

Town of Drumheller COUNCIL MEETING AGENDA

January 18, 2010 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



1.0 CALL TO ORDER

- 1.1 Councillor Karen Ann Bertamini to be sworn in as Deputy Mayor for the months of January and February, 2010

2.0 MAYOR'S OPENING REMARK

- 2.1 Letter from Lloyd Bentz, General Manager, Alberta Lottery Fund re 2009 Municipal Recreation / Tourism Area annual operating grant in the amount of \$8,000 for Newcastle Beach Recreation Area
- 2.2 Proclamation "National Non-Smoking Week" January 17 - 23, 2009
- 2.3 Motion required for Councillor Don Guildolin under Section 174(2) of the Municipal Government Act

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

- 5.1.1 Regular Council Meeting Minutes of January 4, 2010

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

- 5.2.1 Municipal Planning Commission Meeting Minutes of December 17, 2009

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

- 6.1 Drumheller Olympic Torch Run Committee Report - Chair John Sparling

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

- 8.1.1 Bylaw 02.10 being a bylaw to provide a loan to the Drumheller Housing Administration - 2nd and 3rd readings
- 8.1.2 Bylaw 03.10 being a bylaw to amend the Land Use Bylaw (Applicant: Yavis) - 1st reading
- 8.1.3 Bylaw 04.10 being a bylaw to amend the Land Use Bylaw 10.08 (Applicant: Bosch) - 1st reading
- 8.1.4 Bylaw 05.10 being a bylaw to amend the Land Use Bylaw 10.08 (Applicant - Verado Ridge Homes Inc) - 1st reading
- 8.1.5 Bylaw 06.10 Road Closure Bylaw - 1st reading
- 8.1.6 Bylaw 07.10 Utility Rate Bylaw
- 8.1.7 RFD - 2010 Strategic Business Plan

8.2. Director of Infrastructure Services

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

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

- 13.1 Councillor Sharel Shoff - Drumheller Library Report

14.0 IN-CAMERA MATTERS

Agenda Item # 2.1



RECEIVED
DEC 1 2009

Paul Ray

December 31, 2009

His Worship Bryce Nimmo
Mayor of Town of Drumheller
703 - 2 Avenue W.
Drumheller AB T0J 0Y3

Dear Mayor Nimmo:

I am pleased to announce support to the New Castle Beach Recreation Area in the amount of \$8,000 (Eight Thousand Dollars), as awarded by the Alberta Sport, Recreation, Parks and Wildlife Foundation for the 2009 Municipal Recreation/Tourism Area annual operating grant. This funding will be forwarded to you shortly. The Alberta Sport, Recreation, Parks and Wildlife Foundation receives an annual allocation from the Alberta Lottery Fund, as well as support from the private and corporate sectors. As General Manager responsible for the Foundation, I am pleased that we can assist you in providing sport and recreation opportunities in Alberta.

You are required to account for this funding in your audited financial statement, which you are to provide within the next 12 months. As well, we request that you acknowledge the Government of Alberta and the Alberta Sport, Recreation, Parks and Wildlife Foundation in any promotion associated with your projects.

Please contact Fred Wilton if you have any questions with respect to this funding. Mr. Wilton can be reached at Alberta Tourism, Parks and Recreation, Sport and Recreation Division, 905 Standard Life Centre, 10405 Jasper Avenue, Edmonton, Alberta T5J 4R7, or by telephone at (780) 415-0267 (toll-free through the Service Alberta operator by first dialing 310-0000).

I am pleased to know that a portion of our lottery dollars is being put to such valuable use through organizations such as yours. Please accept my best wishes for your continued success.

Sincerely,

Lloyd Bentz
Lloyd Bentz
General Manager

supported by



Alberta

9th Floor, Standard Life Centre • 10405 Jasper Avenue • Edmonton, Alberta • T5J 4R7
Telephone: (780) 415-1167 • Fax: (780) 427-5140 • www.asrpfw.ca

PROCLAMATION "National Non-Smoking Week"

January 17 to 23, 2010

WHEREAS: National Non-Smoking Week is Canada's largest and most successful public education campaign on smoke-free living; and

WHEREAS: the goals of National Non-Smoking Week are to educate the public about the health issues associated with tobacco use, prevent addiction to tobacco products, help people quit smoking and ensure a smoke-free environment for future generations; and

WHEREAS: tobacco use is the leading cause of preventable illness, disability and premature death in Canada, with more than 45,000 people dying each year from tobacco-related diseases; and

NOW,

WHEREAS: National Non-Smoking Week events take place across the country and it is the actions of local municipalities and community partners that are key to the success of this campaign; and

WHEREAS: The Town of Drumheller is committed to the goals and objectives of National Non-Smoking Week through a variety of Public Health activities and programs.

NOW,

THEREFORE: I, Bryce Nimmo, Mayor, do hereby proclaim **January 17 - 23, 2010** as **"National Non-Smoking Week"** in the Town of Drumheller and encourage everyone to live smoke-free.

Approved

Town of Drumheller COUNCIL MEETING MINUTES

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



PRESENT:

MAYOR:

Bryce Nimmo

COUNCIL:

Andrew Berdahl

Karen Bertamini

Blaine McDonald

Don Guidolin

Sharel Shoff

Terry Yemen

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICE

Allen Kendrick

DIRECTOR OF CORPORATE SERVICES:

Micheal Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

- 2.1 Mayor Bryce Nimmo proclaimed January, 2010 as Drumheller Crime Stoppers Awareness Month.
- 2.2 Mayor Bryce Nimmo proclaimed January 27th as Family Literacy Day.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Deletions: 14.1 Personnel Matter

Approved

Council Meeting Minutes

January 4, 2010

MO2010.01 McDonald, Shoff moved to approve the agenda as amended. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Regular Council Meeting Minutes of December 21, 2009

MO2010.02 Guidolin, Berdahl moved to approve the regular Council meeting minutes of December 21, 2009 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

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1.1 Bylaw 01.10 being the 2010 Borrowing Bylaw (Line of Credit)

R. Romanetz presented Bylaw 01.10 for the purpose of borrowing monies in accordance with Section 256 of the Municipal Government Act. He stated that the Town may borrow up to the principal sum of \$2M from Chinook Credit Union. He advised that the bylaw authorizes short term borrowing to ensure cash flow to pay expenditures until the tax revenue is received in September.

MO2010.03 Yemen, Guidolin for first reading to Bylaw 01.10.

Councillor A. Berdahl asked the amount actually borrowed from the line of credit. M. Roy advised that the line of credit has not been used in the past due to reserves however it serves as a contingency for the Town.

Vote on Motion: Carried unanimously.

MO2010.04 Shoff, McDonald for second reading to Bylaw 01.10. Carried unanimously.

MO2010.05 McDonald, Yemen moved no objection for third reading to Bylaw 01.10. Carried unanimously.

MO2010.06 Guidolin, Shoff moved for third reading to Bylaw 01.10. Carried unanimously.

