

# **Town of Drumheller COUNCIL MEETING AGENDA**

**November 7, 2011 at 4:30 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta**



Page

## **1.0 CALL TO ORDER**

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

## **3.0 PUBLIC HEARING**

## **4.0 ADOPTION OF AGENDA**

## **5.0 MINUTES**

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

3-6 5.1.1 Organizational Council Meeting Minutes of October 24, 2011

7-10 5.1.2 Regular Council Meeting Minutes of October 24, 2011

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

11-17 5.2.1 Municipal Planning Commission Meeting Minutes - October 6, 2011

### **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**

18-19 8.1.1 Bylaw 06.11 being a bylaw to close a portion of undeveloped original road allowance (adjacent to Lots 3,4, & 5 ER., Block 4, Plan 0412557 - Cambria District) - second and third readings

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**8.1. CAO**

20-21 8.1.2 RFD - Appointment to Subdivision and Development Appeal Board

22-36 8.1.3 Elgin Hill Phase 2 / Hillsview Phase 2 - Call for Proposals

**8.2. Director of Infrastructure Services**

**8.3. Director of Corporate Services**

**8.4. Director of Community Services**

37-41 8.4.1 RFD - Badlands Community Facility Rate Structure

**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**

**Town of Drumheller  
ORGANIZATIONAL MEETING  
MINUTES**

October 24, 2011 at 4:30 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta



**PRESENT:**

DEPUTY MAYOR:

Tom Zariski

COUNCIL:

Andrew Berdahl

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

**ABSENT:**

Mayor Terry Yemen

Councillor Jay Garbutt

**1.0 CALL TO ORDER**

**2.0 BOARD APPOINTMENTS**

**2.1 RFD - Council Appointments to Boards**

Deputy Mayor T. Zariski presented the Council Board appointments for 2011/12 as follows:

Airport Commission

Doug Stanford

Municipal Planning Commission

Doug Stanford  
Andrew Berdahl

Palliser Regional Municipal Services

Sharel Shoff

## ***Agenda Item # 5.1.1***

Drumheller Chamber of Commerce	Terry Yemen
Drumheller & District Solid Waste Management Association	Jay Garbutt Ray Romanetz
Valley Bus Society	Tom Zariski Alan Kendrick
Drumheller Public Library Board	Andrew Berdahl
Community Futures	Sharel Shoff
Community Advisory Committee - RCMP	Doug Stanford
Police Committee	Doug Stanford
Drumheller Agriculture & Stampede Board	Lisa Hansen-Zacharuk
Drumheller & District Seniors Foundation	Tom Zariski
Drumheller Housing Administration	Jay Garbutt
Ambulance	Doug Stanford
Sub-division and Development Appeal Board	Jay Garbutt Lisa Hansen-Zacharuk
Disaster Service Committee	Andrew Berdahl Doug Stanford Terry Yemen
Communities in Bloom	Lisa Hansen-Zacharuk Sharel Shoff
Community Standards Appeal Committee	Jay Garbutt Terry Yemen Lisa Hansen-Zacharuk
Assessment Review Board	Sharel Shoff Lisa Hansen-Zacharuk
Crime Stoppers	Doug Stanford
Economic Development Task Force	Terry Yemen Sharel Shoff



## ***Agenda Item # 5.1.1***

Red Deer River Municipal Users Group	Terry Yemen
Kneehill Regional Water Services Steering Comm	Terry Yemen Ray Romanetz
Revitalization Corporation	Lisa Hansen-Zacharuk Andrew Berdahl
Taxi Commission	Jay Garbutt Lisa Hansen-Zacharuk
Heritage Steering Committee	Tom Zariski
Drumheller & District Humane Society	Andrew Berdahl
Canadian Badlands Facility Steering Committee	Terry Yemen Andrew Berdahl Jay Garbutt
Canadian Badlands Facility Design Committee	Tom Zariski

**MO2011.ORG01** Berdahl, Shoff moved that the 2011/2012 Council Board Appointments be adopted as presented. Carried unanimously.

- 2.2 RFD - Appointments to Subdivision and Development Appeal Board  
R. Romanetz advised that the terms of the current SDAB members will expire on October 31, 2011 resulting in three vacancies on this board. Two applicants have resubmitted their names: Jerry Brett and Karen Ann Bertamini. He further advised that the one remaining vacancy will continue to be advertised.

**MO2011.ORG02** Shoff, Berdahl moved that Council approve the appointments of Jerry Brett and Karen Ann Bertamini to the Subdivision and Development Appeal Board for a term expiring on the date of 2012 Annual Organizational meeting. Carried unanimously.

- 2.3 RFD - Appointments to Police Committee  
R. Romanetz advised that three members' terms expire on October 31, 2011 resulting in three vacancies on this Committee. Three applications were resubmitted from existing board members serving a three year term. George Kallay and Fred Makowecki wish to serve for a further three year term while Jim Decore wishes to serve for a one year term.

**MO2011.ORG03** Shoff, Stanford moved that Council approve the appointments of George Kallay and Fred Makowecki for a three year term expiring on the date of Council's 2014 Annual Organizational meeting and Jim Decore for a one year term expiring on the date of Council's 2012 Annual Organizational meeting. Carried unanimously.

- 2.4 RFD - Appointments to the Municipal Planning Commission  
R. Romanetz advised that the Town has received four applications for the three vacancies on the MPC from Don Guidolin, Sharon J. Clark, Bob Greene and Jeanette Neilsen. Bob Greene has served two terms and wishes to serve one further term. In accordance with Bylaw 32.08, Council has the discretion to allow a member to sit for a further one term being three years. Administration recommended that Council appoint three board members to the MPC by secret ballot.

**MO2011.ORG04** Shoff, Stanford moved that Council approve the appointments of Sharon J. Clark, Bob Greene and Jeanette Neilsen to the Municipal Planning Commission for a three year term. Carried unanimously.

**MO2011.ORG05** Berdahl, Hansen-Zacharuk moved that the secret ballots be destroyed. Carried unanimously.

### **3.0 ADJOURNMENT OF ORGANIZATIONAL MEETING**

There being no further business, the Deputy Mayor adjourned the meeting at 4:50 PM.

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DEPUTY MAYOR

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CHIEF ADMINISTRATIVE OFFICER

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

October 24, 2011 at 4:50 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta



**PRESENT:**

DEPUTY MAYOR:

Tom Zariski

COUNCIL:

Andrew Berdahl

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

**ABSENT:**

Mayor Terry Yemen

Councillor Jay Garbutt

**1.0 CALL TO ORDER @ 4:50 PM**

**2.0 MAYOR'S OPENING REMARK**

**3.0 PUBLIC HEARING**

**4.0 ADOPTION OF AGENDA**

**MO2011.267** Shoff, Stanford moved that agenda be adopted as presented. Carried unanimously.

**5.0 MINUTES**

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

5.1.1 Regular Council Meeting Minutes of October 11, 2011

Correction to Minutes as noted: Mayor Terry Yemen was opposed to MO2011.265 under Item 8.3.2 – Sandstone Manor Taxes.

**MO2011.268** Stanford, Shoff moved that the regular Council meeting minutes of September 26, 2011 be adopted as amended. Carried.

Councillor A. Berdahl abstained from voting as he was not in attendance at the October 11, 2011 meeting.

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

- 5.2.1 Municipal Planning Commission Meeting Minutes of July 21, 2011
- 5.2.2 Municipal Planning Commission Meeting Minutes of August 18, 2011

**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**

**8.3. Director of Corporate Services**

**8.4. Director of Community Services**

**9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

**9.1 CAO's Quarterly Report to September 30, 2011**

Questions / Comments from Council:

- Council requested that the Transit Feasibility Study be on the agenda for the next Committee meeting.
- Councillor D. Stanford advised that the Museum's fire hydrant has low pressure on the line and this matter should be addressed in short order.
- Councillor A. Berdahl asked for the release date of the BCF Kiosk Call for Proposals. It was noted that the proposal ad has been published in the October 21<sup>st</sup> edition of the *Drumheller Insider*.

**9.2 Director of Infrastructure Services' Quarterly Report to September 30, 2011**

Questions / Comments from Council:

- The cast iron water line replacement should be completed by mid-November. A. Kendrick advised that there is no penalty clause in the contract if the project is not completed on time. He advised that there are congestion issues within the alley which has delayed the project. The last two sections of the replacement should be completed in a more timely fashion. He further advised that the

provision of temporary servicing is the contractor's responsibility if the project is pushed to next year.

- The replacement of the waste water treatment plant in East Coulee remains in the queue for grant dollars – in discussions with the grant technician he has advised that the waste water side release of grant dollars is still pending. The preliminary engineering is completed and updated cost estimates have been provided to the province. Once Provincial dollars are received, the finalized detailed design will go out to tender.
- Discussion held on cemetery's new area needing landscaping. A. Kendrick advised that trees will be transplanted in this area from the tree farm.
- Discussion held on pruning of overhanging trees on Town property which are acted upon based on complaints or noticed by Town staff, such as incidents where trees obstruct signs and / or site lines.

**9.3 Director of Corporate Services' Quarterly Report to September 30, 2011  
Questions / Concerns from Council:**

- Discussion held on the actual surplus being \$383,403 once the amortization is removed from the expenses (of which \$1,960,278 is a non cash value). Amortizing is recovered from depreciation, earned dollars are transferred to reserves. The majority of expenses are at 75% of the budgeted amounts.
- Councillor A. Berdahl stated that the budget and MSP will now be interrelated.
- Council requested an update Organizational Chart.

**9.4 Director of Community Services' Quarterly Report to September 30, 2011**

Questions / Concerns from Council:

- BCF Rate Structure will be presented to Council on October 31<sup>st</sup>.

**10.0 PUBLIC HEARING DECISIONS**

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICES OF MOTIONS**

**13.0 COUNCILLOR REPORTS**

**14.0 IN-CAMERA MATTERS**

There being no further business, the Deputy Mayor declared the meeting adjourned at 6:18 PM.

