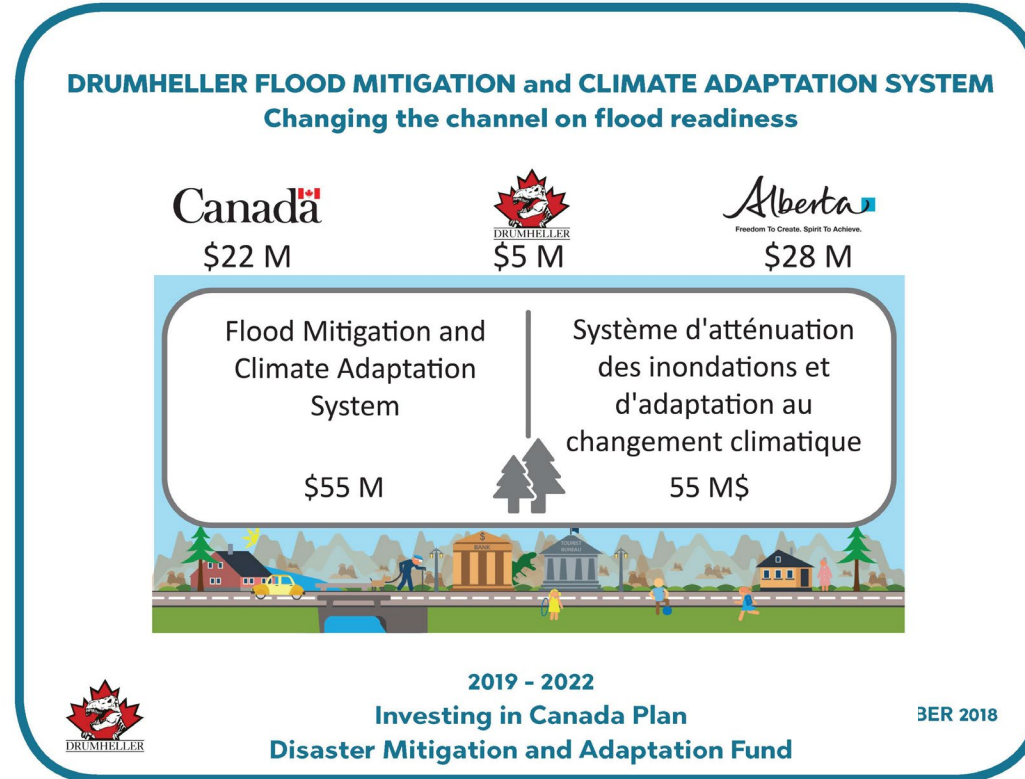




Drumheller Resiliency & Flood Mitigation Office



Municipal Development Plan and Land Use Bylaw

September 14, 2020



Changing the Channel — “We are a flood community”

Focus Areas

People

Property

Environment

Economy

1. Communications & Engagement
2. Regulatory & Approvals
3. Conveyance Capacity
4. Structural Measures
5. Emergency Management

Success

Resident confidence
Decreased vulnerability
Increased economic activity
Increased river capacity
Improved climate adaptation
Increased staff capacity