8.1.2 Bylaw 02.10 (Drumheller Housing Association Borrowing Bylaw)

Approved

Council Meeting Minutes

January 4, 2010

R. Romanetz presented Bylaw 02.10 being a request from the Drumheller Housing Administration for a loan until receipt of their operational grant from the Province. He advised that the loan is for \$50,000 at zero interest repayable at six months. He explained that the loan will allow DHA to pay their bills for the low cost housing and affordable housing units. He stated that under the provisions of the Municipal Government Act, the bylaw must be advertised for two weeks.

MO2010.07 Guidolin, Berdahl moved first reading to Bylaw 02.10. Carried unanimously.

8.2. Director of Infrastructure Services

8.2.1 RFD - Municipal Sponsorship Grant Application

A. Kendrick presented the proposal for the Municipal Sponsorship Program to rebuild the baseball diamond in Rosedale due to the Community Facility construction on the former John Anderson site. He stated that the MSP grant would cover \$73,791. of the estimated total costs of \$347,629. He further explained that with inkind contributions of \$137,717 this would require additional funding from other sources in the amount of \$136,121. As a result the project may have to be constructed in phases in 2010 and 2011. The deadline for the application is January 15th 2010. Administration is recommending that the grant application be submitted as presented.

MO2010.08 Guidolin, McDonald that Council direct Administration to submit the grant application under the Municipal Sponsorship Program for the development of a baseball diamond as detailed in the attached application.

Discussion on Motion:

In response to a question from Council, M. Roy explained that the grant is based on a per capita formula and other grant calculations to bring the amount up to the maximum grant of \$73,791. R. Romanetz advised that a commitment was made by the previous Council that if John Anderson was taken out of service, another baseball diamond would be built. He stated that the proposed ball diamond would meet minimum requirements to play baseball. A. Kendrick advised that the current Rosedale ball diamond would be expanded with new fencing, irrigation and dugouts. He further explained that there may be some salvage that was removed from John Anderson that could be reused to reduce the Town's share of the project. Councillor A. Berdahl asked what would be the contributions from other sources. A. Kendrick advised that other sources could be CFEP, community sponsorship and / or inkind contributions.

Vote on Motion:

5 - in favour - McDonald, Nimmo, Shoff, Berdahl, Guidolin

1 - opposed - Yemen.

Carried.

Approved

Council Meeting Minutes

January 4, 2010

8.3. Director of Corporate Services

8.3.1 RFD - Business Licence Fee Schedule

M. Roy advised that when the fee schedule was passed by Council resolution last year, the Business License fees had an effective date of April 1st. He advised that since Business Licenses are calendar year based, Administration is recommending that the effective date be changed to January 1st.

MO2010.09 Yemen, McDonald that Council amend the Business License Fee Schedule to an effective date of January 1st.

Discussion on Motion:

Councillor B. McDonald asked if the billing goes out immediately, what would be the payment due date. M. Roy advised that billing would be for the calendar year January 1st to December 31st with payment due within the 30-60 day timeframe. Councillor S. Shoff asked the amount for a company with 1-2 employees. M. Roy stated that the cost would be 6% over last year as there was no increase in 2009. She further asked when the business tax is due. M. Roy stated that the business tax is due in the later part of the year because this amount can not be issued until the assessment report has been received. He further advised that the Business Tax Bylaw will be passed in April 2010 based on the assessment year of 2009. In response to a question from Council, M. Roy explained that the procedure for handling non payment of the business license fee would be through Community Enforcement.

Vote on Motion: Carried unanimously.

8.4. Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

Agenda Item # 5.1.1

Approved

Council Meeting Minutes
January 4, 2010

There being no further business, the Mayor declared the meeting adjourned at 4:53 PM.

MAYOR

CHIEF ADMINISTRATIVE
OFFICER



Municipal Planning Commission
AGENDA
Meeting of Thursday, December 17, 2009

Present: Gerhard Schwarz, Chairman
Robert Greene, Member
Irene Doucette, Member
Jeanette Neillson, Member
Dennis Simon, Member
Andrew Berdahl, Councillor/Member
Kate Lima, Development Officer
Paul Salvatore, Director of Community Services
Brad Wiebe, PRMS
Cindy Woods, Recording Secretary

Absent: Sharel Shoff, Councillor/Member

1.0 CALL TO ORDER – 12:10 P.M.

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 November 26, 2009

Motion: B. Greene moved to approve the minutes of November 26, 2009 as presented.

Seconded by I. Doucette - Carried

3.0 DEVELOPMENT PERMITS

3.1 T09137H – Karen Kada – Home Occupation – Massage Therapy – “MHR”

K. Lima presented Development Permit T09137H submitted by Karen Kada to operate a Home Occupation Business located at 1416 – 4 Avenue SW on Plan 479000, Block 14, Lot 4, Drumheller. Zoning is “MHR” – Manufactured Home District. Home Occupations are discretionary use in the “MHR” district.

The applicant will use the home to provide Massage Therapy to clients. The applicant indicated customers will be coming to the home by appointment only – one client at a time.

Motion: J. Neillson that Development Permit T09137H submitted by Karen Kada to operate a Home Occupation Business located at 1416 – 4 Avenue SW on Plan 479000, Block 14, Lot 4, 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. **Development to conform and meet any/all requirements of the Regional Health Authority.**
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).**



DRUMHELLER
COMMUNITY SERVICES



6. **Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.**
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 T09138H – Cristitvto Indoza – Home Occupation – Cargo Courier – “R-1”

K. Lima presented Development Permit T09138H submitted by Cristitvto Indoza to operate a Home Occupation Business located at 66 Cedar Crescent on Plan 4437JK, Block 2, Lot 44, Drumheller. Zoning is “R-1” Residential District. Home Occupations are discretionary use in the “R-1” District.

The applicant will be operating a door to door courier business under the name St. Joseph Forex Drumheller. The home will be used for office administration only and there will be no on-site storage. As the applicant is not the property owner, K. Lima advised that he will require permission from the property owner to operate said business. Home is being used for Office Use Only.

Motion: B. Greene that Development Permit T09138H submitted by Cristitvto Indoza to operate a Home Occupation Business located at 66 Cedar Crescent on Plan 4437JK, Block 2, Lot 44, Drumheller be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **Written authorization from the registered owner is required.**
4. **There shall be no outside storage of materials, commodities or finished products.**
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 with a maximum size of 0.9 m (10 square feet).**
6. **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.**
7. **Development to conform to any and all other pertinent Municipal, Provincial and Federal regulations.**
8. **Permit expires December 31, 2010.**

Seconded by D. Simon - Carried

3.3 T09139H – Sandra Jones – Home Occupation – Janitorial/Carpet Care – “R-1”

K. Lima presented Development Permit T09139H submitted by Sandra Jones to operate a Home Occupation Business located at 511 Riverside Drive West on Plan 7510097, Block 44, Lot 12, Drumheller. Zoning is “R-1” – Residential District. Home Occupations are discretionary use in the “R-1” district.

