

# **Town of Drumheller COUNCIL MEETING AGENDA**

**August 27, 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**

## **3.0 PUBLIC HEARING**

## **4.0 ADOPTION OF AGENDA**

## **5.0 MINUTES**

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

3-8 5.1.1 Regular Council Meeting Minutes of August 13, 2012

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

9-14 5.2.1 Municipal Planning Commission Meeting Minutes of July 19, 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**

15-38 8.1.1 Bylaw 12.12 being a bylaw to adopt an Area Structure Plan "The Portion of Aerial, Rosedale Area Structure Plan"

**8.1. CAO**

- 39-40 8.1.2 Bylaw 13.12 being a bylaw to amend the Land Use Bylaw No. 10.08 by redesignating a portion of the S 1/2-28-28-19W4M from UT - Urban Transitional District to SCR - Suburb Community Residential District

**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**

- 41-56 9.1 Director of Community Services' Quarterly Report to June 30, 2012

**10.0 PUBLIC HEARING DECISIONS**

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICES OF MOTIONS**

**13.0 COUNCILLOR REPORTS**

- 13.1 Councillor S. Shoff - Health Advisory Committee

**14.0 IN-CAMERA MATTERS**

- 14.1 Land Matter

- 14.2 EMS Negotiations

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

July 16, 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

Tom Zariski

**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

**1.0 CALL TO ORDER**

Mayor Terry Yemen called the meeting to order at 4:30 PM.

Mayor Yemen announced Starland County's Grand Opening of their newly renovated office building in Morrin on August 2<sup>nd</sup> at 11:30 AM.

Mayor Yemen announced AUMA's Annual Convention to be held in Edmonton from September 26<sup>th</sup> – 28<sup>th</sup>.

MLA for Drumheller – Stettler Rick Strankman was in attendance to introduce himself. He stated that he looked forward to working with Council on provincial matters.

**2.0 MAYOR'S OPENING REMARK**

**3.0 PUBLIC HEARING**

**4.0 ADOPTION OF AGENDA**

**MO2012.100** Shoff Stanford 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 June 18, 2012

**MO2012.101** Zariski, Hansen-Zacharuk moved to adopt the regular Council Meeting minutes of June 18, 2012 as presented. Carried unanimously.

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

5.2.1 Municipal Planning Commission Minutes of June 14, 2012

5.2.1 Management Committee Meeting Minutes of May 15, 2012

In response to questions from Council, R. Romanetz provided the following updates:

- Town Hall Relocation – Due to changes at the Institution, they can not provide a supervisor for the inmate work however they have agreed to work with the Town if the Town provides the supervision. Administration will be meeting with the consultant this week and it is anticipated that the final design will ready within 60 days with the work to commence shortly thereafter.
- Internship Program – The Municipal Affairs website should be open for application submission by the end of July.
- Management Meetings were discontinued until the BCF was completed. Administration will now reinstate the management meetings on a regular basis.

**5.3. BUSINESS ARISING FROM THE MINUTES**

**6.0 DELEGATIONS**

**7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

**8.0 REQUEST FOR DECISION REPORTS**

**8.1. CAO**

8.1.1 Bylaw 10.12 Debenture Bylaw

R. Romanetz presented Bylaw 10.12 being a bylaw to borrow dollars in the amount of \$318,750 for the purpose of an implementation process / engineering upgrade at the East Coulee Waste Water Plant. He stated that the following comments were relevant to both 8.1.1 and 8.1.2 agenda items. First readings were given to both bylaws on June 18, 2012 and advertised for two consecutive weeks as a requirement under the MGA. Once the consecutive two week advertising period has been met, there is a 15 day period at which time residents can put forward a petition. To date Administration has taken one call from a resident on a matter of clarification. R. Romanetz further explained that Council may proceed to 2<sup>nd</sup> and 3<sup>rd</sup> readings if they wished. He further explained there is a period of 30 days after 3<sup>rd</sup> reading where residents can make an application before the Court of Queen's Bench based on an error of procedure. He



## **Agenda Item # 5.1.1**

further explained that although a borrowing bylaw is in place, it may be that Council may wish to borrow all or none of the dollars – an adopted bylaw does not require Council to move forward with borrowing. R. Romanetz referred to the Town's Capital Financing Strategy which puts balancing between reserves and actual borrowing in context. He explained that the financial notes shows that based on 2010 tangible capital assets costs being \$186,479,322 the current restricted fund target is \$18,647,932. This is a total comprising both tax supported target of \$7,521,910 and utility rate supported target of \$11,126,022. He stated that the strategy outlines a preferred target on the utility end - water \$149,488 and sewer \$895,042 for a total of \$1,044,530 dollars for 2012. Administration's best guess based on B. Wulff's numbers shows an operating surplus for combined water and sewer of \$715,002 (water \$329,190; sewer \$385,812) which will be added onto that amount for a total of \$1,759,532 sitting in the utility reserve.

