

Town of Drumheller COUNCIL MEETING AGENDA

June 7, 2010 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



Page

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

2.1 FCM Report

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

3-8 5.1.1 Regular Council Meeting Minutes of May 25, 2010

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

9-16 5.2.1 Municipal Planning Commission Minutes of April 22, 2010

17-21 5.2.2 Municipal Planning Commission Minutes of May 13, 2010

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

22-25 8.1.1 Bylaw 06.10 (Road Closure Bylaw) 2nd and 3rd Readings

26-28 8.1.2 Bylaw 14.10 Supplementary Assessment

29 8.1.3 Bylaw 15.10 Business Tax Rate

8.1. CAO

30-31

8.1.4 Bylaw 16.10 Community Standards Bylaw (Draft)

8.1.5 Information - Canadian Badlands Passion Play Lease Agreement (land to be used for parking)

8.2. Director of Infrastructure Services

8.2.1 RFD - Street Improvement Program

8.3. Director of Corporate Services

8.4. Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

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11.1 RFD - Tourism Master Plan

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

Town of Drumheller COUNCIL MEETING MINUTES

May 25, 2010 at 12:00 AM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



PRESENT:

DEPUTY MAYOR:

Blaine McDonald

COUNCIL:

Andrew Berdahl

Karen Bertamini

Sharel Shoff

Terry Yemen

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Micheal Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Corinne Macdonald

ABSENT:

Mayor Bryce Nimmo

Councillor Don Guidolin

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

- 2.1 Proclamation - June 7 - 13, 2010 as Seniors' Week
Deputy Mayor B. McDonald proclaimed June 7 – 13, 2010 as Seniors Week.
- 2.2 Deputy Mayor B. McDonald presented a letter from Doug Jones, President, Canadian Badlands advising that Mayor Bryce Nimmo has been appointed as a member at large to the Canadian Badlands Ltd. Board of Directors for a term of one year.

3.0 PUBLIC HEARING

Agenda Item # 5.1.1

Council Meeting Minutes
May 25, 2010

3.1 Deputy Mayor B. McDonald - Call to Order 4:36 PM

Deputy Mayor B. McDonald presented the purpose of the Public Hearing is to consider Bylaw 13.10 being an amendment to the Land Use Bylaw 10.08 by adding "Hotel or Motor Hotel" to the list of discretionary uses under Section 30 'DT - Downtown Transitional District'

PRMS was unable to attend the meeting and P. Salvatore read their comments into the record.

Deputy Mayor B. McDonald asked the Secretary if any written submissions were received. There were none received.

There was no one present to speak in favour of or in opposition of the matter.

Public Hearing closed at 4:40 PM.

4.0 ADOPTION OF AGENDA

MO2010.101 Shoff, Yemen moved to adopt the Agenda. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Regular Council Meeting Minutes of May 10, 2010
Deputy Mayor B. McDonald noted that the minutes of April 26, 2010 were not approved as MO2010.83 was not moved by Councillor T. Yemen. Councillor A. Berdahl noted that he had moved MO2010.83. MO2010.86 was corrected showing Councillor T. Yemen moving the motion.

MO2010.102 Bertamini, Berdahl moved adoption of the regular Council meeting minutes of April 26, 2010 as amended. Carried unanimously.

MO2010.103 Shoff, Yemen moved adoption of the regular Council meeting minutes of May 10, 2010 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

Council Meeting Minutes
May 25, 2010

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1.1 Bylaw 12.10 Tax Rate Bylaw - 3rd reading

R. Romanetz noted that Council had requested to table third reading until the general public were made aware of the increase in the mill rate. He advised that no one had contacted him and he recommended third and final reading be given to the Bylaw #12.10.

MO2010.104 Bertamini, Berdahl moved third reading to Bylaw 12.10. Carried unanimously.

8.1.2 RFD - Tourism Master Plan

R. Romanetz noted that the Town made an application for a grant to the Rural Alberta Development Fund through the Canadian Badlands Ltd. The purpose of the grant was to develop a Tourism Master Plan for the Town. A specialized tourism industry consultant will be retained to research and produce Terms of Reference for the Tourism Master Plan. R. Telford, Economic Development Officer provided some background information on the process for the Tourism Master Plan. He advised that Drumheller is a favourite destination for over 500,000 visitors each year and has been identified as one of four major hubs within Canadian Badlands. A meeting was held in January with the Chamber, Downtown Merchants Association and a Government of Alberta Tourism representative to discuss the criteria needed for the Request for Proposal and Terms of Reference for the Tourism Master Plan. The RFP was sent out and seven proposals were received. In April representatives from the Chamber, Downtown Merchants and Royal Tyrrell Museum met to review each proposal. They narrowed the selection to four companies based on the scoring criteria and then after checking references the selection was narrowed down to two companies; Malone Parson Gibsons Ltd and InterVISTAS.

Malone Parson Gibsons have a lot of experience with the Canadian Badlands and their references were outstanding. This company has done most of the current research and recommendations for the Badlands (Eco Tourism Report, Alberta Tourism Destination Assessment, Dry Island Buffalo Jump Tourism Development Plan and others). They have Alberta contacts and personnel for this project. InterVISTA brings a wealth of tourism and transportation expertise with specific experience in community tourism planning and economic development for communities of a similar size. Members of the team include planning expertise from Delcan, a member of the parent group of companies which owns InterVISTA. InterVISTA have worked in the Provincial Government with Canadian Badlands (Visitor Information

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Centre Study), Ski Banff/Lake Louise, Travel Alberta and others). R. Telford noted that the Committee reviewed all the companies that responded and looked for expertise in doing Master Plans, Economic Development, organizational, and on a tourism basis in Drumheller and the Canadian Badlands. Malone Parson Gibson was first and Intavista was second in the scoring process. R. Telford advised that it was the Committee's recommendation to award the tender to Malone Parson Gibson to prepare the Tourism Master Plan.

MO2010.105 Shoff, Berdahl that Council accept the Request for Decision to award the Tourism Master Plan Study to Malone Parson Givens Ltd. for the amount of \$160,469. Plus GST.

Discussion followed on the selection process for Malone Parson Givens. R. Romanetz noted the Steering Committee recommended Malone Parson Givens based on the scoring system. Councillor S. Shoff noted that the difference of costs between the two selected companies is significant. R. Telford advised that the Committee made their recommendation on the scoring system with pricing being a factor. They looked at the company that would do the best job possible. Deputy Mayor B. McDonald asked for clarification on the funding. R. Romanetz advised that the Town's contribution of \$56,250.00 consisted of the iTrans Transportation Study for the Tourism Master Plan and the Badlands Community Facility. Councillor K. Bertamini stated that more information is needed on the Steering Committee's recommendation. Deputy Mayor B. McDonald asked the next steps of the Steering Committee. R. Telford noted that once the Terms of Reference and Request for Proposals were approved, the Committee would be meeting with the Consultants to decide on how to format the current Steering Committee; should it be expanded or sub-committees be formed. The current Committee was comprised of representatives from the Chamber of Commerce, Tyrrell Museum and Downtown Merchants. R. Romanetz noted that it was discussed having a Councillor on the committee and he sees the committee expanding. R. Telford noted that in the Terms of Reference the Council would be approving all appointments to the Committee.

