

**Town of Drumheller  
COUNCIL MEETING  
AGENDA**

April 10, 2012 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 2.1 Proclamation WCB Day of Mourning - April 28, 2012

**3.0 PUBLIC HEARING**

4-8 3.1 Public Hearing to consider Bylaw 04.12 being a bylaw to amend Land Use Bylaw #10.08 by redesignating the area in LSD 5 of SW 1/4 11-29-20-W4M in the Town of Drumheller from "CR" Country Residential District to "R1" Residential District

**4.0 ADOPTION OF AGENDA**

**5.0 MINUTES**

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

9-13 5.1.1 Regular Council Meeting Minutes of March 26, 2012

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

14-17 5.2.1 Municipal Planning Commission Meeting Minutes of March 8, 2012

**5.3. BUSINESS ARISING FROM THE MINUTES**

**6.0 DELEGATIONS**

**7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

**8.0 REQUEST FOR DECISION REPORTS**

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**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**

**10.0 PUBLIC HEARING DECISIONS**

18 10.1 Bylaw 04.12 being a bylaw to amend Land Use Bylaw 10.08 (second and third readings)

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICES OF MOTIONS**

**13.0 COUNCILLOR REPORTS**

**14.0 IN-CAMERA MATTERS**

14.1 Land Matter - Request from Canadian Badlands Passion Play

**"Day of Mourning"**

**April 28, 2012**

**WHEREAS:** This annual Day of Mourning commemorates the sacrifices made by workers who have been killed, injured or disabled on the job during the past year, and their families; and

**WHEREAS:** In 2011, 123 Alberta workers died from workplace injury or disease – leaving 123 families to mourn.

**WHEREAS:** This annual Day of Mourning is an opportunity to rededicate ourselves to the goal of making our workplace safer, which is something we can only achieve by working together.

**NOW,**

**THEREFORE:** I, Mayor Terry Yemen, on behalf of The Town of Drumheller do hereby proclaim **April 28, 2012** as **"Day of Mourning"** in the Town of Drumheller, in remembrance of those workers who have been killed, injured or disabled at their place of work.

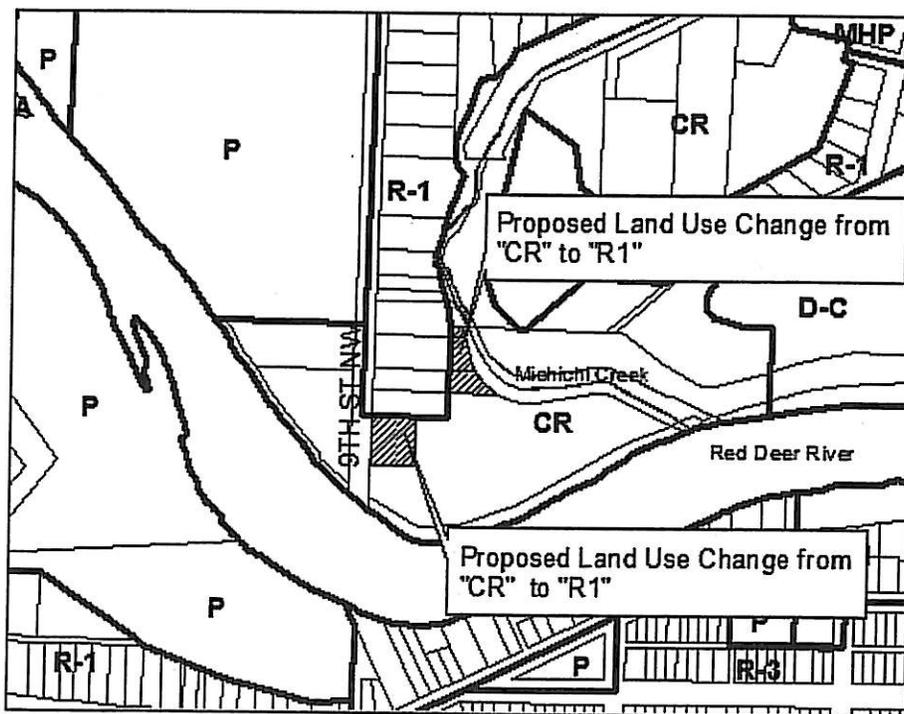
**NOTICE of PUBLIC HEARING FOR BYLAW 04.12  
PROPOSED AMENDMENT TO LAND USE BYLAW NO. 10-08**

