

# **Town of Drumheller COUNCIL MEETING AGENDA**

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



Page

## **1.0 CALL TO ORDER**

- 1.1 Councillor Terry Yemen to be sworn in as Deputy Mayor for the months of September and October, 2010

## **2.0 MAYOR'S OPENING REMARK**

## **3.0 PUBLIC HEARING**

3-4

- 3.1 The purpose of the Public Hearing is to consider Bylaw 17.10 being an amendment to the Land Use Bylaw 10.08 Section 37 "A" - Agricultural by adding the following to the list of discretionary uses: 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) and Active and Passive Recreational Uses (where consistent with general purpose of this district)

5

- 3.2 The purpose of the Public Hearing is to consider Bylaw 19.10 being an amendment to the Land Use Bylaw 10.08 Section 9(7)(b) - Deciding on Development Permit Applications.

## **4.0 ADOPTION OF AGENDA**

## **5.0 MINUTES**

### **5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES**

6-12

- 5.1.1 Regular Council Meeting Minutes of August 16, 2010
- 5.1.2 Special Council Meeting Minutes of August 19, 2010

### **5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION**

13-21

- 5.2.1 Municipal Planning Commission Meeting Minutes of July 29, 2010

## **5.3. BUSINESS ARISING FROM THE MINUTES**

## **6.0 DELEGATIONS**

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

## **8.0 REQUEST FOR DECISION REPORTS**

### **8.1. CAO**

### **8.2. Director of Infrastructure Services**

- 22-24      8.2.1 RFD - Tender Award for the 2nd Avenue Sewer Replacement

### **8.3. Director of Corporate Services**

- 25-30      8.3.1 RFD - Executive Summary Campaign Assessment Report for the Badlands  
Community Facility (Nine Lions Development Consulting)

### **8.4. Director of Community Services**

- 31-33      8.4.1 RFD - Arena Fees - Proposed Change for September Youth Rates

## **9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

## **10.0 PUBLIC HEARING DECISIONS**

- 34      10.1 Bylaw 17.10 being a bylaw to amend the Land Use Bylaw 10.08 Section 37 "A" -  
Agricultural District - second and third readings

- 35-36      10.2 Bylaw 19.10 being a bylaw to amend the Land Use Bylaw 10.08 Section 9(7)(b) -  
Deciding on Development Permit Applications - second and third readings

## **11.0 UNFINISHED BUSINESS**

- 37-38      11.1 Motion Tabled from August 16, 2010 Council Meeting  
**MO2010.121A** Yemen, Guidolin that Council agree to an annual grant to the  
Community Garden not to exceed \$150.00 per year.

## **12.0 NOTICES OF MOTIONS**

## **13.0 COUNCILLOR REPORTS**

## **14.0 IN-CAMERA MATTERS**

**TOWN OF DRUMHELLER**

**NOTICE of PUBLIC HEARING  
PROPOSED AMENDMENT TO LAND USE BYLAW NO. # 10-08**

**DATE:** Monday August 30, 2010

**TIME:** 4:30 p.m.

**PLACE:** Municipality Council Chambers, Drumheller, Alberta

**PURPOSE:** The purpose is to consider an application to amend Land Use Bylaw No. # 10-08 Section 37 "A" — Agricultural land use district by adding the following to the list of discretionary uses:

'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'

**PRESENTATION:** Oral and written comments are invited and should be addressed to the point of the proposed amendment. They may be made by any person or group of persons or a person acting on his/her or their behalf, who claims to be affected by the proposed amendment, and by any other persons that the Council wishes to hear at the hearing. If you are not able to attend the hearing, written submissions may be made by the persons above, and may be received in the Municipality office by 3:00 P.M. on August 30, 2010. Oral presentations may be made at the hearing by the persons above. The time limit of oral presentations is subject to the direction of the Chairperson.

**DOCUMENTATION:** Copies of the proposed amendment to Land Use Bylaw No. # 10-08 are available for public inspection at the Drumheller Town office during regular office hours.

This notice is given pursuant to Sections 606 and 692 of the Municipal Government Act.

First Publication: August 18<sup>th</sup>, 2010

Second Publication: August 25<sup>th</sup>, 2010

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**Ray Romanetz, P.Eng  
Chief Administrative Officer**

# Agenda Item # 3.1

Bylaw 17.10  
P.H. AUG 30/2010

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 AMERL 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.: 25 TWP.: 2 RNG.: 20 M.: 4  
CERTIFICATE OF TITLE: \_\_\_\_\_

#### AMENDMENT PROPOSED

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

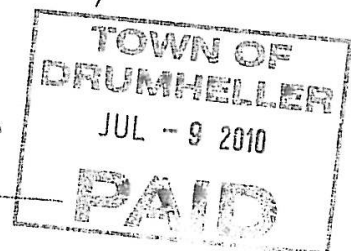
#### REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

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: [Signature]





**TOWN OF DRUMHELLER**

**NOTICE of PUBLIC HEARING  
PROPOSED AMENDMENT TO LAND USE BYLAW NO. # 10-08**

**DATE:** Monday August 30, 2010

**TIME:** 4:30 p.m.

**PLACE:** Municipality Council Chambers, Drumheller, Alberta

**PURPOSE:** The purpose is to consider an application to amend Land Use Bylaw No. # 10-08 Section 9 (7)(b) — Deciding on Development Permit Applications as follows:

Notwithstanding the above, the Municipal Planning Commission at its discretion may relax the minimum requirements beyond the standards outlined in the Land Use Bylaw in the following cases:

- (i) A proposed subdivision; the minimum requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and / or may allow redevelopment in the future.
- (ii) An addition to an existing residential development in an established area; the minimum requirements may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.
- (iii) A proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the minimum requirements may be relaxed greater than the standards outlined in Section 8 (7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighborhood.
- (iv) The minimum site area may be relaxed on an existing non-conforming lot where the proposed development is otherwise in accordance with the Land Use Bylaw and any other Provincial or municipal regulations.

**PRESENTATION:** Oral and written comments are invited and should be addressed to the point of the proposed amendment. They may be made by any person or group of persons or a person acting on his/her or their behalf, who claims to be affected by the proposed amendment, and by any other persons that the Council wishes to hear at the hearing. If you are not able to attend the hearing, written submissions may be made by the persons above, and may be received in the Municipality office by 3:00 P.M. on August 30, 2010. Oral presentations may be made at the hearing by the persons above. The time limit of oral presentations is subject to the direction of the Chairperson.

**DOCUMENTATION:** Copies of the proposed amendment to Land Use Bylaw No. # 10-08 are available for public inspection at the Drumheller Town office during regular office hours.

This notice is given pursuant to Sections 606 and 692 of the Municipal Government Act.