Councillor T. Yemen asked for clarification on the outcomes of the Tourism Master Plan. R. Telford advised that the outcomes include current tourism trends, future trends, implementation plan, organization and development, strategies for the short term and long term, and measurable goals. R. Romanetz added that other topics would include street scape and signage throughout community. R. Telford stated that realistically goals would be set for a timeframe of one to five years.

MO2010.106 Shoff, Berdahl moved to table the vote on MO2010.105 until next Council meeting, June 7th.

4 - In favour - Berdahl, Bertamini, Shoff, McDonald

1- Opposed - Yemen.

Carried.

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8.2. Director of Infrastructure Services

8.2.1 RFD - Automated Water Meter Reading System

A. Kendrick noted further to recommendations presented to Council on May 17th. Administration was to move forward with a RFP to supply a complete water metering system for a pilot program. This system would provide a "one stop shopping experience" that would provide us with Water Meters, RF Transmitters, Reading System, including Handheld, Mobile/Drive-by and Fixed Area Network Collectors, Software and a Compatibility Guarantee.

MO2010.106 Bertamini, Shoff Council direct Administration to proceed with a RFP to the Automated Water Meter Service Providers to supply a complete metering system for a pilot project.

Councillor K. Bertamini noted that the current provider has changed current practices. R. Romanetz confirmed that the ongoing program has changed and the \$90,000 has been budgeted for a pilot project. The intention is not to go beyond the \$90,000. A. Kendrick noted that the new system provides more information and will reduce costs for readings.

Motion carried unanimously.

8.3. Director of Corporate Services

8.3.1 RFD - Write Off of Utility Accounts

R. Romanetz advised that this matter was given to the Town Solicitor and his recommendation was to write the accounts off.

MO2010.107 Berdhal, Bertamini that Council authorizes Administration to write off \$58,608.75 in outstanding debts.

4 - in favour - Bertamini, Berdahl, McDonald, Shoff.

1 - opposed - Yemen.

Motion Carried.

8.4. Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

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10.0 PUBLIC HEARING DECISIONS

- 10.1 Bylaw 13.10 Amendment to Land Use Bylaw by adding 'Hotel or Motor Hotel' to the list of discretionary uses under Section 30 'DT - Downtown Transitional District'

MO2010.108 Shoff, Yemen moved second reading to Bylaw #13.10.
Motion carried unanimously.

MO2010.109 Yemen, Berdahl moved third reading to Bylaw #13.10.
Motion carried unanimously.

11.0 ADDITION TO AGENDA

RFD - Canalta

R. Romanetz advised that he wished to add this matter to agenda. Council agreed. He advised that Canalta agrees with Option #1 outlined in his letter dated April 23, 2010.

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

MO2010.110 Bertamini, Shoff moved to go in-camera at 5:34 PM.

4 - in favour - Bertamini, McDonald, Shoff, Yemen.

1 - opposed - Berdahl opposed.

Motion carried.

14.1 RFD Canalta

MO2010.112 Yemen, Bertamini that Council accept Canalta's proposal for access to the Badlands Community Facility as amended, to clarify that landscaping as outlined in Clause 2 is to be on one side of the roadway only and authorises Administration to execute the proposal as amended. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:03 PM.



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**Municipal Planning Commission
MINUTES
Meeting of Thursday, April 22, 2010**

Present: Andrew Berdahl, Councillor/Chairman
Irene Doucette, Member
Jeanette Neilson, Member
Sharel Shoff, Councillor/Member
Robert Greene, Member
Kate Lima, Development Officer
Paul Salvatore, Director of Community Services
Cindy Woods, Recording Secretary

Absent: Gerhard Schwarz, Chairman
Dennis Simon, Member
Brad Wiebe, PRMS

1.0 CALL TO ORDER – 12:05

2.0 MINUTES FROM PREVIOUS MEETING

2.1 March 18, 2010

Motion: J. Neilson to approve minutes of March 18, 2010 as presented.

Seconded by I. Doucette – carried

3.0 DEVELOPMENT PERMITS

3.1 T10128H – Clayton Bickford – Home Occupation – Heating & Air Conditioning – “MHR”

K. Lima presented Development Permit T10128H submitted by Clayton Bickford for a Home Occupation Business located at 1418 – 4 Avenue SW on Plan 4790DO, Block 14, Lots 5 & 6, Drumheller. Zoning is “MHR” – Manufactured Home District. Home Occupations are a discretionary use in the “MHR” District.

K. Lima advised that the applicant is proposing to operate a Heating and Air Conditioning Service from this location. The materials and equipment used for this business will be sheet metal, furnaces, refrigerant, controls and air conditioning. The applicant would store all materials and equipment in the garage located on the property.

Motion: B. Greene that Development Permit T10128H submitted by Clayton Bickford for a Home Occupation Business located at 1418 – 4 Avenue SW on Plan 4790DO, Block 14, Lots 5 & 6, Drumheller be approved subject to the following conditions;

1. **Must conform to Land use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **There shall be no outside storage of materials, commodities or finished products.**
4. **Items classified as dangerous goods/hazardous materials (i.e. Freon) stored in the garage must be as per applicable Federal, Provincial and Municipal regulations and/or guidelines. Garage to be labelled in a manner satisfactory to the local fire authority, applicant to contact 823-1323 to make arrangements.**



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5. **Placement/replacement of signage must be made under separate development application. Must be maintained to satisfaction of development officer. Signage is restricted to one sign per site attached to a building. Signage is not to exceed 0.9 m (10 square feet).**
6. **Must ensure home occupation adheres to the Town of Drumheller's Noise Bylaw 25-98.**
7. **If the holder of the permit wishes to make any change in the operation of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.**
8. **Permit expires December 31, 2010.**

Seconded by S. Shoff – Carried

3.2 T10129H – Shawn Wadsworth – Home Occupation – Home Repair – "R-1"

K. Lima presented Development Permit T10129H submitted by Shawn Wadsworth for a Home Occupation Business located at 107 – 1 Street on Plan 0714595, Block 3, Lot 9, Nacmine. Zoning is "R-1" Residential District. Home Occupations are a discretionary use in the "R-1" District.

K. Lima advised that the applicant is proposing to operate a Renovation, Construction and Handyman Service. The proposed property would be used for administrative purposes only. Equipment used will be small power and hand tools stored in the vehicle or in the home.

Motion: B. Greene that Development Permit T10129H submitted by Shawn Wadsworth for a Home Occupation Business located at 107 – 1 Street on Plan 0714595, Block 3, Lot 9, Nacmine be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **There shall be no outside storage of materials, commodities or finished products.**
4. **Placement/replacement of signage must be made under separate development application. Must be maintained to satisfaction of development officer. Signage is restricted to one sign per site attached to a building with a maximum size of 0.9 m (10 square feet).**
5. **If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.**
6. **Permit expires December 31, 2010.**

Seconded by I. Doucette – Carried

3.3 T10030H – Delphine & Brian Viczko – Home Occupation – Bed & Breakfast – "R-1"

K. Lima presented Development Permit T10030H submitted by Delphine & Brian Viczko for a Home Occupation Business located at 116 – 9 Street NW on Plan 9210893 Block 1, Lot 17, Drumheller. Zoning is "R-1" Residential District. Home Occupations are a discretionary use in the "R-1" District.