R. Romanetz explained that a future project includes upgrades to the Water Treatment Plant which must proceed based on approval requirements with a total project cost of \$4M dollars. The grant obtained for this project will be in the order of 37% to 55% with the remainder of dollars being expensed from reserves or borrowing of about \$2M in 2013. He recommended that Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings. He further stated that Administration will bring forward a list of projects for directions on whether the projects are funded by reserves, borrowing or a combination of the two.

**MO2012.102** Shoff, Hansen-Zacharuk moved second reading of Bylaw 10.12.

### Discussion on Motion:

Councillor J. Garbutt asked what the \$11M target for utility reserves is based on. R. Romanetz explained that the \$11M target is based on 10% of the tangible capital assets replacement based on book value. He stated that in light of the 2013 / 14 project borrowing requirements, no borrowing should be done on the East Coulee projects. In response to a question on the annual payments, B. Wulff provided the following: East Coulee Waste Water Treatment Upgrade is \$20,624.00 and Cambria / East Coulee Water Transmission Line is \$28,200.00.

### Vote on Motion:

In favor – Stanford, Hansen-Zacharuk, Shoff, Zariski, Berdahl, Yemen

Against – Garbutt

Carried.

**MO2012.103** Shoff, Hansen-Zacharuk moved third reading of Bylaw 10.12.

### Vote on Motion:

In favor – Stanford, Hansen-Zacharuk, Shoff, Zariski, Berdahl, Yemen

Against – Garbutt

Carried.

### 8.1.2 Bylaw 11.12 Debenture Bylaw

R. Romanetz presented Bylaw 11.12 being a bylaw to borrow dollars in the amount of \$435,800 for the purpose of extending the water transmission line from Cambria to East Coulee.

**MO2012.104** Berdahl, Hansen-Zacharuk moved second reading of Bylaw 11.12.

Vote on Motion:

In favor – Stanford, Hansen-Zacharuk, Shoff, Zariski, Berdahl, Yemen

Against – Garbutt

Carried.

**MO2012.105** Shoff, Hansen-Zacharuk moved third reading of Bylaw 11.12.

Discussion on Motion:

Councilor J. Garbutt stated that he believes both the Cambria/East Coulee transmission line project and the upgrades to the East Coulee Wastewater Treatment Plant are the right thing to do but he objects to the borrowing of the projects. He further stated that this was not how the transmission line project was presented to the affected property owners at the East Coulee information meeting. R. Romanetz stated that the local improvement was always intended to be through borrowing especially in light of the low interest rates.

Vote on Motion:

In favor – Stanford, Hansen-Zacharuk, Shoff, Zariski, Berdahl, Yemen

Against – Garbutt

Carried.

#### 8.1.3 RFD – Palliser Regional Municipal Services (PRMS)

R. Romanetz advised that PRMS is proposing to implement a web based Geographical Information System (GIS) system usable by not only employees but to the public at large. The purpose is to provide a means for PRMS to integrate parcel information with municipal databases such as assessment and taxation systems and laying them out visually over a map. Secondly, residents will be able to access a map that showcases the regional recreation and tourism options. The application submission will be under the Town of Hanna on behalf of PRSM however the strength of the application is based on the number of municipalities showing an interest. The proposal will improve services in the member communities, upgrade the systems and share information among the municipalities.

**MO2012.106** Shoff, Hansen-Zacharuk be it resolved that Council authorizes the Town of Drumheller to participate in an application for the PRMS Development Strategy Implementation submitted by the Town of Hanna with Palliser Regional Municipal Services as Primary Contractor under the Regional Collaboration component of the Alberta Municipal Affairs Regional Collaboration Program; further that the Town of Drumheller if the applicant, agrees to enter into, or as a participant, agrees to abide by the terms of a Conditional Grant Agreement governing the purpose and use of the grant funds. Carried unanimously.

#### 8.1.4 RFD – Kiosk

R. Romanetz advised that the original call for proposal indicated no interest however once the BCF opened the call went forward again and there were eight interested parties in the Kiosk. Based on the latest information submitted, our consultant Gord

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

Bertie put together an Offer to Lease between the Town of Drumheller and Sree Rameshwari & Jayalakshmi Ltd. The Offer to Lease and a formal Lease will include performance requirements to ensure service levels are clearly outlined. The term proposed is ten (10) years with an option to renew the term of the lease for two (2) further periods of five (5) years each. It is Administration's view that a 10 year term without options to renew would be preferred.

**MO2012.107** Zariski, Hansen-Zacharuk moved that Council approve the Offer to Lease for the BCF Kiosk between the Town of Drumheller and Sree Rameshwari & Jayalakshmi Ltd. for a term of 10 years without the option of renewal.