First Publication: August 18<sup>th</sup>, 2010

Second Publication: August 25<sup>th</sup>, 2010

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**Ray Romanetz, P.Eng**  
**Chief Administrative Officer**

## **Town of Drumheller COUNCIL MEETING MINUTES**

August 16, 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

Terry Yemen

**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**  
Ray Romanetz

**DIRECTOR OF CORPORATE SERVICES:**  
Michael Roy

**DIRECTOR OF COMMUNITY SERVICES:**  
Paul Salvatore

**RECORDING SECRETARY:**  
Linda Handy

**ABSENT:** COUNCILLOR S. Shoff  
**DIRECTOR OF INFRASTRUCTURE SERVICES:**  
Allan Kendrick

### **1.0 CALL TO ORDER**

### **2.0 MAYOR'S OPENING REMARK**

- 2.1 Mayor Bryce Nimmo provided an update on Canadian Badlands Ltd. meeting held on August 12th at the County of Newell Office in Brooks, Alberta. He stated that the Canadian Badlands Ltd. Executive Officer, Cindy Amos resigned effective October 4th, 2010. He stated that the Committee has shortlisted to eight applicants and the final selection will be made by mid September. He stated that other discussion items included: the acquisition of the Canadian Badlands / Travel Alberta website and the Canadian Badlands will acquire information for their own website; the government of Alberta Parks Department will cost

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share on some proportion for parks; and the 2010 Canadian Badlands Best Practice Mission will travel to Grand Junction, Colorado and Moab, Utah.

### **3.0 PUBLIC HEARING**

### **4.0 ADOPTION OF AGENDA**

Addition to Agenda: Delegation: Canadian Badlands Passion Play  
**MO2010.117** Yemen, Berdahl moved the adoption of 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 July 19, 2010  
**MO2010.118** Bertamini, McDonald moved to adopt the regular Council Meeting Minutes of July 19, 2010 as presented. Carried unanimously.

#### **5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION**

5.2.1 Municipal Planning Commission Minutes of July 8, 2010

#### **5.3. BUSINESS ARISING FROM THE MINUTES**

### **6.0 DELEGATIONS**

Vance Neudorf, General Manager - Canadian Badlands Passion Play, provided an overview of their 2010 season. Also, in attendance were two members from the Board of Directors - Wilf Golbeck, President and Maurice Thevenaz, Treasurer. He stated that the amphitheatre seats 2650 and this season they saw their largest single attendance with over 2600 (overall attendance was 12,203 - increase of 1.4% over 2009 with 95% of the visitors from out of town). He further stated that the Canadian Badlands Passion Play is governed by a Society with two full time employees, 50 seasonal staff and 500+ volunteers and a break even budget of \$1,000,000. He provided an overview of the new additions which included lodge renovations, a production and wardrobe center, rehearsal hall, and backstage improvements. He explained that some of their challenges include the ski hill, financial realities (ticket sales cover 50% of the budget with the remaining dollars received from fundraising efforts), expanded use of the amphitheatre, sound reinforcement, parking, staff accommodations and the Facility Master Plan. Vance asked the Town to consider opportunities for use of the amphitheatre. Mayor and Council thanked Vance for his presentation and congratulated the Board on their successful season.

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### **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

### **8.0 REQUEST FOR DECISION REPORTS**

#### **8.1. CAO**

##### **8.1.1 Bylaw 19.10 being a bylaw to amend Section 9 (7)(b) Deciding on Development Permit Applications of the Land Use Bylaw 10.08 - 1st Reading**

CAO R. Romanetz advised that the proposal for an amendment is jointly submitted from the Town's Development Officer and Palliser Regional Municipal Services with the purpose of the bylaw being to grant the Municipal Planning Commission more flexibility in approving permits where relaxations are required. Councillor K. Bertamini stated that this responsibility falls under the jurisdiction of the Subdivision and Development Appeal Board and she does not agree with the MPC being given the discretion to grant further reductions in setbacks / parcel sizes. R. Romanetz explained that if the MPC was granted more flexibility in allowing for relaxations, the matter would be resolved sooner for the applicant rather than going through the process of filing an appeal. R. Romanetz recommended proceeding to first reading to allow for the public hearing process and presentation of a planning report by Brad Wiebe from PRMS.

**MO2010.119** Bertamini, Berdahl for first reading to Bylaw 19.10.  
Carried unanimously.

##### **8.1.2 RFD - Drumheller's Miners' Memorial**

R. Romanetz advised that further to the letter from the Memorial Committee dated July 27, 2010, Council at their Committee Meeting of August 9th, agreed that the Drumheller Miners' Memorial be located at the park next to the Civic Centre. He stated that the concept includes a small landscaped space where a sculpture of mine machinery can be placed with the names of 140 men killed in the mines and a text panel which provides context for the memorial.

**MO2010.120** Yemen, McDonald moved that Council approve the Drumheller Miners' Memorial to be located at the park next to the Civic Centre in principle subject to the submission of conceptual drawings and a site plan. Carried unanimously.

##### **8.1.3 RFD - Community Gardens Society Request for a Water Grant**

R. Romanetz presented a letter from Chris Marion, Community Gardens Society requesting a grant from the Town of Drumheller to cover the cost of water usage for their garden. He explained that the estimated cost of water for six months is nominal. Councillor K. Bertamini stated that the Community Garden is an initiative under Community Blooms which the Town already provides financial support.

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**MO2010.121** Yemen, Guidolin that Council agree to cover the cost of water in an amount not to exceed \$150/year.

Council discussed whether precedent would be set in waiving utility costs for non profit societies in light of the Town's utility rate model. R. Romanetz explained that the costs would be expensed from the general tax base as a grant. Councillor K. Bertamini recommended the motion be changed to reflect a blanket grant of \$150.00. Councillors Yemen and Guidolin agreed to an amendment to the motion.

**MO2010.121A** Yemen, Guidolin that Council agree to an annual grant to the Community Garden not to exceed \$150.00 per year.

**MO2010.122** Bertamini, Berdahl moved to table the vote on MO2010.121A until the August 30th, 2010 Council Meeting. Carried unanimously.

### 8.1.4 RFD - Internship Program

R. Romanetz advised that the Town has an opportunity to obtain either an Administrator intern or a Land Use Planner intern through the Alberta Municipal Affairs Internship Program. He explained that the Administrator position will provide a grant of up to \$43,000 for one year and the Land Use Planner will provide a grant of up to \$62,000 for two years. He stated that the average salary ranges for both positions would be \$55,000 per annum. Administration is recommending that the Town apply for the Land Use Planner in partnership with Palliser as the need is greater in this area. If Palliser is not agreeable, the Town would apply for the Administrator intern. Council discussed the possibility of applying for both positions however, it would be unlikely that the Town would be approved for two positions given the popularity of the program.

**MO2010.123** Bertamini, Berdahl moved that Council authorize Administration to proceed with an application for either the Internship for Administrator or the Internship for Land Use Planner Program and the 2011 budget be revised if the application is approved.

#### Discussion on Motion:

Councillor A. Berdahl confirmed that the cost to the Town would be \$15,000 one year and \$30,000 over two years. R. Romanetz stated yes however if Palliser agrees to partner for the Land Use Planner, the costs to the Town would be shared with Palliser.