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Mayor

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Chief Administrative Officer



**Municipal Planning Commission  
MINUTES  
Meeting of Thursday, October 6, 2011**

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**Present:**

Robert Greene, Chairperson  
A Berdahl, Councillor/Member – Arrives at 12:25  
Jeanette Neilson, Member  
Sharel Shoff, Councillor/Member  
Shawn Francis, Member – Arrived at 12:25  
Paul Salvatore, Director of Community Services – Left at 1:00 pm  
Cindy Woods, Development Officer  
Brad Wiebe, PRMS  
David Suen, PRMS  
Janice Armstrong, Recording Secretary

Delegations Steve Hukulak and Dave Greene

**1.0 CALL TO ORDER – 12:05 p.m.**

**2.0 MINUTES FROM PREVIOUS MEETINGS**

2.1 August 18, 2011

Motion: S. Shoff to move the minutes of August 18<sup>th</sup> 2011. Seconded J. Neilson Cd.

2.2 September 8, 2011

Motion: J. Neilson to move the minutes of September 8, 2011. Seconded S. Shoff Cd.

**3.0 DEVELOPMENT PERMITS**

**3.1 T00132H Loralie Latour – Home Occupation (Day Home) – “R1”**

C. Woods presented Development Permit T00132H submitted by Loralie Latour for the operation of a Day Home located at 232 13 Street NW Drumheller; Plan 9813172; Blk 10; Lot 23. Zoning is “R1” Residential District.

C. Woods advised the committee that as requested, a circulation was sent to the neighbours and only one concern was received. The basis of the concerns was the number of children who will be in the home. C. Woods advised that she has spoke with L. Latour and was told that she is licensed for 6 children. The concerned neighbour was contacted with the details.

C. Woods explained how home occupations expire each year and the development permit must be renewed. All development permits for home occupations are revocable at any time if the use becomes detrimental to the neighbourhood.

**Motion:** J. Nielsen that Development Permit T00132H submitted by Lorelei Labour for a Day Home located at 232 13 Street NW Drumheller; Plan 9813172; Balk 10; Lot 23 be approved subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Development to conform to Land Use Bylaw 10.08, Section 57, Home Occupations, including but not limited to;
  - (a) All development permits issued for home occupations shall be revocable at any time by the Development Authority if in his/her opinion, the use is or has become detrimental to the amenities of the neighborhood.





- (d) A home occupation shall not include any use or operation that will cause or create a nuisance by way of noise, vibration, smoke, dust, odors, heat or traffic generations. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.
3. There shall be no outside storage of materials, commodities or finished products.
  4. Placement 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 meter (10 square feet).
  5. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission.
  6. Development to conform to all Federal, Provincial and/or Municipal guidelines and/or legislation that may apply.
  7. Development to conform and meet the requirements of the Local Fire and Regional Health Authorities.
  8. Annual Business License is required.
  9. Permit expires December 31, 2011.

**Seconded:** S. Schiff - Carried

### **3.2 T00075D – Steve's Carpentry Ltd – Storage Yard and Building – "U-T" Urban Transitional**

C. Woods presented Development Permit T00175D submitted by Steve's carpentry Ltd for a Storage Building/yard located at 785 4 Ave West; Plan 7251CK; Balk 49A; Lots A & B Drumheller. The zoning is Urban Transitional.

C. Woods reported that a 40'x30'x10 storage building will be located on the property which will remain on skids for easy removal and enclosed with an 8 ft chain link fence. C. Woods advised that Steve's Carpentry is also requesting an option to use building in the future for a heated workshop as well as a storage area, which would be ready to occupy in 2014. C. Woods advised that this area is UT - Urban Transitional District and is reserve lands on the periphery of the development area of the Town, which are intended as future urban growth areas and at this time there is no plans for rezoning. A. Berdahl suggested that the MPC decide on a zoning and take it to council for their consideration as this land has remained as is for many years, with no decision being made.

S. Shoff asked Steve Hukulak of "Steves Carpentry" if this building would be used strictly for temporary cold storage and S. Houlika replied that it is just for the purpose of cold storage.

C. Woods reported that she had spoke with A. Kendrick, Director of Infrastructure Services and because a commercial building will be adjacent to a residential district a buffer should be put in place so not to affect the residents in a negative way.

C. Woods read the one response received from a neighbour with concerns for access, the alleys condition and the weeds. It was also discussed that due to the uncertainties of what CN is planning for the abandoned tracks, it is difficult to know what the future use of the land should be.

**Motion** S. Shoff that Development Permit T00175D submitted by Steve's Carpentry Ltd for a Temporary Cold Storage Facility located at 785 4 Ave West; Plan 7251CK; Balk 49A; Lots A & B; Drumheller, be approved with the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Development to conform to Community Standards Bylaw 16-10.
3. Placement of construction to the satisfaction of the Development Authority.
4. Applicant to ensure property is kept free of weeds and unsightly debris and activities do not adversely affect neighbouring properties.





5. Development may be revoked by written notice if/when such use shall become non-conforming or not compatible with future development in the area.
6. External finished appearance of the proposed construction to be compatible with that of existing development.
7. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
8. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations)
9. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.
10. Landscaping to be in accordance with Policy C04-02 and Land Use Bylaw 10-08.
11. 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.
12. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
13. Contractor(s) to have a valid Business License with the Town of Drumheller.

**Seconded:** A. Berdahl - Carried

### 3.3 T00080D – Randy Hardy – C-Can for Storage – “A”

C. Woods presented Development Permit T00080D submitted by Randy Hardy for the placement of a C-Can for storage located at 249 4 Ave Rosedale. Plan 453GX; Blk 11B; Lots 3 thru 6. Zoning is "C-1" Commercial District. This is a discretionary use in this district.

C. Woods reported that R. Hardy will be placing the C-Can unit between existing building on the property and all set back requirements will be met.

The Municipal Planning Commission discussed the application.

**Motion:** S. Shoff that Development Permit T00080D submitted by Randy Hardy for the placement of a C-Can located at 249 4 Ave Rosedale. Plan 453GX; Balk 11B; Lots 3 thru 6NE be approved as presented subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of construction as per plot plan submitted.
3. External finished appearance of the proposed construction to be compatible with that of existing development and to the satisfaction of the Development Authority.
4. All necessary permits (building, electrical, gas, etc) to be in place prior to any construction/installations.
5. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations)
6. 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.
7. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.

**Second:** J. Neilson – Carried



### 3.4 T00082D – Ray & Randy Garner – Detached Accessory Building

C. Woods presented Development Permit T00082D submitted by Ray & Sharon Garner for the construction of an 18' x 22' accessory building located at 195 Railway Avenue East, Rosedale. Plan 3867HU; Lot 7. The zoning is "SCR" Suburb Community Residential District.

C. Woods advised that the applicants currently have two other accessory buildings on the property and Land Use Bylaw 10-08 section 27 (d) 2 Site Coverage (a) states that unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 67m<sup>2</sup> (728 sq. ft.) or 15% of lot coverage. The Garner property would have a total of 2200 sq. ft with the new accessory building and lot coverage would be 5%.

The Municipal Planning Commission members discussed the application and the authority to approve. B. Wiebe stated that under Land Use Bylaw 10-08; Section 27; 2 (a), the Municipal Planning Commission has the authority to approve the application as presented.

**Motion:** S. Shoff that Development Permit T00082D submitted by Ray & Sharon Garner for the construction of an 18' x 22' accessory building located at 195 Railway Avenue East, Rosedale. Plan 3867HU; Lot 7 be approved as presented subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of construction as per plot plan submitted.
3. Relaxation of maximum accessory building(s) size to 1236 sq ft approved as per plans submitted.
4. Height of garage as per plans submitted and not to exceed 15'.
5. Construction to be in accordance with the Alberta Building Code.
6. External finished appearance of the proposed construction to be compatible with that of existing development.
7. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
8. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823-1330 for the regulations)
9. 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.
10. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
11. Contractor(s) to have a valid Business License with the Town of Drumheller.

**Second:** J. Neilson – Carried

### 3.5 T00083D – Alberta Delorme – Residential Addition – "R-1A"

C. Woods presented Development Permit T00083D submitted by Alberta Delorme for the construction of an addition and interior renovations of an existing residential dwelling located at 1302 2 Ave West, Drumheller. Plan 8267JK; Block 4; Lot 1; The Zoning is Residential District.

C. Woods advised that the lot is 33' x 150' and requires 20% relaxation to the right side yard setback.

**Motion:** A. Berdahl that Development Permit T00083D submitted by Alberta Delorme for the construction of an addition and renovations to an existing residential dwelling located at 1302 2 Ave West, Drumheller. Plan 8267JK; Block 4; Lot 1; be approved as presented subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of construction as per plot plan submitted.
3. Relaxation of 20% granted to right side yard setback as per plans submitted.
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.
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. Development to conform to any and all Federal, Provincial and/or Municipal legislations or guidelines that may apply.
10. Contractor(s) to have a valid Business License with the Town of Drumheller.

**Second:** S. Shoff– Carried

### **3.6 T00084D – Crystal Gaynor – Occupy as a New & Used Consignment Store “CB”**

C. Woods presented Development Permit T00084D submitted by Crystal Gaynor to occupy a retail business to include new and used merchandise along with consignment located at 352 Center Street, Drumheller. Plan 3099AD; Block 18; Lot 39; zoning is Central Commercial District.

C. Woods stated that she is bringing this application forward for information purposes only to advise the MPC of what type of business will be included in the downtown area as this is a permitted use in this district. The applicant had previously been refused a Home Occupation for a pawn shop at their residence.

Municipal Planning Commission members discussed the application.