**DATE:** April 10, 2012

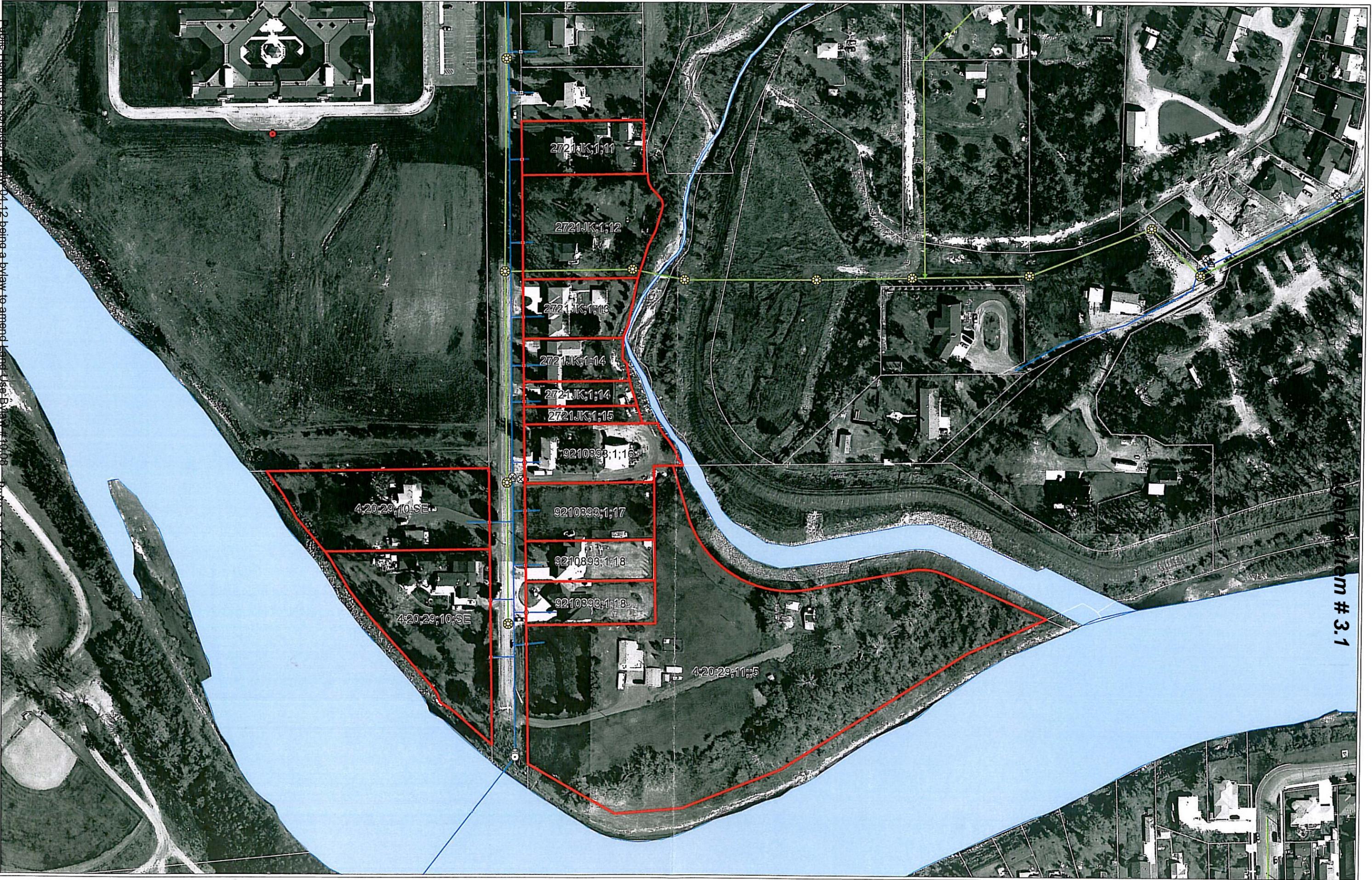
**TIME:** 4:30 PM

**PLACE:** Town of Drumheller Council Chambers, Drumheller, Alberta

**PURPOSE:** The purpose is to consider an application to amend Land Use Bylaw No.#10-08 Schedule A, The Land Use District Map, by re-designating the area in LSD 5 of SW 1/4 Sec.11 - Twp. 29 - Rge 20 W4M C. of T. 021 281 567 +11 in the Town of Drumheller from "CR" – Country Residential District to "R1" –Residential District as shown on the plan below:



**PRESENTATION:** Oral and written comments and suggestions 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. Written submissions may be made by the persons above, and may be received in the Town of Drumheller office by 3:00 P.M. on April 10, 2012. Oral presentation may be made at the hearing by the persons above, whether or not they have made a written presentation. The time limit of oral presentations is subject to the direction of the Chairperson.