The applicant is operating an existing Janitorial/Carpet cleaning company under the name Carmel Projects Inc. “Carmel Carpet Care” that she recently purchased from the previous owner. K. Lima advised that the Home



DRUMHELLER

COMMUNITY SERVICES



would be used for administrative purposes only and the two vans required for the operation will be kept in the garage at 725 Bankview Drive when not in use.

Motion: I. Doucette that Development Permit T09139H submitted by Sandra Jones to operate a Home Occupation Business located at 511 Riverside Drive West on Plan 7510097, Block 44, Lot 12, Drumheller be approved subject to the following conditions;

1. **Must conform to Land use Bylaw 10-08.**
2. **Annual Business License is required.**
3. **Written authorization from the registered owner is required.**
4. **There shall be no outside storage of materials, commodities or finished products.**
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 with a maximum size of 0.9 m (10 square feet).**
6. **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.**
7. **Development to conform to any and all other pertinent Municipal, Provincial and Federal regulations.**
8. **Permit expires December 31, 2010.**

Seconded by D. Simon - Carried

3.4 T09140H – Shawn Francis – Home Occupation – Consulting – “R-3”

K. Lima presented Development Permit T09140H submitted by Shawn Francis to operate a Home Occupation Business located at 245 – 2 Street W on Plan 2691BC, Block 22, Lot 18-20, Drumheller. Zoning is “R-3” – Residential District. Home Occupations are a discretionary use in the “R-3” district.

The applicant will be operating an internet based consulting business under the name S. Francis Consulting Inc. The business will provide technical writing, computer mapping and spatial analysis of land and resource information. The home will be used for office administrative purposes only.

Motion: B. Greene that Development Permit T09140H submitted by Shawn Francis to operate a Home Occupation Business located at 245 – 2 Street W on Plan 2691BC, Block 22, Lot 18-20, 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 a building. Signage is not to exceed 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. **Development to conform to any and all other pertinent Municipal, Provincial and Federal regulations**
7. **Permit expires December 31, 2010.**



DRUMHELLER

COMMUNITY SERVICES



Seconded by J. Neillson – Carried

3.5 T09097D – Mur-Lyn Holdings Ltd. – Placement of Storage Structure – “Hwy-C”

K. Lima presented Development Permit T09097D submitted by Mur-Lyn Holdings Ltd., known as “Whifs Flap Jack House”, for the placement of a Storage Structure located at 801 North Dinosaur Trail on Plan 836LK, Block 1, Drumheller. Zoning is “Hwy-C” – Highway Commercial District. A Storage Structure – accessory to a commercial use, is a discretionary use in the “Hwy-C” district.

K. Lima advised that an order was sent as complaints have been received regarding the Storage Structure, a 48 ft Sea-Can, as it has been placed on the property for quite some time. The structure is used to store furniture for the restaurant and K. Lima indicated the owner would be willing to move it to a different location on the property.

K. Lima read Land Use Bylaw 10-08 Part VII Section 49 which states;

- a) *A storage structure shall meet the setback requirements for an accessory building in the appropriate district;*
- b) *A storage structure shall be for cold storage only and shall not be connected to utilities.*
- c) *A storage structure shall be screened from view as required by the Municipal Planning Commission and/or may require exterior finishing to be in general conformance with the principal building or surrounding development.*
- d) *A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential.*
- e) *A storage structure shall not be used as a sign.*
- f) *A storage structure may be approved on a temporary basis during construction within any non-residential land use district.*

B. Greene stated that Storage Structure should be moved to another position on the property, behind an existing building so it would be better screened from view. He also indicated the Storage Structure should be painted to match the existing buildings.

Motion: B. Greene that Development Permit T09097D submitted by Mur-Lyn Holdings Ltd., known as “Whifs Flap Jack House”, for the placement of a Storage Structure located at 801 North Dinosaur Trail on Plan 836LK, Block 1, Drumheller be approved subject to the following conditions;

1. **Must conform to Land Use Bylaw 10-08.**
2. **Storage structure to be relocated to an area which will be screened from view to the satisfaction of the Development Officer.**
3. **The exterior of the structure shall be finished to be in general conformance with the principal building and surrounding development to the satisfaction of the Development Officer.**
4. **Development to conform to any and all other pertinent Municipal, Provincial and Federal regulations.**
5. **An over-weight/over-dimensional permit from Road-Data 1-888-830-7623 may be required prior to relocating structures within the municipality.**
6. **Construction to be in accordance with the Alberta Building Code.**
7. **All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.**
8. **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.**



DRUMHELLER

COMMUNITY SERVICES



9. Contractor(s) to have a valid Business License with the Town of Drumheller.
10. Permit Expires December 23, 2010.

Seconded by A. Berdahl - Carried

3.6 T09056S – Image Crafter Signs Inc. – Third Party Fascia Sign – “C-B”

K. Lima presented Development Permit T09056S submitted by Image Crafter Signs Inc. to replace the face of the existing Third Party Fascia Sign located at 308 Centre Street on Plan 4880FQ, Lot A, Drumheller. Zoning is “C-B” – Central Commercial District. Third Party Fascia Signs are a discretionary use in the “C-B” district.

K. Lima advised that the applicant wants to update a portion of the existing sign as well as refresh the paint on the entire frame. The sign will be replaced to advertise Image Crafter Signs Inc. as well as Remax. K. Lima read Land Use Bylaw 10-08 Part VII, Section 3.B which states; *“the sign does not exceed 13.9 m² (150 sq. ft.) in area unless otherwise approved by the Municipal Planning Commission.”*

Motion: A. Berdahl that Development Permit T09056S submitted by Image Crafter Signs Inc. to replace the face of the existing Third Party Fascia Sign located at 308 Centre Street on Plan 4880FQ, Lot A, Drumheller be approved subject to the following conditions;

1. Must conform to Land Use Bylaw 10-08.
2. Placement, components and appearance of sign as per application. Development Officer/Municipal Planning Commission must first approve any modifications.
3. A letter of authorization from property owner allowing for permission to place the sign be given to the Development Officer.
4. 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.
5. Development to conform to any and all other pertinent Municipal, Provincial and Federal regulations.
6. Appearance of sign shall be maintained to the satisfaction of the Development Officer/Municipal Planning Commission.

Seconded by D. Simon – Carried

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

4.1 Subdivision Report 80/103 Byron Graham Verrado Ridge Homes Inc.

Plan 991 1605
29-20 W4M

Lot 2, Block 10
NW ¼ Sec. 02

cation 80/103. Land is owned by Ryan and Jennifer Sisson. The purpose of single family residential parcels from one (1) existing country residential lot. remainder, will contain an existing dwelling. The proposes area contains a ed Lot 1 and accesses onto an east-west laneway that in turn connects to proposed parcels back onto a 7 meter (23ft) high knoll to the south. The ned residential neighbourhood.