### **3.7 T00085D – Wanda McCann – Residential Driveway – “MHR”**

C. Woods presented Development Permit T00085D submitted by Wanda McCann for a Drainage Ditch, Driveway and landscaping located at 1421 4 Ave SW, Drumheller. Plan 7910876; Block 10; Lot 10; the zoning is “Manufactured Home District”

C. Woods stated that Keith Russell Operations Manager for the Town of Drumheller was approached last year to place the driveway and her request was denied. She has asked again, and Keith has requested she submit a formal application for the Municipal Planning Commission to review.

C. Woods reported that Wanda McCann's intension is to have a driveway that goes from the sidewalk to the front of her deck which will be 13' wide with landscaping placed on both side for aesthetics. C. Woods reported that the driveway will essentially take up most of the front yard on this property. Other homes in the neighbourhood with driveways have them located on the side of each property with the majority of the yard landscaped.

Discussion held and it was advised that a circulation be sent to the surrounding neighbours informing them of the proposed driveway.

Motion: A. Berdahl that Development Permit T00085D submitted by Wanda McCann located at 1421 4 Ave South West, Drumheller. Plan 7910876; Block 10; Lot 10; be approved as presented subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of driveway as per plot plan submitted.
3. Construction to be in accordance with the Alberta Building Code.
4. Developer to ensure placement does not interfere or hinder maintenance with utilities located on property.



5. External finished appearance of the proposed construction to be compatible with that of existing development.
6. Landscaping as per plans submitted, any changes in the proposed landscaping must first be approved by the Development Authority/Municipal Planning Commission.
7. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services.
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. Development to conform to any and all Federal, Provincial and/or Municipal legislations or guidelines that may apply.
10. Contractor(s) to have a valid Business License with the Town of Drumheller.

Seconded - J. Neilson Carried

### 3.8 T00086D – Donald Chambers – Placement of 6 C-Cans – “HWY-C”

C. Woods presented Development Permit T00086D submitted by Donald Chambers for the placement of 6 C-Cans located at 804 & 806 Highway 9, Drumheller. Plan 8226FQ, Block 18, Lot 39. The zoning is Highway Commercial “Hwy-C” District. These storage units are a discretionary use in this district.

C. Woods reported that D. Chambers has requested the use of 6 C-Can units to be placed on his property on Highway 9 South. These units will be set back far enough on the property that they will not be visible from the highway as they will be hid by buildings, trees and a screened fence.

C. Woods stated that under Land Use Bylaw 10-08, these units can be approved as a secondary use to a commercial business. S. Shoff reported that these buildings have been vacant for a very long time and not being used as a commercial business and with the placement of the C-Cans, it will become just a large storage yard. S. Shoff pointed out that if there was an actual business being ran in either of the buildings, she feels that there would be no reason not to approve his request.

**Motion:** J. Neilson that Development Permit T00086D submitted by Donald Chambers for the placement of 6 C-Cans located at 804 & 806 Highway 9 South; Drumheller; Plan 8226FQ; Block M; be approved as presented.

**Second:** A. Berdahl

**3 Opposed**

**Defeated**

### PALLISER REGIONAL MUNICIPAL SERVICES

File No. 80/112 – Jean & Nick Warkentin

B. Wiebe submitted subdivision application 80/112. The land is owned by Jean and Nick Warkentin. The purpose of the subdivision is to create 1.00 acres (0.41 ha.) +/- parcel (lot B) on the southwest corner of the LSD in order that the applicant can have a separate title and sell the parcel for the construction of a residence. As part of the application the owner/applicants would like to subdivide an additional parcel of 0.2 acres (0.08ha.) +/- (lot “A”), to be consolidated with existing lot to the west (lot 18, Blk 1, Plan 921 0893). This would extend the adjacent neighbours property to Area F, Plan 021 2715 of the Michichi Creek diversion property. These proposed subdivision would leave a remnant parcel of 5.156 acres (2.081 ha.) A third party was to make an application to subdivide and consolidate this isolated parcel in the north to existing Lots 16 and 17. As no application has been made to this date it is PRMS recommendation that this consolidation be a condition of approval of this proposal to ensure that a parcel is with no access is not created to alleviate any future land use issues.





# DRUMHELLER

## COMMUNITY SERVICES

Agenda Item # 5.2.1



The area is currently designated as "CR" Country Residential District where the intent is to accommodate residential development free from incompatible uses at rural densities. The proposed lots and consolidations would be used for residential purposes which will comply with the North Drumheller Area Structure Plan that was adopted in 1994 as the area was planned for low density residential.

**Motion:** A. Berdahl that subdivision application 80/112 be denied on the proposed Lot "B" Area = 0.97ac +/- and 0.39 ha +/- and that before a decision is made on option 2 for Lot B, Area = 0.51ac +/- and 0.21 ha +/- a circulations to adjacent land owners needs to be sent out.

Seconded S. Shoff - Carried

File No. 80/113 – Bohemia Group

B. Wiebe submitted subdivision application 80/113 Plan 051 4281 owned by Bohemia Group Inc.

The purpose of this application is to adjust the boundaries of the existing bareland condominium units along the north boundary of the Riverside Gardens site to increase the frontage of each lot and provide enough width to allow for dwelling units with double garages rather than single garage unit that were previously proposed. This proposal will reduce the number of bareland units from 8 to 7 in the proposed area. The applicant has requested the change due to market demand for double garage units rather than single garage units.

A Development Permit for the overall building concept was approved over the summer of 2011 by the MPC and the current boundary adjustment is compliant with the boundaries of the approved development permit.

**Motion:** A. Berdahl that subdivision application 80/113 be approved with the conditions set out by PRMS.  
S. Shoff – Seconded Carried

### OTHER DISCUSSION ITEMS

B. Wiebe advised that a meeting should be held to discuss the Municipal Sustainability Plan. A quick review of priorities will be discussed at the next MPC Meeting.

Adjournment – J. Neilson motion to adjourn meeting at 1:30 pm.

  
Chairperson

  
Development Officer

THE TOWN OF DRUMHELLER **Agenda Item # 8.1.1**

BYLAW NUMBER 06.11

**THIS IS A BY-LAW OF THE TOWN OF DRUMHELLER**, in the Province of Alberta for the purpose of closing a portion of an unused and undeveloped Original Road Allowance to public travel and acquiring title to this land in the name of THE TOWN OF DRUMHELLER and then selling and incorporating same with the adjacent lands in accordance with the Section 22 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

**WHEREAS;** a portion of an Original Road Allowance hereinafter described is not required for public travel and an application has been made by the Town of Drumheller to have this undeveloped Original Road Allowance closed, and

**WHEREAS;** this Original Road Allowance has not been developed, has never been used for public travel and will never be required for public road or other public purposes in the foreseeable future, and

**WHEREAS;** a notice was published in the Drumheller Mail once a week for two consecutive weeks; on **April 13, 2011** and again on **April 20, 2011** the last of such publications being at least five days before the day fixed for the passing of this By-Law, and

**WHEREAS:** the Council of the Town of Drumheller held a public hearing on the **26<sup>th</sup> day of April A.D., 2011** at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard, and

**WHEREAS:** the Council of THE TOWN OF DRUMHELLER was not petitioned for an opportunity to be heard by any person prejudicially affected by this By-Law;

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

**ORIGINAL ROAD ALLOWANCE CLOSED BY THIS BY-LAW**

THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE LYING  
EAST OF EAST HALF OF SECTION 15, IN TOWNSHIP 28, RANGE 19, W.4TH. MERIDIAN;  
NORTH OF THE RED DEER RIVER AND SOUTH OF A LINE DRAWN BETWEEN THE  
N.W.CORNER OF LOT 4 (PART 1 OF 2), BLOCK 4, SUBDIVISION PLAN 041 2557 AND  
STATUTORY IRON POST NUMBERED R.19 ON ROAD PLAN 741 0484.

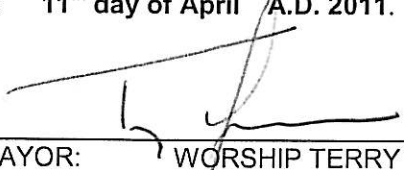
CONTAINING 1.163 HECTARES (2.87 ACRES) MORE LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS.

.....2

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

READ AND PASSED THE FIRST TIME BY THE  
COUNCIL OF THE TOWN OF DRUMHELLER this 11<sup>th</sup> day of April A.D. 2011.

  
MAYOR: WORSHIP TERRY YEMEN

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

APPROVED BY:  
ALBERTA TRANSPORTATION

  
MINISTER OF TRANSPORTATION

READ AND PASSED THE SECOND TIME BY THE  
COUNCIL OF THE TOWN OF DRUMHELLER this                      day of                      A.D. 2011.

\_\_\_\_\_  
MAYOR: WORSHIP TERRY YEMEN

Seal

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

READ AND PASSED THE THIRD TIME BY THE  
COUNCIL OF THE TOWN OF DRUMHELLER this                      day of                      ,A.D. 2011.