Agenda Item # 3.1



November 25, 2011

File No: 80/112  
PRMS #2011-024

Jean & Nick Warkentin  
110 9<sup>th</sup> Street NW  
Drumheller, AB T0J 0Y1

**RE: PROPOSED SUBDIVISION**  
**Portion of the remaining S.W. ¼ Sec. 11-29-20 W4M**  
**Town of Drumheller**  
**[Existing Use: Residential Proposed Use: Residential]**

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This is to advise that on November 25, 2011, Palliser Regional Municipal Services approved the above-mentioned application subject to the following conditions:

- (1) Registration of the subdivision by means suitable to the Registrar of the Land Titles Office, [Section 81 and 89 of the Land Titles Act];
- (2) All outstanding taxes to be paid to the municipality, [Section 654 (1)(d) of the Municipal Government Act];
- (3) Satisfactory arrangement to be made with the municipality for the provision of services, at the cost of the developer, [Section 655 of the Municipal Government Act];
- (4) Concurrent registration of utility easements and right-of-ways as required by relevant authorities [Section 654(1)(a) of the Municipal Government Act];
- (5) Consolidation of proposed Lot D (area – 0.027 ac. [0.011 ha.] +/-) with existing Lot 16, proposed Lot C (area – 0.149 ac. [0.06 ha.] +/-) with existing Lot 17, and proposed Lot A (area – 0.2 ac. [0.08 ha.] +/-) with the north portion of existing Lot 18 [Section 655(1)(a) of the Municipal Government Act];
- (6) Deferral of reserve by caveat against the balance of the parcel in the amount of 0.886 ac. (0.36 ha.) +/- being 10% of the developable area proposed for subdivision, with the actual land area to be determined by the final survey [Sections 666 & 669 of the Municipal Government Act];
- (7) Reclassification of the proposed parcels from "CR" Country Residential to "R-1" – Residential District [Section 654(1)(b) of the Municipal Government Act];
- (8) The Developer shall hold the Municipality harmless from any damage to or loss of the development caused by flooding by way of an agreement registered as a caveat or restrictive covenant against the titles of the property being developed [Section 62 of the Town of Drumheller Land Use Bylaw No. 10-08].

115 Palliser Trail, P.O. Drawer 1900, Hanna, Alberta T0J 1P0 tel 403-854-3371 tollfree 1-877-854-3371  
fax 403-854-4684 www.palliserservices.ca



As the owner/applicant, you are responsible to check with the municipality and or other agencies related to the above conditions to make sure the requirements have been fulfilled before Palliser endorses (finalizes) your approval. Should you have difficulty understanding the conditions, please contact this office.

In accordance with Section 657(1) of the Municipal Government Act, the applicant for subdivision shall submit for final endorsement to the subdivision approving authority, the plan of subdivision or other instrument that effects or will effect the subdivision within one (1) year of the date of conditional approval. It is stressed that the conditional approval is invalid after the one-year period. Once this office endorses the plan or other instrument, you have one additional year from the date of endorsement to register the document in the appropriate land titles office.

We must point out that it is the owner/applicant's responsibility to hire a surveyor to prepare the necessary plans. In accordance with Section 657(1) of the Municipal Government Act, this conditional approval is valid for one (1) year from this date. The appropriate Plan (descriptive plan or plan of survey depending on Land Titles requirements) must be submitted to this office within this one-year period. Once this office endorses the plan, you have one additional year from the date of endorsement to register the document in the appropriate land titles office.

When your final plan or other instrument is complete and conditions of subdivision are met, forward the document in the same digital format that is submitted to Land Titles to this office for endorsement.

An appeal resulting from this decision may be made pursuant to Section 678 of the Municipal Government Act. A written statement of appeal must be sent within 14 days to:

The Secretary  
Municipal Government Board  
18th Floor, Commerce Place  
10155 - 102nd Street  
EDMONTON, Alberta  
T5J 4L4

Please feel free to contact this office if you have any questions.