Vote on Motion: Carried unanimously.

### 8.1.5 Update of Strategic Business Plan

R. Romanetz stated that the document is presented for Council's

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information and in addition to the Operational Priorities review he provided at the Council meeting of July 19th, 2010, he would provide a more detailed review of the Corporate Priorities under his Quarterly Report later in the meeting.

### **8.2. Director of Infrastructure Services**

### **8.3. Director of Corporate Services**

#### **8.3.1 RFD - Nomination Deposit Bylaw (Bylaw 18.10)**

M. Roy advised that under the Local Authorities Election Act Section 29 allows for the passing of a bylaw within 30 days before nomination day (September 20th), to set a nomination deposit amount. He explained that for local jurisdictions with a population less than 10,000 the maximum deposit is \$100. The Act also sets the conditions for refunding the nomination deposit.

**MO2010.124** Bertamini, Berdahl for first reading to Bylaw 18.10.  
In Favour - McDonald, Bertamini, Nimmo, Berdahl  
Opposed - Guidolin, Yemen  
Carried.

**MO2010.125** Bertamini, Berdahl for second reading to Bylaw 18.10.  
In Favour - McDonald, Bertamini, Nimmo, Berdahl  
Opposed - Guidolin, Yemen  
Carried.

**MO2010.126** Bertamini, McDonald no objection to third reading of Bylaw 18.10.  
In Favour - McDonald, Bertamini, Nimmo  
Opposed - Guidolin, Yemen, Berdahl  
Defeated.

**MO2010.127** Bertamini, McDonald that a Special Council Meeting be held on Thursday, September 19, 2010 at 8:00 AM to deal with Bylaw 18.10.  
In Favour - McDonald, Bertamini, Nimmo, Berdahl  
Opposed - Guidolin, Yemen  
Carried.

#### **8.3.2 RFD - Election 2010 Returning Officer**

M. Roy advised that with an election scheduled for October 18th, 2010, Administration has begun preparing for the election. Under Section



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13(1) of the Local Authorities Election Act, "an elected authority may, by resolution, appoint a returning officer for the purposes of conducting an elections under this Act." Administration is recommending that the Director of Corporate Services be appointed as the Returning Officer.

**MO2010.128** Bertamini, Yemen that Council appoint the Director of Corporate Services Michael Roy as Returning Officer for the 2010 election. Carried unanimously.

### 8.3.3 RFD - Advance Vote

M. Roy advised that in conducting an election the Town has traditionally allowed for an advance vote. Under Section 73(1) of the Local Authorities Election Act, "an elected authority may by resolution provide for holding an advanced vote on any vote to be held in an election." Administration is recommending that an advance vote be held for the 2010 municipal election on October 8th and 15th.

**MO2010.129** Berdahl, McDonald that Council authorize the holding of an advanced vote for the 2010 election as allowed under the Local Authorities Election Act. Carried unanimously.

### 8.3.4 RFD - Appointment of Assessment Review Board

M. Roy advised that the period for filing an assessment complaint ended on July 30, 2010. The Town received complaints related to ten properties that consisted of nine residential and one non-residential. He explained that the nine residential complaints have been withdrawn. He stated that at his time, Administration is requesting Council appoint two members to the Composite Assessment Review Board (CARB). Both Councillors B. McDonald and S. Shoff have completed the required training to be members of a LARB or CARB. He stated that the third member to the Board will be a representative from the Municipal Government Board as required under the MGA.

**MO2010.130** Bertamini, Yemen that Council appoint Blaine McDonald and Sharel Shoff to the Composite Assessment Review Board. Carried unanimously.

Councillor A. Berdahl stated that the Town needs to take the steps to ensure that any interested public have the opportunity to take the required training. R. Romanetz stated that he has spoken to Ross Rawylusk, Starland County and there may be an opportunity to share services in this area.

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### **8.4. Director of Community Services**

### **9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

- 9.1 CAO Quarterly Report for the Period April to June, 2010
- 9.2 Director of Infrastructure Services Quarterly Report for April - June 2010
- 9.3 Director of Corporate Services Quarterly Report for Period April to June 2010
- 9.4 Director of Community Services Quarterly Report for Period April to June 2010

### **10.0 PUBLIC HEARING DECISIONS**

### **11.0 UNFINISHED BUSINESS**

### **12.0 NOTICES OF MOTIONS**

### **13.0 COUNCILLOR REPORTS**

Councillor T. Yemen stated that the Ag Society was grateful for the Town's assistance in preparing the grounds for the RCMP Musical Ride and the Seniors Lodge was thankful for the cleanup of unsightly premises around their complexes.

### **14.0 IN-CAMERA MATTERS**

There being no further business, Mayor Nimmo declared the meeting adjourned at 7:54 PM.

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Mayor

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Chief Administrative Officer





**Municipal Planning Commission  
MINUTES  
Meeting of Thursday, July 29, 2010**

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**Present:** Gerhard Schwarz, Chairman  
Robert Greene, Member  
Dennis Simon, Member  
Brad Wiebe, PRMS  
Andrew Berdahl, Councillor  
Cindy Woods, Safety Codes  
Judy Quintin-Arvidson, Recording Secretary  
Jeanette Neilson, Member  
Sharel Shoff, Councillor/Member  
Irene Doucette, Member

**Absent:** Kate Lima, Development Officer  
Paul Salvatore, Director of Community Services

**1.0 CALL TO ORDER – 12:05 p.m.**

**2.0 MINUTES FROM PREVIOUS MEETINGS**

**2.1 July 8, 2010**

**Motion:** R. Green moved to approve the minutes of July 8, 2010 as presented. Second I. Doucette. Carried

**3.0 DEVELOPMENT PERMITS**

**3.1 T10068D – Sean Green – Occupy as a Tattoo Studio – “C1”**

C. Wood presented Development Permit T10068D submitted by Sean Green for a Tattoo Studio to be located at 1220 Newcastle Trail, Plan 6561CO, Block 1, Lot(s) 10 & 11. Zoning is “C1” Business Commercial District and is a permitted use. The building was used as a dog grooming business before and this application is being submitted as information only. No motion is required. Approved.

**3.2 T10071D – Town of Drumheller – J. R. Herman – Addition to Workshop – “A”**

C. Wood presented Development Permit T10071D submitted by J. R. Herman for an 8 x 24 addition to an existing workshop located at 210 Highway 10X, Plan 9913, Lot(s) 34, SE ¼ Sec. 19, Twp 28, Rng. 19 W4th. This property is zoned agricultural and there are no permitted uses under that zoning. He is within the permitted size range under the discretionary uses.

**Motion:** D. Simon that Development Permit T10071D for an addition to a Workshop to be located at 210 Highway 10X, Plan 9913, Lot(s) 34, SE ¼ Sec. 19, Twp 28, Rng. 19 W4th be approved subject to the following conditions:



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1. Development shall 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. Construction of building and development as per plans submitted. Any modifications must be first approved by the Development Officer/Municipal Planning Commission.
6. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
7. All contractors to be in possession of a valid Town of Drumheller business license.
8. Development to conform to any and all Municipal, Provincial or Federal legislation.