\_\_\_\_\_  
MAYOR: WORSHIP TERRY YEMEN

Seal

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



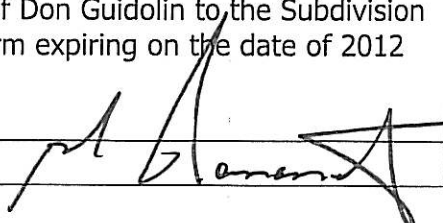
# DRUMHELLER

## CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.2



### Request for Decision

		<b>Date:</b>	November 3, 2011
<b>Topic:</b>	<b>SUBDIVISION AND DEVELOPMENT APPEAL BOARD APPOINTMENTS</b>		
<b>Proposal:</b>	Following the approval of two members to the Subdivision and Development Appeal Board at Council's 2011 Organizational Meeting, one vacancy remained. Don Guidolin has resubmitted his name to sit on this board. Administration is recommending the appointment of Don Guidolin for a one year term to expire on the date of Council's 2012 Organizational Meeting.		
<b>Proposed by:</b>	Town of Drumheller		
<b>Correlation to Business (Strategic) Plan</b>			
<b>Benefits:</b>			
<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 approve the appointment of Don Guidolin to the Subdivision and Development Appeal Board for a term expiring on the date of 2012 Annual Organizational meeting.		
<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

SDABAppointment2011a	Created By: Linda Handy	1
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# DRUMHELLER

## CHIEF ADMINISTRATIVE OFFICER

Agenda Item # 8.1.2



### APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Date 12/10/11  
D/M/Y

RESUBMITTED

Board applied for M.P.C. SOAB

Name of Applicant DON GUIDOLIN

Full Address \_\_\_\_\_ Postal Code T0J 0Y3

Length of Residency in Town 78 years

Phone (403) \_\_\_\_\_ E-mail Address \_\_\_\_\_

Past Service on Similar Boards SOAB City/Town Council  
5 terms

**BRIEF PERSONAL HISTORY** (include information which you feel would assist Council in making a decision as to your capabilities to serve on this Board)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Don Guidolin  
Signature of Applicant

Fax back to (403)823-8006

Town of Drumheller  
703 2 Avenue West  
Drumheller, AB T0J 0Y3

[www.dinosaurvalley.com](http://www.dinosaurvalley.com)

Telephone: (403) 823-1339  
Fax: (403) 823-8006



# DRUMHELLER

DINOSAURS • DISCOVERY • OPPORTUNITY

Agenda Item # 8.1.3



## TOWN OF DRUMELLER BYLAW NUMBER # 20-06

**A BYLAW OF THE TOWN OF DRUMHELLER** to rescind Bylaw Elgin Hill Area Structure Plan 02-85 and to adopt the Elgin Hill Area Structure Plan 20-06.

**WHEREAS** pursuant to the provision of Section 633(1) of the *Municipal Government Act*, S.A. 1994, Chapter M-26.1, a council may pass a bylaw for the purpose of adopting an area structure plan to provide a framework for subsequent subdivision and development of land within the Town;

**AND WHEREAS** an Area Structure Plan referred to as the Elgin Hill Area Structure Plan has been prepared to provide a framework for the subdivision, reclassification and development of Portions of the South-West Section 11, Township 29, Range 20, W4M and immediately adjacent lands, roads and lanes (hereinafter referred to as the "subject land");

**AND WHEREAS** it is deemed appropriate to adopt the Elgin Hill Area Structure Plan;

**AND WHEREAS** the document dated September 2006 entitled the "Elgin Hill Area Structure Plan", a copy of which is attached as Schedule "A" to this Bylaw, is proposed for adoption;

**AND WHEREAS** the requirements of the *Municipal Government Act* S.A. 1994, Chapter M-26.1 regarding the advertising of this Bylaw have been complied with;

**AND WHEREAS** copies of this Bylaw and related documents were made available for inspection by the public at the office of the Town of Drumheller as required by the *Municipal Government Act* S.A. 1994, Chapter M-26.1;

**NOW THEREFORE THE MUNICIPAL CORPORATION OF THE TOWN OF  
DRUMHELLER, IN COUNCIL ASSEMBLED, ENACTS THE FOLLOWING:**

1. Bylaw 02-85 Elgin Hill Area Structure Plan is hereby rescinded.
2. The Elgin Hill Area Structure Plan, attached as Schedule "A" to this Bylaw, is hereby adopted.
3. This Bylaw shall come into force at the beginning of the day it is passed.

READ A FIRST TIME THIS 2nd DAY OF OCTOBER, 2006.

READ A SECOND TIME THIS 14th DAY OF NOVEMBER, 2006.

READ A THIRD TIME AND PASSED THIS 27th DAY OF NOVEMBER, 2006.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

**Agenda Item # 8.1.3**  
**Bylaw 20-06 Schedule "A"**

**ELGIN HILL**  
**AREA STRUCTURE PLAN**  
**BYLAW 20-06**



**Town of Drumheller**

**Prepared by: Palliser Regional Municipal Services  
& Town of Drumheller**

**September 2006**

### Elgin Hill Area Structure Plan

#### Outline

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## 1 Introduction

This area structure plan is prepared to provide a future planning direction to the upper bench land of land know as Elgin Hill. Over the years a number of planning schemes have been prepared for this site. In 1985, the Elgin Hills Area Structure Plan (Bylaw 2-85) was adopted. For various reasons the land was never developed.

This plan is intended to replace the 1985 plan and provide an updated planning direction and guidelines that will provide for orderly grow of the area.

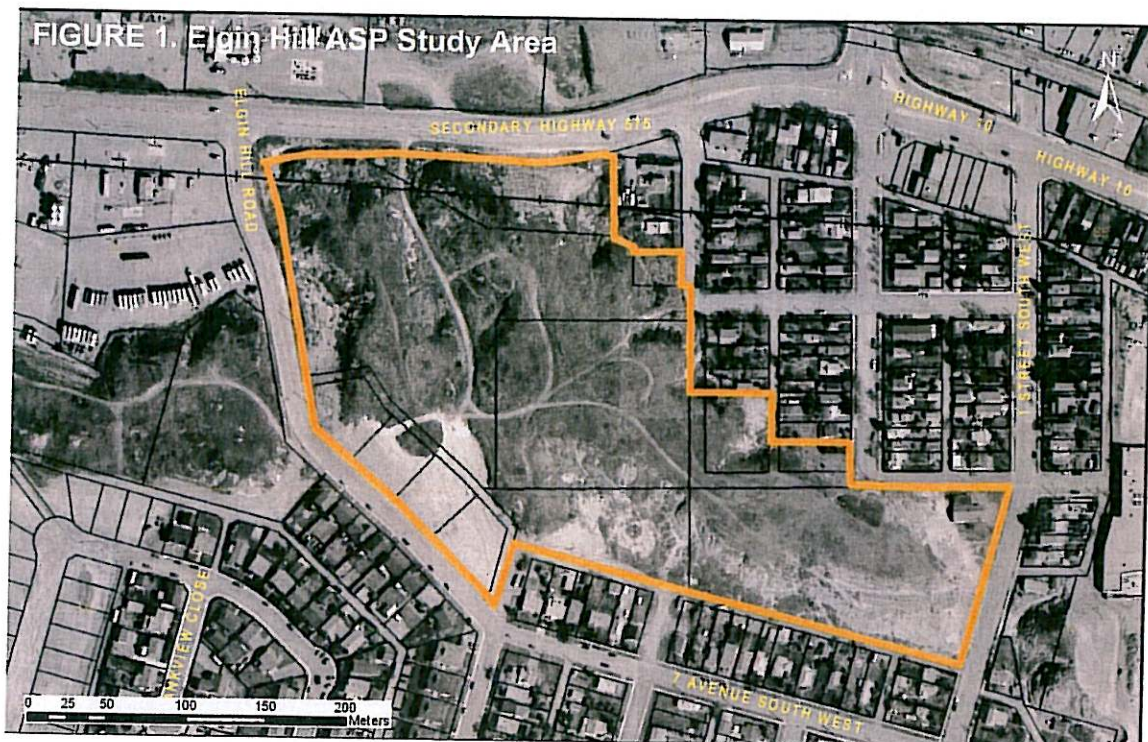
### 1.1 Purpose

The purpose of this plan is to provide future planning direction for the undeveloped bench area of land located east of Elgin Hill road and north of Seventh Avenue South West.

Several different landowners own portions of the land in the study area. As a result, it is very important for this plan to provide an overall direction that will allow the area to be developed in a cohesive and coordinated fashion. Development phasing will be dictated by development of adjacent lands.

## 2 Study Area

The study area is outlined on the air photo below.

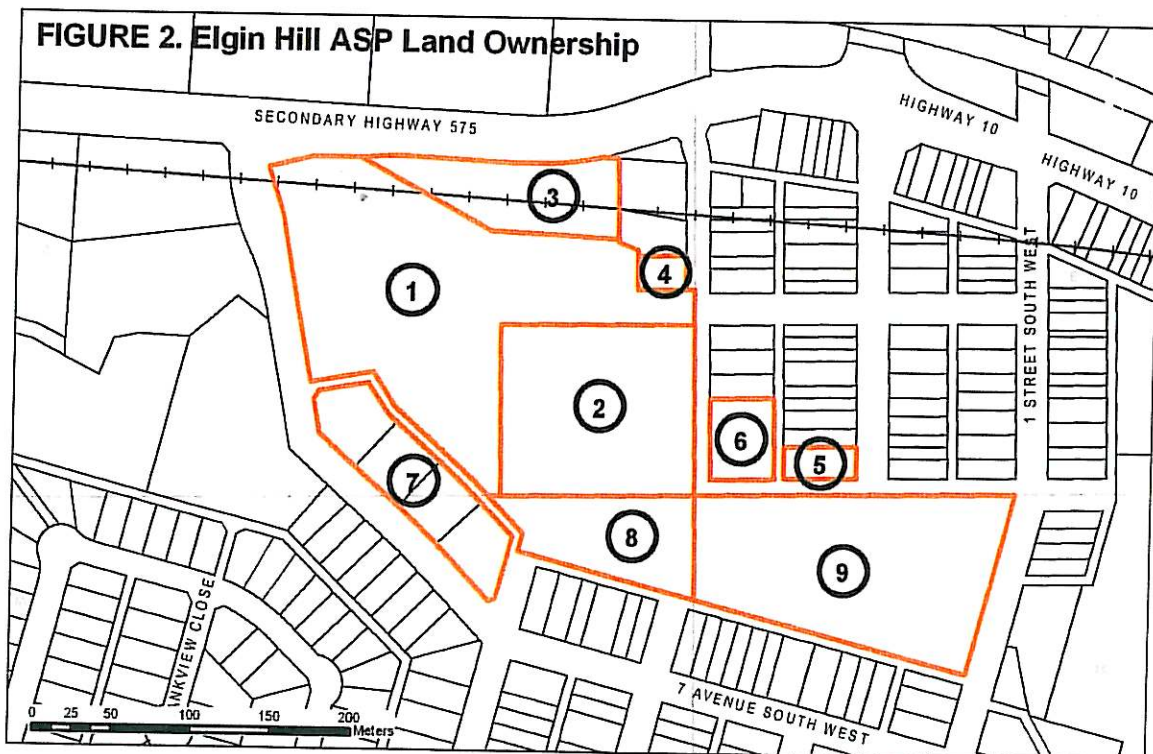


## 2.1 Ownership

The following table lists the landowners and their holdings. The Town of Drumheller owns the majority of the land in the study area. (See: Table 1 & Figure 2)

