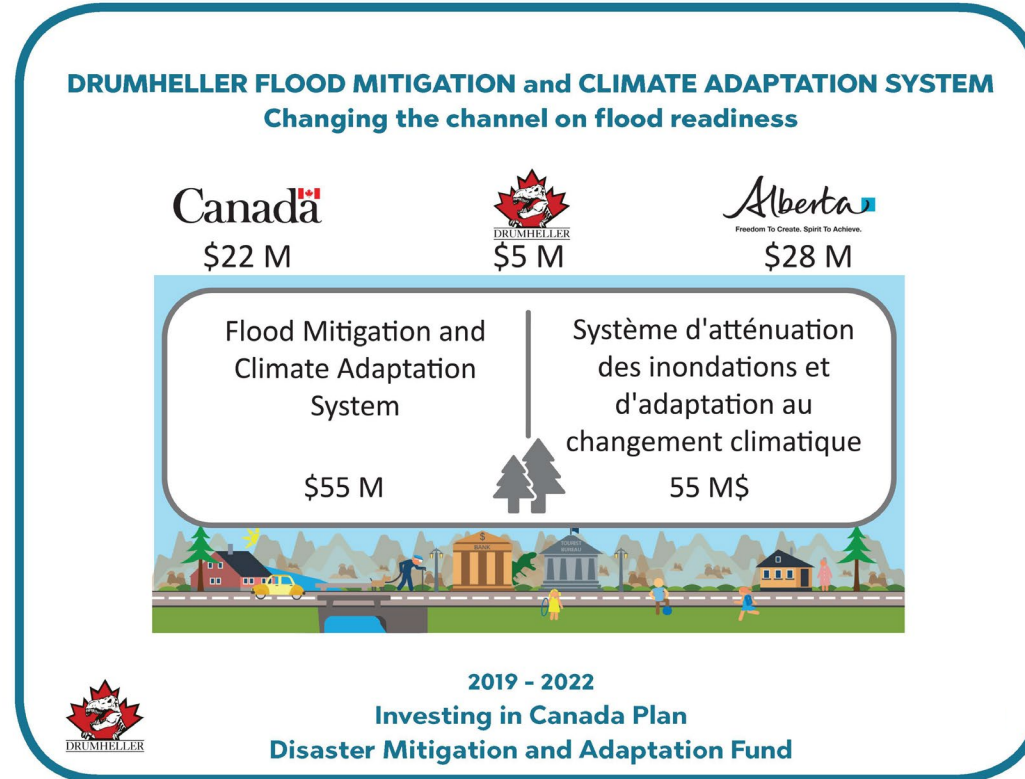




Drumheller Resiliency & Flood Mitigation Office



Municipal Development Plan and Land Use Bylaw

October 26, 2020



Municipal Development Plan

1. All planning is based on an understanding of the key forces shaping the Valley: **rivers, badlands, unique neighbourhoods, and opportunity**
2. Plan focuses on a central **vision** and new goals and objectives
3. Flood mitigation infrastructure supports a **comprehensive open space and trails network** that connect the entire Valley
4. Future growth and land use responds to **river conveyance** and **identified opportunity**
5. Directs growth of **sustainable, complete neighbourhoods** with a diverse mix of uses and housing
6. Establishes a transportation mode hierarchy that **prioritizes active transportation/pedestrians** and contributes to the Valley experience

FOUR FORCES



Rivers



Badlands



Neighbourhoods



Opportunity



A New Vision for Drumheller

A place to grow

- New residents, enterprise, and investment are drawn to the Valley
- Purposeful flood protection system and flood-smart growth
- Renewed focus on the river as a key regional amenity, unlocking new recreational opportunities
- Unique neighbourhoods and wide range of choices

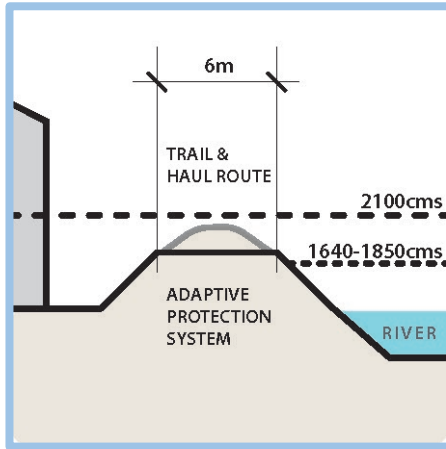
A place to discover

- Dramatic river landscape, deep history, and unique neighbourhoods make Drumheller an unmissable part of the Albertan Experience
- A regional network of pathways, trails, and bridges unlocks unscripted adventure
- Visitors are drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax

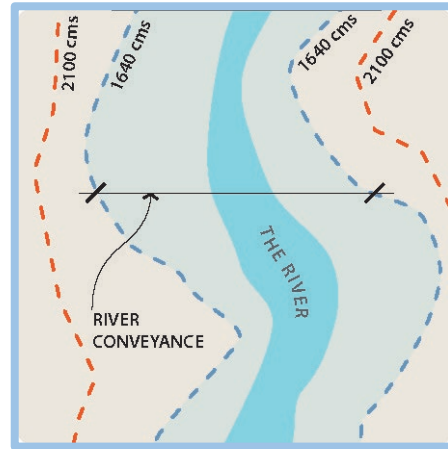




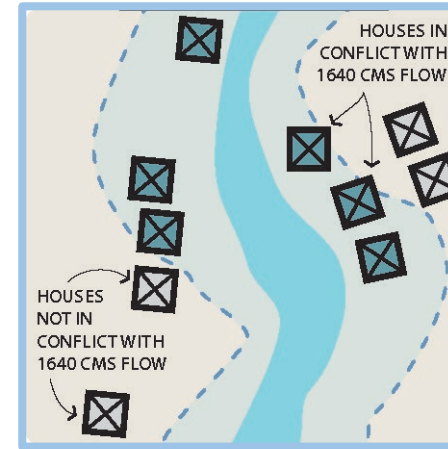
Putting the River at the Heart of Planning