Sincerely,

Dave Suen

Dave Suen  
Planner

Enc. Subdivision Report and Approved Sketch  
cc –Town of Drumheller

# APPROVED SKETCH

Agenda Item # 3.1



## Town of DRUMHELLER

Proposed Subdivision in LSD 5 of SW 11-29-20-W4M

File No. 80/112 PRMS # 2011-024

Title Area: 6.37 ac +/- (2.577 ha +/-)

Subdivision Area: Lot A 1 X 0.2 ac +/- (0.08 ha +/-)

Lot B 1 X 0.51 ac +/- (0.21 ha +/-)

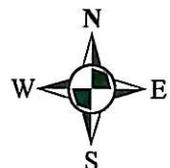
Recommended Lot C 1 X 0.149 ac +/- (0.06 ha +/-)

Lot D 1 X 0.027ac +/- (0.011 ha +/-)

**Conditionally Approved**  
**November 25, 2011**  
**Palliser Regional Municipal Services**



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



**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

March 26, 2012 at 4:30 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta



**PRESENT:**

**MAYOR:**

Terry Yemen

**COUNCIL:**

Andrew Berdahl

Jay Garbutt

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**

Ray Romanetz

**ACTING DIRECTOR OF CORPORATE SERVICES:**

Bill Wulff

**DIRECTOR OF COMMUNITY SERVICES:**

Paul Salvatore

**RECORDING SECRETARY:**

Linda Handy

**ABSENT: DIRECTOR OF INFRASTRUCTURE SERVICES:**

Allan Kendrick

**COUNCILLOR Tom Zariski**

**1.0 CALL TO ORDER**

**2.0 MAYOR'S OPENING REMARK**

2.1 Mayor T. Yemen presented a letter from the Alberta Solicitor General and Public Security advising of funding under the new Municipal Policing Assistance agreement effective April 1, 2012.

Mayor T. Yemen presented a letter from Alberta Transportation advising of grant funding that will be provided to the Town under the 2012 Transportation grant programs as follows: Basic Municipal Transportation Grant in the amount of \$475,920 for the Streets Improvement Program. This grant is based on \$60 per capital and the official 2011 population; and the Federal Gas Tax Fund in the amount of \$442,051.

Mayor T. Yemen presented a letter from Alberta Transportation advising of the first payment under the Water for Life Component of the Alberta Municipal Water /

Wastewater Partnership for the Cambria to East Coulee-Regional Waterline Extension project in the amount of \$250,000.

Mayor T. Yemen advised that he along with Councillor S. Shoff attended the 2012 World Water Day – Water and Food Security Conference on March 22<sup>nd</sup>. He stated that the topics covered included: Alberta Runs on Water; Water Allocation and Water Conservation Objectives; Water and Agriculture for the Future; and Sustainable Equitable Local Regenerative System for Food. Councillor S. Shoff agreed to provide an overview of the conference notes to Council and Media via an Email.

- 2.2 **MO2012.35** Shoff, Hansen-Zacharuk that Doug Stanford be appointed to the Citizens on Patrol Committee.

In response to a question from Council on the purpose of the appointment, Councillor D. Stanford explained that as a representative on several policing committees, he feels that he can offer answers to the Citizens on Patrol Committee's questions that are similar in nature to discussions held on the other committees.

Vote on Motion: Carried unanimously.

### 3.0 PUBLIC HEARING

### 4.0 ADOPTION OF AGENDA

**MO2012.36** Berdahl, Shoff moved to adopt the agenda as presented. Carried unanimously.

### 5.0 MINUTES

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

5.1.1 Regular Council Meeting Minutes of February 27, 2012

**MO2012.37** Stanford, Hansen-Zacharuk moved to adopt the Regular Council Meeting Minutes of February 27, 2012 as presented. Carried unanimously.

5.1.2 Regular Council Meeting Minutes of March 12, 2012

**MO2012.38** Shoff, Hansen-Zacharuk moved to adopt the Regular Council Meeting Minutes of March 12, 2012 as presented. Carried unanimously.

5.1.3 Special Council Meeting Minutes of February 29, 2012

**MO2012.39** Garbutt, Hansen-Zacharuk moved to adopt the Special Council Meeting Minutes of February 29, 2012 as presented. Carried unanimously.