### **Discussion on Motion:**

Councillor J. Garbutt questioned the need for Clauses 17 (free rent period) and 18 (free memberships). R. Romanetz stated that he asked the same question of Gord Bertie and his response was this is how it is structured in all leases for municipal facilities. He further explained that the rent free period would allow the tenant to build cash flow to start the business which was a standard practice in the industry and negotiated in other facilities, such as Leduc. Councillor J. Garbutt stated that Clause 18 is precedent setting and the facility needs to maintain a standard level of service with no freebies. Councillor L. Hansen-Zacharuk asked Administration to consider a cap on utility usage as these costs may surpass the rental charge if the tenant is not responsible for these charges. R. Romanetz explained that Clause 5 states that after Year One (1) the tenant will pay its proportionate share of increases in common area maintenance, utilities and taxes over the costs in Year One (1), if any. Councillor L. Hansen-Zacharuk disagreed with the term of the lease set at ten (10) years and suggested that it be reduced to a five (5) year lease as this is the standard in her industry. In response to questions on evaluation of performance, R. Romanetz stated that the Town's Solicitor feels that the wording of the lease gives the control needed to ensure performance.

Councillor J. Garbutt asked for a friendly amendment to the motion to remove Clause 18. Councillors Zariski and Hansen-Zacharuk agreed to the friendly amendment.

**MO2012.107A** Zariski, Hansen-Zacharuk moved that Council approve the Offer to Lease for the BCF Kiosk between the Town of Drumheller and Sree Rameshwari & Jayalakshmi Ltd. for a term of 10 years without the option of renewal and for removal of Clause 18. 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**

**MO2012.108** Shoff, Zariski moved to go in camera at 5:40 PM. Carried unanimously.

14.1 Land Matter - Hygrade Industrial Park

**MO2012.109** Stanford, Shoff to revert to regular Council meeting at 6:17 PM. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:17 PM.

---

Mayor

---

Chief Administrative Officer



**Municipal Planning Commission  
MINUTES  
Meeting of Thursday July 19, 2012**

---

**Present:** Paul Salvatore, Director of Community Services  
Doug Stanford, Councillor/Member  
Andrew Berdahl, Councillor/Member  
Brad Wiebe, Palliser Regional Municipal Services  
David Suen, Intern for Palliser Regional Municipal Services  
Cindy Woods, Development Officer  
Linda Taylor, Recording Secretary  
Robert Greene, Chairperson  
Sharon Clark, Member  
Shawn Francis, Member  
Jeanette Neilson, Member  
Art James – left the meeting at 12:55pm

**1.0 CALL TO ORDER – 12:05 p.m.**

**2.0 MINUTES FROM PREVIOUS MEETINGS**

**2.1 June 28, 2012**

**Motion:** J. Neilson moved to accept the minutes of June 28, 2012 as presented.

**Second:** S. Francis – Carried

**3.0 DEVELOPMENT PERMITS**

**3.1 T00015-12S – On-Site Sign Group (Jiffy Lube) – Fascia Sign – "Hwy-C"**

C. Woods presented Development Permit T00015-12S submitted by On-Site Sign Group to install signage to Lubex located at 705 Highway 9 South, Drumheller on Plan 4742EM; Block 2 Lot 4. Zoning is "Hwy-C" Highway Commercial District. A Permitted sign is a permitted use in this district.

C. Woods advised that Lubex has been purchased by Jiffy Lube and they are replacing the existing signage on the property to reflect the new name.

C. Woods presented Land Use Bylaw 10-08

3. Fascia Signs

Fascia signs shall be permitted on non-residential sites provided that:

- (a) The sign does not exceed 20% of the area of the face of the building to which the sign is attached unless otherwise approved by the Municipal Planning Commission.
- (b) The sign does not exceed 13.9 m<sup>2</sup> (150 sq. ft.) in area unless otherwise approved by the Municipal Planning Commission.

C. Woods presented there is to be 3 signs: 1 on the front, and one sign on each side of the building. The "Jiffy Lube" sign is to be somewhat larger than the Lubex sign is at present.

The Municipal Planning Commission discussed the application.



**Motion:** S. Francis moved that Development Permit T00015-12S submitted by On-Site Sign Group to install signage to Lubex located at 705 Highway 9 South, Drumheller on Plan 4742EM; Block 2; Lot 4 be approved subject to the following conditions;

1. Must conform to Land Use Bylaw 10-08.
2. Placement, components and appearance of sign as per application. Development Officer/Municipal Planning Commission must first approve any modifications.
3. Developer to ensure authorization for sign placement obtained from property owner.
4. Any/all Safety Codes Permits to be obtained prior to the installation of sign.
5. Contractor(s) to have a valid Business License with the Town of Drumheller.
6. Appearance of sign shall be maintained to the satisfaction of the Development Officer/Municipal Planning Commission.
7. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
8. All Signs shall be removed if business ceases operations or the use of the site is terminated.

**Second:** J. Nielson - carried

### 3.2 T00061-12D – ATCO Electric – Temporary Storage Structure (Sea-Can) – “M-2”

C. Woods presented Development Permit T00061-12D submitted by ATCO Electric for placement of a storage structure located at Bay#10 901 South Railway Avenue West, Drumheller on Plan 9710916; Block 13; Lot 1. Zoning is “M-2” Medium Industrial District. A storage structure is a discretionary use in this district.

C. Woods stated ATCO Electric to place a Sea-can storage structure temporarily for a period of 2 years, behind Bay 10 at 901 South Railway Avenue. This structure will meet all set back requirements of the Land Use Bylaw.