Seconded by J. Neilson - Carried

### **3.3 T10073D – Jamie Armstrong – 24' x 32' Two Car Garage – "R – 1A"**

C. Wood presented Development Permit T10073D submitted by Jamie Armstrong for a 24' x 32' (768 sq. Ft.) two car garage to be located at 718 – 4<sup>th</sup>. St. S.W. Plan 565LK, Block 4, Lot(s) 4. Zoning is "R – 1A" Residential District. Land Use By-Law 10-08, Part V1, Sec. 19, Page 47 (b) states:

***(b) Unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 67m (2) (728 sq. Ft.) or 15% of lot coverage;***

**Motion:** D. Simon that Development Permit T10073D for a 24' x 32' (768 sq. Ft.) Two car garage to be located at 718 – 4<sup>th</sup>. St. S.W. Plan 565LK, Block 4, Lot(s) 4 be approved as presented subject to:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of construction as per plot plan submitted.
3. Relaxation granted for oversized garage to 768 sq ft.
4. Construction to be in accordance with the Alberta Building Code.
5. External finished appearance of the proposed construction to be compatible with that of existing development.
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 A. Berdahl – Carried.

### **3.4 T10075D – Janet Senior – Handicap Ramp, Parking & Garbage Relocation – "R-4"**



# DRUMHELLER

COMMUNITY SERVICES



C. Wood presented Development Permit T10075D submitted by Janet Senior for a Handicap Ramp, Parking & Garbage relocation to be located at 250 – 2<sup>nd</sup>. St. E. Plan 2089, Block 27, Lot(s) 31 – 37. Zoning is "R-4", Residential District. Seniors Lodge is a discretionary use under Land Use By-Law 10-08, Part VI, Sec. 22 (b).

Plans presented show a 6 meter setback at the rear. Land Use By-Law 10-08, Part VI, Sec. 22 C, Page 58 (5 a & 5 b) states:

(C)

5. (a) 7.6m (25 ft. ) and  
(b) 1m (3.2 ft.) for accessory buildings.

They will be taking one parking stall away on the north side and adding a second one on the south side of the building. The relocation of the garbage bins to the north side of the building will make this move possible and create one new parking stall. Land Use By-Law 10-08, Part VI, Sec. 22 E (1), page 60 states:

(e) **Parking**

**Assisted Living, Senior's Lodge and Supportive Living – One (1) Per 93m (2) (1,000 sq. Ft.) of gross floor area.**

**Motion:** A. Berdahl that Development Permit T10075D submitted by Janet Senior for a Handicap Ramp, Parking & Garbage relocation to be located at 250 – 2<sup>nd</sup>. St. E. Plan 2089, Block 27, Lot(s) 31 – 37. be approved as presented 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. Relaxation to rear yard setback to 20 ft. as per site plan submitted.
4. Any and all additional, larger or modified improvements such as driveways, curb cuts, service connections, etc. shall be at Owners' expense.
5. External finished appearance of the proposed construction to be compatible with that of the existing development.
6. Parking plan as per parking regulations in Land Use Bylaw 10-08.
7. Landscaping to be in accordance with Land Use Bylaw 10-08; Policy C04-02 and to the satisfaction of the Development Officer.
8. All necessary safety codes permits to be in place prior to construction.
9. Construction shall be in conformance with the Alberta Building and Fire codes.
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.

Seconded by D. Simon – Carried



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COMMUNITY SERVICES



## 3.5 T10076D – Bonnie Polych – Single Family Residence – “A”

C. Woods presented Development Permit T10076D submitted by Bonnie Polych for a single family home to be located at 765 Excelsior Ave., Ptn. SE ¼ Sec. 7, Twp. 28, Rng. 19 W4th., 4.69 Hectares (11.60 Acres). Zoning is “A” Agricultural. There are no permitted uses in the Agricultural District. Single Detached Dwellings are a discretionary use. Land Use By-Law 10-08, Part VI, Sec. 37(c), page 115 states:

### **(c) Minimum Requirements**

#### **1. Site area:**

#### **(a) 8 (eight) ha (20 acres)**

We cannot approve this application. The minimum site requirement has not been met and there is no relaxation allowed. It is an existing parcel but, under the By-law, it cannot be developed without Subdivision Development Appeal Board approval. Site relaxation is not allowed.

Land Use By-Law 10-08, Part III, Sec.9, (i), (ii), (iii), (iiii), page 33 states:

- (i) A proposed subdivision; the setback requirements for the existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and/or may allow redevelopment in the future.**
- (ii) An addition to an existing residential development in an established area; the front, side or rear yards may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.**
- (iii) A proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the front, side or rear yard requirements may be relaxed greater than the standards outlined in Section 8(7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighbourhood.**
- (iv) In a lane less subdivision, in the R-1, R-1A, R-2, R-3, and MHR districts relax the minimum 10 ft. side yard requirement based on evaluation of each individual development provided the minimum side yard requirement of 4 ft. is met.**

B. Weibe has proposed a change in the wording of the Land Use Bylaw. The following proposed changes in the wording of this By-Law would give us discretion and enable us to approve these types of applications where it would not change anything in the acreage. The wording would be changed as follows:

- (i) A proposed subdivision; the minimum requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and/or may allow redevelopment in the future.**
- (ii) As addition to an existing residential development in an established area; the minimum requirements may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.**
- (iii) A proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the minimum requirements may be relaxed greater than the standards outlined in Section 8(7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighbourhood.**
- (iv) The minimum site area may be relaxed on an existing non-conforming lot where the proposed development is otherwise in accordance with the Land Use By-Law and any other Provincial or Municipal regulations.**



# DRUMHELLER

COMMUNITY SERVICES



**Motion:** I. Doucette that Development Permit T10076D submitted by Bonnie Polych be declined. Support for the proposed changes to Land Use By-Law 10-08 Part III, Sec.9, (i), (ii), (iii), (iiii); page 33 is offered to B. Weibe.

Seconded by S. Shoff – Carried

### 3.6 T10078D –Ron Davies– Addition to Storage Shed 10 x 15– “SCR”

C. Woods presented Development Permit T10078D submitted by Ron Davies for an addition to an existing storage shed to be located at 80 – 8<sup>th</sup> Ave. N. Cambria, Plan 9412439, Block 1. Zoning “SCR” Suburb Community Residential District. The existing Garage 23’x27’ = 621 sq. Ft. plus proposed addition of 10’x37’ = 370 sq. Ft. leave a total sq. Footage of 991. Land Use By-Law 10-08, Part VI, Sec. 27, Part D (2) states:

#### 2. *Site Coverage:*

*(a) Unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 67m (2) (728 sq. Ft.) or 15% of lot coverage.*

**Motion:** R. Greene. that Development Permit T10078D submitted by Ron Davies be approved as presented subject to the following conditions:

1. Development shall conform to Land Use Bylaw 10-08.
2. Relaxation granted for site coverage of accessory buildings to 991 sq ft. as per site plans submitted.
3. External finished appearance of the proposed construction to be compatible of that of existing development.
4. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
5. 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 (i.e.; secondary suite), the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary
6. All contractors to be in possession of a valid Town of Drumheller business license.

