

July 19, 2010 at 4:30 PM
Council Chamber, Town Hall
 703-2nd Ave. West, Drumheller, Alberta



1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

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 June 21, 2010

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

9-13 5.2.1 Municipal Planning Commission Meeting Minutes of May 19, 2010

14-20 5.2.2 Municipal Planning Commission Meeting Minutes of June 3, 2010

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

21-26 6.1 Economic Development Task Force Update (Wayne Hove, Chair)

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

27-28 8.1.1 Bylaw 17.10 being a bylaw to amend the Land Use Bylaw by adding additional land uses to "A" - Agricultural District

8.1.2 Projects Update

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 T. Yemen - Request for Banner "2011 Centennial of Coal Mining in the Valley"

14.0 IN-CAMERA MATTERS

Town of Drumheller COUNCIL MEETING MINUTES

June 21, 2010 at 12:00 AM
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 SERVICES:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Michael Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

- 1.1 Councillor Sharel Shoff was sworn in as Deputy Mayor for the months of July and August, 2010.

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Deletion: 8.4.1 RFD - Newcastle Community Hall

MO2010.106 McDonald, Shoff moved to approve the agenda as amended. Carried unanimously.

5.0 MINUTES

Council Meeting Minutes
June 21, 2010

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

- 5.1.1 Regular Council Meeting Minutes of June 7, 2010
MO2010.107 Shoff, Yemen moved to approve the regular Council meeting minutes of June 7th, 2010 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

- 6.1 Presentation of Encana's Business Plan
Encana representatives (Stacy Knull, Derek McCoubrey, Diana Woog Doolan, Lynne Chrumka, and Luigi Vescarelli) were in attendance to provide an overview of the "*New Encana: the clear energy choice*", the Clearwater BU Development Plans, specific development plans for the Drumheller Area and Encana's community relations and investment. Derek explained that oil assets have been split off into Cenovus and the new Encana will focus on the unconventional natural gas assets in North America through shale gas production. He explained that shales are plentiful in North America and Encana is positioned to capitalize on 12.7 million net acres in North America. He further explained that Encana intends to double their company size over the next five years with the Clearwater Business Unit being one area of focus (US border to north of Edmonton). He stated that Encana intends to continue to grow the Horseshoe Canyon CBM District as there is a huge opportunity for development (up to 15,000 wells in the next 10 years which will increase the number of jobs). This results in indirect spending in Drumheller and economic development opportunities. Luigi highlighted some of Encana's community investments such as the Drumheller Dragons, Royal Tyrrell Museum, Drumheller's Badlands Community Facility and many other organizations.

Mayor and Council thanked Stacy, Derek, Diana, Lynn, and Luigi for their presentation and noted that many Encana employees are dedicated volunteers within the community.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

- 8.1.1 RFD - Badlands Community Facility Tender Award
R. Romanetz advised that the tenders closed for the Badlands

Council Meeting Minutes
June 21, 2010

Community Facility on June 9th at 2:00 PM. He stated that nine tenders were received with the bids ranging from \$13,725,000 to \$14,987,000. He further stated that Dawson Wallace Construction Ltd. out of Calgary, AB was the low bidder in the amount of \$13,725,000 (exclusive of GST and separate prices). He presented a letter from GEC dated June 18, 2010 which recommends that the Town of Drumheller award the tender to Dawson Wallace Construction Ltd. He also presented GEC's cost analysis of the project based on the low tender. He stated that the base bid of \$13,725,000 includes \$469,000 cash allowance for the kitchen and detailed mill work and \$310,200 separate prices that represent items that could be deferred or left out. Administration recommends that the separate price items be included in the tender price bringing the total bid to \$14,035,200.

He explained that costs outside of the total bid prices include site work at \$1.3M, access road construction and servicing at \$400,000, cenotaph at \$250,000, 7% contingency which may be required to cover change orders and \$351,000 that was expended in the fall of 2009 on site fill and grading for a total construction cost of \$17,455,164. He further explained that once other costs such as the furnishings, equipment IT, fees for architectural and engineering are included the overall total project cost is estimated to be in the amount of \$21,221,786.40.

MO2010.108 Bertamini, Guidolin moved that Council award the tender for the Badlands Community Facility Project to Dawson Wallace Construction Ltd. in the amount of \$14,035,200 exclusive of GST.

Discussion on Motion:

Councillor A. Berdahl stated that Council needs to consider if any cost savings from Phase 1 should be directed to Phase 2 of the project. He recommended that the dollars go to Phase 2 of the project. In a response to Councillor S. Shoff's question, R. Romanetz stated that other specific tenders for furnishings, equipment, and cenotaph would have to come back to Council for approval however he advised that Council had already approved the underground tender (storm, sanitary, water) for the project. Councillor T. Yemen asked when the facility will be completed. R. Romanetz stated that the building should be ready for occupancy in September, 2011.

Vote on Motion: Carried unanimously.