LEVERAGE

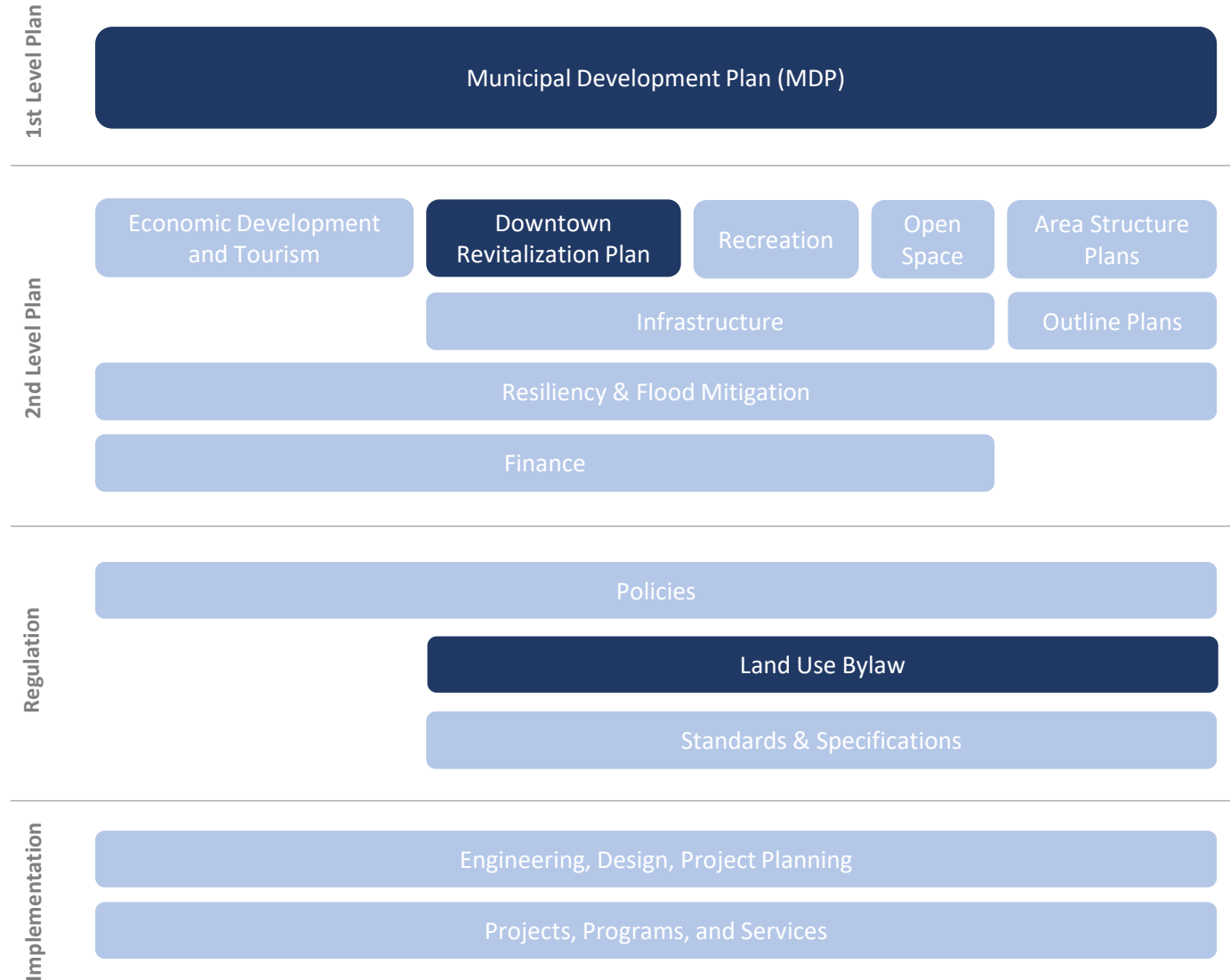
INTEGRATE

LEGACY



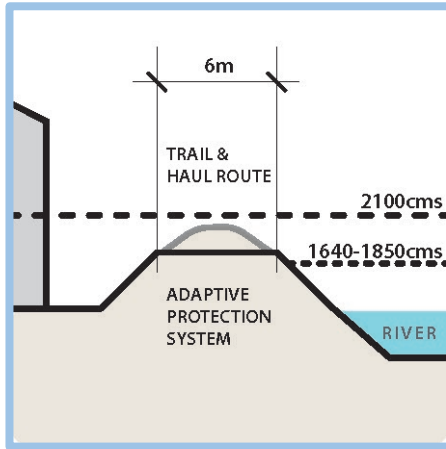
Impact on Planning

1. Three clear touch-points: **MDP**, **LUB**, and **Downtown**.
2. **MDP** has broadest impact and sets out vision and development priorities.
3. **Land Use Bylaw** regulates land use and development according to higher level plans.
4. **Downtown** as the heart of civic life and basecamp for the Valley.

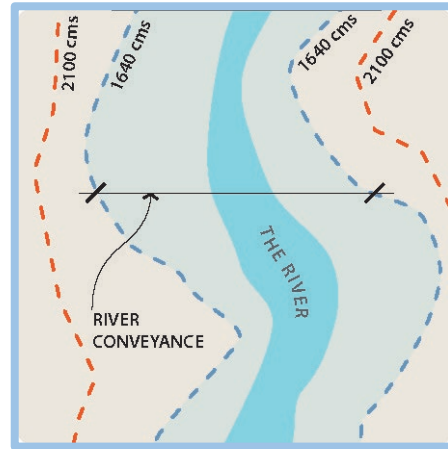




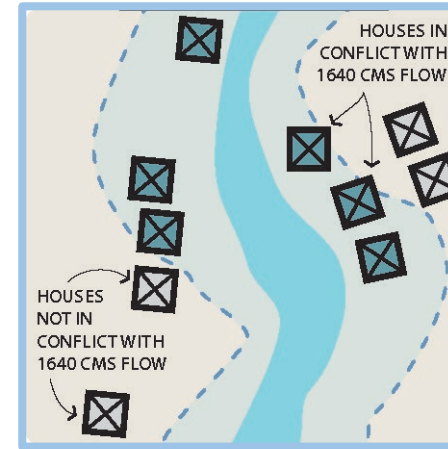
Putting the River at the Heart of Planning