Development to conform to any and all Municipal, Provincial or Federal legislation.

Seconded by J. Neilsen – Carried

### 3.7 T10016S –Shaun Creaney (Priority Permits Ltd.)– Sign Placement “C-B”

C. Woods presented Development Permit T10016S submitted by Shaun Creaney (Priority Permits Ltd) for a sign to be located at 249 – 3 Ave. W. Plan 5952JK, Block 21.. Zoning “C-B” Central Commercial.

Sign placement is at the discretion of the Municipal Planning Commission.

This development has been heard before and was tabled requiring information from Alberta Transportation. A letter from them was supplied showing their agreement with the compliance to Alberta Transportation’s requirements.



# DRUMHELLER

## COMMUNITY SERVICES



Infrastructure has recommended the sign be flipped around with the thick part on the other side and the sign be set back according to the By-Law.

**Motion:** S. Shoff that Development Permit T10016S submitted by **Shaun Creaney (Priority Permits Ltd.)**– be tabled to accommodate the recommendations of sign placement and subject to the following conditions:

### 81. Signs

1. (B) No sign shall be erected on or affixed to public property or a road right-of-way without the prior consent of the municipality for local rights-of-way or Alberta Transportation for highway rights-of-way.
- (h) No sign shall be erected so as to obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or color where it may interfere with, or be confused with any authorized traffic sign, signal or device and in so doing create a traffic hazard.
2. (c) the sign setback a minimum of 6.1 m (20 ft) from a curb or 1.5 (5 ft) from a property line, which ever is the greater distance unless otherwise approved by the Municipal Planning Commission.

The Municipal Planning Commission concurs with the Town of Drumheller in that;

The thickness of the base of the Freestanding Sign, and the proposed placement of only 7 ft from the curb, would be an obstruction to free and clear vision of vehicular and pedestrian traffic at the proposed location.

July 29, 2010  
DATE OF DECISION

August 4, 2010  
DATE OF ISSUE OF  
NOTICE OF DECISION

\_\_\_\_\_  
R. Romanetz, P. Eng  
CAO

Seconded by I. Doucette. – Carried

### 4.0 PALLISER REGIONAL MUNICIPAL SERVICES

B. Weibe presented an application for a Land Use Bylaw Amendment for By-Law #10-08, Part VI, Sec. 37 (b) Discretionary Uses submitted by Zrinko Ametu of 605 – 17 St. SW, Plan 9210370, Block 2, Qtr/L.S.D: SE Sec. 9, Twp. 2, Rng. 20, M: 4. To add additional land uses to "A" district:

#### BYLAW # 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 - 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'***

These six different uses being applied for are being added as Discretionary and will be site specific basis. This is a control issue and will be used to change the Bylaw only and not specific to any one applicant. The applicant must still apply to the Municipal Planning Commission for permission.

**By-Law #10-08, Part VI, Sec. 37(e) Accessory Buildings:**

We need to review the size of accessory buildings to see if the size limits are still good or if they need to be changed to reflect current building sizes.

**Motion:** D. Simon that we support the recommendation as presented.

Second: A. Berdahl. - Carried.

**5.0 OTHER DISCUSSION ITEMS:**

**T10074D – PDGA (Craig Burrows-Johnson) - Wayne Disc Golf Association Event: NE 07-28-19 W4M**

This is presented as information only as technical difficulties required us to have a conference call in the place of a meeting.

**Land Use Bylaw 10-08, Part VII, Sec. 78, Page 146 states:**

**80. Temporary or Special Events**

***Notwithstanding the land uses listed and other provisions of this bylaw, the Development Authority may require an application for a development permit for a temporary use or limited time special event in any land use district, if in their opinion the proposal:***

- a) Is not a use that would typically be allowed in the district, or***
- b) Has the potential to unduly interfere with the amenities of the surrounding neighbourhood, if appropriate conditions or restrictions are not applied.***





# DRUMHELLER

COMMUNITY SERVICES



***The Municipal Planning Commission may approve such an application if in their opinion; the use would not unduly interfere with the amenities of the surrounding neighbourhood, or materially interfere with or affect the use and enjoyment of neighbouring parcels. When considering such an application, the Municipal Planning Commission shall have regard to the location and its proximity to residential properties; traffic access and parking; and the availability of utility services. Approval is subject to the temporary use or special event not conflicting with any other municipal bylaw.***

***Prior to making a decision on such an application, the Municipal Planning Commission may refer the application to Police, Fire, health or other relevant authorities for comment.***

The attached two copies of the application to hold this event show the event to be the same as 2009. There was some concern regarding the wording on the insurance certificate in 2009 and that has been changed and sent to our Insurance Company for review. All is in order.

This is not a permanent application although the applicant mentions that it is on page 8. He has been made aware that he must apply for a permanent license separately. This special event license will be for July 30<sup>th</sup>. and August 1<sup>st</sup>. 2010 only.

**Motion:** Accept as presented – carried.

Approved with the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Special Event Permit effective July 30, 2010 to August 1, 2010.
3. Must provide Certificate of Insurance in favour of the Town of Drumheller and such policy will keep the Town harmless and indemnified against any and all expenses, loss, damage, claim or action to which the Town may be put arising out of the operation of the said event.
4. Refuse containers and a minimum of two porta sans available on site for public use during the event.
5. There will be absolutely no camping on the premises or on adjacent or nearby properties at any time. Those Patrons wishing to camp should be directed to approved campgrounds only.
6. Development to conform to any and all other pertinent Municipal, Provincial or Federal legislation.
7. Town of Drumheller Noise Bylaw 25-98 to be strictly adhered to at all times.

### **Yoga in East Coulee:**

There has been a request to build a deck on an unoccupied, non-serviced building in order to have Yoga lessons in an outdoor location facing the river.

***Land Use Bylaw 10-08, Part 1, Page 16 "Home Occupation" states:***

***"Home Occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building or a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighbourhood or have any exterior evidence of such secondary use other than a small name plate, not exceeding 0.28 m(2) (3 sq. ft.) in area. A home occupation does not include the outside storage of materials, goods or equipment, nor the employment of more than one paid assistant other than the occupant and the occupant's family;***

This cannot be addressed as a "Home Occupation" because the applicant does not live there.





**DCT Sign (LED)**

There has been a suit filed with the courts citing the 'Nuisance Bylaw' as a way to have this sign removed. A. Berdahl has requested a status update be provided to the MPC prior to September 10<sup>th</sup>. Court date. Cindy will provide.