- 8.1.2 RFD - Badlands Community Facility - Operations and Marketing Steps
R. Romanetz advised that Administration has been actively working on options and alternatives for the marketing the Badlands Community Facility. He stated that two key considerations to the future success of marketing and program development for the Badlands Community Facility include: 1) hiring of a Manager to allow for the early

Council Meeting Minutes
June 21, 2010

development of sales and community networks related to Badlands Community Facility; and 2) purchasing and scheduling software to optimize sales and leverage opportunities for the facility. He stated that the amount would be expensed from a combination of operating surplus and reserves from the 2010 budget. He stated that it is expected that the annual salary range for this position would be \$50,000 - \$65,000 dependent on experience. This would be an out of scope position.

MO2010.109 Shoff, Yemen moved that Council instructs Administration to hire a Facility Manager for the Badlands Community Facility using surplus funds for 2010, and / or a combination of funds from surplus and, or reserves from the 2010 budget.

Discussion on Motion:

In response to a question from Council, R. Romanetz explained that the job description is available from the Director of Community Services, P. Salvatore who will oversee this position. He further explained that as per the Town's HR Policy at least two staff members with hiring authority and possibly a third will be involved in the interviewing process. Councillor S. Shoff asked if a Committee would be established to oversee the facility operations. R. Romanetz stated that as suggested in the memo dated June 11, 2010, a Committee should be formed to collaborate with staff and identify future marketing opportunities for the facility with their role expanding once the facility is opened.

Vote on Motion: Carried unanimously.

8.1.3 RFD - Notice of Amendments to the Palliser Regional Municipal Services Articles of Association

R. Romanetz advised that he along with Jay Slomp, Special Areas and Ross Rawlusyk, Starland County have been working as a mentoring group with Palliser for the last 6 months and several inconsistencies have been noted in Palliser's Articles of Association. He provided an overview of the proposed changes.

MO2010.110 Guidolin, Berdahl moved that Council support the amendments to the PRMS Articles of Association.

Discussion on Motion:

Council requested that the following two recommendations be brought forward at the Annual General Meeting to be held on June 23rd: 1) Section 6 - Cessation of Shareholder - notice requirements for a shareholder to withdraw from membership. Council requested that the 600 day requirement should remain in place as 365 days is not sufficient time for member municipalities to rebudget and 365 days makes it too easy for municipalities to withdraw; and 2) Section 35 - Remuneration - Councillor K. Bertamini disagreed with word change "that schedule of

Council Meeting Minutes
June 21, 2010

rates as approved by resolution of the Board". She stated that all "schedule of rates should be approved by resolution of the Shareholders" as new rates will impact municipal requisitions.

Councillor K. Bertamini asked for an amendment to the motion to reflect the suggested changes. Councillor Guidolin and Berdahl agreed.

MO2010.110A Guidolin, Berdahl moved that Council support the amendments to the PRMS Articles of Association subject to two changes to the amendments affecting Section 6 (600 day requirements remain in place) and Section 35 (schedule of rate should be approved by the Shareholders).

Vote on Motion:

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

2 - opposed Shoff, Yemen

Motion Carried.

8.2. Director of Infrastructure Services

8.3. Director of Corporate Services

8.4. Director of Community Services

8.4.1 RFD - Newcastle Community Hall (removed from agenda)

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

MO2010.111 Guidolin, Bertamini moved to go in camera at 5:55 PM. Carried unanimously.

14.1 Land Matter – Hy-Grade Industrial Park

14.2 Personnel Matter

MO2010.112 Shoff, Berdahl moved to revert to regular Council meeting at 7:18 PM. Carried unanimously.

Agenda Item # 5.1.1

Council Meeting Minutes
June 21, 2010

- 14.1 Land Matter - Hygrade Industrial Park
MO2010.113 Shoff, Berdahl that Council accept the proposal by Barcomp Industries Inc. to exchange land legally known as Plan 9710916 Block 12 Lot 11 (Civic Address 41 Hy-Grade Crescent) owned by the Town of Drumheller with land legally known as Plan 9710916 Block 12 Lot 10 (Civic Address 51 Hy-Grade Crescent) owned by Barcomp Industries Inc. and further that Barcomp Industries Inc. will be responsible for their share of the legal and transfer costs. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 7:20 PM.

Mayor

Chief Administrative Officer



DRUMHELLER

COMMUNITY SERVICES



Municipal Planning Commission MINUTES Meeting of Thursday, May 19, 2010

Present: Gerhard Schwarz, Chairman
Robert Greene, Member/Chairman
Andrew Berdahl, Councillor
Irene Doucette, Member
Jeanette Neilson, Member
Dennis Simon, Member
Sharel Shoff, Councillor/Member
Brad Wiebe, PRMS
Paul Salvatore, Director of Community Services
R. Romanetz, Chief Administrative Officer/Engineer
Al Kendrick, Director of Infrastructure Services
Cindy Woods, Recording Secretary

Guests: Mayor Bryce Nimmo
Gillian Carr – GEC Architecture
David Edwards – GEC Architecture

Absent: Kate Lima, Development Officer

1.0 CALL TO ORDER – 12:02 p.m.

2.0 MINUTES FROM PREVIOUS MEETING

2.1 April 22, 2010

Motion: I. Doucette moved to accept the Minutes of April 22, 2010 as presented.

Seconded by S. Shoff – Carried

GEC Architecture arrived later, agenda rearranged to accommodate.