B. Wiebe presented subdivision appli this subdivision is to create eight (8) Proposed Lot 1, which is to be the dwelling that is to remain on propos both Third and Fourth Streets. The surrounding area contains an establis



DRUMHELLER

COMMUNITY SERVICES



One objection was received through circulation from adjacent landowners, Robert and Karen Fisher. They have listed their concerns with the proposal as:

1. *There are two registered easements affecting this proposal. The first 991 138 165, allows existing Lot 2 to have access across their property being existing Lot 1.*
2. *The second easement, 991 138 166, has the Fisher's sewer line connecting with existing Lot 2 sewer line and both sharing a long access to the town's service line on 3rd Street S.W. This causes these adjacent landowners great concern and they feel this situation will have to be dealt with.*
3. *If this proposed application was to be approved as presented, it would prevent themselves, as adjacent landowners, from developing their parcel into sub-lots.*
4. *They would like to see an area development plan (ADP) presented that would address both existing lots. They believe this is needed to allow development in the area with proper access for both affected parties. The fishers have made it known to the applicant that if he is willing and wanting to purchase all or part of their property in order that an adequate development plan could be created for both properties, they would be willing to consider such an arrangement. They would like to be given consideration for the development of their lot, however if this proposal was to be approved, it would not allow for this opportunity. They note that they are not against this proposed subdivision but only that it takes into consideration their property for redevelopment. They have enclosed a rough sample of what they believe and area development plan could look like for this area.*

B. Wiebe advised that Palliser Regional Municipal Services recommends that the application be approved with conditions including the reclassification of the proposed parcels from "C-R" – Country Residential to "R-1a" – Residential District or other appropriate district as required. (Section 6541(1)(b) of the Municipal Government act).

Motion: I. Doucette that the Municipal Planning Commission concur with the recommendations of Palliser Regional Municipal Services in regards to the application submitted by Byron Graham of Verrado Ridge Homes Inc. for the subdivision of Lot 2, Block 10, Plan 991 1605.

Seconded by D. Simon - Carried

5.0 OTHER DISCUSSION ITEMS

5.1 K. Lima discussed the appeal for Carlos Bidoia - The SDAB denied the appeal filed by a neighbour and upheld the decision of the Municipal Planning Commission. Temporary approval for the keeping of a maximum of two horses expiring on December 31, 2011. A new application would be required subject to approval by the Municipal Planning Commission. A manure Management Plan is to be submitted to the Municipal Planning Commission for their consideration prior to the keeping of the two horses.

5.2 K. Lima discussed the appeal for Lawrence Eisler – The SDAB denied the appeal filed by Lawrence Eisler and upheld the decision of the Municipal Planning Commission. The fence is to be reduced to 4 ft. in height within the front yard of the lot by April 30, 2009.

6.0 ADJOURNMENT - J. Neillson made motion to adjourn at 12:55 p.m.

Seconded by D. Simon



DRUMHELLER
COMMUNITY SERVICES




Chairperson


Development Officer

Agenda Item # 8.1.1

TOWN OF DRUMHELLER

BYLAW NO. 02.10

BEING A BYLAW OF THE TOWN OF DRUMHELLER, IN THE PROVINCE OF ALBERTA TO PROVIDE A LOAN TO THE DRUMHELLER HOUSING ADMINISTRATION.

WHEREAS a municipality may lend money to a controlled corporation pursuant to section 265 of the Municipal Government Act (Alberta);

AND WHEREAS the Drumheller Housing Administration, a controlled corporation, have requested that the Town of Drumheller provide a loan to them;

AND WHEREAS the proceeds of the Loans are to be used by the Drumheller Housing Administration to fund their operations for both low income housing and affordable housing;

AND WHEREAS the Town of Drumheller deems it expedient and in its best interest to provide a loan of \$50,000 to the Drumheller Housing Administration

NOW THEREFORE the Council of the Town of Drumheller, in the Province of Alberta, duly assembled, enacts as follows:

CITATION

1. This bylaw may be cited as the "Loan Bylaw – Drumheller Housing Administration."

PROVISIONS

2. The Town of Drumheller hereby loans the Drumheller Housing Administration a maximum amount of Fifty Thousand dollars (\$50,000).
4. The rate of interest is zero per centum (0%).
5. The loan is to be repaid to the Town within one hundred and eighty (180) days from the date of third reading.
6. This bylaw comes into effect on date of third and final reading.

READ A FIRST TIME 4th day of January, 2010.

READ A SECOND TIME ____ day of ____

READ A THIRD AND FINAL TIME ____ day of ____

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.2

TOWN OF DRUMHELLER BYLAW NUMBER # 03 - 10

BEING A BYLAW TO AMEND LAND USE BYLAW NO. 10-08 FOR THE TOWN OF
DRUMHELLER IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 03-10;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw 10-08; and

NOW THEREFORE the Council hereby amends Land Use Bylaw No. 10-08 as follows:

1. Section 25 "CR – Country Residential District", is hereby amended by adding 'kennel' to the list of discretionary uses.

READ A FIRST TIME THIS 18 DAY OF JANUARY, 2010.

READ A SECOND TIME THIS ____ DAY OF _____, 2010.

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2010.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.2

FORM D

TOWN OF DRUMHELLER Land Use Bylaw No 10-08

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

I / We hereby make application to amend the Land Use Bylaw.

APPLICANT

NAME: MIKE + BRANDI YAVIS TELEPHONE: [REDACTED]

ADDRESS: [REDACTED]

OWNER OF LAND

NAME: MIKE + BRANDI YAVIS TELEPHONE: [REDACTED]

ADDRESS: [REDACTED]

LEGAL DESCRIPTION

LOT: 2 BLOCK: 4 REGISTERED PLAN: 0412557

QTR./L.S.D.: _____ SEC.: _____ TWP.: _____ RNG.: _____ M.: _____

CERTIFICATE OF TITLE: _____

AMENDMENT PROPOSED

FROM: C R

TO: AMEND BYLAW 10-08

DISCRETIONARY USE TO INCLUDE KENNEL BUSINESS

REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

- Town of Drumheller needs their Service and support of Drumheller Humane Society.
- closest neighboring House approx 1500 feet will not be Disturbed.
- closest Kennel is 1/2 hour drive from Town