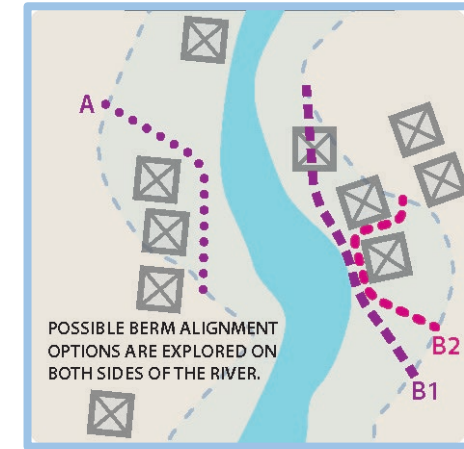
Design Basis



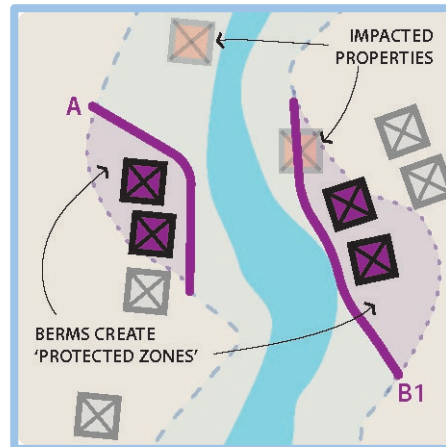
Conveyance Capacity



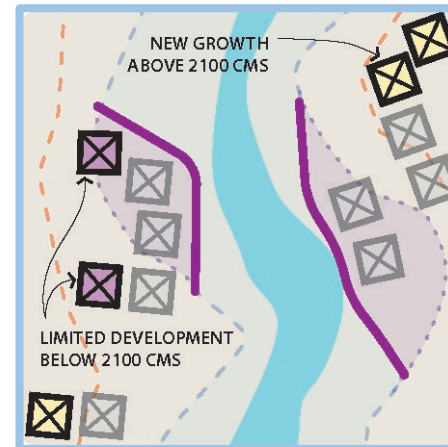
Know Your Flow



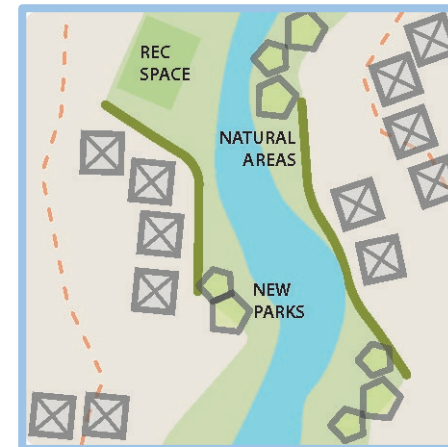
Alignment Analysis



Protected Zone



Growth Areas



Conveyance Zone



Trails Network



Ensuring Flood Resilient Growth

Growth Areas

Prime **new growth** opportunities, away from the river

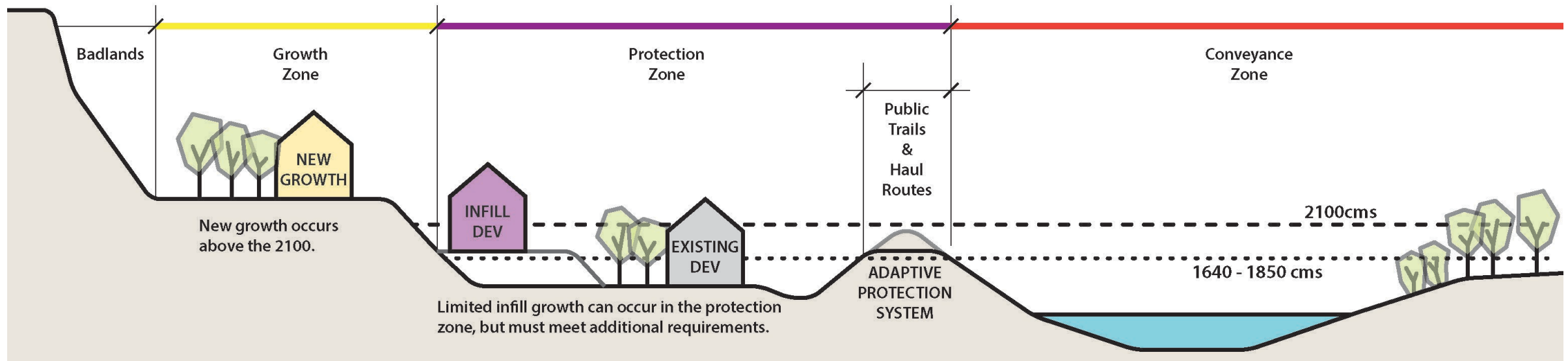
Protection Zone

Limited **infill growth**, with additional flood mitigation requirements

Conveyance Zone

Room for the river, natural areas, and recreation opportunities.

No new habitable development.





Land Use Bylaw

1. **Reduces number of base land use districts from 21 to 8** to create an approachable, modernized, and business-friendly bylaw.
2. **Increase permitted uses** and **reduce discretionary uses** to reduce the applications that need to go to Municipal Planning Commission.
3. **De-emphasizes use and re-focuses on form**, allowing a greater mix of uses throughout the Valley.
4. Establishes a **Flood Hazard Overlay** to ensure safe, sustainable, and responsible growth and development.
5. Establishes a **Development Opportunity Overlay** to position growth areas as poised for development.
6. **Protects the badlands** and their scenic and environmental value.
7. **Removes minimum parking requirements**, to allow development to determine appropriate supply, demonstrating best practice in sustainable planning.