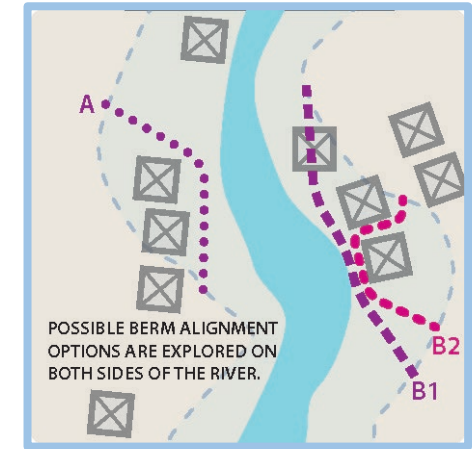
Design Basis



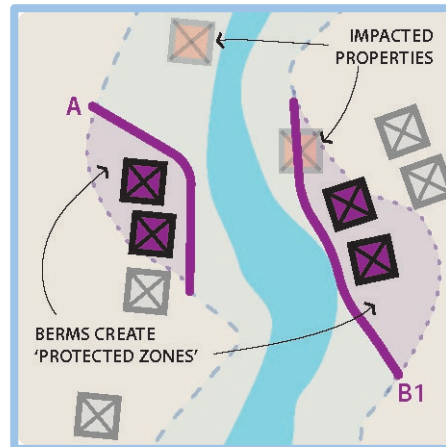
Conveyance Capacity



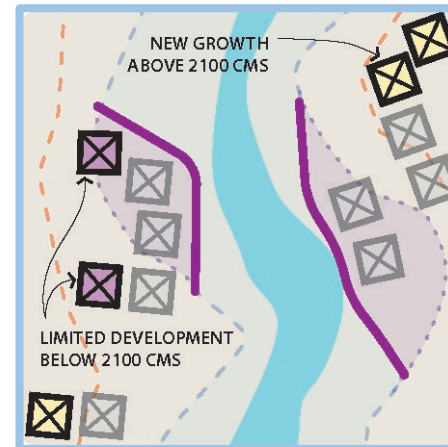
Know Your Flow



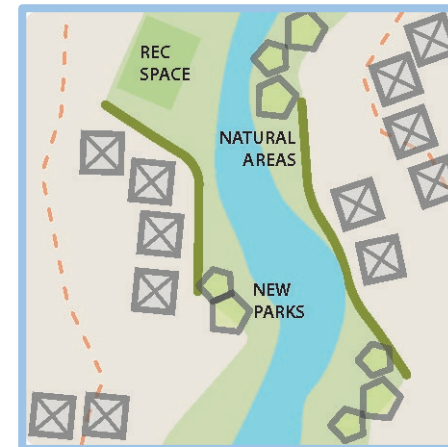
Alignment Analysis



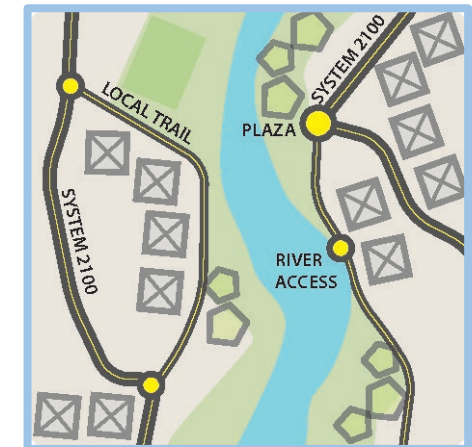
Protected Zone



Growth Areas



Conveyance Zone



Trails Network



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





SIX KEY GOALS
and supporting objectives

1 | **ADAPTIVE FLOOD
MITIGATION STRATEGY**

- Protect existing development
- Implement flood overlay
- Planned retreat of development

1

2 | **TRAILS & OPEN
SPACE SYSTEM**

- River as primary pathway
- Restore river function
- Expand trail network and rec opportunities
- Program a cohesive experience

2

3 | **COMPLETE
SUSTAINABLE COMMUNITIES**

- Infill in existing neighbourhoods
- Diverse housing & mix of uses
- Fiscally responsible municipal services

3

4 | **UNIQUE
NEIGHBOURHOODS**

- Downtown as centre of public life
- Unique form and uses in neighbourhoods
- Conservation and historic resources
- Showcase through open space