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

5.2.1 Municipal Planning Commission Minutes of January 19, 2012

5.2.2 Municipal Planning Commission Minutes of February 9, 2012

**5.3. BUSINESS ARISING FROM THE MINUTES**

**6.0 DELEGATIONS**

**7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

**8.0 REQUEST FOR DECISION REPORTS**

**8.1. CAO**

8.1.1 David Edmunds, GEC Architect - Badlands Community Facility Update  
R. Romanetz stated that David Edmunds – GEC was in attendance to speak to the overall project costing for the new facility.

David Edmunds – GEC provided a summary sheet of the total project costs with the following comments:

- GEC has been tracking project expenditures (estimated and committed) against the budget that Council approved on June 18, 2012 in the amount of \$21,221,786.40.
- The expenditures to date are \$20,830,520.14 leaving a surplus of \$371,766.26.
- The steel change order remains unresolved.

R. Romanetz asked D. Edmunds to explain the scope items that were not included in the original budget and how this impacts the surplus. D. Edmunds explained that when the project went to tender, the construction estimates for the work was close to \$19M and the team was overly cautious with the budget of \$20M and removed items that were "wants". When the tender came in substantially better than anticipated at \$16M, these items were put back into the project. This resulted in a number of areas where the Town expended more dollars than our cash allowances allowed, i.e. kitchen and audio visual. The kitchen and AV equipment expenses were 3% of the contingency. If you take out the 3% scope items (kitchen and AV equipment) from the 7% contingency, it leaves 4% for change orders (resulting from issues between trades, soil conditions, electrical components, etc.). He stated that 3-5% is generally within the industry's acceptable budget range for change orders. He advised that further savings resulted because the site works were undertaken under a separate contract.

Councillor J. Garbutt asked the variance in the steel contract for what they want versus what the contract price. D. Edmunds advised that the contract price should be \$90,000 and they are asking for \$200,000 because they are claiming weather delays. He stated that this is unreasonable because the steel contractor is trying to claim for the fact that the productivity of their people was impacted by doing the work in cold weather. R.

Romanetz explained that there are steps identified within the contract that need to be followed to move forward to resolution. Councillor J. Garbutt asked the expectations for the subcontractors to clean their work areas and the timeline for the building to be an acceptable standard. D. Edmunds stated that he expected the standards to be there three months ago. He further stated that occupancy was not desirable based on a building of this size and the work that remains outstanding. He further explained that a contractor is responsible for all subcontractors cleaning, etc. He stated that both GEC and the Town are at the point where the provisions in the contract need to be exercised. This would involve having the building owners undertake the work themselves if performance is lacking. The Town has a right to expect that work is done by a certain date and if not, the clause would allow the Town to bring in others to do the work. Councillor A. Berdahl asked when it would be reasonable to move forward with this process. D. Edmunds advised that the timeline has already passed and GEC is at the point of starting the process due to the fact that 85% of the project is completed and paid with 15% of the work is still outstanding. He further advised that the deficiency list needs to be completed and the contractor needs to be given a date to resolve the deficiencies. If he does not meet this date, GEC would follow through on the process. He further stated that it is GEC's responsibility to review the work in accordance with the contract (cleanliness would be one item of deficiency). R. Romanetz stated that the Project Management Team provides overall directives to the architect to move things forward.

8.1.2 Bylaw 04.12 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating a portion of LSD 5 of SW1/4-11-29-20W4M from CR - Country Residential District to R1 - Residential District

R. Romanetz advised that as a condition of the subdivision approved by Palliser, a land use amendment is required to reclassify the existing Country Residential District (CR) to Residential District (R1). The applicant proposed to create a number of smaller parcels to an existing lot. He recommended that Council proceed to first reading to allow for the advertising phase and the public hearing.

**MO2012.40** Berdahl, Hansen-Zacharuk for first reading to Bylaw 04.12.  
In favour – Berdahl, Shoff, Hansen-Zacharuk, Yemen, Garbutt  
Opposed - Stanford.  
Motion Carried.

8.1.3 RFD - Municipal Police Service Agreement (MPSA) (Federal - 20 year agreement)

R. Romanetz advised that Public Safety Canada and the Alberta Solicitor General and Public Security have requested that the Town of Drumheller sign the Municipal Police Service Agreement which will come into effect on April 1, 2012. The term of the agreement is for 20 years. He further stated that the agreement was passed by all the Provinces and Territories and it is unlikely that any change would be considered. It was also confirmed in the attached Email from Public Safety Canada that the estimated financial impacts of the new agreement will be nominal.