K. Lima advised that the applicants are proposing to operate a Bed & Breakfast at this location and read Land Use Bylaw 10-08 Part VII which states;



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64. *Bed and Breakfast Establishments*

- (a) *Bed and breakfast establishments shall conform to the following or such standards as the Provincial Building Code may have, whichever is greater:*
- *No cooking facilities in guest room;*
 - *Minimum room size of 7m² (75 sq. ft.) per single occupant and 4.6 m² (50 sq. ft.) per person for multiple occupants;*
 - *Window compulsory for guest room;*
 - *Sanitation and potable water as required by Health Unit;*
 - *Smoke alarms required for each level of buildings; and*
 - *Portable fire extinguisher required for each level of building.*
- (b) *Off-street parking shall be provided with a minimum of one stall per owner plus one stall per guest room.*
- (c) *Access to a public lane or street shall be to the satisfaction of the Municipal Planning Commission.*
- (d) *Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m² (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer and shall be subject to a separate development permit application.*
- (e) *All development permits issued for bed and breakfast establishments shall be revocable at any time by the Development Authority if in his/her or its opinion, the use is or has become detrimental to the amenities of the neighbourhood.*
- (f) *The Municipal Planning Commission may issue a temporary permit for a bed and breakfast establishment.*

K. Lima advised that after reviewing the house plans submitted with the application the bedrooms do meet the requirements under Land Use Bylaw 10-08 Part VII 64 (a). Municipal Planning Commission members discussed the plans submitted and questioned the amount of parking space available. K. Lima advised that a parking plan was not submitted and Municipal Planning Commission members requested that be made a condition of the approval.

Motion: S. Shoff that Development Permit T10030H submitted by Delphine & Brian Viczko for a Home Occupation Business located at 116 – 9 Street NW on Plan 9210893 Block 1, Lot 17, Drumheller be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **There shall be no outside storage of materials, commodities or finished products.**
4. **Placement/replacement of signage must be made under separate development application. Must be maintained to satisfaction of development officer. Signage is restricted to one sign per site attached to the building with a maximum size of 0.9 m (10 square feet).**
5. **Local Fire Authority to be notified. (403.823.1323) Occupancy inspection report to be provided to the Town prior to business operations.**
6. **Development to conform and meet the requirements of the Regional Health Authority.**
7. **Parking plan to be submitted prior to business operating to the satisfaction of the Development Officer. One off-street parking stall per guest room to be provided and clearly defined.**
8. **If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.**
9. **Permit expires December 31, 2010**

Seconded by J. Neilson – Carried



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3.4 T10018D – Randy Skrypnichuk – Liquor Store – “C-1”

K. Lima presented Development Permit T10018D submitted by Randy Skrypnichuk to occupy an additional Business located at 572 Hunter Drive on Plan 7611000, Block 1, Lot A, Nacmine. Zoning is “C-1” Local Commercial District.

K. Lima advised that the applicant would like to add a Liquor Store to the existing use of Hotel and Bar at this location. K. Lima stated that Liquor Stores are a discretionary use under the “C-1” District as stated in Bylaw 11-10 Section 2, 31. K. Lima read Bylaw 11-10 being a Bylaw to amend Land Use Bylaw 10-08 which states;

Addition of:

67a. Liquor Store

- (a) *must not be located within 300 meters of any other liquor store, when measured from the closest point of a liquor store to the closest point of another liquor store; and*
- (b) *must not be located within 150 meters of a parcel that contains a school, when measured from the closest point of a liquor store to the closest point of a parcel that contains a school;*

Unless otherwise approved by the development authority.

Municipal Planning Commission members noted that the proposed development would be located approximately 85 meters to an existing liquor store and that the Nacmine Store currently consists of one as well.

Motion: S. Shoff that Development Permit T10018D submitted by Randy Skrypnichuk to occupy an additional Business located at 572 Hunter Drive on Plan 7611000, Block 1, Lot A, Nacmine be refused for the following reasons;

The Municipal Planning Commission found the proposed development to be within 300 metres of another liquor store contrary to:

Land Use Bylaw 10-08; Part VII GENERAL LAND USE REGULATIONS

67a. Liquor Store

- (a) **Must not be located within 300 meters of any other liquor store, when measured from the closest point of a liquor store to the closest point of another liquor store**

Seconded by I. Doucette – Carried

3.5 T10029D – Badlands Ski Hill Ltd. – Restaurant – “A”

K. Lima presented Development Permit T10029D submitted by the Badlands Ski Hill Ltd to operate a Restaurant located at NE ¼ Sec 4 TWP 29 Rng 20 W4, Drumheller. Zoning is “A” Agricultural District.

K. Lima advised that the applicant had already moved an A-Frame building onto the property at the top of the ski hill and he did not know that a permit was required prior to placement. K. Lima read the additional information regarding development on the application that states the building is an “A-Frame donated by the Town for the purpose of tea house. Process of completing that.” The application also states they will require a year round liquor license. K. Lima noted that a restaurant is not listed as a discretionary use under Land Use Bylaw 10-08 for “A” Agricultural District.

Municipal Planning Commission members discussed the proposed development in relation to the Land Use Bylaw and had questions on how the applicant would include water and sewer services for the project.



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Motion: B. Greene that Development Permit T10029D submitted by the Badlands Ski Hill Ltd to operate a Restaurant located at NE ¼ Sec 4 TWP 29 Rng 20 W4, Drumheller be Tabled for the following reasons;

That "Restaurant" is not listed as a Use in the Agricultural "A" District under Land Use Bylaw 10-08 Part VI 37 and that a recommendation from Palliser Regional Municipal Services to rezone the proposed location be considered by the applicant and;

That the applicant provides additional information regarding water and sewer services of the proposed development.

3.6 T10034D – Brooks Asphalt – Temporary Placement of Asphalt Plant – "M-2"

K. Lima submitted Development Permit T10034D submitted by Brooks Asphalt & Aggregate Ltd to operate a Portable Asphalt Plant located at 3073 Hwy 10 on NW ¼ Sec 29 Twp 28 Rng 19 W4th, Rosedale. Zoning is "M-2" Medium Industrial District. Asphalt, aggregate and concrete plants are a discretionary use in the "M-2" District.

K. Lima advised that the plant has been operating at this location since 2004 however this is the first time the proposed development is being presented to the Municipal Planning Commission.

Municipal Planning Commission members discussed restrictions in the proposed location and recommended conditions regarding the Noise Bylaw as well as Federal and Provincial regulations.

Motion: S. Shoff that Development Permit T10034D submitted by Brooks Asphalt & Aggregate Ltd to operate a Portable Asphalt Plant located at 3073 Hwy 10 on NW ¼ Sec 29 Twp 28 Rng 19 W4th, Rosedale be approved subject to the following conditions;

1. **Development must conform to Land Use Bylaw 10-08.**
2. **Development must conform to By Law #19-01 (Rosedale Industrial Area Structure Plan).**
3. **Town of Drumheller's Noise Bylaw (25-98) is to be observed at all times.**
4. **Placement of Plant as per plan submitted.**
5. **Asphalt Trucks to use canola oil or other environmentally friendly lubricant for box lining.**
6. **Plant to be heated by propane as per application.**
7. **Odour-elimination measures to be undertaken as per plan submitted.**
8. **Dust abatement measures must be taken at all times.**
9. **Suitable site surfacing materials are to be used in order to minimize dust and debris from entering onto the highways.**
10. **All signage placements are to be made under separate development application.**
11. **Changes to development require separate/updated Development Permits.**
12. **Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.**
13. **Permit expires December 31, 2010.**

Seconded by B. Greene – Carried

3.7 T10037D – Corridor Homes – Construction of Dwelling – Single Detached "R-1"

K. Lima presented Development Permit T10037D submitted by Corridor Homes Ltd for the construction of a Single Family Dwelling with attached Garage located at 633 Bankview Dr on Plan 9710916, Block 4, Lot 20, Drumheller. Zoning is "R-1" Residential District.