**Table 1 Land Ownership**

Parcel	Land Owner	Legal	ha ±	acres ±
1	Town of Drumheller	Pn. SW 11- 29-20-W4	2.4	6.0
2	Town of Drumheller	Pn. SW 11- 29-20-W4	1.3	3.2
3	Town of Drumheller	Plan RW 263 RLY	0.5	1.4
4	Town of Drumheller	Lot 3, Blk 1, Plan 7711478	0.1	0.2
5	Town of Drumheller	Lot 11 & 12, Blk 7, Plan 4653BC	0.1	0.2
6	Town of Drumheller	Lot 13 -18, Block 7, Plan 4653 BC	0.2	0.5
7	D. James Goudy	Lots 1-4, Blk 20, Plan 8611196	0.6	1.5
8	D. James Goudy	Block 10, Plan 8311341	0.6	1.4
9	Ed Lehn	Lot 18, Blk 2, Plan 4159CP	1.7	4.2
	Roads & Lanes		0.3	0.8
<b>TOTAL</b>			<b>7.8</b>	<b>19.3</b>





### **2.2 Site Constraints**

The study area contains a relatively flat plateau of land surround by fairly steep slopes rising approximately 10 to 12 m above the surrounding area. The plateau area consists of undeveloped land that affords some tremendous view of the town and river valley. This area holds potential for some unique developments.

The steep slopes present some problems with regard to access to this site. The site also presents some engineering challenges with regard to serving, especially in terms of water pressure.

### **2.3 Soil Conditions**

The site is underlain by the Edmonton Formation of Upper Cretaceous geological period. This formation consists mainly of stratified deposits of fine-grained sandstones, siltstones and mudstones. Coal seams may also be present. Local experience indicates that the upper layers of rock tend to be rotten and provide few problems for excavation. Very little bentonite is normally found in the sandy surface soils. However, basements will likely extend into bentonite soils, therefore, weeping tile and good surface drainage need to be considered at the construction stage.

### **2.4 Slope Stability**

A preliminary assessment of the slope stability was conducted by Palm Engineering Ltd and based on experiences with similar hill formations; a danger of slumping is not anticipated. However, a danger of rocks breaking away and rolling down the hill and resulting erosion are concerns. Based on this preliminary review, it is recommended that all buildings be set back a minimum of 7.5 m from the edge of the escarpment. It is recommended that this area be maintained as an easement in favor of the Town to allow access and maintenance.

This strip should not be developed with trees or fences, but may include roads, parking lots, and landscaped area with grass, scrubs and flowerbeds. This area would not be a driving lane, but would allow access for equipment. Native grass should be retained along the edge of the escarpments; therefore extra care must be exercised at the construction stage.

At the development stage, it is recommended that a more detailed geotechnical study be conducted to confirm the stability of the slopes and the appropriate setback with regard each specific development.

## **3 Development Concept**

### **3.1 Plan Objectives**

The principal objectives of this plan are:

1. To develop a plan to guide the future development of this area.
2. To establish appropriate development guidelines for this area.
3. To establish a servicing concept for the area.



### 3.2 Development Concept

The development concept for this site is to establish an area of higher density residential on the upper bench. It is anticipated that house mix will consist of a number of town or row houses and apartments. Preliminary designs for the site indicate that it is possible to develop in the range of 150 plus dwelling unit in this upper area. The exact mix will be dictated by housing demands at the time of development. However, it is recommended development of this site be restricted to multiple dwellings, i.e. town houses or apartments.

The privately owned lands in Block 20, Plan 8611196 fronting on to Elgin Hill Road were previously subdivided into 4 residential lots. As part of this plan, these lots may be replotted into smaller lots to allow for the construction of duplexes or single family, consistent with the development across the road. The Town has advised that any development along the north side of Elgin Hill Road will be required to provide vehicular access and parking at the rear of the lots. To maintain consistency with the existing dwelling along the south side of Elgin Hill Road, dwelling constructed along this stretch of road will be required to front Elgin Hill Road

Access to the site will be via a cul-de-sac road extending from a high point on Elgin Hill Road up on to the flat bench land. This road will provide access to all land on the upper area. Each site will have direct access to this road, but some instances, individual developments may create their own private road to service their development.

The escarpment or slopes greater than 15% grade should be taken as environmental reserves (ER). The purpose of environmental reserve is to protect these areas from development and encroachment. Environmental Reserves may be left in their natural state or used for park purposes. If there is a potential that any of these areas may be developed or used for other purposes in the future, they should be dedicated as MR or some other more appropriate land use district. The exact amounts of ER to be taken from each property will be determined at the subdivision stage.

The concept shows a potential park in the northern portion of the site. The site is a draw that the town has been using to dispose of excess filling. The site is not suitable as a building site, but will work well for park or playground purpose. This site should be designated "MR" Municipal Reserve. As this draw is filled, this area may also be a suitable site for a trail down linking the subject site to South Railway Avenue.

### 3.3 Plan Statistics

**Table 2 Plan Statistics**

Land Owner	Total Area	Developable Area	Reserves	Escarpment
Town of Drumheller	4.6 ha (11.5 ac)	2.4 ha (5.9 ac)	1.0 ha (2.5 ac)	1.5 ha (3.7 ac)
D. James Goudy	1.2 ha (2.9 ac)	0.7 ha (1.6 ac)	0.4 ha (0.9 ac)	0.1 ha (0.3 ac)
Ed Lehn	1.7 ha (4.2 ac)	0.6 ha (1.6 ac)	0.1 ha (0.2 ac)	1.0 ha (2.4 ac)
Roads & Lanes	0.3 ha (0.8 ac)	0.2 ha (0.5 ac)	0 ha (0 ac)	0.1 ha (0.2 ac)
<b>Total</b>	<b>7.8 ha (19.3 ac)</b>	<b>3.8 ha (9.4 ac)</b>	<b>1.4 ha (3.5 ac)</b>	<b>2.7 ha (6.7 ac)</b>

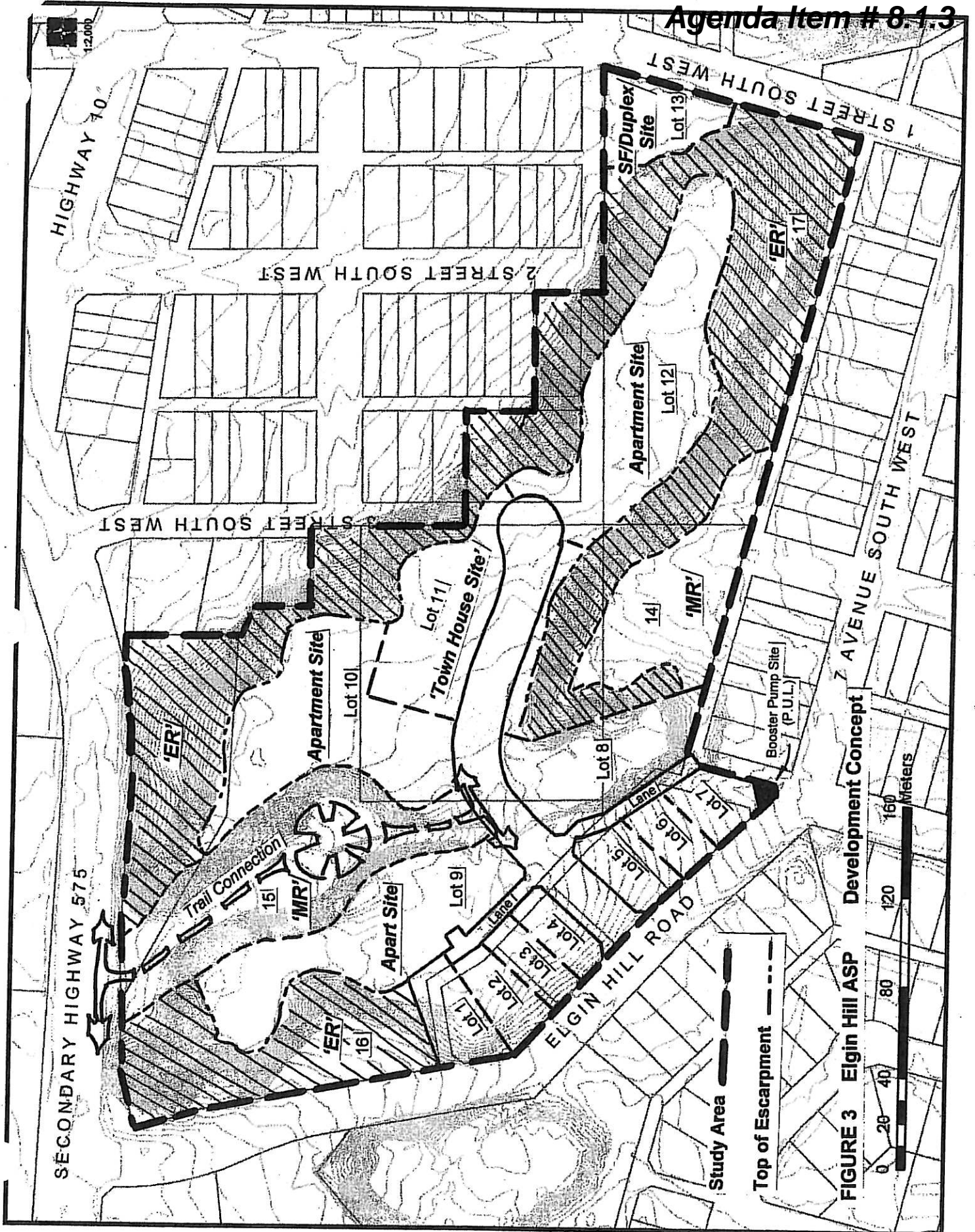


FIGURE 3 Elgin Hill ASP Development Concept

### **4 Utility Servicing**

The study area will be connected to town utilities. In the past, some utility services to this area were constrained by off site limitations.