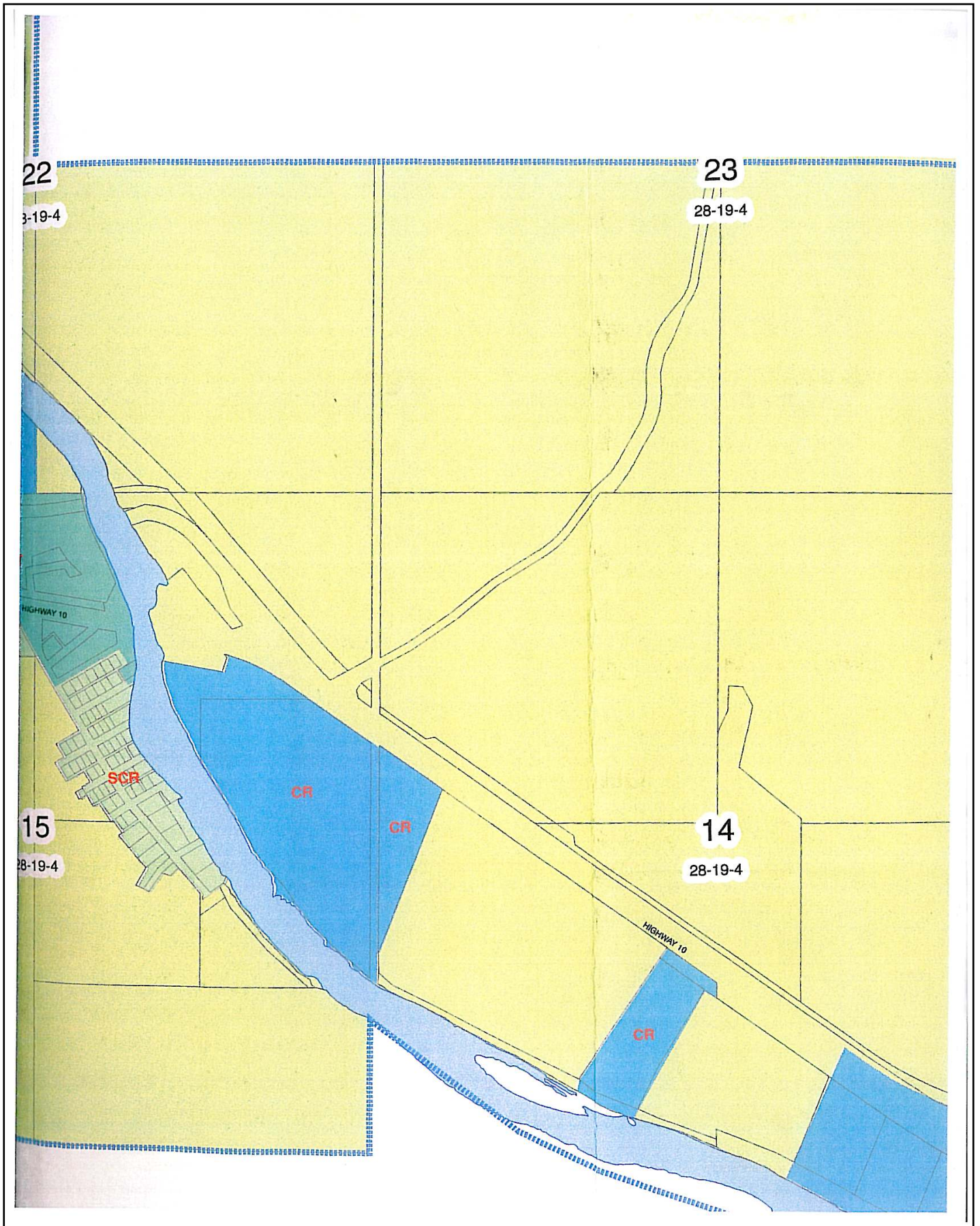
I / We enclose \$ 100^{xx} being the application fee.

DATE: Oct 9/09

SIGNED: Brandi Yavis
Mike Yavis



Agenda Item # 8.1.2



Agenda Item # 8.1.3

TOWN OF DRUMHELLER BYLAW NUMBER #04-10

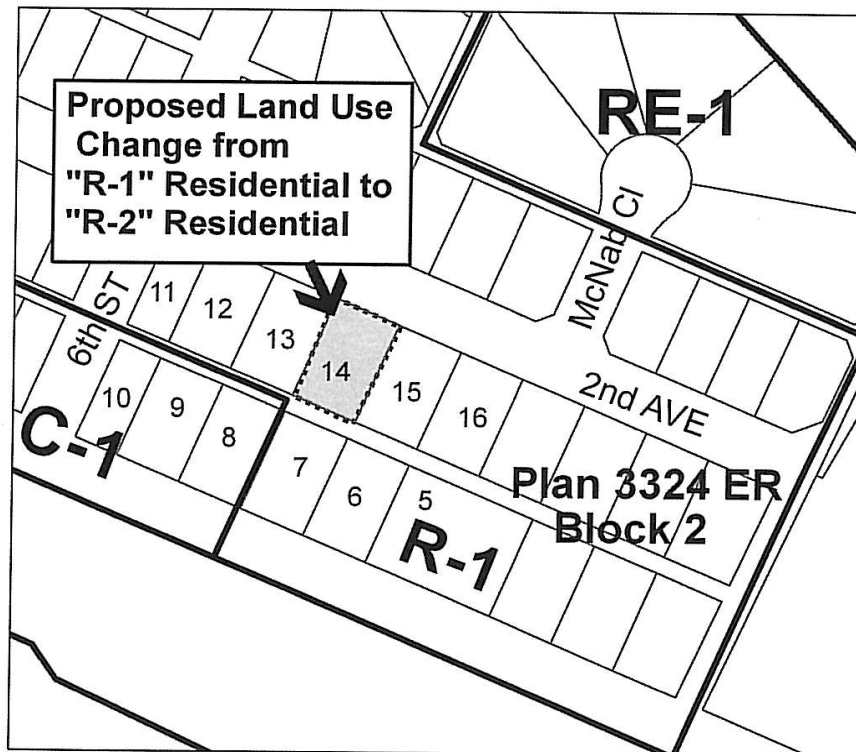
BEING A BYLAW TO AMEND LAND USE BYLAW NO. 10-08 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 04-10;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw No. 10-08; and

NOW THEREFORE the Council hereby amends Land Use Bylaw No. 10-08 as follows:

Schedule A, Land Use District Map, by re-designating the area in Lot 14, Block 2 in Plan 3324 ER in the Town of Drumheller from 'R-1' – Residential District to 'R-2' – Residential District as shown on the plan below:



READ A FIRST TIME THIS 18th DAY OF JANUARY, 2010

READ A SECOND TIME THIS ____th DAY OF _____, 2010.

READ A THIRD TIME AND PASSED THIS ____th DAY OF _____, 2010.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.3

FORM D

TOWN OF DRUMHELLER Land Use Bylaw No. 36-98

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

I / We hereby make application to amend the Land Use Bylaw.