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K. Lima advised that the applicant is applying for a relaxation on site coverage from 30% to 34.5% and read Land Use Bylaw Part III Development Permits Section 9(7) (a) which states;

(7) (a) The Municipal Planning Commission at its discretion may relax the front, side or rear yard setbacks, site coverage, floor area, or building height in any land use district beyond the standards outlined in the Land Use Bylaw up to 20% if in the opinion of the Municipal Planning Commission the proposed development would not:

- (i) unduly interfere with the amenities of the neighborhood;*
- (ii) materially interfere with or affect the use, enjoyment or value of the neighboring properties; and*
- (iii) the proposed development conforms with the use prescribed for that land or building in this Bylaw;*
- (iv) side yards in a residential land use district shall not be less than 1.2m (4 ft.)*

Motion: B. Greene that Development Permit T10037D submitted by Corridor Homes Ltd for the construction of a Single Family Dwelling with attached Garage located at 633 Bankview Dr on Plan 9710916, Block 4, Lot 20, Drumheller be approved as presented with the following conditions;

- 1. Development shall conform to Land Use Bylaw 10-08.**
- 2. Placement of construction as per plans submitted with application.**
- 3. Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor.**
- 4. Relaxation granted from 30% lot coverage to 34.5% as per site plan submitted.**
- 5. Development as per Restrictive Covenant registered on property.**
- 6. Make allowances for TWACS cable to be installed between the water meter and the electrical meter.**
- 7. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.**
- 8. Offsite levies to be paid prior to the issuance of Safety Codes permits.**
- 9. All contractors's to be in possession of a valid Town of Drumheller business license.**
- 10. All local improvements including, however not limited to driveways, frontage charges, water/sewer services, are at the expense of the owner.**

Seconded by J. Neilson – Carried

3.8 T10021D – John Gearhart – Relocate Dwelling – Moved On – “SCR”

K. Lima presented Development Permit T10021D submitted by John Gearhart for the placement of a Single Family Dwelling located at 232 – 6 Street on Plan 4128EQ, Block 10, Lot 4, East Coulee. Zoning is “SCR” Suburb Community Residential District. Moved on Dwellings are a discretionary use in the “SCR” District.

K. Lima stated that a fire had previously destroyed a mobile home on the proposed location and the applicant has been working to prepare the property for this development. The previous mobile home was placed on a wood foundation that remains on the property. K. Lima advised that the proposed lot is non-conforming and read Land Use Bylaw Part VI Sect 27(c) which states;

Minimum Requirements

1. Site Area

- (c) Residential lots serviced by public sewer system but not a public water system: 10,000 sq. ft. (929 m2)*



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- (e) *Site areas may be modified at the discretion of the Development Authority provided compliance with the Building Regulations.*

Motion: S. Shoff that Development Permit T10021D submitted by John Gearhart for the placement of a Single Family Dwelling located at 232 – 6 Street on Plan 4128EQ, Block 10, Lot 4, East Coulee be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Site Area modified to 709.75 m² to allow for the placement of the moved on dwelling.**
3. **Existing Wood Foundation to be demolished.**
4. **Single Family Dwelling to be placed on a permanent foundation and sited as per plot plan submitted.**
5. **Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor.**
6. **All necessary Safety Codes Permits (building, electrical, gas, plumbing, etc.) to be in place prior to construction/installations.**
7. **Offsite levies to be paid prior to the issuance of Safety Codes permits.**
8. **External appearance of residence to meet to the satisfaction of the Development Officer after placement. Repairs / upgrades as / if deemed required to be completed within six months of placement.**
9. **Prior to commencement of construction applicant must submit to the Town of Drumheller a cashiers cheque or cash in the amount \$5,000.00 (held in trust) that will be returned to applicant when so deemed by Development Officer that the development has been satisfactorily completed. A payment will be returned to applicant in the amount of 75% when so deemed that building placement / upgrading is to the satisfaction of the development officer with the balance payable when landscaping of site has been completed to the satisfaction of the development officer.**
10. **An over-weight / over-dimensional permit from Road-Data 1-888-830-7623 must be issued prior to relocating structures within the municipality.**
11. **If the holder of the permit / property owner wishes to make any changes in the proposed development or additions to same from application as approved, the holder of the permit must first obtain permission of the Development Officer / Municipal Planning Commission. An additional development permit may be necessary.**
12. **All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water / sewer services.**
13. **Contractor and subcontractors to have a valid business license with the Town of Drumheller.**

Seconded by B. Greene – Carried

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

5.0

5.0 OTHER DISCUSSION ITEMS

5.1 Bylaw 03-10

5.2 Bylaw 11-10

Handout – Communities in Bloom

Adjournment – I. Doucette motion to adjourn at 1:05 pm.



DRUMHELLER
COMMUNITY SERVICES



Chairperson

Development Officer



DRUMHELLER

COMMUNITY SERVICES



Municipal Planning Commission MINUTES Meeting of Thursday, May 13, 2010

Present: Robert Greene, Member/Chairman
Irene Doucette, Member
Jeanette Neilson, Member
Dennis Simon, Member
Sharel Shoff, Councillor/Member
Brad Wiebe, PRMS
Paul Salvatore, Director of Community Services
Cindy Woods, Recording Secretary

Absent: Gerhard Schwarz, Chairman
Andrew Berdahl, Councillor
Kate Lima, Development Officer

1.0 CALL TO ORDER – 12:02 p.m.

2.0 MINUTES FROM PREVIOUS MEETING

3.0 DEVELOPMENT PERMITS

3.1 T10135H – Dennis Budenski – Home Occupation – Roofing & Siding Company – “MHR”

B. Wiebe presented Development Permit T10135H submitted by Dennis Budenski for a Home Occupation Business located at 18 Red Deer Avenue on Plan 1722JK, Lot 7 NE Sec 7 Twp 2 Rng 20 W4, Nacmine. Zoning is “MHR” Manufactured Home (Subdivision) Residential District. Home Occupations are a discretionary use in the “MHR” District.

B. Wiebe advised that the applicant is applying to operate a Roofing and Siding business from this location, using the home for administrative purposes only. There will be no storage of siding or roofing materials on site as the material would be delivered directly to each job location. Vehicles the applicant uses for this business are a dump truck and bus with the bus being the only vehicle parked at the residence.

Motion: S. Shoff that Development Permit T10135H submitted by Dennis Budenski for a Home Occupation Business located at 18 Red Deer Avenue on Plan 1722JK, Lot 7 NE Sec 7 Twp 2 Rng 20 W4, Nacmine be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **There shall be no outside storage of materials, commodities or finished products.**
4. **A letter of authorization from property owner allowing for permission to operate business from location be given to the Development Officer.**
5. **Property to be used for administrative purposes only.**
6. **Placement/replacement of signage must be made under separate development application. Must be maintained to satisfaction of development officer. Signage is restricted to one sign per site attached to a building. Signage is not to exceed 0.9 m (10 square feet).**



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7. If the holder of the permit wishes to make any change in the operation of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.
8. Permit expires December 31, 2010.