**Adjournment** – D. Simon motion to adjourn at 12:45 pm.

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Chairperson

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Development Officer



# DRUMHELLER

## INFRASTRUCTURE SERVICES



### Request for Decision

		<b>Date:</b>	August 27th, 2010
<b>Topic:</b>	2010 Sanitary Sewer Line Replacement Tender results		
<b>Proposal:</b>	<p>Tenders for the 2010 Sanitary Sewer Line Replacement closed on August 18, 2010 at 2 pm. Seven tenders were received from: M. Pidherney's Trucking Ltd., Northside Construction Partnership, Brooks Asphalt and Aggregate Ltd., Foran Equipment Limited, Ridgerock Contracting, Burton Custom Applicators Ltd., and Knibb Developments Ltd.</p> <p>The low bidder was M. Pidherney's Trucking Ltd. with a tender amount of \$240,038.40 including GST.</p> <p>See attached Tender Summary and Award Recommendation Letter from MPE Engineering Ltd.</p>		
<b>Proposed by:</b>	Allan Kendrick, Director of Infrastructure Services		
<b>Correlation to Business (Strategic) Plan</b>	Identified in the 2009 Strategic Plan as an Operational Priority for Sanitary Sewer Line Replacement Plan approved by Council		
<b>Benefits:</b>	Improved reliability of the sewer system. Reduce the risk of emergency repairs and service interruptions.		
<b>Disadvantages:</b>	N/A		
<b>Alternatives:</b>	Council reject this proposal		
<b>Finance/Budget Implications:</b>	Approved Project within the 2010 Capital budget financed through the New Deal For Cities and Communities - Wastewater Collection and Treatment Program		
<b>Operating Costs:</b>	N / A	<b>Capital Cost:</b>	\$240,038.40
<b>Budget Available:</b>		<b>Source of Funds:</b>	New Deals for Cities and Communities Wastewater Collection & Treatment Grant Program – Grant approved for \$300,000.00
<b>Budget Cost:</b>		<b>Underbudgeted Cost:</b>	
<b>Communication Strategy:</b>	Affected parties will be notified.		
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Council Approve the Project within the 2010 Capital budget financed through the New Deal For Cities and Communities - Wastewater Collection and Treatment Grant Program</li> <li>Council award the low tender bid to M. Pidherney's Trucking Ltd. in the amount of \$240,038.40 including GST</li> </ul>		

#### INFRASTRUCTURE SERVICES

Telephone: (403) 823-1354

N:\shared\Engineering\Req uest for Decision\2010\RFD 2010 sewer line replacement.doc	Created By: 8/27/10 10:06 AM	1
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## Agenda Item # 8.2.1

<b>Report Writer:</b>	 Allan Kendrick	CAO:	 R. M. Romanetz
<b>Position:</b>	Director of Infrastructure Services		

## Agenda Item # 8.2.1

Suite 260, East Atrium, 2635 - 37 Ave NE  
Calgary, AB T1Y 5Z6  
Phone: 403-250-1362  
1-800-351-0929  
Fax: 403-250-1518



Town of Drumheller  
703 - 2<sup>nd</sup> Avenue West  
Drumheller, AB  
T0J 0Y3

August 19, 2010  
File: N:\2450\028\00\L03-1.0

Attention: **Mr. Allan Kendrick**  
**Director of Infrastructure Services**

Dear Allan:

Re: **2<sup>nd</sup> Avenue Sewer Replacement**  
**Tender Summary**

Tenders were opened Wednesday August 18 at 2:00 p.m. in the Town of Drumheller's council chamber. Table 1 summarizes the results of the seven (7) tenders that were submitted.

**Table 1 – Tender Summary**


<b>Contractor</b>	<b>Tendered Amount (including GST)</b>	<b>Difference from Low Bidder</b>
M. Pidherney's Trucking Ltd.	\$240,038.40	-
Northside Construction Partnership	\$303,252.86	\$63,214.46
Brooks Asphalt and Aggregate Ltd.	\$312,317.25	\$72,278.85
Foran Equipment Limited	\$312,862.82	\$72,824.42
Ridgerock Contracting Ltd.	\$326,824.58	\$86,786.18
Burton Custom Applicators Ltd.	\$356,410.50	\$116,372.10
Knibb Developments Ltd.	\$408,906.75	\$168,868.35

MPE Engineering Ltd. recommends that M. Pidherney's Trucking Ltd. be awarded the contract in the amount of \$240,038.40.

Please advise us on your decision and we will proceed with the notice of award.

Yours truly,

**MPE ENGINEERING LTD.**

  
Greg Sentis R.E.T.  
Project Manager

GJS:gjs



## Request for Decision

<b>Date:</b>	27 Aug 2010		
<b>Meeting Type:</b>	Regular Council		
<b>Topic:</b>	Badlands Community Facility - Steering Committee recommendations - Fundraising		
<b>Proposal:</b>	<p>Nine Lions Development Consulting (Nine Lions) was retained to conduct a Campaign Review and Assessment on the Badlands Community Facility Campaign initiatives to date. The Badlands Community Facility Steering Committee reviewed the recommendations from Nine Lions.</p> <p>Some of the recommendations include the formation of a 'Fundraising Cabinet' that is separate from the steering committee and would report to Council, a revised fundraising goal, an operational budget, and a more aggressive naming rights approach.</p> <p>An executive summary of the report is attached.</p>		
<b>Proposed by:</b>	Michael Roy		
<b>Correlation to Business (Strategic) Plan</b>			
<b>Benefits:</b>	<ul style="list-style-type: none"> <li>• Clears up confusion about the roles involved in the Campaign</li> <li>• Provides a clear plan and direction</li> </ul>		
<b>Disadvantages:</b>			
<b>Alternatives:</b>	<ul style="list-style-type: none"> <li>• Council approve of the recommendations as presented in the executive summary from Nine Lions Development Consulting dated August 2010</li> <li>• Council accept the recommendations for information.</li> </ul>		
<b>Finance/Budget Implications:</b>	5%-15% of goal (\$475,000-\$1,425,000)		
<b>Operating Costs:</b>		<b>Capital Costs:</b>	
<b>Budget Available:</b>	\$24 million	<b>Source of Funds</b>	Fundraising

## ***Agenda Item # 8.3.1***

<b>Budget Cost:</b>	\$475,000-\$1,425,000	<b>Underbudgeted Cost:</b>	
<b>Communication Strategy:</b>	Steering Committee will be advised of Council decision		
<b>Recommendations:</b>	Council approve of the recommendations as presented in the executive summary from Nine Lions Development Consulting dated August 2010		
<b>Report Writer:</b>	Michael Roy		
<b>Position:</b>	Director of Corporate Services		
	CAO:		



**Executive Summary**

**Campaign Review & Assessment Report:**

Campaign Assessment Report for the Badlands Community Facility

Presented to:



**Confidential**

August 2010

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NINE LIONS DEVELOPMENT CONSULTING • 403.210.0095  
111 Edgevalley Green NW Calgary AB T3A 4Y9 • [www.ninelions.ca](http://www.ninelions.ca)

## Executive Summary

*This summary was developed thanks to strong partnership between the Badlands Community Facility Campaign and Nine Lions Development Consulting.*

In May 2010, Nine Lions Development Consulting was retained by the Town of Drumheller to conduct a Campaign Review and Assessment on the Badlands Community Facility Campaign initiatives to date. During this Assessment, representatives from internal constituencies (Steering Committee, Fundraising Committee and town staff) and external constituencies (those not associated directly with the Campaign including individuals and corporations) were identified and interviewed. In all, 19 interviews with 22 people were conducted.