The Municipal Planning Commission discussed the application.

**Motion:** D. Stanford moved that Development Permit T00061-12D submitted by ATCO Electric for placement of a temporary storage structure located at Bay#10 901 South Railway Avenue West, Drumheller on Plan 9710916; Block 13; 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. 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:** S. Clark – Carried





### 3.3 T00063-12D – Sandra Thompson – Renovations to Single Family Dwelling – “DT”

C. Woods presented Development Permit T00063-12D submitted by Sandra Thompson for renovations to a single family dwelling located at 113 - 1 Street West, Drumheller on Plan 7710AP; Block 32; Lot 18. Zoning is “DT” Downtown Transitional District. A single detached dwelling is a discretionary use in this district.

C. Woods advised that renovations were being done to the single family dwelling. Upon investigation they appeared extensive with parts of the dwelling already removed and the interior appeared to be a complete renovation. Under the current Land Use Bylaw this home may be non-conforming.

C. Woods read Land Use Bylaw 10-08

#### 30. DT – Downtown Transition District

##### (c.) Minimum Requirements

1. Site Area (a) 418m<sup>2</sup> (4,500 sq. ft.) for single detached dwellings
2. Lot Width (a) 12.2m (40 ft.) for single detached family dwellings
3. Front Yard (a) 6.1 m (20 ft.), or as required by the Municipal Planning Commission for non-residential buildings and uses.
4. Side Yard (a) 1.5m (5 ft.), except those buildings have the principal entrance provided from a side yard. The minimum side yard shall then be 2.1m (7ft).

(d) No side yard is required where a firewall is provided.

##### (g) Design, Character and Appearance of Buildings

1. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission. The finish of buildings should complement other structures and natural site features.

#### 69. Non-Conforming Buildings and Uses

(d) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:

- (i) As may be necessary to make it a complying building, or
- (ii) As the Development Officer considers necessary for the routine maintenance of the building or
- (iii) If, at the discretion of the Development Authority, the alterations do not increase the extent of non-compliance and are within all other requirements of this Bylaw, the development may be permitted.

C. Woods reviewed details of the submitted application which stated “no changes just rebuild outside veranda to same”. The drawings indicate renovations to an existing veranda and laundry room at the back, existing front door landing from the kitchen and an existing front landing from bedroom 2. The submitted site plan did not specify the setbacks of each of these additions. The veranda and landings have already been removed and trees in the yard have also been knocked down. Setbacks shown on the development permit application show the right side yard setback to be approximately 2.5 ft from the corner of this dwelling to the adjacent house and the left side yard setback is zero, or on the property line. A zero lot line is allowed in the Land Use Bylaw but was intended for commercial buildings, not residential dwellings. C. Woods stated that a strong odor was present and a lot of the exposed wood on the dwelling showed severe rot upon site inspection. The state of this single family dwelling may necessitate a building inspection to ensure the structure is sound and a health inspection to determine the cause of the odor. This will ensure the dwelling is safe for human occupancy and the appropriate actions are taken by the owner.

The Municipal Planning Commission discussed the application. B. Wiebe confirmed that the zero lot line was intended for commercial buildings in this district. Code requirements dictate that any building with a zero lot line must be fire rated.





**Motion:** J. Nielsen moved Development Permit T00063-12D submitted by Sandra Thompson for renovations to a single family dwelling located at 113 - 1 Street West, Drumheller on Plan 7710AP; Block 32; Lot 18 be denied for the following reasons;

**The Municipal Planning Commission determined the renovations to the Single Family Dwelling exceed routine maintenance of the building. Confirmation was also not provided to ensure the alterations would not increase the extent of non-compliance. Additionally the reconstruction did not address the design, character and appearance of the Single Family Dwelling.**

**The Municipal Planning Commission refused the application at their discretion as stated in the Land Use Bylaw 10-08;**

### **Part VII Section 69 - Non-Conforming Buildings and Uses**

**(d) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:**

- (i) As may be necessary to make it a complying building, or**
- (ii) As the Development Officer considers necessary for the routine maintenance of the building, or**
- (iii) If, at the discretion of the Development Authority, the alterations do not increase the extent of non-compliance and are within all other requirements of the Bylaw, the development may be permitted.**

and;

### **Part VII Section 44 - Design, Character and Appearance of Buildings**

**The design siting, external finish, architectural appearance and landscaping generally of all buildings, including any accessory buildings or structures and signs and any reconstruction shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with adjacent buildings. The finish of buildings should complement other structures and natural site features.**

**Second:** D. Stanford – Carried

## **4.0 PALLISER REGIONAL MUNICIPAL SERVICES**

### **4.1 Subdivision Report – File No. 80/120**

Neil Brown and Joyce Lyons

Located in North Drumheller along the east side of Beech Street, south of Larch Avenue and north of the laneway.