3.0 DEVELOPMENT PERMITS

3.1 T10052D – Town of Drumheller – Badlands Community Facility – “DT”

R. Romanetz introduced Gillian Carr and David Edwards of GEC Architecture.

D. Edwards presented Development Permit T10052D submitted by the Town of Drumheller for the new construction of the Badlands Community Facility located at 80 Riverside Drive East on Plan 3147HR; Block 34; Lots 1 & 2, Drumheller. Zoning is “D-T” Downtown Transition District.

D. Edwards explained the use of the building will be a field house (multi-purpose sports facility, indoor soccer, lacrosse, basketball, etc.), a library, fitness centre and banquet hall. There will be a mix of Community, recreational and art space. D. Edwards described the building location and possible future development including twinning of the arena and relocation of the Cenotaph to the front of the building. Agreements have been made with neighbouring property owners to provide access to the new Badlands Community Facility. This allows a larger amount of vehicle



DRUMHELLER

COMMUNITY SERVICES



traffic to enter and exit the property safely. There will be drop off zones curb side for buses and large events scheduled in the banquet or arena areas.

The facility will provide a total of 228 parking stalls which is adequate for day to day use. At times when there is more than one large event at the arena and the Badlands Community Facility additional parking would be accommodated Down Town. D. Edwards described the landscaping, building layout and materials used for the project.

Councillor A. Berdahl left the meeting at 1:10 p.m.

S. Shoff inquired about designated play area and how large it would be. D. Edwards explained it would be 30 ft x 20 ft and will be filled with large play equipment specifically for toddlers. R. Romanetz mentioned this could be updated as required to meet the needs of the Community.

S. Shoff questioned room 214 in the drawings and asked for confirmation that it would have kitchen facilities and if it will have a bar area. D. Edwards explained that they have a Food Service Consultant preparing the Kitchen drawings and they are not yet tendered, however kitchen equipment is included in the tender. He explained there is a portable bar area so it can be moved for different functions.

D. Simon asked if there would be a cafeteria in the building. D. Edwards confirmed there would be coffee, muffins, juice, etc., however the cafeteria would not be provided with a deep fryer as the building is a fitness facility.

G. Schwarz thanked Gillian Carr and David Edwards for attending and they then left the meeting at 1:25 p.m.

Municipal Planning Commission members discussed the proposed development.

Motion: G. Greene that Development Permit T10052D submitted by the Town of Drumheller for the new construction of the Badlands Community Facility located at 80 Riverside Drive East on Plan 3147HR; Block 34; Lots 1 & 2, Drumheller be approved subject to the following conditions;

1. **Development shall conform to Land Use Bylaw 10-08.**
2. **Placement of construction as per site plan submitted. If the holder of the permit wishes to make any changes from the site plan, the details of the application or from any condition, guideline or restriction imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development permit application may be necessary.**
3. **All necessary Safety Codes permits (building, electrical, gas, plumbing, etc.) to be in place prior to construction/installations.**
4. **Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission. Plans to be submitted prior to development of site.**
5. **Parking lots and drop off zone shall be paved as per Town of Drumheller Standards.**
6. **Any and all local improvements at owner's expense including, however not limited to driveways, curb cuts, service connections, etc.**
7. **Development to have written confirmation that it has met any/all requirements of the Regional Health Authority.**
8. **Construction shall be in conformance with the Alberta Building and Fire Codes.**
9. **Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.**
10. **Development to conform to the Town of Drumheller Water & Sewer Bylaw #12-08.**



DRUMHELLER

COMMUNITY SERVICES



11. **Development to conform to any and all other pertinent Municipal, Provincial or Federal legislation and all other agencies.**
12. **Any additional signage not shown on plot plan to be made under separate development permit application.**
13. **All Contractors to be in possession of a valid Town of Drumheller business license.**

Seconded by J. Neilson - Carried

3.2 T10049D – Jerry's Liquor Store – Addition for Storage – "Hwy-C"

C. Woods presented Development Permit T10049D submitted by Harry Hamilton of Canalta for the new construction of an addition located at #300, 680 – 2 Street SE on Plan 9612162; Block 11; Lot 7a, Drumheller. Zoning is "Hwy-C" – Highway Commercial District.

C. Woods explained that the applicant would like to add a 530 sq ft addition to the back of the building for storage purposes and the loading/unloading of stock. Customer parking will not be affected by the addition.

Municipal Planning Commission members confirmed the exterior finishing was to be consistent with the existing structure.