Seconded by D. Simon - Carried

3.2 T10045D – Brandi Belliveau – Occupy – Curves – “C-B”

B. Wiebe presented Development Permit T10045D submitted by Brandi Belliveau to Occupy a Personal Service Establishment (Curves) located at 110 – 3 Avenue West on Plan 7710AP, Block 23, Lots 8 – 10, Drumheller. Zoning is “C-B” Central Commercial District. Personal Service Establishments are a permitted use in the “C-B” District.

B. Wiebe advised that the applicant would like to move the business from the current location at 659 – 5 Avenue East to the proposed location. Municipal Planning Commission members discussed parking for the proposed development and agreed there would be less of an impact than previous businesses occupying the space.

Motion: S. Shoff that Development Permit T10045D submitted by Brandi Belliveau to Occupy a Personal Service Establishment (Curves) located at 110 – 3 Avenue West on Plan 7710AP, Block 23, Lots 8 – 10, Drumheller be approved subject to the following conditions;

1. Development shall conform to Land Use Bylaw 10-08.
2. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment should be provided for the disposal and recycling of cardboard materials.
3. Building Safety Codes permit required. Any/all other required Safety Codes Permits (i.e., electrical, gas and plumbing) to be in place prior to modifications/ renovations to building that may be required.
4. Development to have written confirmation that it has met any/all requirements of the Regional Health Authority.
5. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire Authority that building is occupiable for such purposes.
6. Parking requirements as per regulations in Land Use Bylaw 10-08.
7. A Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
8. Appearance of development must be maintained to satisfaction of Development Officer.
9. Property to be kept in a clean and tidy manner satisfactory to the Development Officer and in conformance with any other Town of Drumheller Bylaw.
10. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
11. Development application is required for new signage placement and to be made under separate application prior to placement.
12. Annual business license from the Town of Drumheller is required.

Seconded by I. Doucette - Carried



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3.3 T10040D – Mike Yavis – Kennels – “CR”

B. Wiebe presented Development Permit T10040D submitted by Mike and Brandi Yavis for the construction of Kennels located at 5175 Hwy 10 East on Plan 0412557, Block 4, Lot 2, Rosedale. Zoning is “C-R” Country Residential District. Kennels are a discretionary use in the “C-R” District.

B. Wiebe explained that the recent Land Use Bylaw 10-08 amendments included Kennels as a discretionary use in the “C-R” District. B. Wiebe then read Land Use Bylaw 10-08 Sec 72a Kennels which states;

- (a) A Kennel must be a minimum distance of 150.0 metres from any adjacent dwelling, which must be measured from the nearest point of the building containing the use to the nearest point of the adjacent dwelling unless the residence is associated with the operation.*
- (b) All animals shall be kept indoors during the quiet hours in accordance with the Town of Drumheller Noise Bylaw.*
- (c) Kennels should not be approved in areas with clustered residential developments due to the potential for land use conflict and nuisance effects including noise, smell, and public safety.*
- (d) Any development permit application for a Kennel shall be circulated to all neighbouring property owners within a 300 metre radius of the property boundaries of the proposed location of the Kennel.*
- (e) If a Development Permit application for a Kennel is approved, a condition of approval shall limit the term of the permit to a period not to exceed three years. Upon expiration, any new application shall be evaluated with due consideration for any complaints and/or intensification of residential land uses in the vicinity of the Kennel.*

Municipal Planning Commission members discussed their concerns and the impact of the proposed development to the neighbouring properties.

Motion: J. Neilson that Development Permit T10040D submitted by Mike and Brandi Yavis for the construction of Kennels located at 5175 Hwy 10 East on Plan 0412557, Block 4, Lot 2, Rosedale be TABLED for the following reasons;

Municipal Planning Commission members requested a circulation to neighbouring property owners be completed prior to issuing a decision on this proposed development.

3.4 T10033D – Michelle Zima – Construction of Cold Storage Building – “M-2”

B. Wiebe presented Development Permit T10033D submitted by Michelle Zima for the New Construction of a Cold Storage Building located at 611 – 9 Street SW on Plan 9710916, Block 13, Lot 6, Drumheller. Zoning is “M-2” – Medium Industrial District. Storage Structures are a discretionary use in the “M-2” District.

B. Wiebe advised that the applicant is proposing to construct a 30’ x 40’ Cold Storage Building for Zee’s Oilfield Service. The proposed development meets all requirements and setbacks under Land Use Bylaw 10-08.

Motion: I. Doucette that Development Permit T10033D submitted by Michelle Zima for the New Construction of a Cold Storage Building located at 611 – 9 Street SW on Plan 9710916, Block 13, Lot 6, Drumheller be approved subject to the following conditions;

- 1. Must conform to Land Use Bylaw 10-08.**
- 2. Placement of construction as per plot plan submitted.**
- 3. Construction to be in accordance with the Alberta Building Code.**
- 4. External finished appearance of the proposed construction to be compatible with that of existing development.**



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5. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
6. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations).
7. If the holder of the permit wishes to make any changes in the proposed development from application as approved, the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.

Seconded by D. Simon - Carried

3.5 T10041D – Stevenson Homes – Construction of Single Family Dwelling – “R-1”

B. Wiebe presented Development Permit T10041D submitted by Stevenson Homes for the New Construction of a Single Family Dwelling and Attached Garage located at 827 Bankview Drive on Plan 9710916, Block 8, Lot 33, Drumheller. Zoning is “R-1” Residential District.

B. Wiebe advised that the applicant is applying for a relaxation for an oversized garage which would be more than 50% of the dwelling gross floor area on the proposed development.

B. Wiebe then read Land Use Bylaw 10-08 Sec 79. Attached Garages which states;

Unless otherwise approved by the Municipal Planning Commission, an attached garage may not exceed 50% of the dwelling gross floor area to a maximum of 75m² (800 sq. ft), whichever is the lesser.

Municipal Planning Commission members discussed the proposed development and compatibility with existing development in the subdivision.

Motion: S. Shoff that Development Permit T10041D submitted by Stevenson Homes for the New Construction of a Single Family Dwelling and Attached Garage located at 827 Bankview Drive on Plan 9710916, Block 8, Lot 33, Drumheller be approved subject to the following conditions;

1. Development shall conform to Land Use Bylaw 10-08.
2. Placement of construction as per plans submitted with application.
3. Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor.
4. Relaxation granted for over-sized garage as per site plan submitted.
5. Development as per Restrictive Covenant registered on property.
6. Make allowances for TWACS cable to be installed between the water meter and the electrical meter.
7. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior commencement of construction/installation.
8. Offsite levies to be paid prior to the issuance of Safety Codes permits.
9. All contractor's to be in possession of a valid Town of Drumheller business license.
10. All local improvements including, however not limited to driveways, frontage charges, water/sewer services, are at the expense of the owner.

Seconded by I. Doucette – Carried



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4.0 PALLISER REGIONAL MUNICIPAL SERVICES

Subdivision Report 80/107

Pavel Bouchal – Bohemia Group Inc.

Riverside Gardens – South of Willow Point Estates

B. Wiebe presented subdivision report 80/107. Land is owned by the Bohemia Group Inc. The purpose of this application is to adjust the boundaries of the existing bareland condominium units along the north boundary of the Riverside Gardens site to increase the frontage of each lot and provide enough width to allow for dwelling units with double garages rather than the single garage units that were previously proposed. This proposal will reduce the number of bareland units from 10 to 8 in the proposed area. The applicant has requested the change due to the market demand for double garage units rather than single garage units.