Block E, Plan 2466FA

NW ¼ -11-29-20-W4M

D. Suen presented the following subdivision application 80/120. Land is owned by Neil B. Brown. The purpose of this subdivision is to create a 15.24m (50 ft.) wide lot containing 0.061 ha (0.152 ac) for a new residential development on the northerly end of the existing lot. This would leave a remaining lot of 0.131 ha (0.325 ac) with a street frontage of about 48.8 m (160.1 ft.) to the south. The remaining southerly lot has an existing residence that is to remain.



One letter of concern was received through circulation from an adjacent landowner. The concern was what was to be placed on the property as the information provided did not give enough detail as to the development of the property, and concerns about any impact to their property and its current value.

D. Suen advised that Palliser Regional Municipal Services recommends that the application be approved subject to conditions.

The Municipal Planning Commission discussed the subdivision report.

**Motion:** A. Berdahl moved to approve the Subdivision File No. 80/120 subject to the staff recommended conditions outlined in the Subdivision Report.

**Second:** D. Stanford – Carried

## 5.0 OTHER DISCUSSION ITEMS

### Concept Plan for a Residential Subdivision

Municipal Planning Commission reviewed a conceptual plan for a Residential Subdivision adjacent to the building formerly used as the St. Anthony's School. Mr. Art James presented the concept for the developer to get input from the Commission before submitting a formal application.

- The concept was recently changed from duplexes to single family housing due to the market demands.
- The Development would create 14 – 15 lots approximately 50' x 110'.
- Access would be off 14<sup>th</sup> Street as servicing is better and the development would look more uniform with the boulevard reserved for landscaping.
- Architectural controls would be in place and the developer would have final approval for any dwellings.
- There would be a 20' lane on the West side for emergency vehicles and access to the former School.
- The presenter felt a 66' roadway was excessive and would ask for a relaxation.
- Would like to ask for 25' setbacks to the attached garages, so parking for each dwelling could be 2 cars in the garage and 2 cars in the driveway. No RV parking would be allowed with the exception of load and unload only.
- The pricing of the homes would be in the range of \$340,000 to \$380,000, depending on finishes.
- The size of the homes would be a minimum of 1200 sq. ft. up to 1600 sq. ft.
- Market research shows the location is great and there is a draw to the River View area as it is a good location.
- When asked what the developer thought of R-3 zoning, he felt it would be a tough sell as the existing residents would not be in favor of that change to the neighborhood.
- Commission suggested a higher density with smaller lots at a lower price point as there are existing smaller two storey dwellings in the area. This would be great for the neighborhood, accessible to downtown, shopping and from this the location most areas are within walking distance.
- Discussion between Mr. James and the Commission took place in regards to the possible accesses points in to the development and how the utilities could be run into the area. Suggestion of a 13<sup>th</sup> Street as a service lane to both the former School and the new sub division. In one scenario the lots would end up with double frontage.
- The developer would like to move quickly with this development as the possibility of the lots being pre-sold was high. He has already received commitments for a few of the lots, also felt that the development would be complete in 1 year.
- The Municipal Planning Commission enquired as to the ownership of the proposed development and the former School, Mr. James confirmed it is the same owner. MPC raised concerns that the College is intended to operate out of the building on the adjacent lot. There has already been a Naturopathic Clinic approved out of this location. If the subdivision is finalized, there would not be enough parking to accommodate the expansion of the College. The Commission felt the developer is trying to over develop the space available



without considering the affects to the neighbourhood. The Commission was asked by Mr. James to focus on the subdivision development as that is the topic at hand.

**6.0 Adjournment –Meeting adjourned by B. Greene at 1:25 pm.**

---

**Chairperson**

---

**Development Officer**

**TOWN OF DRUMHELLER  
BYLAW NO. 12.12**

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF  
ALBERTA TO ADOPT AN AREA STRUCTURE PLAN

**WHEREAS:** pursuant to the provision of Section 633(1) of the ***Municipal Government Act***, R.S.A. 2000, 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 to be known as:

"THE PORTION OF AERIAL, ROSEDALE AREA STRUCTURE PLAN"

**AND WHEREAS:** a Public Hearing was held on **September 10, 2012**, as required by Section 230 of the Municipal Government Act.

**NOW THEREFORE:** THE COUNCIL OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Town of Drumheller – PORTION OF AERIAL, ROSEDALE Area Structure Plan".
2. Council adopts the PORTION OF AERIAL, ROSEDALE Area Structure Plan for those lands contained within the plan area.
3. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

READ A THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
MAYOR

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

**PORTION OF AERIAL**

**WITHIN THE DISTRICT OF ROSEDALE**

**IN THE TOWN OF DRUMHELLER, ALBERTA.**

**AREA STRUCTURE PLAN**

PREPARED BY Wm. R. HUNTER  
ALBERTA and CANADA LAND SURVEYOR

PREPARED MARCH 2011-MAY 2012.