Motion: J. Neilson that Development Permit T10049D submitted by Harry Hamilton of Canalta for the new construction of an addition located at #300, 680 – 2 Street SE on Plan 9612162; Block 11; Lot 7a, Drumheller be approved subject to the following conditions;

1. **Development shall conform to Land Use Bylaw 10-08.**
2. **Construction of building and development as per plans submitted. Any modifications must be first approved by the Development Officer/Municipal Planning Commission.**
3. **Any and all additional, larger or modified improvements such as driveways, curb cuts, service connections, etc. shall be at Owners' expense.**
4. **External finished appearance of the proposed construction to be compatible with that of the existing development.**
5. **Parking plan as per parking regulations in Land Use Bylaw 10-08.**
6. **Landscaping to be in accordance with Land Use Bylaw 10-08; Policy C04-02 and to the satisfaction of the Development Officer.**
7. **All necessary safety codes permits to be in place prior to construction.**
8. **Construction shall be in conformance with the Alberta Building and Fire codes.**
9. **Any change in use may require a separate application for development.**
10. **Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.**
11. **Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.**
12. **All Contractors to be in possession of a Valid Town of Drumheller Business License.**
13. **All signage to be made under separate development permit application.**

Seconded by S. Shoff - Carried

3.3 T10015S – Stevenson Homes – Freestanding Sign – "Hwy-C"

C. Woods presented Development Permit T10015S submitted by 1066483 Alberta Ltd for Stevenson Homes for the placement of a freestanding sign located at 95 South Railway Avenue on Plan 4653BC; Block 5; Lot 17, Drumheller. Zoning is "Hwy-C" – Highway Commercial District.



DRUMHELLER

COMMUNITY SERVICES



C. Woods explained that there is currently a lease agreement in place for an existing freestanding sign with IGA as the property is owned by the Town of Drumheller. It has been confirmed this agreement would allow for placement of another sign. A copy of Council minutes approving the use of this site for the Stevenson Homes sign is attached to the application. C. Woods advised that Stevenson Homes was proposing to landscape and maintain the sign location.

A. Berdahl questioned Land Use Bylaw 10-08 Sec 81(2)(K) which states;

In a Hwy-C District where a second sign is approved, there shall be a 30 meter (10000 ft.) separation from any other sign on the same site, unless otherwise approved by the Municipal Planning Commission.

Municipal Planning Commission members discussed the site area and sign locations. J. Neilson requested that the landscaping include plants and not just decorative rock.

Motion: D. Simon that Development Permit T10015S submitted by 1066483 Alberta Ltd for Stevenson Homes for the placement of a freestanding sign located at 95 South Railway Avenue on Plan 4653BC; Block 5; Lot 17, 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. **Any required Safety Codes Permits, ie electrical, must be obtained from the Town of Drumheller's Safety Codes Department prior to installation of sign.**
4. **Contractor(s) to have a valid Business License with the Town of Drumheller.**
5. **Landscaping to be in accordance with Lease Agreement and to the satisfaction of the Development Officer/Municipal Planning Commission.**
6. **Appearance of sign shall be maintained to the satisfaction of the Development Officer/Municipal Planning Commission.**

Seconded by I. Doucette – Carried

R. Romanetz added another item to agenda as the Municipal Planning Commission waited for GEC Architecture to arrive.

3.4 T10029D – Badlands Ski Hill – Placement of A-Frame Restaurant – "A"

C. Woods presented Development Permit T10029D submitted by the Badlands Ski Hill for the Placement of an A-Frame Restaurant located at NE ¼ Sec 4 Twp 29 Rng 20 W4th, Drumheller. Zoning is "A" – Agricultural District. Restaurants are not listed as a use in the Agricultural District.

R. Romanetz explained that the zoning changes on the proposed location would not be finalized until next year. The Municipal Planning Commission may approve this application on a temporary basis based on the existing lodge and use of the property.

Municipal Planning Commission members discussed the proposed development with regards to services, security, fencing and timeline.

Motion: D. Simon that Development Permit T10029D submitted by the Badlands Ski Hill for the Placement of an A-Frame Restaurant located at NE ¼ Sec 4 Twp 29 Rng 20 W4th, Drumheller be approved subject to the following conditions;



DRUMHELLER

COMMUNITY SERVICES



1. Development shall conform to Land Use Bylaw 10-08.
2. Construction as per plans submitted with application.
3. Garbage, grease and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.
4. All required Safety Codes Permits (building, electrical, gas, plumbing, etc.) to be in place prior to modifications/ renovations to building that may be required.
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 the Land Use Bylaw 10-08.
7. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer that the premises meet the requirements of the Regional Health Authority.
8. Development to conform and meet the requirements of the AGLC (Alberta Gaming and Liquor Commission).
9. Development to conform to any and all other pertinent Municipal, Provincial or Federal legislation.
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 signage placement and is to be made under separate application prior to placement.
12. Permit Expires November 30, 2010.

Seconded by J. Neilson - Carried

5.0 OTHER DISCUSSION ITEMS

Adjournment – J. Neilson motion to adjourn at 1:29 pm.

Chairperson

Development Officer



DRUMHELLER

COMMUNITY SERVICES



Municipal Planning Commission
MINUTES
Meeting of Thursday, June 3, 2010

Present:

Gerhard Schwarz, Chairman
Robert Greene, Member
Irene Doucette, Member
Dennis Simon, Member
Brad Wiebe, PRMS
Paul Salvatore, Director of Community Services
Cindy Woods, Safety Codes
Judy Quintin-Arvidson, Recording Secretary

Absent:

Andrew Berdahl, Councillor
Kate Lima, Development Officer
Jeanette Neilson, Member
Sharel Shoff, Councillor/Member

1.0 CALL TO ORDER – 12:05 p.m.

2.0 MINUTES FROM PREVIOUS MEETING - Approved

3.0 DEVELOPMENT PERMITS

3.1 T10136H – Jim Bacon– Home Occupation – All Out Fire Safety – “R1”

P. Salvatore presented Development Permit T10136H submitted by Jim Bacon for a Home Occupation Business located at #10 Spruce Drive on Plan 4437JK, Block 5, Lot 12. Zoning is “R1” Residential District. Home Occupations are a discretionary use in the “R1” District.