B. Wiebe advised that no circulation was completed for this application. The applicant has taken the proposal to the Condo Association Annual General Meeting and received approval for the change and positive feedback.

Palliser Regional Municipal Services recommends the application be approved subject to the following conditions;

1. Registration of the subdivision by means suitable to the Registrar of the Land Titles Office, (Section 81 and 89 of the Land Titles Act);
2. All outstanding taxes to be paid to the municipality, (Section 654 (1)(d) of the Municipal Government Act);
3. Satisfactory arrangement to be made with the municipality for the provision of services, at the cost of the developer, (Section 655 of the Municipal Government act).
4. Concurrent cancellation of Overland Drainage R/W Plan 051 4282 and registration of a blanket Overland Drainage Easement to the satisfaction of the Town of Drumheller (Section 654(1)(a) of the Municipal Government Act).

Motion: D. Simon that the Municipal Planning Commission concur with the recommendations of Palliser Regional Municipal Services on Subdivision Report 80/107 submitted by Pavel Bouchal of the Bohemia Group Inc. located at Riverside Gardens – South of Willow Point Estates.

Seconded by I. Doucette - Carried

5.0 OTHER DISCUSSION ITEMS

Adjournment – J. Neilson motion to adjourn at 12:50 pm.

Chairperson

Development Officer

TOWN OF DRUMHELLER BYLAW NUMBER 06-10

THIS IS A BY-LAW OF THE TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing a portion of a certain undeveloped ORIGINAL ROAD ALLOWANCE to public travel and acquiring title to this land in the name of the TOWN OF DRUMHELLER and selling and consolidating same with a portion of the adjacent Lot 1, Plan 3946 E.T. in accordance with Section 22 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

WHEREAS; this certain ORIGINAL ROAD ALLOWANCE hereinafter described is not required for public travel and an application has been made by an adjacent owner to close and acquire same for consolidation with his adjacent lands, and

WHEREAS; this ORIGINAL ROAD ALLOWANCE has not been developed or has ever been used for public travel nor will these lands be required for public streets or other public purposes in the foreseeable future, and

WHEREAS; a notice was published in the Drumheller Mail once a week for two consecutive weeks; on January 22, 2010 and January 27, 2010 the last of such publications being at least five days before the day fixed for the passing of this By-Law, and;

WHEREAS the Council of the Town of Drumheller held a public meeting on the 1st day of February, 2010 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard, and;

WHEREAS the Council of the TOWN OF DRUMHELLER is satisfied that closing this portion of this ORIGINAL ROAD ALLOWANCE will not adversely affect the traffic flow or prejudicially affect the public at large.

NOW THEREFORE; be it resolved that THE COUNCIL of THE TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to close the following described ORIGINAL ROAD ALLOWANCE from public use, obtain the title in the name of THE TOWN OF DRUMHELLER, a Municipal Body Corporate, of 703 - 2nd Avenue West, DRUMHELLER, Alberta, T0J 0Y3 and dispose of same for consolidation with adjacent lands.

ROADWAY CLOSED BY THIS BY-LAW

THOSE PORTIONS OF THE ORIGINAL ROAD ALLOWANCE
SHOWN ON ATTACHED "SCHEDULE - A"

AND MORE PARTICULARLY DESCRIBED AS

Page Two of Three

ALL THAT PORTION OF CLOSED ORIGINAL ROAD ALLOWANCE
WHICH LIES WITHIN

PLAN

EXCEPTING THEREOUT ALL MINES AND MINERALS

THIS BY-LAW takes effect on the day of the final passing thereof.

READ AND PASSED THE FIRST TIME BY THE
COUNCIL OF THE TOWN OF DRUMHELLER this 18th of January A.D., 2010.


MAYOR, BRYCE NIMMO


RAYMOND M. ROMANETZ, P.ENG.
CHIEF ADMINISTRATIVE OFFICER

Seal

Approved this 25th day of MAY, 2010


1/57 : MINISTER OF TRANSPORTATION

Page Three of Three

READ AND PASSED THE SECOND TIME BY THE
COUNCIL OF THE TOWN OF DRUMHELLER this _____ of _____ A.D., 2010.

MAYOR, BRYCE NIMMO

Seal

RAYMOND M. ROMANETZ, P.ENG.
CHIEF ADMINISTRATIVE OFFICER

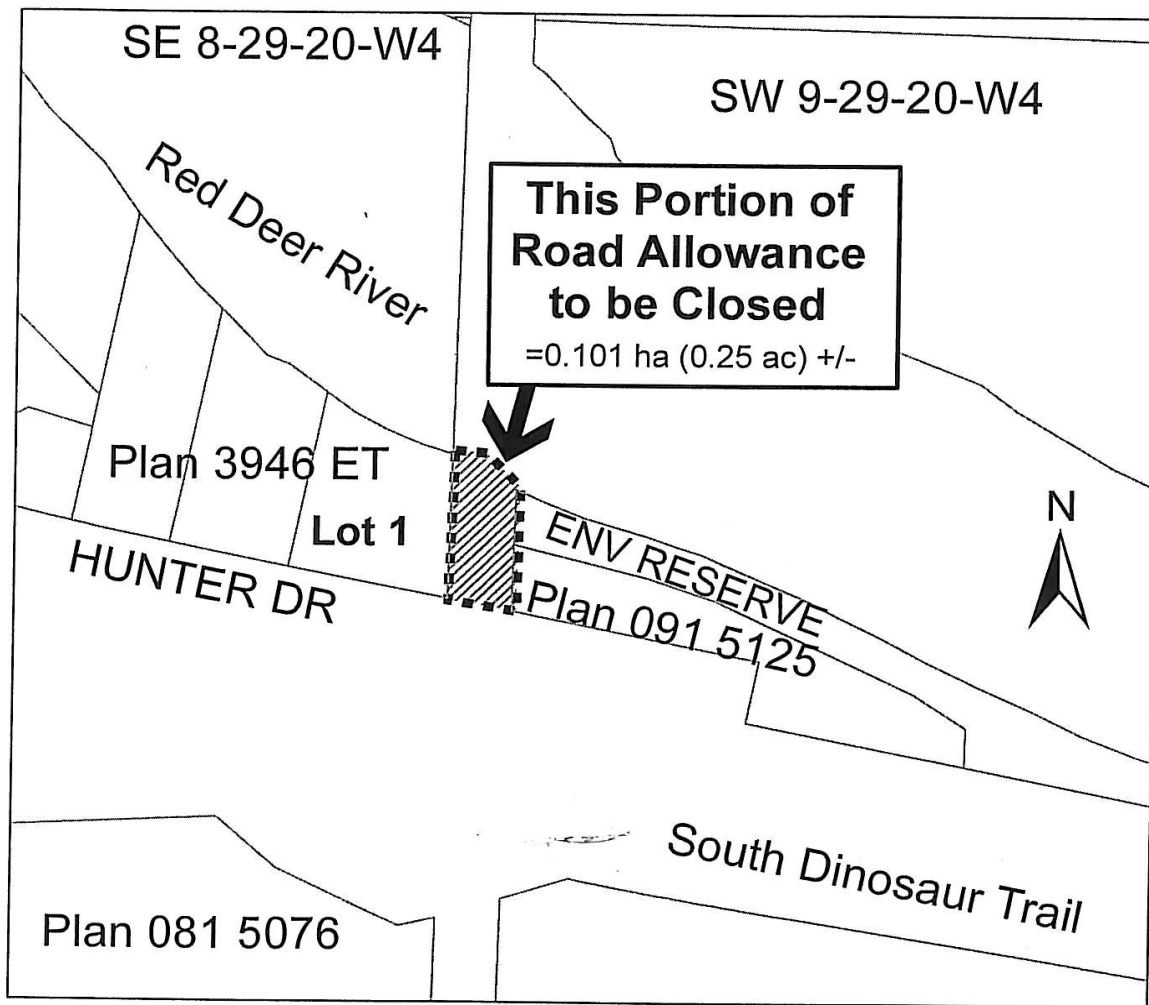
READ AND PASSED THE THIRD TIME BY THE
COUNCIL OF THE TOWN OF DRUMHELLER this _____ of _____ A.D., 2010.