**MO2012.41** Shoff, Garbutt that Council agree to sign the Municipal Police Service Agreement as presented.

Councillor A. Berdahl requested Administration to monitor the granting amounts to ensure that the amounts represent the Town's needs.

Vote on Motion: Carried unanimously.

**8.2. Director of Infrastructure Services**

**8.3. Director of Corporate Services**

**8.4. Director of Community Services**

**9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

**10.0 PUBLIC HEARING DECISIONS**

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICES OF MOTIONS**

**13.0 COUNCILLOR REPORTS**

**14.0 IN-CAMERA MATTERS**

**MO2012.42** Shoff, Garbutt to move in camera at 5:23 PM re: 14.1 Personnel Matter. Carried unanimously.

**MO2012.43** Shoff, Garbutt to revert to regular Council Meeting at 5:43 PM. Carried unanimously.

14.1 Personnel Matter

**MO2012.44** Garbutt, Berdahl that Council approve a 3% increase for all out of scope employees.

In favor: Shoff, Berdahl, Stanford, Garbutt, Yemen

Opposed: Hansen-Zacharuk

Vote on Motion: Carried.

There being no further business, the Mayor declared the meeting adjourned at 5:44 PM.

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Mayor

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Chief Administrative Officer



**Municipal Planning Commission  
MINUTES  
Meeting of Thursday, March 8, 2012**

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**Present:** Paul Salvatore, Director of Community Services  
Cindy Woods, Development Officer  
Linda Taylor, Recording Secretary  
Andrew Berdahl, Councillor/Member – Acting Chairperson  
Doug Stanford, Councillor/Member  
Shawn Francis, Member  
Jeanette Neilson, Member  
Gary Wilson, Palliser Regional Municipal Services

**Absent:** Robert Greene, Chairperson – with regrets  
Sharon Clark, Member – with regrets  
Brad Wiebe, Palliser Regional Municipal Services – with regrets  
David Suen, Intern for Palliser Regional Municipal Services – with regrets

**1.0 CALL TO ORDER – 4:35 p.m.**

**2.0 MINUTES FROM PREVIOUS MEETINGS**

**2.1 January 19, 2012**

**Motion:** D. Stanford moved to accept the minutes of January 19, 2012 as presented.  
**Second:** S. Francis – Carried

**2.2 February 9, 2012**

**Motion:** D. Stanford moved to accept the minutes of February 9, 2012 as presented.  
**Second:** S. Francis – Carried

**3.0 DEVELOPMENT PERMITS**

**3.1 T00011-12D – W. Ralson (Canada) Inc – Addition to Manufacturing Warehouse – “M-1”**

C. Woods presented Development Permit T00011-12D submitted by W. Ralson (Canada) Inc. for additions to a manufacturing warehouse located at 1100 Railway Avenue South, Drumheller on Plan 7510941, Block 1, Lot 1. Zoning is “M-1” Light Industrial District.

This is for two additions one 50’ x 160’ addition to the West and one 20’ x 50” addition to the South. All set backs meet the requirements of the current Land Use Bylaw.

Concerns with the west addition are access and the increased transport traffic onto 12 Street SW. Ralston will be required to close the existing approach onto 12 Street SW and move it to the North at a location approved by Infrastructure Services. The current location does not allow the transport trucks enough distance to move completely into the proper lane before reaching the intersection. Entrance for the transport traffic will be off South



Railway Avenue, they will travel around the building to the new loading dock, the empty trucks will then exit onto 12 Street SW.

The Municipal Planning Commission discussed the application. Points of interest from the discussion:

- Transportation of Highways approval be required.
- The Town of Drumheller supports W. Ralston.
- W. Ralston is to pave the aprons on 12 Street SW and South Railway Avenue.
- A development service agreement be required.
- W. Ralston is planning 2 future additions to the Manufacturing Plant.
- Only empty transport vehicles are to enter 12 Street SW, as it is not a load bearing road.
- Concerns of transport vehicles using 3 Avenue and Newcastle Trail.