FILE: 05-08-41

**TABLE OF CONTENTS**

<b>SECTION</b>	<b>TOPIC</b>	<b>PAGE</b>
1.0	INTRODUCTION AND PURPOSE	3
2.0	TOWN OF DRUMHELLER LAND USE BY-LAW	3
3.0	STUDY AREA AND EXISTING CLASSIFICATION	4
4.0	SITE AND ADJACENT OWNERSHIP	4
5.0	SITE CHARACTERISTICS	5
6.0	EXISTING MUNICIPAL SERVICES	6
7.0	UNDERGROUND COAL MINING	7
8.0	SITE DEVELOPMENT CONSTRAINTS	7
9.0	SUBDIVISION AND DEVELOPMENT CONCEPT	8
10.0	OVERCOMING FLOOD RISK CONSTRAINT	8
11.0	OVERCOMING SEWAGE SYSTEM CONSTRAINT 9 AND SITE EVALUATION STUDY	
12.0	PROPOSED DEVELOPMENT	9
13.0	PROPOSED RE-CLASSIFICATION AND PHASING	10
14.0	PROPOSED DEVELOPMENT CONDITIONS	11
15.0	SUMMARY	12
SCHEDULE A	PLAN OF SITE AND SURROUNDING AREA	
SCHEDULE A-A	PROPOSED SUBDIVISION PHASING & LOT AREAS	
SCHEDULE B	2005 AERIAL PHOTOGRAPH OF SITE	
SCHEDULE C	PLAN SHOWING SITE AND EXISTING WATER LINES	
SCHEDULE D	PLAN SHOWING UNDERGROUND MINING IN AREA	
SCHEDULE E	PLAN SHOWING 1:100 FLOOD RISK AREAS	
SCHEDULE F	PLAN SHOWING EXISTING LAND CLASSIFICATIONS	
SCHEDULE G	SITE SEWAGE DISPOSAL EVALUATION STUDY	
SCHEDULE H	TITLE TO SITE	
SCHEDULE J	TITLE TO ADJACENT LAND TO EAST	

.....3

**1.0 INTRODUCTION:**

This Area Structure plan is prepared to examine the development potential of an area located in the Rosedale District of the Town of Drumheller locally known as a portion of Aerial. Aerial was also referred to as The Star Mine Camp. Although the Star Mine was situated on the north side of the Red Deer River, at one time the coal from the mine was transported across the river by aerial cable car to the coal loading tippie on the south side of the river. The loading tippie was moved from Aerial to the north side of the river near the mine entrance once a railway was built on the north side of the river from Cambria. Miners also walked to and from work across the river on a narrow platform suspended by cables. This was known as the "Swinging Bridge" and after restoration it remains today as a Historical Site and is a popular tourist attraction.

The specific study site is often referred to as the "KROSBY ESTATE".

**1.1 PURPOSES:**

The purpose of this Area Structure Plan is to examine the history, existing development on this and surrounding lands with a view of providing a framework with the intent of achieving the best, orderly, economical and beneficial long term use of this property.

**2.0 TOWN OF DRUMHELLER LAND USE BY-LAW NO. 11-08**

While all of the contents of the Town of Drumheller Land Use By-Law No. 11-08 were consulted during the course of this study; the following excerpt is particularly pertinent to the this site due to the site being in the flood fringe area of the flood risk designation of the Red Deer River basin.

**DRUMHELLER LAND USE BYLAW 11-08 ..... SECTION 62**

"Land within the 1:100 Year Flood Risk Area

- (a) Development shall be discouraged on land within the flood risk area as determined by Alberta Environmental Protection;
- (b) Development activities in the flood risk area shall be carefully controlled. Low intensive uses such as open space, recreation and agricultural activities shall be preferred.
- (c) Subdivision and development of permanent structures shall not be permitted within the flood way;

.....4



## **Agenda Item # 8.1.1**

- (d) Notwithstanding the above and at the discretion of the Development Authority, development defined as infill development may be allowed on land within the flood risk area. In all cases, as a condition of development approval, 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; and
- (e) At the discretion of the Development Authority and where development does not constitute an infill situation as defined in this bylaw, development may be allowed on land within the flood fringe area if sufficient landfill can be provided to raise the building or development site above the elevation of the 1:100 year flood probability contour or other suitable flood proofing techniques can be employed. The Town may require professional certification to ensure this requirement."

This site lies within the backwater of the flood fringe zone where no current exists during high water situations. As stated in the Section 62 (d)(e); development in a flood fringe may be allowed and achieved providing the development is carefully controlled.

### **3.0 STUDY AREA:**

The study area is outlined on the attached plan marked Schedule -"A" and also on the 2005 aerial photograph marked Schedule -"B" and contains 13.119 Hectares (32.42 Acres).

### **3.1 EXISTING SITE LAND USE CLASSIFICATION:**

The existing site classification is U.T. (Urban Transitional District). Adjacent classifications are S.C.R.(Suburb Community Residential District) and C.R. (Country Residential District). See Schedule - "F".