APPLICANT

NAME: Braden Bosch TELEPHONE: [REDACTED]

ADDRESS: [REDACTED]

OWNER OF LAND

NAME: Braden Bosch TELEPHONE: [REDACTED]

ADDRESS: [REDACTED]

LEGAL DESCRIPTION

LOT: 14 BLOCK: 2 REGISTERED PLAN: 3324ER
QTR./L.S.D.: _____ SEC.: _____ TWP.: _____ RNG.: _____ M.: _____

CERTIFICATE OF TITLE: _____

AMENDMENT PROPOSED

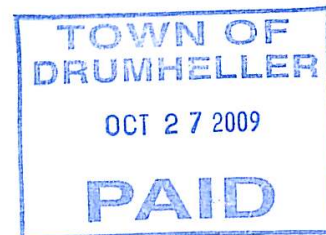
FROM: R1

TO: R2

637-2 avenue, Nacmire

REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

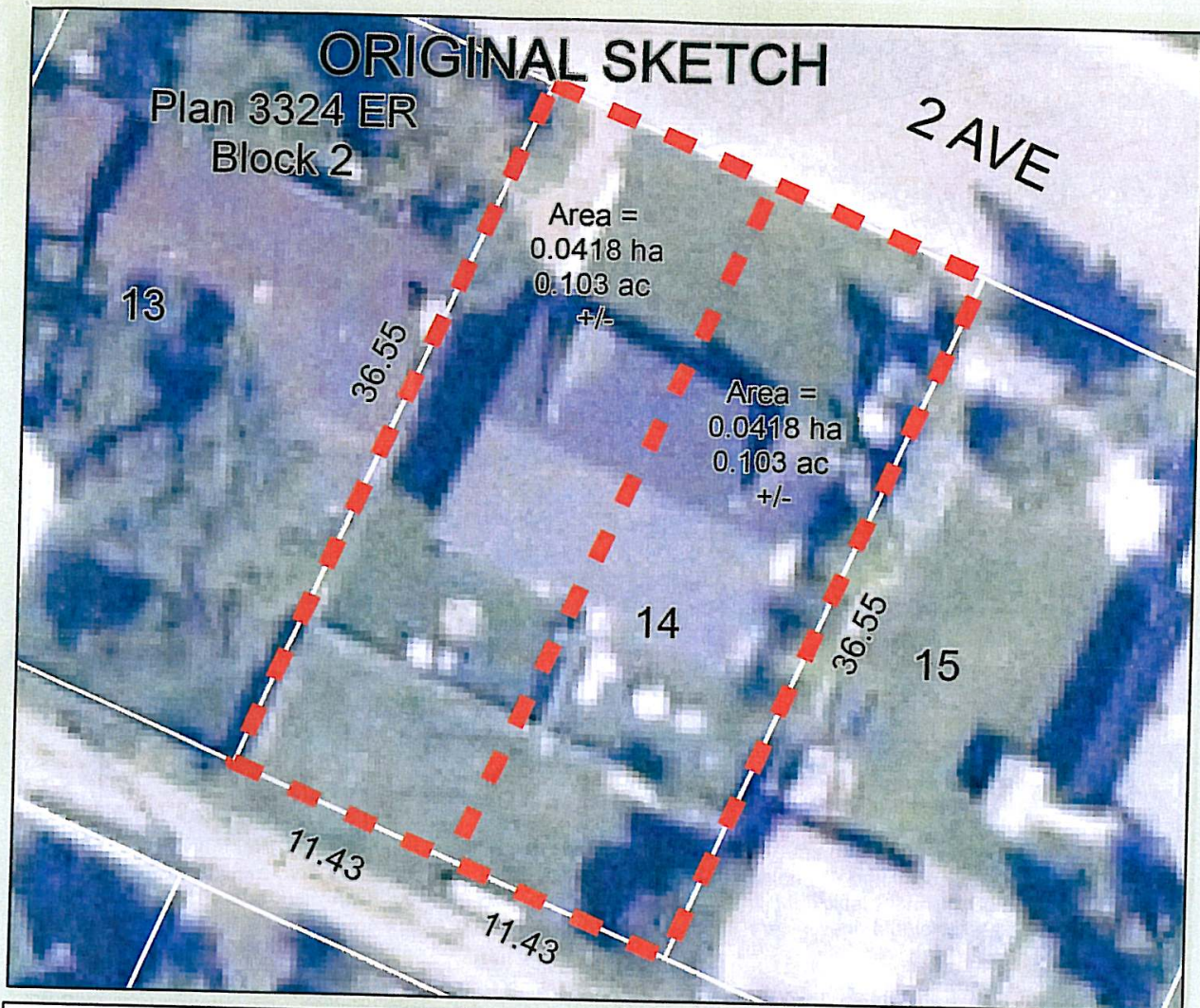
Split into two separate titles.



I / We enclose \$ 100.00 being the application fee.

DATE: OCT. 27 2009

SIGNED: B. Bosch



Town of DRUMHELLER (Nacmine)

Proposed Subdivision in Lot 14 in Block 2 of Plan 3324 ER in the
N 1/2 of 08-29-20-W4M

File No. 80/100 SD 2009-041

Title Area: 0.0835 ha (0.206 ac)+/-

Subdivision Area: 1 X 0.0418 ha (0.103 ac) +/-



Note: Dimensions and Areas are approximate and based
on information submitted by the applicant. Dimensions
need to be verified in the field by an ALS.
All Dimensions in Meters.



Agenda Item # 8.1.3



Agenda Item # 8.1.4

TOWN OF DRUMHELLER BYLAW NUMBER #05-10

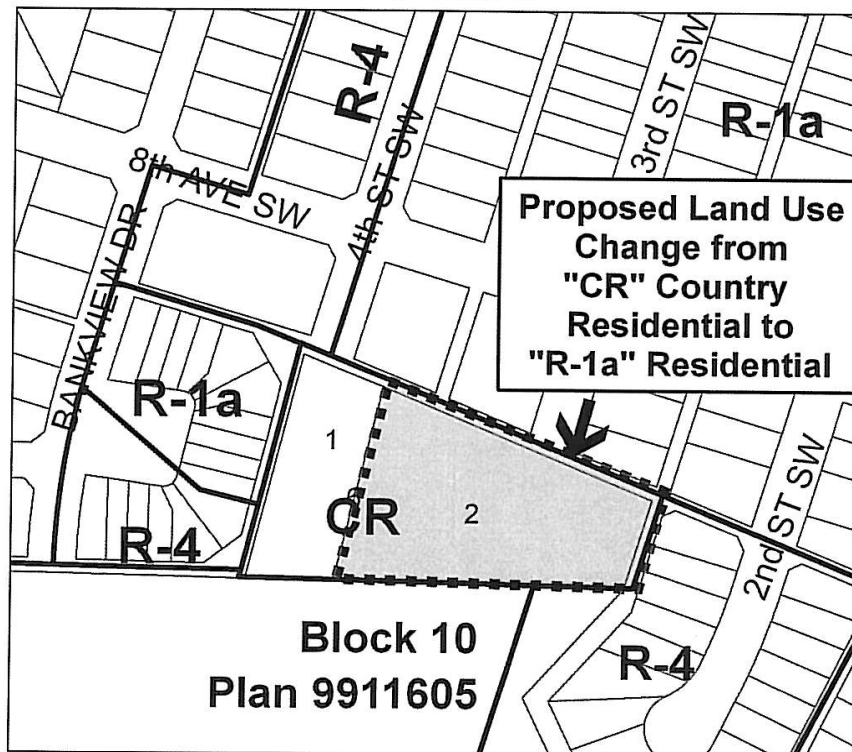
BEING A BYLAW TO AMEND LAND USE BYLAW NO. 10-08 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 05-10;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw No. 10-08; and

NOW THEREFORE the Council hereby amends Land Use Bylaw No. 10-08 as follows:

Schedule A, Land Use District Map, by re-designating the area in Lot 2, Block 10 in Plan 991 1605 in the Town of Drumheller from 'CR' – Country Residential District to 'R-1a' – Residential District as shown on the plan below:



READ A FIRST TIME THIS 18th DAY OF JANUARY, 2010

READ A SECOND TIME THIS ____th DAY OF _____, 2010.