#### **4.1 Road Network**

The plan is to create access to the site by creating a single road from Elgin Hill Road through Block 20, Plan 8611196 up on to the bench land. The road will terminate with a turnaround at the north end of Drum Body Works property. This road will basically be a single cul-de-sac for the entire development. The proposed layout minimizes the amount of roads, but still provides access to all properties.

Since this road is the only means of access and egress to this upper area, a right of way width of 18 m with an 11m a carriageway is recommended. A road of this size should be large enough to handle the traffic volumes and allow on street parking along parts of the right of way. As development proceeds and detailed designs are conducted, there may need to limit or restrict on street parking.

#### **4.2 Sanitary Sewer**

Sanitary Sewer from this area would flow by gravity into an existing line located in Elgin Hill Road. This line is used to handle the Newcastle area and should have the capacity to accommodate this development.

#### **4.3 Water**

Providing water service to this site presents some engineering issues. With the study area being higher than the surrounding area, low water pressure is being experienced. To maintain acceptable water pressures for the site, a higher-pressure water zone is required. Figure 3 shows a Booster Pump Site at the intersection of Fourth Street and Elgin Hill Road. Additional engineering is required to resolve the issues of using booster pumps for domestic & fire flows. To ensure adequate water is available for fire protection, lines may need to be looped. With higher density development envisioned, it is recommended that fire hydrants be installed at 150 m spacing. Buildings shall be restricted to a maximum 3-storey height to eliminate the need for separate booster pumps for fire flow.

#### **4.4 Storm Drainage**

The development of this site is not expected to increase the storm outfall. During the development stage, careful consideration must be given to storm outlets to the side of the hill, hillside erosion and their impact at the bottom of the hill.

#### **4.5 Shallow Utilities**

All shallow utilities are to be located underground. These are to be installed by the various franchise companies and are coordinated through a service agreement. These companies will need to take rock excavation into account.

### 5 Implementation

#### 5.1 Land Use Classification

The majority of study area is currently classified "UT" - Urban Transitional in the Town of Drumheller Land Use Bylaw, with the exception of a strip of land along First Street that houses Drum Bodyworks is designated "M-1" Light Industrial District.

The land use bylaw requires an area structure plan be prepared prior to the site being reclassified to a more appropriate land use district. This plan has been prepared to satisfy this requirement.

The previous planning documents envisioned a higher density of development and proposed a variety of housing types including town houses and apartments. Considering the economics of servicing this area, this concept is valid. It is proposed that this plan allow for a variety of housing types ranging from duplexes or town houses to 3 storey apartments. To facilitate this type of development it is recommended the majority of the site be classified "R-3" Medium Density Residential District. [See: *Figure 4*]

It is also recommended the Drum Body Works land currently designated M-1 be reclassified to "R-1A" Residential District. By reclassifying this property to R-1A, it will allow development of this land to be compatible with the adjacent land uses. The current industrial building would then become a 'legal nonconforming use', which means its current use may be continued. However, if the present use is discontinued or changed, then any new development would be required to conform to the land use bylaw.

#### 5.2 Municipal Reserves

As part of a subdivision, the undevelopable hillsides or escarpment lands should be taken as reserve. If the lands are such that they can never be developed and will likely be left in their natural state, consideration may be given to designating them Environmental Reserve.

Given the proposed density on the upper area, it is suggested there will be a need for some open space for uses a playground etc. The Town has been filling a draw that runs in a northerly direction towards South Railway Avenue. This area is not suitable for large structures; however, it would be suitable for park purposes and possibly for parking for adjacent developments.

The portion of Block 10, Plan 8311341 that lies below the escarpment has limited development potential, therefore it is proposed that it be designated as MR. Dedication of this land should be take into consideration during any land swaps.



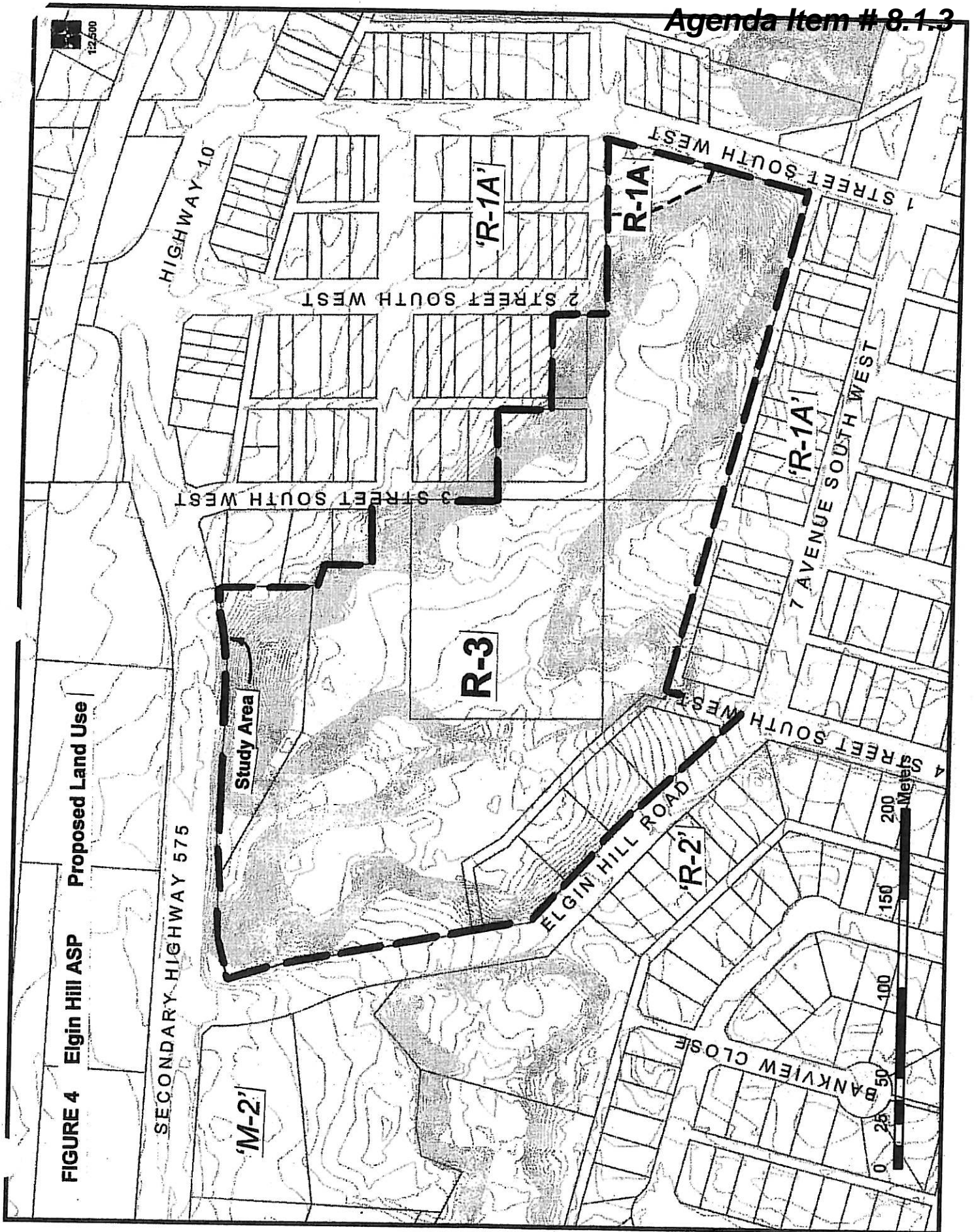


FIGURE 4 Elgin Hill ASP Proposed Land Use

### 5.3 Trail Connection

The fill area at the north end of the site is an ideal location to creation a trail connection from this site to the rest of the town. A trail could be created down the draw to the north to South Railway Avenue and then into the downtown area. Trail construction needs to take into consideration the potential erosion of any escarpment area.

### 5.4 Phasing

Development of this area will proceed progressively from Elgin Hill Road towards First Street South West. For development to occur in an orderly and economical manner the first phase will need to be developed to allow commencement of the next phase. If more than one landowner develops the site, coordination will be required to ensure access and utilities service extensions are worked out. Over sizing and cost sharing agreements may be required in servicing agreements for this area. It is important that all developments follow this plan in terms of access and servicing so future developments are not jeopardized.

Should a landowner wish to proceed with the development on their lands that would result in of an out of sequence development, then that developer would be required to front end all development costs. Portions of these costs may then be recovered as the intermediate phases proceed. As part of a service agreement, the Town may include an 'endeavor to assist' clause.

### 5.5 Development Guidelines

As previously mentioned, water pressure to this site may dictate building heights. Considering this water pressure issue and fire fighting it is recommended that no buildings be constructed over three stories in height.

Taking into account the relatively confined area of the site and the potential higher density, parking requirements need to be carefully considered at the time of development. Adequate parking for owners, tenants and visitors must be considered. It is recommended the following minimum standard be considered for this area:

<u>Apartments:</u>	1 stall per dwelling unit, plus 1 stall per 4 units for visitor parking.
<u>Town Houses:</u>	2 stalls per dwelling unit plus 1 stall per 5 units for visitor parking.
<u>Duplexes:</u>	2 stalls per dwelling unit.

Portions of this property provide for some tremendous views of the Town and river valley. Coupled with the fact, that a higher density of development is anticipated; the plan proposes that the site be developed with upscale or high quality developments.