The Review and Assessment is designed to measure the relative strengths of the four essential components of any fundraising campaign: the case for support, donor prospects, leadership prospects and planning/readiness factors. Based on this, the following recommendations were presented to the Steering Committee:

### 1. Volunteer Leadership

The Campaign must recruit additional leadership volunteers to further implement Campaign strategies and solicit gifts. To clear up confusion about the roles involved in the Campaign, the Fundraising Committee (as an operational unit under the Steering Committee) should be disbanded to allow for the formation of a Campaign Cabinet. The Cabinet would be responsible for the administration of all Campaign strategies and have full responsibility for the Campaign

### 2. Campaign Goal

The Town should consider reducing the Campaign goal from \$12 million to a goal in the range of \$9.5 million. As the findings of the Review and Assessment indicate the goal of \$12 million will be difficult to attain. The overall goal could be reduced to reflect the low cost of tenders, reducing the burden on the community.

### 3. Communications Plan

A concise communications plan for the Campaign must be drafted so that all the Campaign constituencies are aware of the major fundraising program, believe that the Campaign is deserving of support and understand how to participate. The Campaign should focus now on the benefits of the project and build momentum for the facility, and later in Fall return to the plan of announcing gifts.



#### 4. Campaign Operational Budget

As successful capital campaigns require funding to carry out campaign initiatives, a campaign operational budget must be devised to empower Campaign Cabinet. Campaign expenses are a separate budget and are folded into the overall costs for the project. As a general rule, Campaign costs will run somewhere between 5% and 15% of the total campaign goal.

#### 5. Leadership Gifts

The first task in moving the campaign forward is to focus intensely on securing "Leadership Gift" pledges (\$100,000 or more) pledged over five years. Leadership Gifts will help build campaign momentum and will assist the Campaign in setting a standard of giving that lifts the sights of all subsequent prospects. Concerted effort must be made to identify, research and solicit individuals, corporations and foundations that are capable of making large commitments to the campaigns.

#### 6. "Family" Gifts

The Badlands Community Facility Campaign "Family" is one of the first constituencies looked to for support to demonstrate to the general community that those closest to the Campaign recognize the worthiness of the project. Strong commitment to the Campaign from all segments of Campaign leadership is essential for success and will set the standard of giving for other donors. This commitment must demonstrate to the community at large that those closest to the facility recognize the Campaign's importance, are in 100% support of the effort and are making a stretch gift to this project.

#### 7. Stewardship & Recognition of Campaign Donors

Donor stewardship forms an integral part of any campaign. A pro-active approach to stewardship elevates the importance of donors within a campaign and means developing an ongoing relationship with donors including founders and outer municipalities. This approach will ensure the Badlands Community Facility Campaign develops partnerships with donors through gift acknowledgement, recognition, and communications about the importance and impact of their gifts.

#### 8. "Founders" Category & Recent Campaign Activity

Follow-up is required with the individuals who were asked to become part of the special "Founders" category of donors.

### **9. Facility Operational Plan**

Though not a deliverable of the fundraising committee or Cabinet, we recommend that the Town of Drumheller clarify the operational plan for the facility and release details to the public including operational costs, recovery through fees and anticipated user numbers. This should include any potential costs to the taxpayers in the future related to operational costs on an annual basis.

The consultants have taken these succinct recommendations and provided a plan to help the Town of Drumheller deliver on the Campaign goals. It is our belief that with these implemented, the town will be able to deliver on its commitment to support the funding of this important venue, which is critical to the future growth of Drumheller and surrounding communities.



# DRUMHELLER

## COMMUNITY SERVICES



### Request for Decision

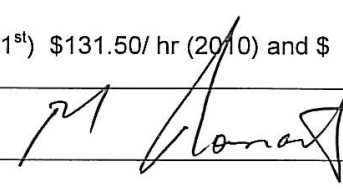
		Date:	August 27, 2010
Topic:	Arena Fees – Proposed Change for September Youth Rates		
Background:	<p>The 2009-2011 Corporate Plan features a fee schedule for Arena ice rentals. Within the fee schedule there are established fees – specifically for Summer ice rates. Summer rates are defined as April 1 to September 30 each year.</p> <p>Summer ice rental rates have typically been more expensive to reflect the added cost of running the ice making equipment during peak summer months. Such a fee structure has had a negative effect on our ability to rent additional ice to youth groups in September, as community organizations (in particular Minor Hockey and Drumheller Figure Skating) consider the costs of September ice ( 2x the Winter rental rate) from \$131.50 per hour as a youth group to \$65.00 per hour. (current rates attached).</p> <p>Other user groups (Adults and Out of Town users) would not be impacted by the change.</p>		
Proposed by:	Paul Salvatore		
Correlation to Business (Strategic) Plan	<p>Maximizes facility utilization rates</p> <p>Costs will be recovered by additional revenues from increased bookings</p>		
Benefits:	<p>Entices youth groups to book additional ice in September</p> <p>Provides a competitive advantage to youth groups in Drumheller</p> <p>Increases the range of programs offered in September (ie. Powerskating and specialty conditioning camps)</p>		
Disadvantages:	A change from our previous business practice		
Alternatives:	Continue as previously (take no action/ higher September rates)		
Finance/Budget Implications:	The change is anticipated to increase the amount of rented ice for local youth groups – rather than deferring those rentals to October, having no significant effect to the net revenues expected.		
Operating Costs:	-0-	Capital Cost:	-0-
Budget Available:	-0-	Source of Funds:	User fees

COMMUNITY SERVICES

Telephone: (403) 823-1324

RFD-September_Ice_Rentals_0810.docx	Created By: Paul Salvatore	1
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## Agenda Item # 8.4.1

<b>Budget Cost:</b>	-0-	<b>Underbudgeted Cost:</b>	
<b>Communication Strategy:</b>	Advise ice user groups of Council's decision, effective September 1, 2010.		
<b>Recommendations:</b>	That Council moves to amend the Fee Schedule as referred to the 2009-2011 Corporate Plan – as follows:  Summer Rental rates: (April 01 to August 31 <sup>st</sup> ) \$131.50/ hr (2010) and \$135.50 / hr. (2011).		
<b>Report Writer:</b>	Paul Salvatore	CAO	
<b>Position:</b>	Director of Community Services		