P. Salvatore advised this application is for office and storage space for an existing Fire and Safety Business. It will not be used to service Fire Extinguishers. The servicing is done offsite in a trailer. The business has a dedicated Industrial site. There may be some traffic to drop off or pick up Fire Extinguishers. No Retail will be done. There will be no storage of chemicals, flammables or anything that poses health or fire hazard.

Motion: D. Simon that Development Permit T10136H submitted by Jim Bacon for a Home Occupation Business located at #10 Spruce Drive on Plan 4437JK, Block 5, Lot 12 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 (ie. fire extinguishers, chemicals) must be stored at applicants commercial shop located at 602 – 9 Street on Plan 9710916; Block 12; Lot 2 in Drumheller.**
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. **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**



DRUMHELLER

COMMUNITY SERVICES



imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.

7. **Permit expires December 31, 2010.**

Seconded by I. Doucette - Carried

3.2 T10137H – Jaylene Poitras – Occupy – Home Occupation – Destiny 4 Paws 'N Claws Professional Grooming - "R1"

P. Salvatore presented Development Permit T10137H submitted by Jaylene Poitras for a home occupation business located at 96 Beech Street on Plan 9412367, Block 5, Lot 2, Drumheller. Zoning is "R1" Residential District. Home Occupations are a discretionary use in the "R1" District.

P. Salvatore advised the property borders the River Grove campground and would have a low impact on the existing neighbourhood. They would have about four customers per day for pick up and drop off of animals.

The Municipal Planning Commission requested a circulation be done to neighbouring properties.

Motion: I. Doucette that Development Permit T10137H submitted by Jaylene Poitras for a Home Occupation business located at 96 Beech Street on Plan 9412367, Block 5, Lot 2, Drumheller be approved subject to the following conditions:

8. **Must conform to Land Use Bylaw 10-08**
9. **Annual Business License is required.**
10. **There shall be no outside storage of materials, commodities or finished products.**
11. **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).**
12. **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.**
13. **Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.**
14. **Permit expires December 31, 2010.**

Seconded by D. Simon - Carried

3.3 T10048D – Peter Velichko – New Single Family Dwelling & Detached Garage "R1"

P. Salvatore presented Development Permit T11148D submitted by Peter Velichko for a new single family dwelling and a detached garage to be located at 220 – 3rd Street East, in Midland, on Plan 0814972, Block 8, Lot 18. Zoning is "R1" Residential District and is located in the Flood Fringe. The south side border is between Red & Yellow, Flood retention wall 100 Year Flood Plain. On page 5, Flood risk area - development is discouraged by Alberta Environment. Low intensive use on the map – residential development has taken place over the years. New construction conforms to current area. It is located on the Flood Fringe not in the Flood Way. We have done one across the road.

B. Wiebe says to raise the ground level is a discretion but may look strange raised up against the existing neighbourhood.



DRUMHELLER

COMMUNITY SERVICES



Motion: R. Greene that Development Permit T10048D submitted by Peter Velchko for the construction of a new detached home and garage located at 220 – 3rd. Street East, in Midland on Plan 0814972, Block 8, Lot 18 be approved subject to the following conditions:

1. **Development shall conform to Land Use Bylaw 10-08.**
2. **Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor.**
3. **The developer shall hold the Municipality harmless from any damage to or loss of the development caused by flooding.**
4. **Construction of building and development as per plans submitted. Any modifications must be first approved by the Development Officer/Municipal Planning Commission.**
5. **Make allowances for TWACS cable to be installed between the water meter and the electrical meter.**
6. **Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.**
7. **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**
8. **All contractors to be in possession of a valid Town of Drumheller business license.**
9. **All local improvements including, however not limited to driveways, frontage charges, water/sewer services, are at the expense of the owner.**
10. **Development to conform to any and all Municipal, Provincial or Federal legislation.**

Seconded by D. Simon – Carried.

3.4 T10051D – Gus & June Mattheis – Levelling and Fill – “CR”

P. Salvatore presented Development Permit T10051D submitted by Gus & June Mattheis to level and fill an existing property located at Rosedale District, Plan 0513422, Block 2, Lot 1, NW ¼ sec. 28, TWP. 28, Rng. 19, W4th. Zoning is “CR” Country Residential. This will be an amalgamation of property and is subject to the water proximity of the river – Flood Way. The escarpment is in both the Flood Fringe and Way. In the concept plan, the first property is in the neighbourhood. The concerns are with the property line. They have only a 9’ 3” allowance and need a minimum 10’ side yard allowance.