**Motion:** S. Francis moved that Development Permit T00011-12H submitted by W. Ralson (Canada) Inc. for additions to a manufacturing warehouse located at 1100 Railway Avenue South, Drumheller on Plan 7510941, Block 1, Lot 1 be approved as presented, subject to the following conditions:

1. Development shall conform to Land Use Bylaw 10-08.
2. Applicant to enter into a Development/Servicing Agreement with the Town of Drumheller prior to the commencement of any construction.
3. Construction shall be in accordance with submitted site plan. If the holder of the permit wishes to make any changes from the site plan, the details of the application or from any condition, guideline or restriction imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development permit application may be necessary.
4. Prior to commencement of construction applicant to obtain a Roadside Development Permit from Alberta Transportation & Highways. A copy to be provided to the Town of Drumheller.
5. Approach on 12st to be closed and relocated to a position and standard approved by the Town of Drumheller.
6. Interior of all approaches to be paved to minimize debris onto South Railway Avenue and 12<sup>th</sup> Street to the satisfaction of the Development Authority/Town of Drumheller.
7. Appropriate signage to be placed to ensure traffic flows correctly and in correlation with the application.
8. All necessary Safety Codes permits (building, electrical, gas, plumbing, etc.) to be in place prior to commencement of any construction/installation.
9. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire Authority that the building may be occupied for such purposes.
10. Parking plan as per parking regulations in Land Use Bylaw 10-08.
11. Construction shall be in conformance with the Alberta Building and Fire Codes.
12. External finished appearance of proposed construction to be compatible with that of existing development.
13. Any and all local improvements at owner's expense including, however not limited to driveways, curb cuts, service connections, etc.
14. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.
15. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.
16. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
17. All signage to be made under separate development permit application.
18. All Contractors and Sub-Contractors to be in possession of a valid Town of Drumheller business license

**Second:** D. Stanford – Carried



## 4.0 PALLISER REGIONAL MUNICIPAL SERVICES

### 4.1 Subdivision Report – File No. 80/115 Kent Walker Lots 22 & 23; Block 3; Plan 4317CQ NE ¼ - 11-29-20-W4M

G. Wilson presented the following subdivision application 80/115. Land is owned by Kent Walker. The purpose of this subdivision is to create 35 ft (10.668) wide lot that contains an existing older house and garage from a title consisting of Lots 22 and 23. The proposed lot will meet the minimum required site area within the "R-1a" – Residential District for a single detached dwelling. This lot has an existing water well located at the north-westerly corner of the house and will be required to be 35 ft (10.688m) wide to provide a minimum 1.2 m (4ft) sideyard for a lot with a width less than 12.2 m (40ft).

The second proposed lot, on which a residence will be constructed, will have a remaining lot width of 31 ft (9.449 m) and a site area of 345.599 m<sup>2</sup> (3720.0 sq ft). Both of these measurements meet and exceed the minimum requirements within this district.

No objections were received through circulation. G. Wilson advised that Palliser Regional Municipal Services recommends that the application be approved subject to conditions.

The Municipal Planning Commission discussed the subdivision report.

**Motion:** D. Stanford that the Municipal Planning Commission concur with the recommendations of Palliser Regional Municipal Services and that the application submitted by Kent Walker for the subdivision of Lots 22 and 23 , Block 3 on Plan 4317CQ within NE ¼ - 11-29-20-W4M be approved subject to conditions.

**Second:** J. Nielson – Carried

### 4.2 Subdivision Report – File No. 80/116 Lesley Scott Block 6; Plan 8017GH NE ¼ - 2-29-20-W4M

G. Wilson presented the following subdivision application 80/116. Land is owned by Lesley Scott. The purpose of this subdivision is to create two (2) lots from one existing lot within an "R-1a" – Residential District. Proposed Lot 1 will contain the residence (approx. 1082 sq ft) of the existing owner on a parcel that will have a frontage of 65 feet (19.81m) and be 100 feet (30.48m) deep. Future plans are to add an single car garage to the site. The proposed lot area and lot width will meet with the minimum requirements for this district for a single detached dwelling, even taking in to account future plans for a garage.

Proposed Lot 2 has a 768 sq ft (71.35 m<sup>2</sup>) garage that is under construction to replace one that had been destroyed by fire and will be an accessory building to a moved-in residence once the owners have received subdivision approval. The proposed site coverage of both the garage and residence meets with the minimum requirements. The site sketch shows the new residence will be 4'2" (1.27 m) from the property line between the two properties. Side yard requirements within this district are to be 5 feet (1.5 m) on lots with a width greater than 40 ft (12.2 m).

No objections were received through circulation. G. Wilson advised that Palliser Regional Municipal Services recommends that the application be approved subject to conditions.