Badlands District

Rural Development District

Countryside District

Neighbourhood District

Neighbourhood Centre District

Downtown District

Tourism Corridor District

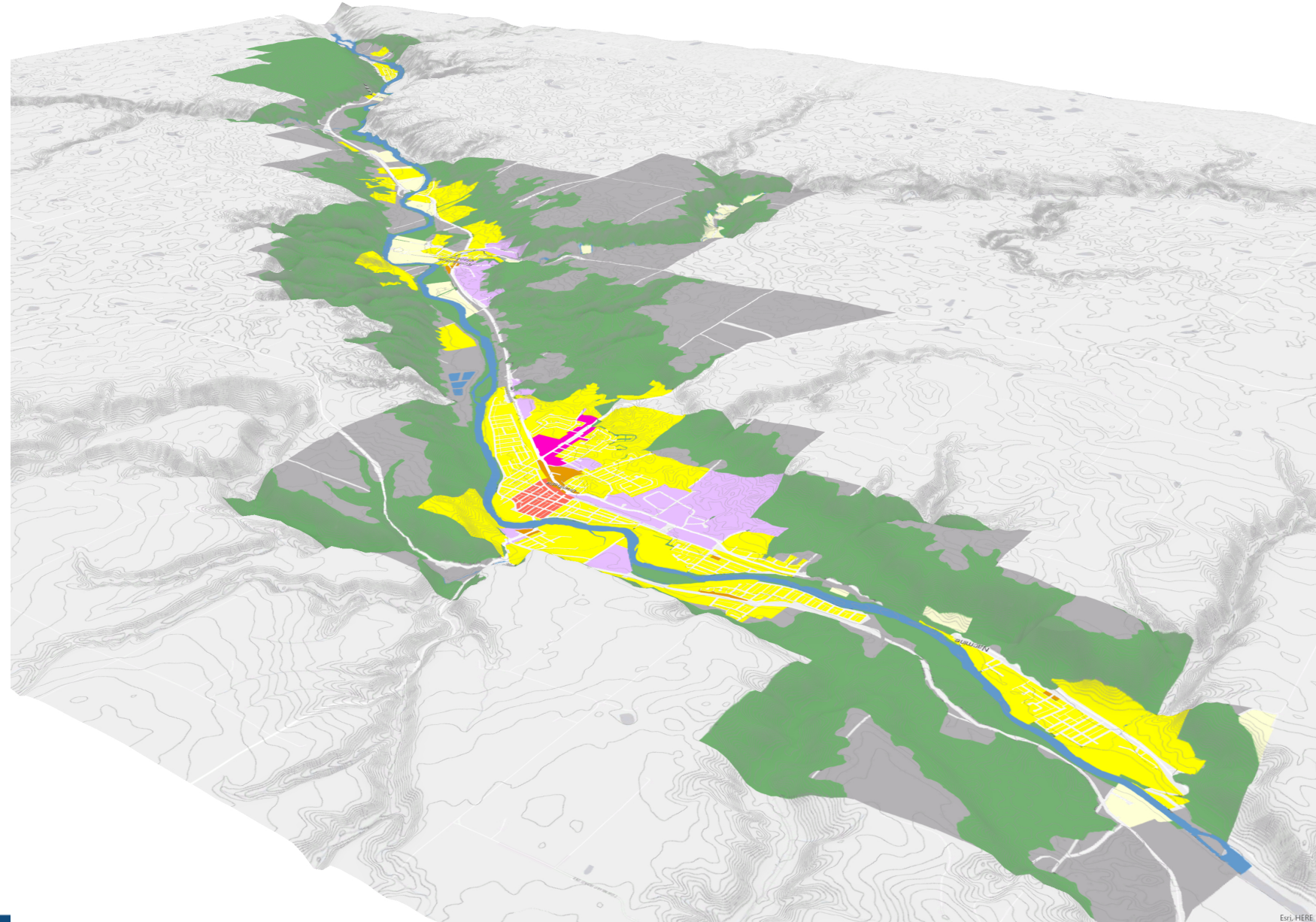
Employment District



Legend

Land Use Districts

- Badlands District (BD)
- Rural Development District (RDD)
- Countryside District (CSD)
- Neighbourhood District (ND)
- Neighbourhood Centre District (NCD)
- Downtown District (DTD)
- Tourism Corridor District (TCD)
- Employment District (ED)





Badlands District



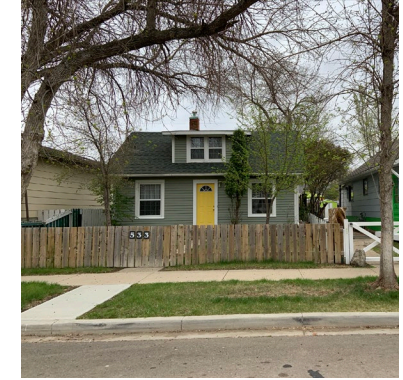
Rural Development District



Countryside District



Neighbourhood District



Neighbourhood Centre District



Downtown District



Tourism Corridor District



Employment District





Changing the Channel on Planning in Drumheller



People

Improve safety for residents.
Reconnect people to the river.



Property

Make existing development safer.
Make future development smarter.



Environment

Make room for the river.
Foster sustainable communities.



Economy

Strong vision invites investment.
Better process = less waste.

1640-2100 cms

ADAPTIVE FLOOD SYSTEM
PROTECTS COMMUNITIES

1902 1915 1932 1954 1991 2005 2013 2018

HISTORIC FLOOD YEARS

3,164

DWELLINGS

*Place the river at
the heart of key
planning documents.*

*Establish a strong vision
and reduce friction to
leverage new investment.*

*Protect and celebrate the
Badlands Landscape as
Drumheller's 'secret sauce'.*

*Connect the valley
to set the stage for
unscripted adventure.*

*Make downtown the
start of the story: a base-
camp for the Valley.*

21  **8**
EXISTING LAND USE DISTRICTS Simplify & clarify RECOMMENDED LAND USE DISTRICTS

*Enhance and protect
the Valley's unique
neighbourhoods.*