Motion: D. Simon that Development Permit T10051D submitted by Gus & June Mattheis to level and fill the lot located in the Rosedale District, , Plan 0513422, Block 2, Lot 1, NW ¼ sec. 28, TWP. 28, Rng. 19, W4th.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. **Proper placement of foundation walls – as per application – to be determined by Alberta Land Surveyor.**
4. **Construction to be in accordance with the Alberta Building Code.**
5. **All necessary permits (building, electrical, gas, plumbing) to be in place prior to construction/installations.**
6. **Private Sewage Disposal System to be installed as per Provincial/Federal regulations and/or guidelines (permit required).**
7. **If the holder of the permit or 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**



DRUMHELLER

COMMUNITY SERVICES



first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.

8. Development to conform to any and all Municipal, Provincial or Federal legislation.
9. Contractor and subcontractors to have valid business licenses with the Town of Drumheller prior to commencement of construction or installations

Seconded by I. Doucette – Carried

3.5 T10054D – Dale & Suzanne Sands – 216 Acres Site Preparation – Hazard identified – Control erosion, Remove coal to prevent self igniting. Zoned "R2".

P. Salvatore presented Development Permit T10054D submitted by Dale & Suzanne Sands to do a site preparation on the site at Rosedale District, NE ¼ Sec. 29, Twp. 28, Rng. 19, W4th. This site needs filled for future development. Not in the subdivision plan now, just land preparation. Any work done will be compliant with Alberta Environment – water shed.

Motion: D. Simon that Development Permit T10054D submitted by Dale & Suzanne Sands to do a site preparation on the site at Rosedale District, NE ¼ Sec. 29, Twp. 28, Rng. 19, W4th. be approved subject to the following conditions:

1. Development must conform with Land Use Bylaw 10-08.
2. Developer to enter into a Development/Servicing Agreement with the Town of Drumheller. This agreement to include however not be limited to the servicing of the property with Municipal services, access road, dust abatement and site grading as required.
3. Development to meet with all requirements of the Alberta Environment Protection Act and any other applicable Provincial Acts, regulations and/or guidelines.
4. Hours of site construction activity as per Town of Drumheller Noise Bylaw #25-98.
5. Development Permit issued for the grading and levelling of the above site only. Further development on these properties shall require an additional development permit(s).

Seconded by I. Doucette – Carried.

3.6 T1055D – Ernie Dupuis – Detached Single Car Garage – Zoned "R1"

P. Salvatore presented Development Permit T1055D submitted by Ernie Dupuis to build a Single Car Detached garage to be located at Midland District, 105 – 16th. St. N.W., Plan 1561JK, Block 6, Lots 13 & 14. Zoned R1. This existing residence is located in the Flood Fringe.

Motion: R. Greene that Development Permit T1055D submitted by Ernie Dupuis to build a Single Car Detached garage to be located at Midland District, 105 – 16th. St. N.W., Plan 1561JK, Block 6, Lots 13 & 14. Zoned R1 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.
5. The developer shall hold the Municipality harmless from any damage to or loss of the development caused by flooding.



6. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
7. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations)
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.
9. Contractor(s) to have a valid Business License with the Town of Drumheller.

Seconded by I. Doucette – Carried.

3.7 T10057D – Curtis LaPierre – Detached Double Car Garage – Zoned R1

P. Salvatore presented Development Permit T10057D submitted by Curtis LaPierre to build a Double Car Detached Garage to be located at 1219 riverside Drive East, Plan 1259 J.K., Block 1, Lot 10. Zoned R1. Although this was presented as a convenience as it met all conditions but there was no signing authority available, it was pointed out the water service runs under every second property in the back alley and they must make sure their water service is not under the proposed building site.

Motion: I. Doucette moved that Development Permit T10057D submitted by Curtis LaPierre to build a Double Car Detached Garage to be located at 1219 riverside Drive East, Plan 1259 J.K., Block 1, Lot 10. Zoned R1 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.**
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.

3.8 T10059D – Canadian Badlands Passion Play – Grade & Gravel Parking Lot Zoned "UT"

P. Salvatore presented Development Permit T10059D submitted by Canadian Badlands Passion Play to grade and gravel the location of SW ¼ Sec. 10, Twp 29, Rng 20, W4th to be used as a parking lot. They have increased their seating capacity and need more parking before July 2010. They will need council approval, which would normally take place first, but time constraints had to meet deadline. The Passion Play will pay for improvement even though it is on Town of Drumheller land.



Motion: R. Greene that Development Permit T10059D submitted by the Canadian Badlands Passion Play to grade and gravel the location of SW ¼ Sec. 10, Twp 29, Rng 20, W4th. Be approved with the following conditions:

1. **Development must conform with Land Use Bylaw 10-08.**
2. **Developer to enter into a Lease agreement with the Town of Drumheller.**
3. **Developer to enter into a Development/Servicing Agreement with the Town of Drumheller. This agreement to include however not be limited to the servicing of the property with Municipal services, access road, dust abatement and site grading as required.**
4. **Development to meet with all requirements of the Alberta Environment Protection Act and any other applicable Provincial Acts, regulations and/or guidelines.**
5. **Hours of site construction activity as per Town of Drumheller Noise Bylaw #25-98.**
6. **Development Permit issued for the grading and levelling of the above site only. Further development on these properties shall require an additional development permit(s).**
7. **Development must conform to all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.**

Seconded by I. Doucette – Carried.