# DRUMHELLER COMMUNITY SERVICES

Agenda Item # 5.2.1



The Municipal Planning Commission discussed the subdivision report. Points of interest from the discussion:

- To ensure a home is placed on proposed Lot 2, perhaps a caveat could be registered on the title.
- The site sketch shows the new residence will be 4'2" (1.27 m) from the property line, where it requires 5 feet, this can be relaxed to 4 feet.
- The laneless parcel to the north, proposed Lot 1 where the original house sits, the future single garage must be put in behind the house.

**Motion:** S. Francis that the Municipal Planning Commission concur with the recommendations of Palliser Regional Municipal Services and that the application submitted by Lesley Scott for the subdivision of Block 6 on Plan 8017GH within NE ¼ - 2-29-20-W4M be approved subject to conditions.

**Second:** D. Stanford – Carried

## 5.0 OTHER DISCUSSION ITEMS

### Municipal Sustainability Plan

Bob Cromwell is to attend the next Municipal Planning Commission meeting.

The Municipal Planning Commission discussed the following points:

- Land Use Bylaw reviews are being done.
- Suite above a garage may be an issue due to height restrictions on buildings
- More research into garage suites.
- Downtown rejuvenation for commercial and or residence.

## 6.0 Adjournment –Motion to adjourn by D. Stanford at 5:15 pm.

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Chairperson

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Development Officer

**TOWN OF DRUMHELLER      *Agenda Item # 10.1***  
**BYLAW NUMBER 04.12**

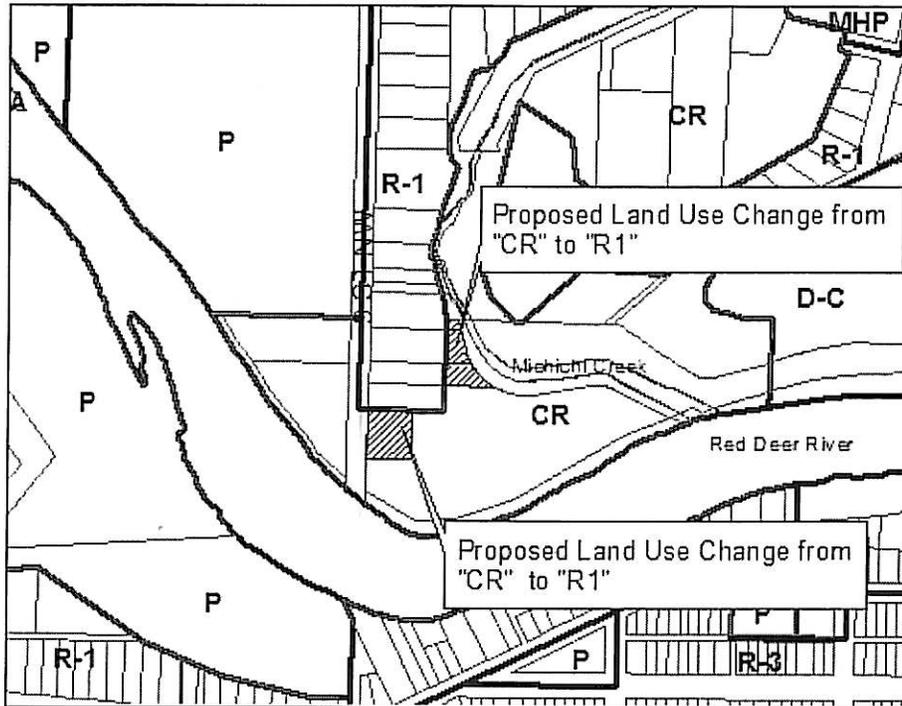
BEING A BYLAW TO AMEND LAND USE BYLAW NO. 10-08 FOR THE TOWN OF  
DRUMHELLER IN THE PROVINCE OF ALBERTA.

**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:

Schedule A, Land Use District Map, by re-designating a portion of LSD 5 of SW 1/4 Sec.11 - Twp. 29 - Rge 20 W4M (C. of T. 021 281 567 +11) in the Town of Drumheller from "CR" – Country Residential District to "R1" – Residential District as shown on the plan below:



READ A FIRST TIME THIS 26th DAY OF March, 2012.

READ A SECOND TIME THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2012.

READ A THIRD TIME AND PASSED THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
MAYOR

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