### **4.0 OWNERSHIP:**

This study area land is contained in two parts defined on one Certificate of Title which is free of all encumbrances but subject to some unregistered property rental agreements on houses originally constructed approximately 70-80 years ago. A copy of the current Certificate of Title Number 981 319 854 is attached. See Schedule- "H"

### **4.1 ADJACENT LANDS:**

**NORTH:** All land north of the subject site is developed into single family residences with all but one situated on small irregular shaped Lots. This land lies within the Flood Fringe with an elevation similar to the subject lands. These lots are serviced by municipal water supply. These Lots were created in 1993 to accommodate long term occupation by people living on rented unregistered lots and are classified as Suburb Community Residential District (SCR).

.....5

## **Agenda Item # 8.1.1**

**EAST:** To the immediate east side of the subject lands is a 60 foot strip of Municipal Reserve (Lot 8 M.R., Plan 911 0746) dedicated in 1991 as a condition of subdivision when one of the northerly subdivisions was approved. This strip of land was once a railway spur line used when the Star Mine Loading Tipple was located on the south side of the river. The land lying east of this Municipal Reserve is owned by Mancal Coal Inc. in Certificate of Title Number 971 297 076. See Schedule -"J". This land is low lying and designated on the Flood Risk Study as being in the Red Deer River 1:100 year Floodway. Since by definition this land is undevelopable it is being ignored by this study although it may be useful for the northerly extension of the Pinter Campground.

**SOUTH:** The land south of the subject site is separated by a gravelled surface road with drainage ditches on both sides developed within the original road allowance limits. This land lies within the Flood Fringe and has an elevation similar to the subject lands. The south side of the road allowance has been subdivided and developed into about eight larger single family residences with municipal water supplied to same. This development is classified as Country Residential (CR).

**WEST:** Mabbott Road lies on the west side of the subject site which is a paved arterial roadway with ditches on both sides which provides access to Aerial and to the Swinging Bridge.

The northerly portion of the west side of Mabbott Road consists of five single family residential lots; three of which are developed. This land lies within the Flood Fringe with an elevation similar to the subject lands. These properties are classified as Suburb Community Residential District (SCR).

The southerly portion of the west side of Mabbot Road consists of one 10 Acre abandoned miniature golf course property (Lot 11, Plan 3867 H.U.) presently classified as Urban Transitional (UT). The southerly half of this site is above the 1:100 year flood plain. The north half lies within the Flood Fringe with an elevation similar to the subject lands. This site may have potential as a miniature golf course, unique camping facilities, condominium type resort cabins or even single or multiple family dwellings if the topography, flood fringe and the cost of providing sanitary services can be overcome.

### **5.0 SITE CHARACTERISTICS:**

#### **5.1 DESCRIPTION and SIZE:**

Portion of the South Half of Sec. 28, in Township 28, Range 19, W.4th. Meridian contained in two parts on one Certificate of Title Numbered 981 319 853 and contains 13.118 Hectares (32.42 Acres).

.....6

**5.2 TOPOGRAPHY:**

With the exception of a 5 metre high clay ridge located at the south west corner of this site (approx. 1.5 acres) identified as proposed Lots 8,9 and 10 on Schedule - "A"; this site is flat near level sloping very gently to the east. The mean elevation of this site is 679.5 metres.

**5.3 SOIL CONDITIONS:**

The soil consists of sandy silt with the majority under cultivation. A strip of trees consisting of poplar and dense willow exists though the easterly portion of the site and another strip of the same type of vegetation exists along the east boundary and extends easterly across the adjacent property to the Red Deer River.

**5.4 EXISTING DEVELOPMENT:**

During the coal mining era in this area; approximately 12-15 houses existed along the west side of this property facing Mabbott Road (Road Plan 419 E.Z) and some additional houses existed along the south side of this property. At this time four occupied houses still exist along the west side, one located near the north east corner of this site and one unoccupied building along the south side of this site. The remainder of these houses have been moved or torn down leaving only fences and hedges where they once existed. The location of existing improvements are shown on Schedule-"A". These existing houses are serviced with natural gas and power.

**6.0 MUNICIPAL SERVICES:**

**6.1 ROADS:**

A paved road with ditches on either side exists along the west side of this property. This street is named Mabbott Road and terminates at the Swinging Bridge over the Red Deer River and serves as the main arterial road for the lower Aerial Area.

A gravelled road with ditches on either side exists along the south side of this property (Pinter Drive) which is constructed within the original road allowance limits. This road services approximately eight existing single family dwellings along the south side of Pinter Drive and terminates at a dead end at the south east corner of the subject lands.

The street pattern along the north end of the subject lands is shown on Schedule - "A".and consists of a narrow gravelled surface street. (Star Mine Drive).

**6.2 NATURAL GAS AND ELECTRICITY:**

Available in this area. All existing dwellings in within the study area are connected to natural gas and overhead power supply.

**6.3 DOMESTIC WATER:**

Municipal water supply lines exist along the west side of Mabbot Road, the north side of Pinter Drive and Star Mine Drive. With the exception of one, the remainder of the existing houses in this site area obtain their water supply from private wells. Well water is of good quality except for a high iron content.

.....7

The enclosed Schedule -"C" plan shows the location of the existing municipal water lines in this area. The proposed Lot 1 at the north western end of this site is connected to this water line.