MAYOR, BRYCE NIMMO

Seal

RAYMOND M. ROMANETZ, P.ENG.
CHIEF ADMINISTRATIVE OFFICER

Schedule A



TOWN OF DRUMHELLER BYLAW 14.10

BEING A BYLAW TO AUTHORIZE THE SUPPLEMENTARY ASSESSMENT FOR IMPROVEMENTS WITHIN THE TOWN OF DRUMHELLER FOR THE PURPOSE OF IMPOSING A TAX UNDER PART 10 OF THE MUNICIPAL GOVERNMENT ACT FOR THE 2010 TAX YEAR.

THE COUNCIL OF THE TOWN OF DRUMHELLER, DULY ASSEMBLED ENACTS AS FOLLOWS:

1. In this Bylaw unless the context otherwise requires:
 - (a) "Act" means the Municipal Government Act;
 - (b) "assessor" means the assessor for the Town of Drumheller;
 - (c) "improvement" means:
 - (i) a structure,
 - (ii) any thing attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure,
 - (iii) a designated manufactured home, and
 - (iv) machinery and equipment;
 - (d) "linear property" and other words and phrases defined in the Act have the meanings provided in the Act.
 - (e) "Town" means the Town of Drumheller;
2.
 - (a) The assessor is authorized to prepare the supplementary assessments contemplated in Part 9 Division 4 of the Act for the purpose of imposing a tax under Part 10 of the Act for the 2010 tax year.
 - (b) The improvement tax contemplated in Section 2(a) shall be imposed on all improvements.
 - (c) The assessor shall not prepare supplementary assessments for linear property.
3.
 - (a) The assessor shall prepare supplementary assessments for machinery and equipment used in manufacturing and processing if those improvements are completed or begin to operate in the year in which they are to be taxed under Part 10 of the Act.

Town of Drumheller
Bylaw 14.10
Page 2

- (b) The assessor shall prepare supplementary assessments for other improvements if:
 - (i) they are completed in the year in which they are to be taxed under Part 10 of the Act;
 - (ii) they are occupied during all or any part of the year in which they are to be taxed under Part 10 of the Act; or
 - (iii) they are moved into the Town during the year in which they are to be taxed under Part 10 of the Act and they will not be taxed in that year by another municipality.
 - (c) A supplementary assessment shall reflect:
 - (i) the value of an improvement that has not been previously assessed; or
 - (ii) the increase in value of an improvement since it was last assessed.
 - (d) Supplementary assessments shall be prepared in the same manner as assessments are prepared under Division 1 of Part 9 of the Act, but must be pro-rated to reflect only the number of months during which the improvement is complete, occupied, located in the municipality or in operation, including the whole of the first month in which the improvement was completed, was occupied, was moved into the municipality or began to operate.
4. Before the end of the year in which supplementary assessments are prepared, the municipality shall prepare a supplementary assessment roll in accordance with section 315 of the Act.
5. Before the end of the year in which supplementary assessments are prepared, the municipality shall:
- (a) prepare a supplementary assessment notice for every assessed improvement shown on the supplementary assessment roll; and
 - (b) send the supplementary assessment notices to the assessed persons
- in accordance with section 316 of the Act.

Agenda Item # 8.1.2

Town of Drumheller
Bylaw 14.10
Page 3

6. Town of Drumheller Bylaw No 09.09 is hereby repealed.
7. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME ON THE ____ Day of _____.

READ A SECOND TIME ON THE ____ Day of _____.

READ A THIRD AND FINAL TIME ON THE ____ Day of _____.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**TOWN OF DRUMHELLER
BYLAW NO 15.10**

**BEING A BYLAW OF THE TOWN OF DRUMHELLER ESTABLISHING THE
BUSINESS TAX RATE FOR 2010.**

WHEREAS Section 377 of the Municipal Government Act, R.S.A. 2000, as amended, provides that a council that has passed a business tax bylaw must pass a business tax rate bylaw annually; and

WHEREAS, Business Tax Bylaw No. 08.10 has been duly enacted by the Council for the Town of Drumheller.

NOW THEREFORE, the Council for the Town of Drumheller, duly assembled, enacts as follows:

1. This bylaw may be called the "2010 Business Tax Rate Bylaw."
2. That all businesses included in the 2010 Business Assessment Roll be levied a business tax.
3. The 2009 Business Tax Rate be set as follows:

All Businesses: 2% of current business assessment
4. Town of Drumheller Bylaw 12.09 is hereby repealed.
5. This Bylaw takes effect on the date of third reading and final adoption by Council.

READ A FIRST TIME THIS ____ Day of _____, 2010

READ A SECOND TIME THIS ____ Day of _____, 2010

READ A THIRD AND FINAL TIME THIS ____ Day of _____, 2010

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Canadian Badlands Passion Play 2010 Parking Lot Proposal

In 2010 the Passion Play will be facing a serious parking issue. We will no longer have access to parking at the base of the ski lift (A) as this will now be on Ski Hill property. We are also increasing the number of seats in the amphitheatre by 300 people. We have tried shuttle busses in the past but this does not work given the nature of our audience and the fact that 90% are arriving from out of town. We need to find a spot to park 200 cars close to the site and have it ready for use by July, 2010.

The Passion Play is requesting the use of the town owned land, adjacent to our property, for an overflow parking lot (C). The land is relatively level (as marked) and would be the best location for a new lot. The gate and roadway already exist and could be secured when the lot is not needed.