READ A THIRD TIME AND PASSED THIS ____th DAY OF _____, 2010.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.4

RECEIVED

DEC. 29 2009

FORM D

TOWN OF DRUMHELLER
Land Use Bylaw No. ~~36-98~~ 10-08

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

I/We hereby make application to amend the Land Use Bylaw

APPLICANT

NAME: VERRADO RIDGE HOMES INC. TELEPHONE: 250-762-4343
ADDRESS: P.O. BOX 29064 KELOWNA B.C. V1W-4A7

OWNER OF LAND

NAME: RYAN & JENNIFER SIGGON TELEPHONE: [REDACTED]
ADDRESS: [REDACTED]

LEGAL DESCRIPTION

LOT: 2 BLOCK: 10 REGISTERED PLAN: 9911605
QTR./L.S.D.: SEC: TWP: RNG: M:
CERTIFICATE OF TITLE:

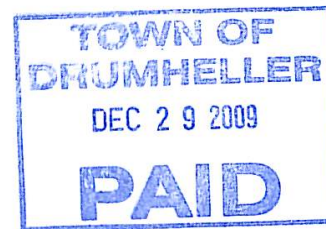
AMENDMENT PROPOSED

FROM: CR
TO: R1

REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

AS PER SUBDIVISION REC.

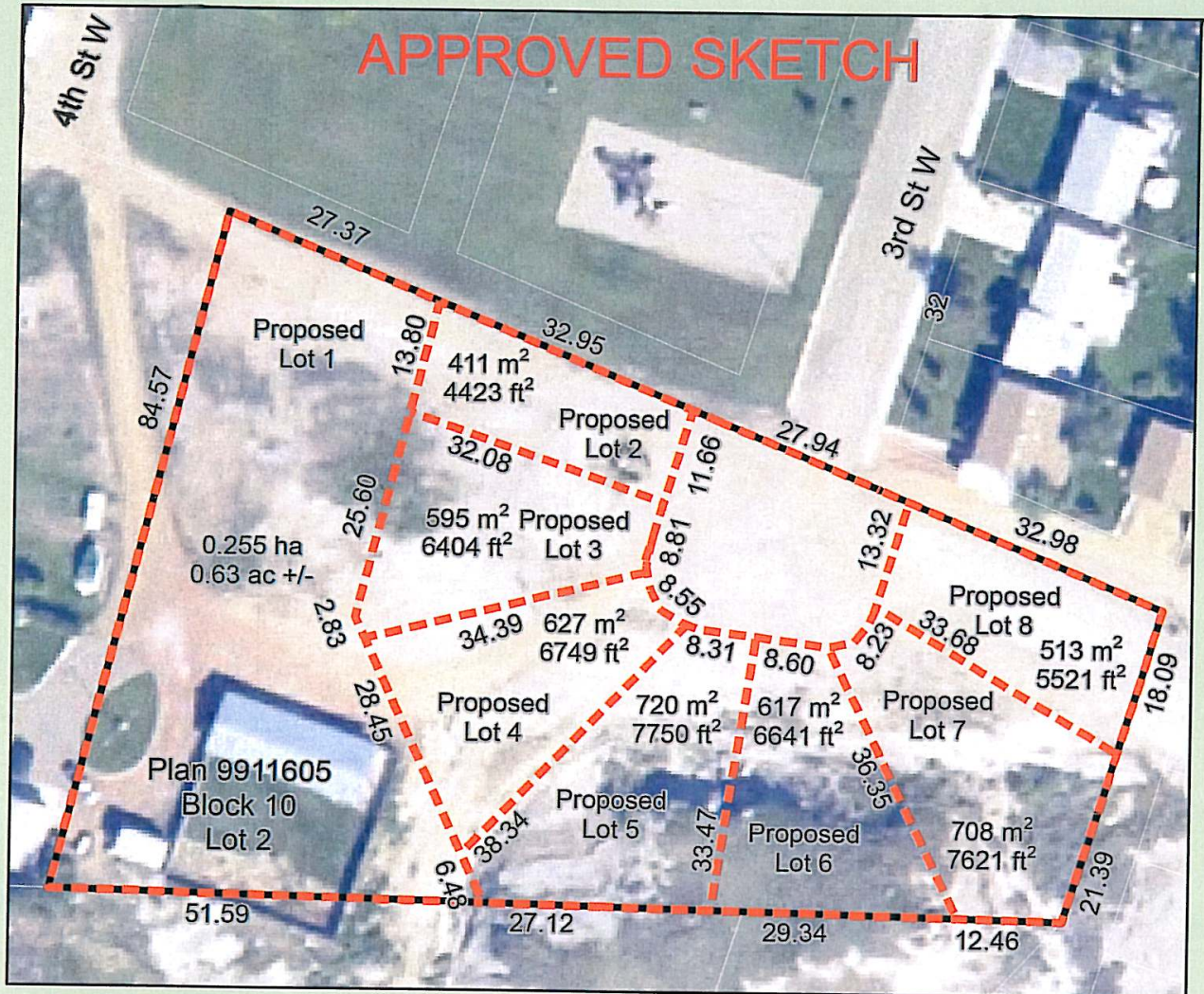
I/We enclose \$ 100.⁰⁰ being the application fee



DATE: AUG. 31, 2009

SIGNED

Byron Graham



Town of DRUMHELLER

Proposed Subdivision in Plan 9911605 Block 10 Lot 2 in the NW 1/4 of 2-29-20-W4M

File No. 80/103 SD 2009-051

Title Area: 0.736 ha (1.82 ac)+/-

Subdivision Area: 1 X 0.255 ha (0.63 ac) +/-

1 X 411 m² (4423 ft²) +/-

1 X 595 m² (6404 ft²) +/-

1 X 627 m² (6749 ft²) +/-

1 X 720 m² (7750 ft²) +/-

1 X 617 m² (6641 ft²) +/-

1 X 708 m² (7621 ft²) +/-

1 X 513 m² (5521 ft²) +/-

**Conditionally Approved
December 22, 2009**

Palliser Regional Municipal Services



Note: Dimensions and Areas are approximate and based on information submitted by the applicant. Dimensions need to be verified in the field by an ALS.
All Dimensions in Meters.



Agenda Item # 8.1.5

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 20, 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 of January A.D., 2010.