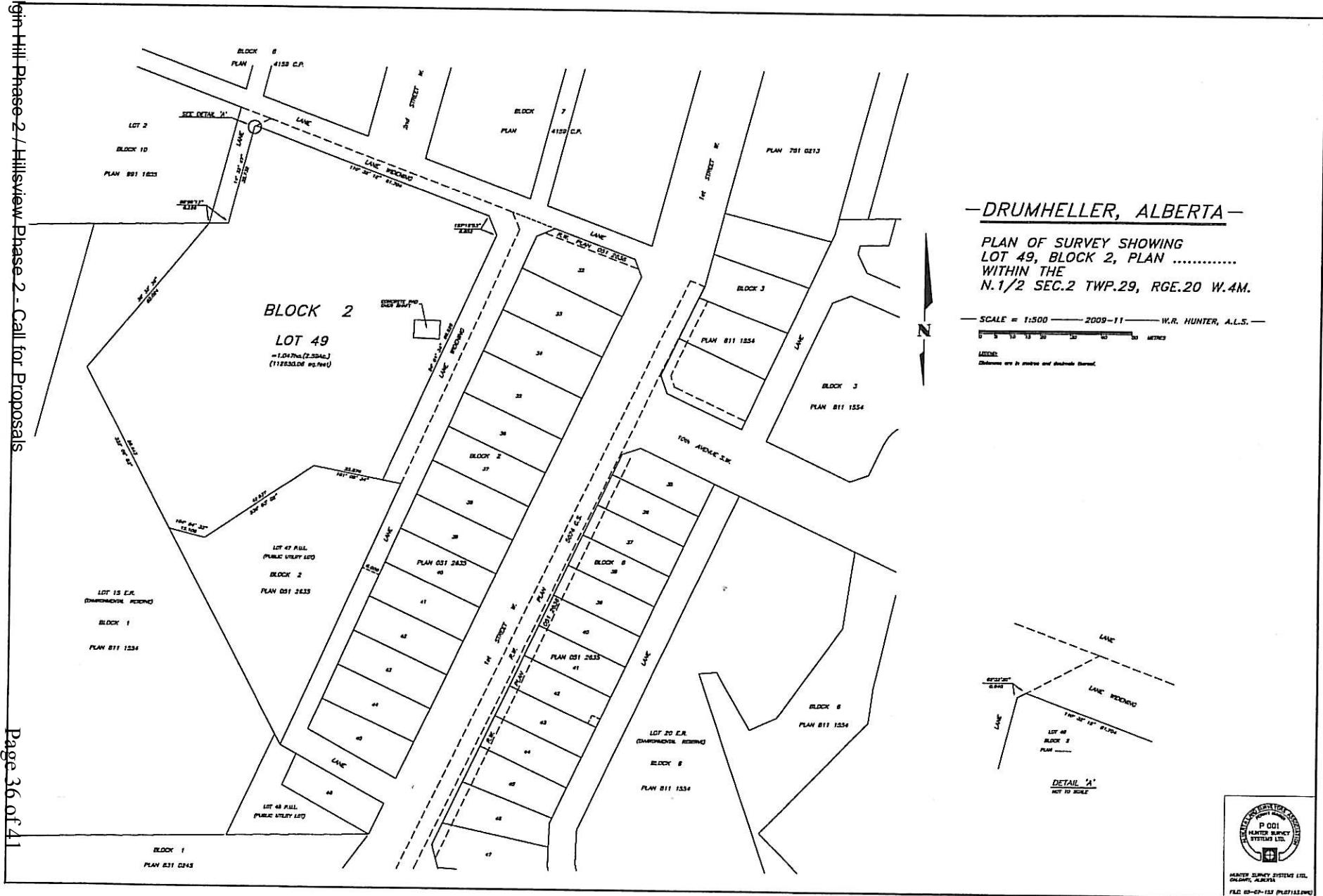
### 5.6 Land Exchange

The study area is currently owned by a number of separate parties. For this area to develop it will be necessary for the Town and some of the landowners to work out deals to exchange land. For example the road connection into the study area crosses land currently owned by James Goudy. It is proposed that in exchange for the land required to create this road, Mr. Goudy will receive some land from the Town on the south side of the proposed road. This land would be consolidated with some of Mr. Goudy's land to create a suitable building site.

### ***Agenda Item # 8.1.3***

As part of the land exchange, portions of the existing road (Fourth Street SW) and the lane at the rear of the lots facing onto Elgin Hill should be closed and consolidated with the adjacent lots. This can take place at the subdivision stage.

The details of the land exchanges will not form part of this area structure plan and will be negotiated separately. It is recommended that any lands involved in an exchange be surveyed, to determine exact areas.







# DRUMHELLER

## COMMUNITY SERVICES

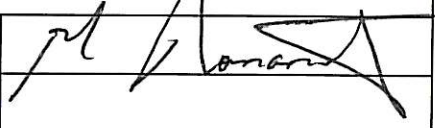


Agenda Item #8.4.1



### Request for Decision

**Date:** November 4, 2011

<b>Topic:</b>	<b>Badlands Community Facility Fees Structure</b>
<b>Background:</b>	The new Badlands Community Facility is nearing completion of construction and entering into its operational stage. The Badlands Community Facility comprised of a library, cultural centre, meeting rooms, fitness center, and field house, will be a new, multi-use centre for all of the citizens of Drumheller and the surrounding area. The facility will provide opportunities for recreation, education, health, wellness, and socialization for the citizens of Drumheller.
<b>Proposed by:</b>	Administration
<b>Correlation to Business (Strategic) Plan</b>	The implementation of the Badlands Community Facility and Aquaplex fees structure will partially fulfill the requirements for the Operations Strategy, of the CAO, for the Community Facility Project Management task (p. 20 of the Strategic Business Plan)
<b>Benefits:</b>	<p>The current proposed introductory fees structure for the Bandlands Community Facility and Aquaplex will provide a balance between affordable accessibility to the faciilitys and efficienceny of operations and cost recovery, resulting in reaching the goal of providing family fitness and wellness oppurtunites for the citizens of the Town of Drumheller. The Bandlands Community Facility will be the corner stone of the Town of Drumhellers recreational activites and will be a driving factor in promoting all the benefits associatied with recreation:</p> <ul style="list-style-type: none"><li>• Recreation and active living are essential to personal health and a key determinant of a communities health status</li><li>• Recreation is a key to balanced human development and helping individuals reach their potential</li><li>• Recreation is essentioal to quality of life</li><li>• Recration reduces self destructive and anti-social behaviour</li><li>• Recration helps build strong families and healty communites</li><li>• Recration helps reduce health care, social service and police/justice costs</li><li>• Recreation is a significant economic generator in the community</li></ul> <p>Benefits of recreation statements are form the Benefits Catalog published by the Candian Parks/Recreation Association.</p>
<b>Disadvantages:</b>	<ul style="list-style-type: none"><li>- Fees structure may be to high preventing accesibility by citizens</li><li>- Fees structure may be to low resulting in large burdern on taxpayers</li></ul>
<b>Alternatives:</b>	<ul style="list-style-type: none"><li>- Lower fees</li><li>- Increase fees</li></ul>

<b>Finance/Budget Implications:</b>	The current proposed rate structure will result in a combined cost recover of 60% in year three of operations for the combination of the Bandlands Community Facility, Aqualplex, and Arena.		
<b>Operating Costs:</b>	Draft Budget attached. Further discussion and decisions to be made by Council during budget deliberations	<b>Capital Cost:</b>	-0-
<b>Budget Available:</b>		<b>Source of Funds:</b>	As per attached
<b>Budget Cost:</b>		<b>Underbudgeted Cost:</b>	-0-
<b>Communication Strategy:</b>	The Town of Drumheller fee structure for the Badlands Community Facility and Aquaplex will provide a balance between affordable accessibility to the facilities and efficiency of operations and cost recovery, resulting in reaching the goal of providing family fitness and wellness opportunities for the citizens of the Town of Drumheller.		
<b>Recommendations:</b>	That Council approve the introductory fees as presented for the operations of the Badlands Community Facility and Aquaplex		
<b>Report Writer:</b>	Guy Latour	<b>CAO:</b>	
<b>Position:</b>	Business Manager, Bandlands Community Facility		
RFD BCF_2011_01			