4

5 | **VALLEY-WIDE
TRANSPORTATION**

- Sense of arrival
- Multi-modal mix
- Regional connections

5

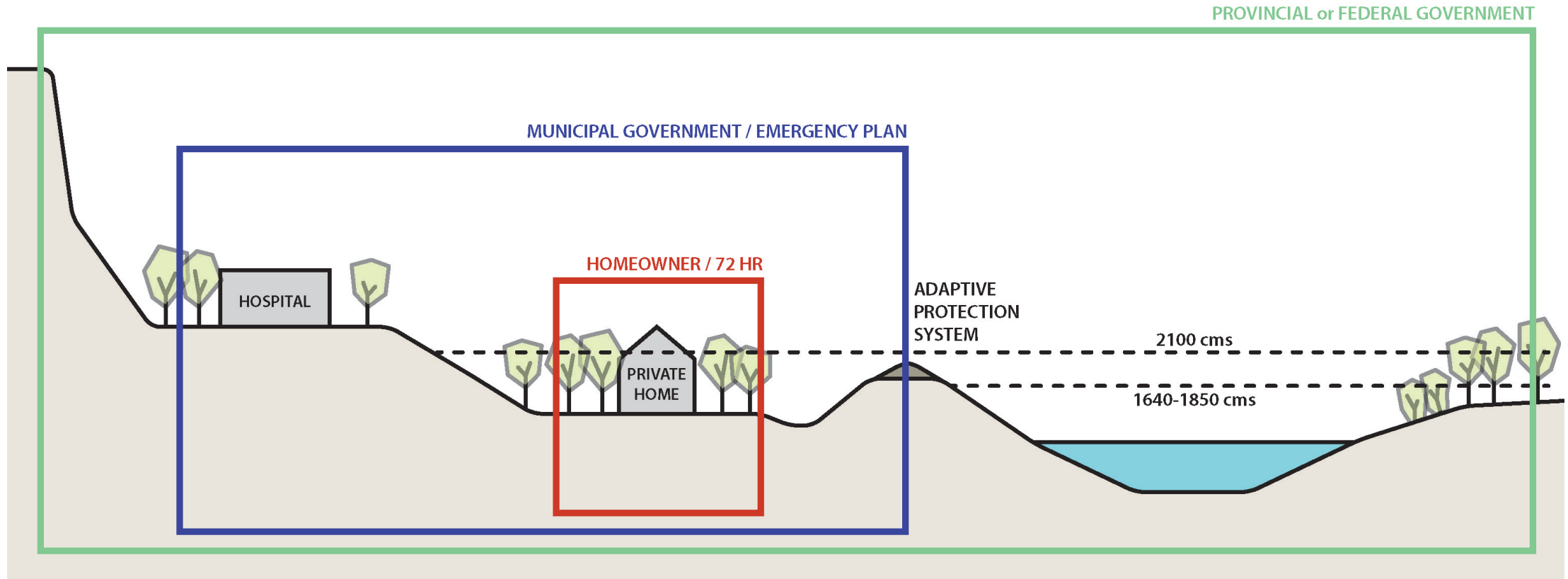
6 | **DIVERSE
ECONOMY**

- Coordinated visitor experience
- Growth of tourism, rec, and entertainment
- Support existing local businesses
- Expand into emerging sectors

6



Adaptive, Multi-Barrier Flood Mitigation Strategy





Ensuring Flood Resilient Growth

Growth Areas

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

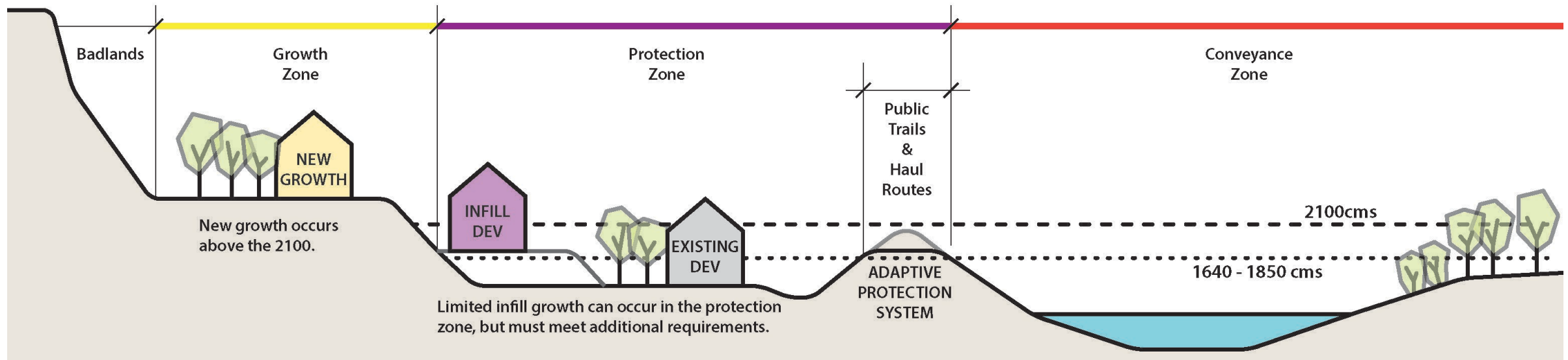
Protection Zone

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

Conveyance Zone

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

No new habitable development.