3.9 T10060D – William Wilson – Move Used House onto Existing Site – Zoned “R1”

P. Salvatore presented Development Permit T10060D submitted by William Wilson to move an existing house onto an existing lot located at Nacmine District, Plan 7125DD, Block 2, Lot – Portion of 4. The proposed site plan shows the home facing the side yard as opposed to the front. It does not conform and the recommendation would be to rotate the house by 90 degrees to conform to the neighbourhood.

The recommendation is to table this so that he can check his options and do a mock up to show the future facade, front elevation, construction of deck, and any additional entry.

Motion: I. Doucette that Development Permit T10060D submitted by William Wilson to move an existing house onto an existing lot located at Nacmine District, Plan 7125DD, Block 2, Lot – Portion of 4 be **TABLED** for more information.

Seconded by D. Simon – Carried.

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

B. Weibe had nothing to report at this time.

5.0 OTHER DISCUSSION ITEMS:

P. Salvatore suggested we need to become more familiar with the Health Authority guidelines to provide conditions with Health Authority approval. This was accepted and P. Salvatore will provide these to the board.

Gerhard Schwartz is stepping down as Chairperson.

Adjournment – J. Neilson motion to adjourn at 12:20 pm.



Chairperson

Development Officer

**Council Decision Item
(CDI)**

**Economic Development Objectives:
A Blueprint for the Future**

**Presented by:
Economic Development Task Force**

Monday, July 19, 2010

**This CDI requests the adoption of recommended Economic Objectives
as presented in principle.**

Council Decision Item

Economic Development Objectives: A Foundation for the Future

July 19, 2010

Recommendations

The recommended objectives form a scope of engagement to develop and implement an integrated "Economic Development Plan: A Blueprint for the Future". **The adoption by Council provides the Economic Development Task Force an identified mandate to implement associated strategies.** These objectives are based on the EDTF strategic planning session of March 24, 2010 and the inclusion of a recent recommendation from the Parking Task Force through Council.

These objectives are succinct to the imminent "Sustainability Plan".

- **Priority 1 – Engage the community in a Municipal Brand process.**
 - A community brand is the face we portray to the world and the expression of our community values, caricature, and advantages.
 - A community brand speaks to all future economic development issues and brings significant efficiency to municipal departments and community groups in coordinating community development.
 - The majority of current community perception has been generated by interests other than a concentrated community branding plan and does not always reveal the values and quality offerings currently within Drumheller.
 - In this context **Branding** includes a Brand based Communications Plan (Appendix)
 - This objective does not usurp nor compete with any potential objective in the imminent Sustainability Plan.
 - [Resources – Regional Professionals, Community Engagement Meetings, Council]
- **Priority 2 – Generate a "Towne Centre" icon within the Downtown Core.**
 - Develop a physical and cognitive gathering location where community groups can meet in an open or semi-open environment which emulates a modern, open, progressive and engaged community.
 - This objective integrates a recent objective from the Parking Task Force through Council regarding Downtown Revitalization. The "Town Centre" forms a strategy in setting a peer-level expectation for the revitalization of the downtown core.
 - As equally important the "Towne Centre" is to form an artery draw from the World's Largest Dinosaur / Tourist information Centre into the downtown zone.
 - [Resources – Downtown Merchants Association, Council]

Council Decision Item

Economic Development Objectives: A Foundation for the Future

July 19, 2010

- **Priority 3 – Connecting Drumheller’s Creative Community to expand the economy for both prime and shoulder visitor seasons.**
 - Facilitate the development of an operating artistic community.
 - Integrating the offerings of the diverse and talent rich artistic community into the marketing efforts of our municipal body will contribute to an emerging tourist market sector. The arts-seeking market is the tourism component that would attend events and support efforts outside the prime summer season.
 - We have yet to realize the potential of the high-level skills held in our community toward raising our regional economy.
 - This particular objective requires a clustering strategy that connects the whole supply chain including operating space, artists, sales venues and marketing from both within the local community and extra-regional arts community,
 - [Resources – Canadian Badlands Ltd, Artist Coalition]
- **Priority 4 – Post-Secondary Education and Training**
 - Support the current opportunity to develop Drumheller as an educational hub through the creation of a Campus Alberta “Super Site”.
 - Support an investigation into research and/or partnership opportunities for both MAX Campus and Hope Health.
 - Support the development and possible integration of “Further Education” into a comprehensive training centre (i.e. CDI College – integration of Further Education, EI training and Careers).
 - Create an information office to continuously reinforce the challenges, solutions, opportunities and direct benefits of creating a more sustainable society through post-secondary opportunities with the region.
 - [Resources – Olds College, MAX Campus, Hope Health, DD Further Education]