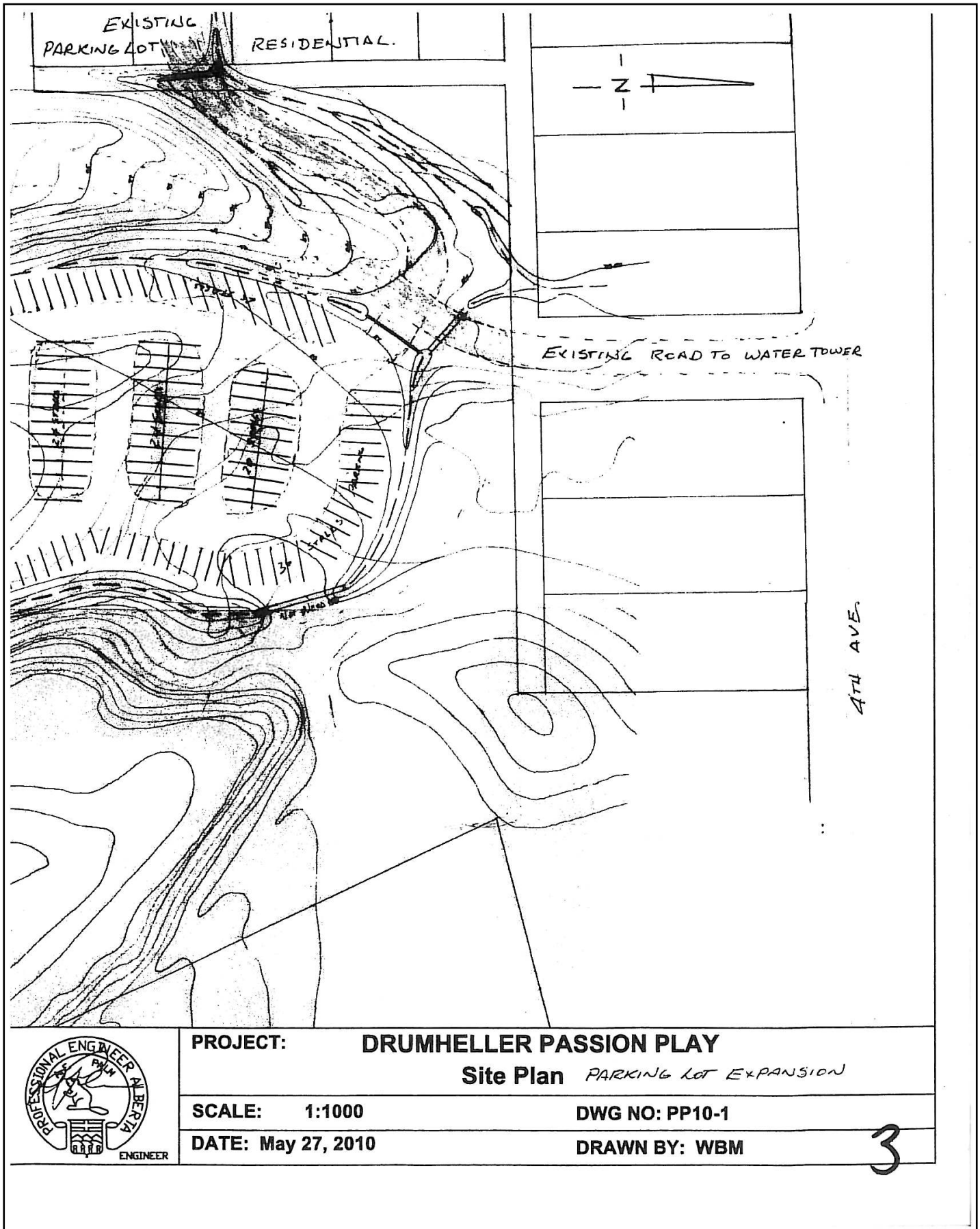
Longest walking distance is 410 meters from main gate. It is 370 meters from the longest point in the east lot to the main gate. We have secured an RADF grant for the A & E costs associated with laying out the new lot.

Our staff would use the new overflow lot and the vacant town lots they parked in last year (B) would be used for guests for the upcoming season.



2

Agenda Item # 8.1.5





DRUMHELLER

REQUEST FOR DECISION



Request for Decision


	Date: May 20, 2010
Topic:	Tourism Master Plan
Proposal:	<p>In December 2008 The Town of Drumheller applied for a grant to the Rural Alberta Development Fund through the Canadian Badlands Ltd. The purpose of the grant was to develop a Tourism Master Plan for the Drumheller Valley. The project is to develop a local tourism master plan for the Town of Drumheller. A specialized tourism industry consultant will be retained to research and produce:</p> <ul style="list-style-type: none"> Inventory of tourism assets, business SWOT, tourism traffic and potential review of existing plans, policies and programs and their impact on tourism development with particular emphasis on the downtown area consideration of enhancement of architectural, lighting and built form in relation to tourism make recommendations for planning and capital requirements to realize tourism goals Integrate the development of the Tourism Master Plan as an element of the Drumheller Sustainability Plan <p>The funding was approved in late 2009. The Town of Drumheller contributed \$56,250.00 to the project. Our portion of funding consisted of the iTrans Transportation Study. The Rural Alberta Development Fund will provide \$168,750.00 for a total budget of \$225,000.00 In January 2010 we met with Chamber Representatives, Downtown Merchant Association Representatives and a Government of Alberta Tourism representative to discuss the criteria needed for the RFP and TOR for our Tourism Master Plan. The RFP was sent out in March 2010 and we received 7 proposals from companies in Canada and the US.</p> <p>In April we met with representatives from the Chamber, Downtown Merchants and the Royal Tyrrell Museum to review each proposal. We narrowed the selection to four companies based on the scoring criteria and then after checking references the selection was narrowed down to two companies.</p> <ol style="list-style-type: none"> Malone Parson Givens Ltd- in association with Western Management Consultants, Reach Market Planning LLC, HDR/iTRANS. Advantages- A lot of experience with the Canadian Badlands. This company has done most of the current research and recommendations for the Badlands. (Eco Tourism Report, Alberta Tourist Destination Assessment, Canadian Badlands Development Strategy, Dry Island Buffalo Jump Tourism Development Plan and a host of others) The comments from the references were outstanding. They have Alberta contacts and personnel for this project. Advantages- They have the most experience in the Badlands and can expand on their experience in the Badlands. InterVISTAS- The team assembled for the is project brings a wealth of tourism and transportation expertise with specific experience in community tourism planning and economic development for communities of a similar size. Members of the team include planning expertise from Delcan, a member of the parent group of companies which owns InterVISTAS. The have worked in the Province of Alberta with Canadian Badlands (Visitor Information Centre Study), Ski Banff/Lake Louise, Travel Alberta, Edmonton Regional Airports Authority, Port Alberta and others. The comments from their references were very good. Advantage- Fresh set of eyes in the Canadian Badlands.

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Telephone: (403) 823-1339

	Created By: Ray Romanetz 04/22/2010	1
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Agenda Item # 11.1

Proposed by:	Ray Romanetz/Ray Telford		
Correlation to Business (Strategic) Plan	One of the priorities		
Benefits:	The Tourism plan will be integrated with our sustainability plan All stakeholders in Drumheller and area will be involved		
Disadvantages:	None		
Alternatives:	1. Council Award the contract to Malone, Given Parsons Ltd fir \$160,460 plus GST. 2. Council Award the Contract to InterVISTA for \$144,636,00 plus GST. 3. Council accept this as information only		
Finance/Budget Implications:	There is no implication to the budget as the project will be funded Primarily through the Rural Alberta Development Fund Grant via the Canadian Badlands Ltd.		
Operating Costs:		Capital Cost:	
Budget Available:	0.00	Source of Funds: RADF-	Town of Drumheller \$56,250- Budget Grant \$168,750
Budget Cost:	\$0.00	Under budgeted Cost:	\$168,750.00
Communication Strategy:	Website, Press Releases, Public Meetings. The project is very newsworthy		
Recommendations:	That council award the Tourism Master Plan Study to Malone Parson Givens Ltd for the amount of \$160,469.00 plus GST.		
Report Writer:	Telford	CAO:	
Position:	EDO		