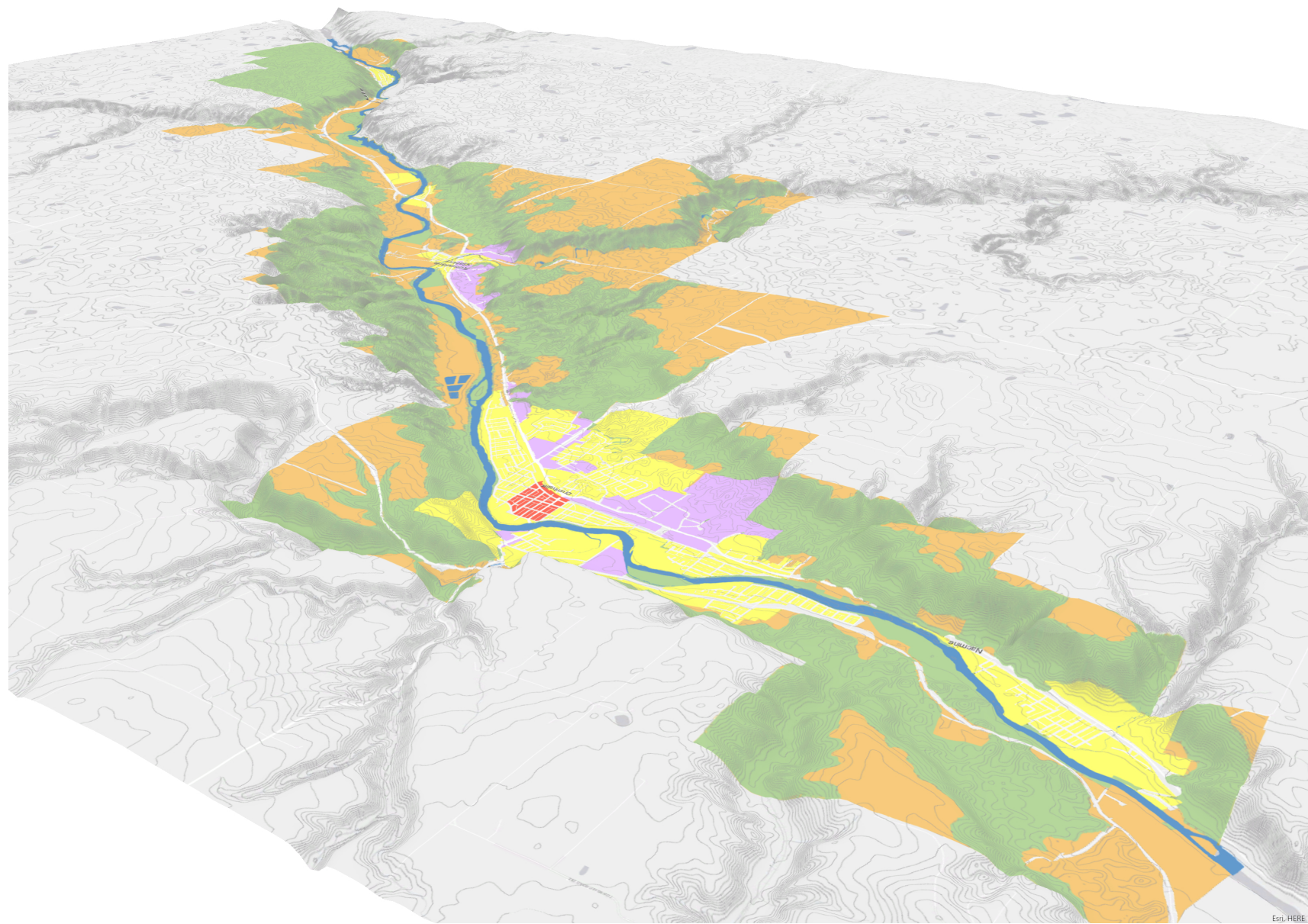




MDP Land Use Concept

Informs the Land Use Bylaw

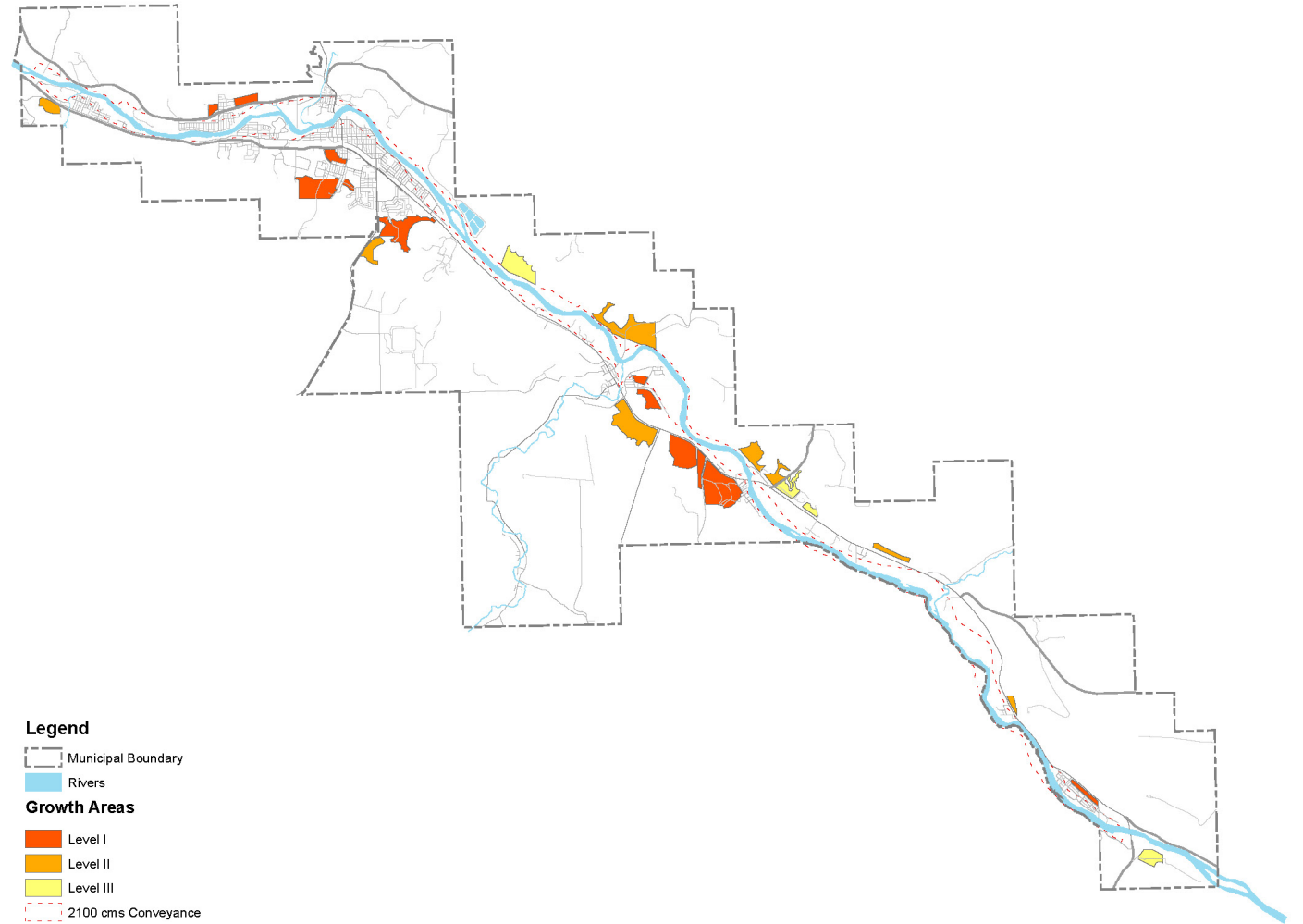
-  Open Space
-  Rural Development
-  Neighbourhood
-  Downtown
-  Commercial/Industrial





Potential Growth Areas

- Promote growth opportunities above 2100 cms
- Support/promote growth opportunities, partner to provide municipal servicing
- 3 Levels of Opportunity (Level I are highest priority/easiest to service)
- ASP must be created for growth areas