## \*Proposed Change to Fee Schedule – Council Request for Decision – Aug 30, 2010

TOD\_User\_Fees\_0810.xlsx\Arena  
Town of Drumheller  
Fee Schedule

### Arena

GST: all prices include GST where applicable unless otherwise noted  
source:

		Effective 1-Jul-08	Effective 1-Jul-09	Effective 1-Jul-10	Effective 1-Jul-11
<b>Summer Rental</b> (April 01 to August 31)					
	/hr (plus GST)	124.00	127.75	131.50	135.50
<b>Dry Rental</b>					
	will be negotiated on an individual basis				
<b>Winter Rental</b>					
<b>Prime Time Rental</b>					
	Prime time: Weekdays from 4PM to Midnight				
	Weekends from 7AM to Midnight				
	Holidays from 7AM to Midnight				
	/hr (plus GST) Local Youth Gro	61.00	63.00	65.00	67.00
	/hr (plus GST) Local Adult Hoc	124.00	128.00	132.00	136.00
	/hr (plus GST) Out of Town Use	139.00	143.00	147.25	151.75
<b>Non Prime Time Rental</b>					
	/hr (plus GST) Youth Groups	46.00	47.50	49.00	50.50
	/hr (plus GST) Local Adult Hoc	92.00	94.75	97.75	100.75
	/hr (plus GST) Out of Town Use	108.00	111.25	114.50	118.00
<b>Junior "A" Rental</b>					
	/hr (plus GST) Practice	81.00	83.50	86.00	88.50
	/hr (plus GST) Games	113.00	116.50	120.00	123.50
<b>PUBLIC SKATING is provided FREE to the public – sponsored by Local Business as negotiated by the Director of Com</b>					
<b>Lacrosse</b>	negotiated	33.00			
<b>Non Ice Day Rental Rates</b>					
<b>Town of Drumheller Group NO charge</b>					
<b>Local Non Commercial \$325+GST Deposit \$325</b>					
<b>Town Commercial \$450+GST Deposit \$350</b>					
<b>Other Groups \$600+GST Deposit \$600</b>					
<b>Town Crew Clean-up Fee \$400 if required</b>					
<b>Graduation Ceremonies 5 day charge \$1,000.00+GST</b>					
<b>Red Arena – if available – indoor practice fee due to inclement weather</b>					

**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 19<sup>th</sup> 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

### TOWN OF DRUMHELLER BYLAW NUMBER 19.10

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. Section 9      Deciding on Development Permit Applications
  - (7) (b)      Notwithstanding the above, the Municipal Planning Commission at its discretion may relax the front, side or rear yard setbacks, site coverage, floor area, or height beyond the standards outlined in the Land Use Bylaw in the following cases:
    - (i)      a proposed subdivision; the setback requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and/or may allow redevelopment in the future.
    - (ii)      an addition to an existing residential development in an established area; the front, side or rear yards may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.
    - (iii)      a proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the front, side or rear yard requirements may be relaxed greater than the standards outlined in Section 8(7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighborhood.

As follows:

- Section 9      Deciding on Development Permit Applications
  - (7) (b)      Notwithstanding the above, the Municipal Planning Commission at its discretion may relax the minimum requirements beyond the standards outlined in the Land Use Bylaw in the following cases:

BYLAW NO. 19.10

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- (i) a proposed subdivision; the minimum requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and/or may allow redevelopment in the future.
- (ii) an addition to an existing residential development in an established area; the minimum requirements may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.
- (iii) a proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the minimum requirements may be relaxed greater than the standards outlined in Section 8(7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighborhood.
- (iv) The minimum site area may be relaxed on an existing non-conforming lot where the proposed development is otherwise in accordance with the Land Use Bylaw and any other Provincial or municipal regulations.

READ A FIRST TIME THIS 16 DAY OF AUGUST, 2010.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

READ A THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER





# DRUMHELLER

## CHIEF ADMINISTRATIVE OFFICER



### Request for Decision

		<b>Date:</b>	August 12, 2010
<b>Topic:</b>	<b>BADLANDS COMMUNITY GARDENS SOCIETY</b>		
<b>Proposal:</b>	Further to the letter from Chris Marion, the Community Gardens Society have requested a grant from the Town of Drumheller to waive the cost of water usage for their garden. The garden is located in Newcastle. The estimated cost of water for six minths is \$115 (May – October).		
<b>Proposed by:</b>	Badlands Community Garden Society		
<b>Correlation to Business (Strategic) Plan</b>			
<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Some of the produce is donated to the local food bank.</li> <li>Non profit society that relies on volunteers and donations / fundraisers.</li> <li>Mentoring program for young gardeners.</li> </ul>		
<b>Disadvantages:</b>			
<b>Alternatives:</b>			
<b>Finance/Budget Implications:</b>			
<b>Operating Costs:</b>		<b>Capital Cost:</b>	
<b>Budget Available:</b>	\$0.00	<b>Source of Funds:</b>	
<b>Budget Cost:</b>	\$0.00	<b>Underbudgeted Cost:</b>	
<b>Communication Strategy:</b>			
<b>Recommendations:</b>	That Council agree to cover the cost of water in an amount not to exceed \$150 / year.		
<b>Report Writer:</b>	R.M. Romanetz, P. Eng.	<b>CAO:</b>	
<b>Position:</b>	Chief Administrative Officer		

**OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER**

Telephone: (403) 823-1339

	Created By: Ray Romanetz	1
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cc: Ray



Badlands Community Gardens Society  
Box 1305, Drumheller AB T0J 0Y0  
info@badlandsgardens.ca  
badlandgardens.ca

Mayor and Council  
Town of Drumheller  
703 - 2 AVE W  
Drumheller AB T0J 0Y3

July 29, 2010

RE: Water costs at Newcastle Community Garden

Dear Mayor and Council,

The Community Gardens Society would like to request a grant from the Town of Drumheller to cover the cost of water usage in the Newcastle community garden this summer.

Our non-profit society relies on volunteers and donations / fundraisers. Since our presentation to council in late April, we have been busy building boxes, raising monies to buy garden soil, and renting out the boxes to community members. The Sprouts, a group of 11 young gardeners mentored by the garden members, helped us plant two boxes for the food bank. Our veggies are growing beautifully ! We have now started taking fresh greens and herbs to the food bank.

We also showed the community garden to the people who participated in the Drumheller Garden Tour on July 24; they were quite impressed to see how lush our boxes were. Thanks to recent donations of seedlings from IGA and Canadian Tire, all of our boxes are now planted, and we look forward to a great crop of tomatoes, peppers and squash, not to mention potatoes and 900+ onions. Do stop by and have a look when you have a moment !

Thank you for your help and support getting the Newcastle community garden up and running, in particular for grading the lot and installing the water last year. The garden would not exist without the help of businesses and people like you. We appreciate your continued support, and look forward to hearing back from you.

Thank you,

*Chris Marion*

Chris Marion  
Garden Coordinator  
403-823-6930