MAYOR, BRYCE NIMMO

Seal

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

Approved this _____ day of _____, 2010

MINISTER OF TRANSPORTATION

Agenda Item # 8.1.5

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

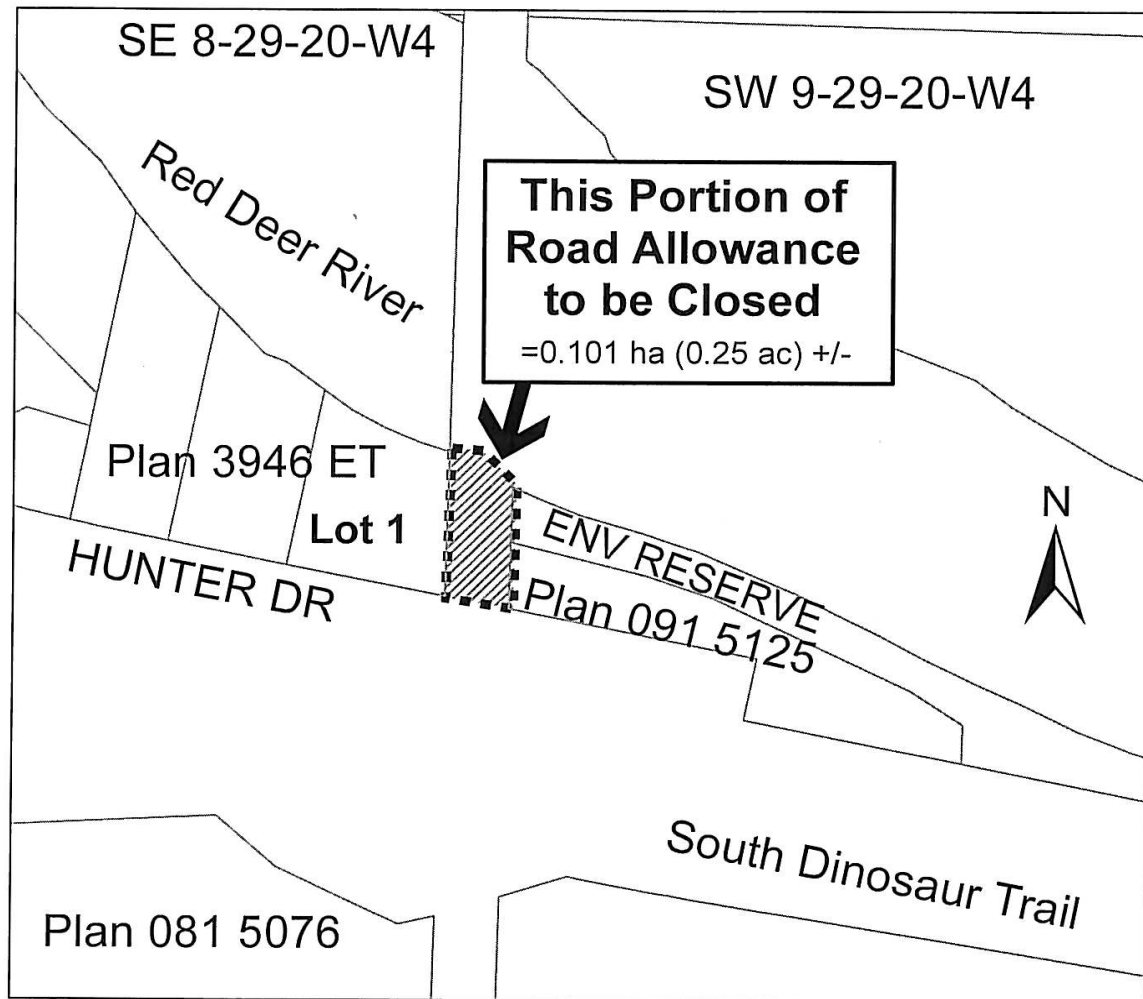
READ AND PASSED THE THIRD TIME BY THE
COUNCIL OF THE TOWN OF DRUMHELLER this _____ of _____ A.D., 2010.

MAYOR, BRYCE NIMMO

Seal

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

Schedule A



TOWN OF DRUMHELLER

BYLAW NO. 07.10

A BYLAW OF THE TOWN OF DRUMHELLER TO ESTABLISH UTILITY RATES.

This Bylaw shall be cited as the "Utility Rate Bylaw".

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

1. Definitions

"Commercial Premises" or "Industrial Premises" for the purpose of this bylaw shall mean one or more spaces useable for business purposes and having its own sanitary facilities connected to a single meter.

"Dwelling Unit" shall mean a complete building or self contained portion of a building containing a room or suite of rooms operated as a single housekeeping unit, intended to be used as a permanent or semi-permanent domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities, and including serviced lots in a manufactured home park, and not necessarily connected to an individual meter, excluding institutional premises.

"Institutional Premises" shall mean a complete building that operates as a school, hospital, nursing home, or seniors lodge.

"Manufactured Home Park" means a parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include convenience stores, parking facilities, home occupations and other accessory uses;

"Secondary suite" means a second self-contained dwelling unit that is located within a primary dwelling unit, where both dwelling units are registered under the same land title.

"Unit" shall mean a Dwelling Unit, Commercial Premises, or Industrial Premises, excluding secondary suites.

2. Water Rate

Fixed Monthly Charge per unit– zero (0) consumption	\$10.00
---	---------

Plus:

Per cubic meter (Per thousand gallons)	\$1.5411 (\$6.9965)
--	---------------------

3. Sewage Rate

Agenda Item # 8.1.6

Town of Drumheller
Bylaw 07.10
Utility Rate Bylaw
Page 2

Fixed Monthly Charge per unit– zero (0) consumption \$10.00

Plus:

Per cubic meter (Per thousand gallons) \$1.6005 (\$7.2662)
Sewage volume is calculated at 80% of water consumption

Or

Properties with only a sewer connection \$29.11 monthly

4. Wastewater Rate Rider 2008

Per cubic meter (Per thousand gallons) \$0.1001 (\$0.4544)
Sewage volume is calculated at 80% of water consumption

5. Bulk Water per cubic meter \$4.25

6. Recycling Fee per unit \$2.00

7. Penalty Rate

All accounts are subject to a penalty of 2% per month compounded monthly (effective rate of 26.82% per annum) if unpaid within thirty (30) days from the date the account is rendered.

8. Utility Deposit

Tenant \$150.00
New rate to apply to all new applications or reconnections.

9. Disconnection/Reconnection

Disconnection notice service fee \$25.00
Reconnection/Disconnection during business hours \$50.00
Reconnection/Disconnection during non-business hours \$150.00
If the water supply has been disconnected for non-payment of accounts, all fees and costs must be paid prior to reconnection

10. Bylaw 07.09 is hereby repealed.

This bylaw comes into effect on January 1, 2010.

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

Agenda Item # 8.1.6

Town of Drumheller
Bylaw 07.10
Utility Rate Bylaw
Page 3

MAYOR

CHIEF ADMINISTRATIVE OFFICER