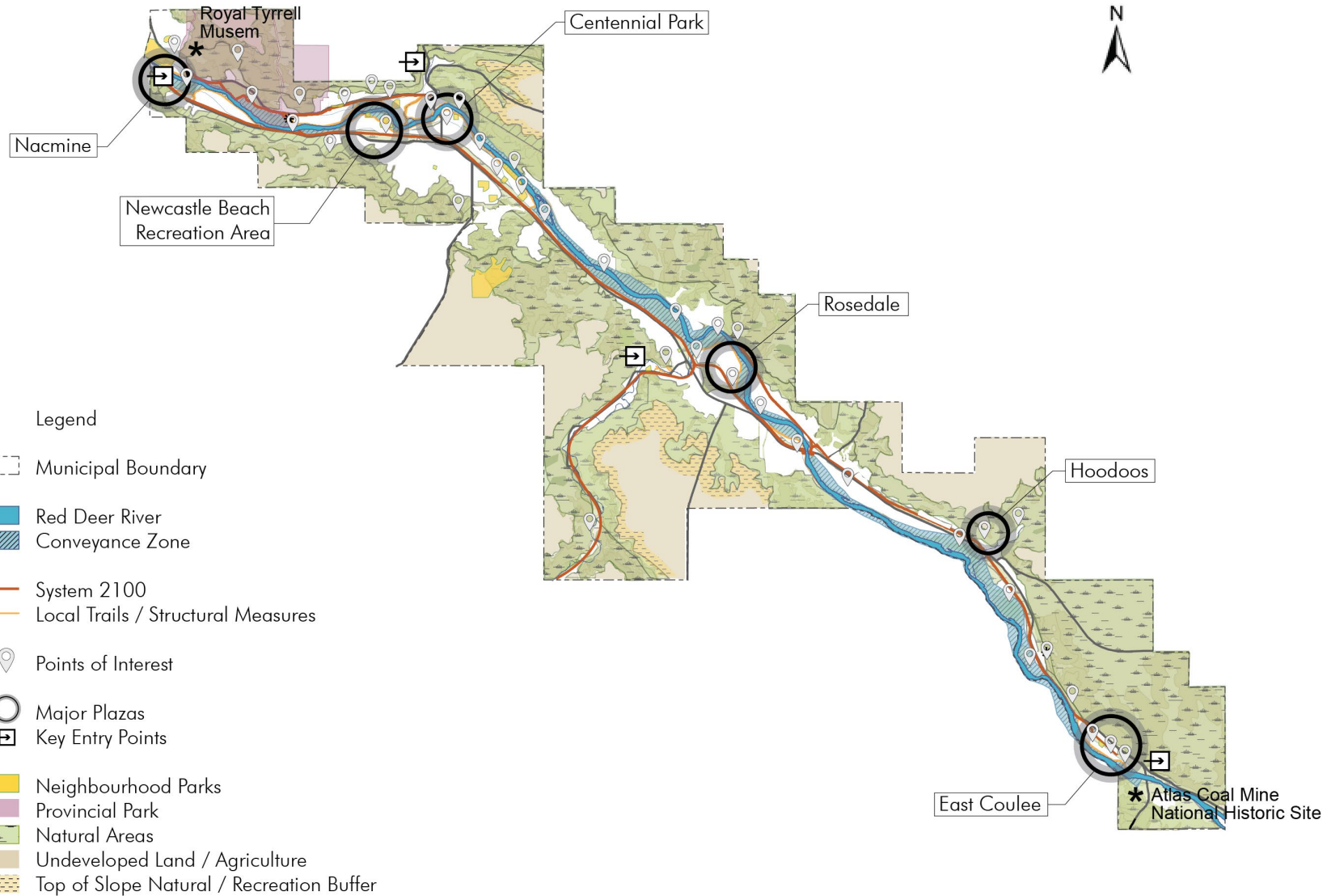




Expanding the Badlands River Park Trail System

- Leverage **flood mitigation infrastructure** to expand the Badlands River Park Trail System to connect the **entire valley**
- Establish a **trail hierarchy**:
 1. The River
 2. System 2100
 3. Local trails/loops
 4. Adventure trails
- Develop network of **plazas** and **pavilions** at key destinations and trail intersections
- Develop new **river access** points
- Link **stories** throughout the open space network, curating the Valley experience
- **Protect natural areas and sensitive lands**





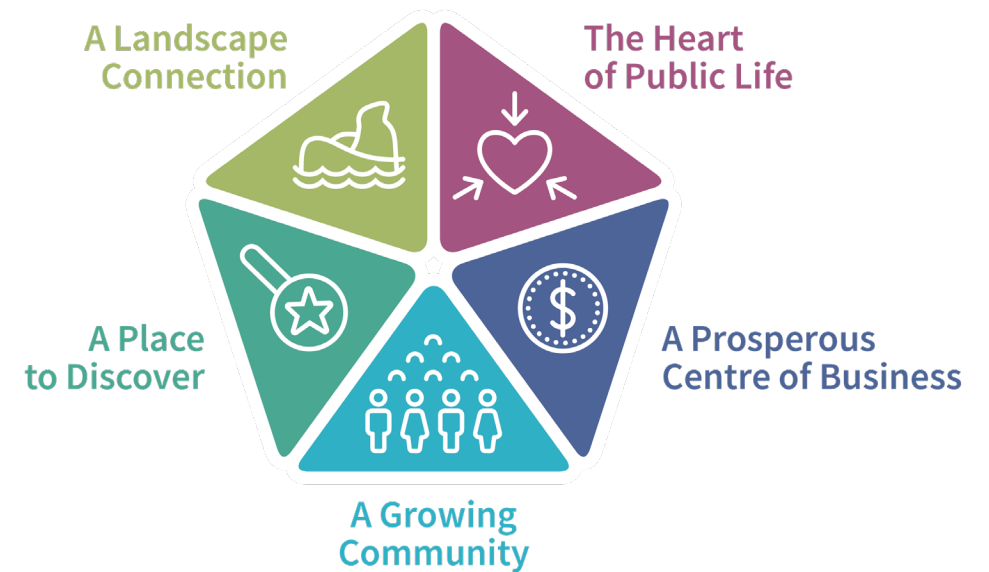


Reinforce Drumheller's Downtown

Directs the creation of a **Downtown Area Revitalization Plan** to:

- Increase residents
- Link to overall open space network
- Create economic development incentives
- Support public life and events
- Foster more year-round and all-hours activity

Downtown Area Revitalization Plan (in progress)





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

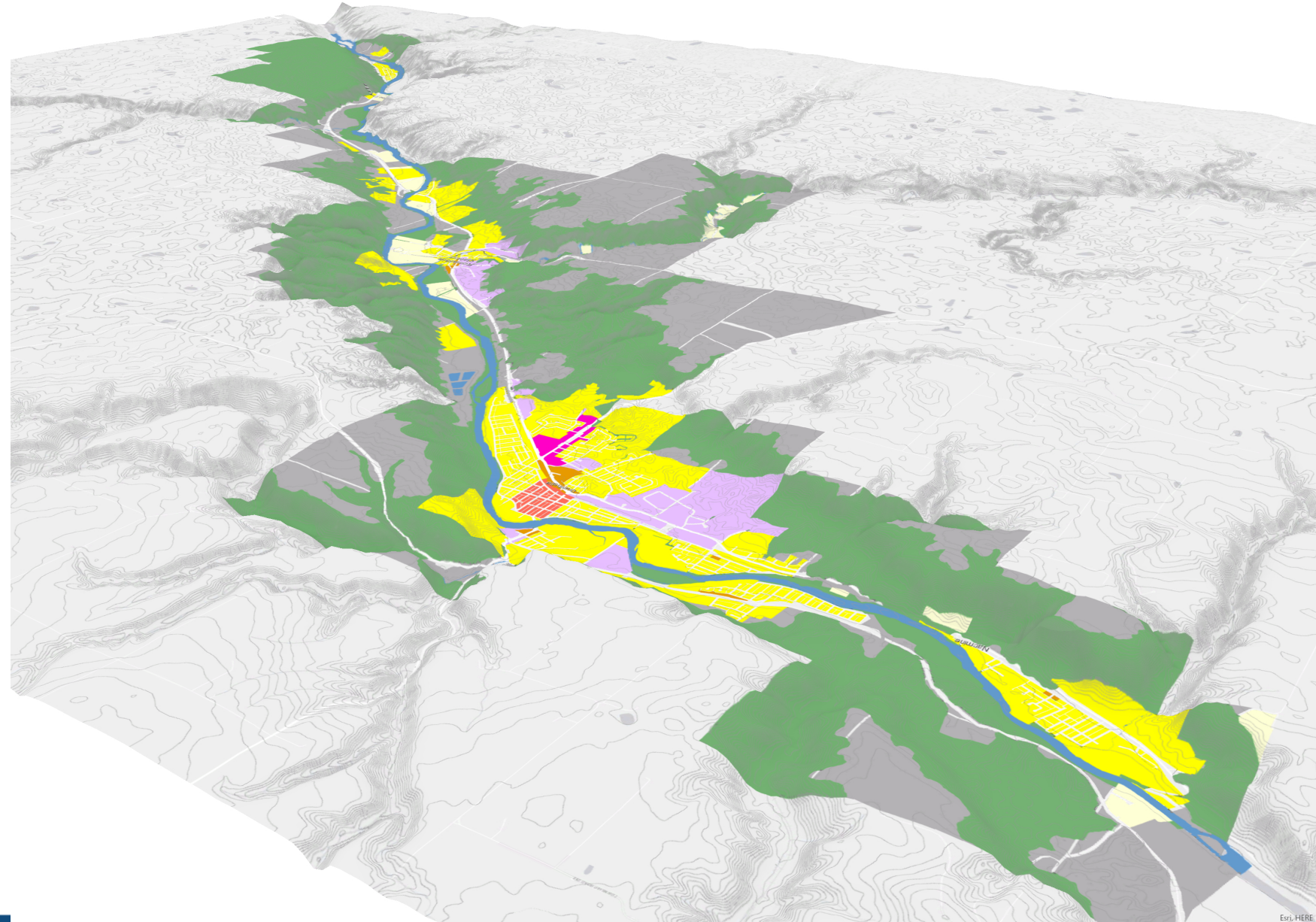
Employment District



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



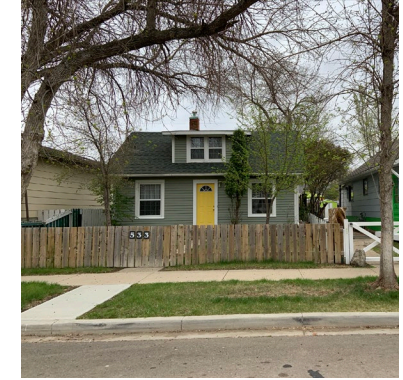
Rural Development District



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.*