Council Decision Item

Economic Development Objectives: A Foundation for the Future

July 19, 2010

- **Priority 5 – Investment Development**

- Support the current investment activities within the region through advanced data compilation and deposit with the Rural Development Initiative – Investment Development Project.
- Develop and/or modernize a local investment development strategy and noting the upcoming Starland Economic Development Plan.
- Recommend policy support around the existing “Revitalization” corporation and investigate suitable opportunities for investment.
- While recognizing a significant leakage potential in retail dollars, we need to create awareness and strategy around the even greater leakage of investment dollars outside our community. While the rest of the world is recognizing Canada as a great place to invest (noting \$B each year of foreign investment), our part would be to present our community as one that will support new investment.
- Establish an “Investment Attraction and Response Team” (I-ART) comprised of both political and private community members. These members would be willing to meet and act on a regular and project basis.
- [Resources – Canadian Badlands, Starland County, Revitalization Company, Community Futures Big Country, Drumheller and District Chamber of Commerce]

Council Decision Item

Economic Development Objectives: A Foundation for the Future

July 19, 2010

Political Perspective

This Blueprint for The Future objective set may become healthily controversial. There is a large yet discriminating constituency in favour of certain objectives as they apply to their sphere of influence, including:

1. A supportive general public who yearn for Drumheller to be “known” for its highlights; human history, ancient history and/or arts.
2. A supportive general public who want higher levels of education and the vitality associated with “campus towns”.
3. Community-based organizations with a history of advocacy and support of tourism businesses, farmers markets, tour operators within an ecological sensitive environment.
4. Private business organizations with vested interests in a sustained economic velocity who would welcome investments in alternative energy, alternative fuels, innovative transportation systems, increased value-add opportunities and technologies and innovations to promote regional GDP growth.

There is a known minor skeptical segment from a broad cross section of the population who could be convinced to support these objectives. Much of any skepticism within the community stems from an early history practice of leaving the community as (personal) mining revenues warranted. The legacy is a notion that any initiative is unnecessary, unrealistic, idealistic and impossible to achieve or attain. However, with municipal moral and financial commitment to carry through, the EDTF will provide tangible examples of how these objectives can and will directly benefit our community.

There is no transformational shift in policy or planning, other than the engagement of the Revitalization Company. These objectives could potentially and fundamentally change our local economy. There is risk in moving forward, yet conversely, greater risk in not doing anything.

Council Decision Item

Economic Development Objectives: A Foundation for the Future

July 19, 2010

Priority 1 – Municipal Brand process – Appendix

Community Branding holds a distinctive mapping component and once implemented acts as a strategic communications plan. The Economic Development Task Force chooses to focus on implementation as heavily as the completed Mapping process and plan in to order realize economic impact within our community.

Below is a brief outline of both Mapping and Implementation components.

- a. Mapping
 - i. Discovery Process
 - ii. Brand Plan – Deliver a sound Brand Plan as summarized in a Brand Map document.
 - 1. Includes: Position, Promise, Differentiation for the community.
- b. Implementation
 - i. Overall Communication Plan
 - 1. Outline a proper annual communications planning cycle: Plan, Execute, Measure.
 - 2. Provide a comprehensive first year communication plan.
 - 1. Strategic Direction.
 - 2. Creative Platform.
 - 3. Target Audiences: Objectives, Tactics, Outcomes for each audience
 - 4. Overview Media Plan
 - 5. PR plan
 - 1. Identify strategic influence groups
 - 2. Strategy and tactics for each group – over a 3-5 year window
 - 6. Web development plan – what place does the web play?
 - 7. Database suggestions for communications
 - 8. Research/ Feedback Plan

Total Text Word Count 1187 – including words in brackets [].

**TOWN OF DRUMHELLER
BYLAW NUMBER #17-10**

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. 10-08;

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. Amendments to Part VI Land Use Districts as follows:

Addition of the following defined land uses as discretionary uses in the A—Agricultural land use district:

'Boarding or Lodging House'

'Commercial Tourist Development'

'Bed and Breakfast Establishment'

'Restaurant - accessory to an associated principal use'

'Drinking Establishment – Minor – accessory to an associated principal use'

'Active and passive recreational uses, where consistent with the general purpose of this district'

READ A FIRST TIME THIS 19th DAY OF JULY, 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 # 8.1.1

Bylaw 17.10
P.H. AUG 16/2010

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: ZRINKO AMETL TELEPHONE: ~~XXXXXXXXXXXX~~
ADDRESS: ~~XXXXXXXXXXXX~~ DRUMHELLER, AB, T0J0Y0

OWNER OF LAND

NAME: BADLANDS SKI HILL TELEPHONE: 403 823 5006
ADDRESS: BOX 165, DRUMHELLER AB T0J0Y0

LEGAL DESCRIPTION

LOT: _____ BLOCK: 2 REGISTERED PLAN: 9210370 605-17st SW
QTR./L.S.D.: SE SEC.: 9 TWP.: 2 RNG.: 20 M.: 4
CERTIFICATE OF TITLE: _____

AMENDMENT PROPOSED

FROM: _____
TO: _____ TO Add additional land uses
to "A" district. See Attached.

REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

FOR THE PAST TWO DECADES BOTH SKI HILL & PASSION PLAY
HAVE OPERATED CONCESSION, RESTAURANT ETC IN "A" District.
These amendments are in support of those & future
activities on those sites

I / We enclose \$ 110.- being the application fee.

DATE: July 9/2010

SIGNED: _____