## Fee Schedule - Average use &amp; cost increase spread evenly over three years

Current 2011		Regional 2011	2012		2013		2014	
Drop in	Current	Average	2012 Single facility	2012 Multi facility (35% discount)	2013 Single facility	2013 Multi facility (35% discount)	2014 Single facility	2014 Multi facility (35% discount)
Adult	\$ 5.50	\$ 7.65	\$ 6.50	\$ 8.50	\$ 7.25	\$ 9.40	\$ 7.75	\$ 10.10
Youth	\$ 4.50	\$ 5.47	\$ 5.00	\$ 6.50	\$ 5.50	\$ 7.20	\$ 5.75	\$ 7.50
Senior	\$ 4.50	\$ 5.65	\$ 5.00	\$ 6.50	\$ 5.50	\$ 7.20	\$ 5.75	\$ 7.50
Family	\$ 13.75	\$ 17.07	\$ 15.00	\$ 19.50	\$ 15.75	\$ 20.50	\$ 16.25	\$ 21.10
Dependent	\$ -	\$ -	\$ 2.50	\$ 3.30	\$ 2.75	\$ 3.60	\$ 3.00	\$ 3.90
<b>10 pass</b>								
Adult	\$ 39.75	\$ 60.09	\$ 45.50	\$ 59.20	\$ 58.00	\$ 75.40	\$ 62.00	\$ 80.60
Youth	\$ 30.25	\$ 43.90	\$ 35.00	\$ 45.50	\$ 44.00	\$ 57.20	\$ 46.00	\$ 59.80
Senior	\$ -	\$ 46.06	\$ 35.00	\$ 45.50	\$ 44.00	\$ 57.20	\$ 46.00	\$ 59.80
Family	\$ 121.00	\$ 141.60	\$ 121.00	\$ 157.30	\$ 126.00	\$ 163.80	\$ 130.00	\$ 169.00
Dependent			\$ 47.50	\$ 22.80	\$ 22.00	\$ 28.60	\$ 24.00	\$ 31.20
<b>One month</b>								
Adult	\$ 31.00	\$ 53.52	\$ 32.50	\$ 42.30	\$ 43.50	\$ 56.60	\$ 54.25	\$ 70.50
Youth	\$ 20.50	\$ 39.08	\$ 25.00	\$ 32.50	\$ 33.00	\$ 42.90	\$ 40.25	\$ 52.30
Senior	\$ 20.50	\$ 41.20	\$ 25.00	\$ 32.50	\$ 33.00	\$ 42.90	\$ 40.25	\$ 52.30
Family	\$ 52.17	\$ 124.42	\$ 75.00	\$ 97.50	\$ 94.50	\$ 122.90	\$ 113.75	\$ 147.90
Dependent			\$ 12.50	\$ 16.30	\$ 16.50	\$ 21.50	\$ 21.00	\$ 27.30
<b>Three month</b>								
Adult	\$ 93.00		\$ 104.00	\$ 135.20	\$ 123.25	\$ 160.20	\$ 139.50	\$ 181.40
Youth	\$ 61.50		\$ 75.00	\$ 97.50	\$ 93.50	\$ 121.60	\$ 103.50	\$ 134.60
Senior	\$ 61.50		\$ 70.00	\$ 91.00	\$ 88.00	\$ 114.40	\$ 103.50	\$ 134.60
Family	\$ 156.50		\$ 210.00	\$ 273.00	\$ 252.00	\$ 327.60	\$ 292.50	\$ 380.30
Dependent			\$ 40.00	\$ 52.00	\$ 46.75	\$ 60.80	\$ 54.00	\$ 70.20
<b>Six month</b>								
Adult	\$ 178.50		\$ 182.00	\$ 236.60	\$ 210.25	\$ 273.30	\$ 232.50	\$ 302.30
Youth	\$ 120.00		\$ 135.00	\$ 175.50	\$ 154.00	\$ 200.20	\$ 172.50	\$ 224.30
Senior	\$ 104.50		\$ 115.00	\$ 149.50	\$ 148.50	\$ 193.10	\$ 172.50	\$ 224.30
Family	\$ 296.75		\$ 330.00	\$ 429.00	\$ 425.25	\$ 552.80	\$ 487.50	\$ 633.80
Dependent			\$ 65.00	\$ 84.50	\$ 77.00	\$ 100.10	\$ 90.00	\$ 117.00
<b>Annual</b>								
Adult	\$ 304.50	\$ 432.22	\$ 338.00	\$ 439.40	\$ 391.50	\$ 509.00	\$ 434.00	\$ 564.20
Youth	\$ 207.75	\$ 315.46	\$ 220.00	\$ 286.00	\$ 258.50	\$ 336.10	\$ 287.50	\$ 373.80
Senior	\$ 174.50	\$ 339.47	\$ 200.00	\$ 260.00	\$ 247.50	\$ 321.80	\$ 287.50	\$ 373.80
Family	\$ 550.25	\$ 946.61	\$ 600.00	\$ 780.00	\$ 708.75	\$ 921.40	\$ 812.50	\$ 1,000.00
Dependent			\$ 107.50	\$ 139.80	\$ 129.25	\$ 168.00	\$ 150.00	\$ 195.00

**Corporate**

20% discount on full year multipasses for businesses

Minimum purchase of four buy business

Terms and conditions as outlined by policy



# Badlands Community Facility - Space rates

## Agenda Item # 8.4.1

Space	Weekend Rate	Daily Rate	Hourly Rate	Change/Addition notes
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### Banquet Hall/Conference Center

#### Full Hall (500)

Private  
Local  
Not for profit

\$2,000.00	\$ 900.00	\$ 150.00
\$1,732.00	\$ 765.00	\$ 127.00
\$1,632.00	\$ 720.00	\$ 120.00
\$1,360.00	\$ 600.00	\$ 100.00
\$1,132.00	\$ 500.00	\$ 83.00
\$1,088.00	\$ 480.00	\$ 80.00
\$712.00	\$ 315.00	\$ 52.00
\$600.00	\$ 265.00	\$ 44.00
\$564.00	\$ 250.00	\$ 41.00

<b>Weekend Rates include:</b>	
32.5 hours of facility access	
15-17% discount based on 2 day rates + 4 hours	

#### 2/3 Hall (330)

Private  
Local  
Not for profit

#### 1/3 Hall (165)

Private  
Local  
Not for profit

#### Kitchen

Single funtion  
Caterer

\$ 350.00	\$ 75.00
\$ 1 per plate - per meal	

#### Terrace (100)

Private  
Local  
Not for profit

\$624.00	\$ 275.00	\$ 46.00
\$568.00	\$ 250.00	\$ 42.00
\$500.00	\$ 220.00	\$ 37.00

#### Bar service

Single funtion

\$ 150.00	\$ 75.00	Removed corkage and town supplied bartender
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### Meeting space

#### Large Multi purpose room (40)

Private  
Local  
Not for profit

\$ 175.00	\$ 30.00
\$ 149.00	\$ 25.00
Free	Free

#### Small Multi purpose room (16)

Private  
Local  
Not for profit

\$ 87.50	\$ 15.00
\$ 74.50	\$ 12.50
Free	Free

#### Gallery (up to 50 standing)

Private  
Local  
Not for profit

\$ 175.00	\$ 30.00
\$ 149.00	\$ 25.00
\$ 60.00	\$ 15.00

No seating right now

### Field house

#### Field house - full-2/3-1/3

Private  
Local  
Not for profit - adult  
Not for profit - youth

\$ 1,000.00	\$ 151.75
\$ 800.00	\$ 100.00
\$ 780.00	\$75/\$60/\$30
\$ 750.00	\$60/\$40/\$20

#### Fitness Studio

Private  
Local  
Not for profit - adult  
Not for profit - youth

\$ 500.00	\$ 50.00
\$ 400.00	\$ 40.00
\$ 250.00	\$ 30.00
\$ 150.00	\$ 20.00

#### Play space drop in

\$2
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## Draft 3 year BCF summary

## Three year Summary

Budget Summary 2012				
	Revenue	Expenditures	Net	Operational Recovery
Arena	\$ 115,000	\$ 357,155	\$ (242,155)	32.2%
Aquaplex	\$ 269,662	\$ 731,786	\$ (462,124)	36.8%
sub total Existing	\$ 384,662	\$ 1,088,940	\$ (704,278)	35.3%
BCF	\$ 327,789	\$ 835,466	\$ (507,677)	39.2%
Library	\$ -	\$ 27,370	\$ (27,370)	0.0%
MIS grant	\$ 50,000			
Civic center operations transfer	\$ 75,000			
sub total New	\$ 452,789	\$ 862,836	\$ (410,047)	52.5%
<b>Total Consolidated</b>	<b>\$ 837,451</b>	<b>\$ 1,951,776</b>	<b>\$ (1,239,325)</b>	<b>42.9%</b>

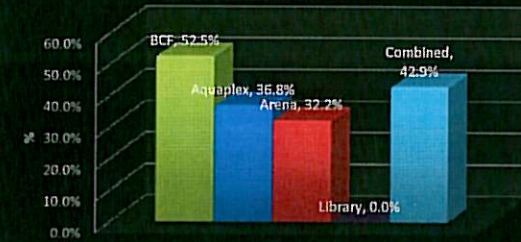
Draft

Budget Summary 2013				
	Revenue	Expenditures	Net	Operational Recovery
Arena	\$ 115,000	\$ 366,575	\$ (251,575)	31.4%
Aquaplex	\$ 277,260	\$ 711,254	\$ (433,994)	39.0%
sub total Existing	\$ 392,260	\$ 1,077,829	\$ (685,569)	36.4%
BCF	\$ 560,214	\$ 956,783	\$ (396,569)	58.6%
Library	\$ -	\$ 28,191	\$ (28,191)	0.0%
MIS grant	\$ 50,000			
Civic center operations transfer	\$ 75,000			
sub total New	\$ 685,214	\$ 984,974	\$ (299,760)	69.6%
<b>Total Consolidated</b>	<b>\$ 1,077,474</b>	<b>\$ 2,062,803</b>	<b>\$ (1,110,329)</b>	<b>52.2%</b>

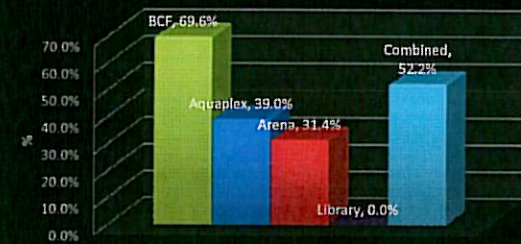
Draft

Budget Summary 2014				
	Revenue	Expenditures	Net	Operational Recovery
Arena	\$ 115,000	\$ 376,206	\$ (261,206)	30.6%
Aquaplex	\$ 285,238	\$ 729,626	\$ (444,388)	39.1%
sub total Existing	\$ 400,238	\$ 1,105,833	\$ (705,595)	36.2%
BCF	\$ 971,845	\$ 1,105,301	\$ (133,456)	87.9%
Library	\$ -	\$ 29,037	\$ (29,037)	0.0%
MIS grant	\$ 50,000			
Civic center operations transfer	\$ 75,000			
sub total New	\$ 1,096,845	\$ 1,134,338	\$ (37,493)	96.7%
<b>Total Consolidated</b>	<b>\$ 1,497,083</b>	<b>\$ 2,240,170</b>	<b>\$ (868,087)</b>	<b>66.8%</b>

Year 1 cost recovery



Year 2 cost recovery



Year 3 cost recovery