6.4 **SANITARY SEWER:**

No sanitary sewer is available in this area at this time. At present sanitary sewer is being handled by private individual pump out septic tanks. Pump out and haulage to the Drumheller Waste Water Treatment Plant is done by local contractors. Cost of this service is approximately \$ 200.00 per month.

6.5 **STORM SEWER:**

No underground storm sewer is present in Aerial. Surface drainage is accomplished by roadside drainage ditch collectors which empty into the Red Deer River which appears to be adequate. The sandy soil in this area minimizes the surface run off.

7.0 **UNDERGROUND COAL MINING:**

A search for underground coal mining activities within or under the study area was conducted at the Alberta Archives, the Alberta Energy Resources Conservation Board records and local knowledge of the site. None was found; nor is there any indications of subsidence in the field or on aerial photographs. Schedule -"D" is a plan obtained from the Alberta Energy Resources Conservation Board records showing past underground coal mining activity in this region.

The Star Mine and other mines in this vicinity worked the No. 1 (Lower) and No. 5 (Upper) seams which are both above the valley floor in this location.

8. **SITE CONSTRAINTS:**

8.1 **FLOOD RISK CONSTRAINT:**

The entire study site is designated a "Flood Risk Area" on the Drumheller Flood Risk Plan and history has shown this to be correct. A Flood Risk Area is defined as that area calculated or determined would be inundated by a 1:100 year flood. The enclosed Schedule- "F" plan shows the relationship of the study site with respect to the Red Deer River, its Floodway and Flood Fringe areas.

The existing elevation of this site is: 679.5 metres  
The 1:100 year flood plain is: 680.75 metres

The 1:100 year flood plain of 680.75 metres is based on the regulated flow of the Red Deer River which recognizes some flood protection from the Dickson Dam.

With the exception of a 5 metre high clay ridge located at the south west corner of this site, the remainder of this site is designated as a "Flood Fringe" area on the Drumheller Flood Risk Plan.

.....8

The Drumheller Land Use Bylaw 11-08 defines the "Flood Fringe" as that portion of the flood risk area where the water is shallower and moves more slowly. Development in the flood fringe may be permitted provided that it is adequately flood proofed.

The flood risk in this area is the caused by backwater resulting from the elevation of the Red Deer River during flood periods. There is no current in the backwater caused by high water in the Red Deer River in the subject area.

**8.2 MUNICIPAL SANITARY SEWER CONSTRAINT:**

No sanitary sewer is available in Aerial at this time. In recent years, a study and design proposal to install sanitary sewer services to Aerial area was considered by the Town of Drumheller and the area residents but rejected because of high costs due to the lack of participants available to cover these costs. The current houses presently are using a septic tank utilizing local contractors to pump out the tank and haul waste to the Drumheller Sewage Treatment Facility.

**9.0 SUBDIVISION AND DEVELOPMENT CONCEPT:**

Due to excessive costs to fill the entire area above the 1:100 flood fringe and the high cost of bringing sanitary sewer to this area; the most suitable development of this area is best suited to low density single family dwelling lots serviced by municipal water services and individual sewage disposal systems around the perimeter of this site and to leave the centre as an agricultural parcel.

**10.0 OVERCOMING FLOOD RISK CONSTRAINT:**

As defined previously; this land lies in the flood fringe area and is 1.25 metres (4 feet) lower than the regulated flow of the 1:100 year flood plain. This area was flooded in 1948, 1952 and 2005. The height of the water in 2005 was 679.5 m. Schedule -"B" photograph was taken during the 2005 flood and shows some of the centre of the subject parcel inundated with a small depth of back up water from the Red Deer River.

The possibility of hauling and placing adequate fill to the entire site or constructing a man made lake to provide sufficient fill to raise the ground level to the 1:100 year flood plain was studied, considered and rejected for impossible economic reasons. Placing fill to bring this entire land above the 1:100 flood plain far exceeds the value of the lots that can be created.

Restricting development to the perimeter and the exterior boundaries of this site where access is already provided by existing roads minimises the amount of fill required to the extent necessary to make house construction economically viable.

.....9

**11.0 OVERCOMING SEWAGE SYSTEM CONSTRAINT:**

A study, design and proposal to install sanitary sewer lines and a lift station to service Aerial was prepared and considered by the Town of Drumheller and the area residents but turned down because of the lack of participants needed to cover the costs of this endeavour.

Although the proposed new lots will provide additional users to contribute to this cost; the proposed number of these new lots will not be a significant factor in overcoming these costs. It would appear even with 100% participation of the existing and proposed new owners; considerable financial subsidies would be required to make this feasible. The larger proposed lots with a minimum site area of 20,000 sq. feet is designed for private water supply and private septic tank-field systems sewage disposal.

For the purpose of this study; Mr. Milo De Bernardo was retained and has conducted a site evaluation for the use of private individual septic tanks with field systems in accordance with the current Government of Alberta Private Sewage Disposal Systems Regulations and concludes the soil conditions in the study area supported by the larger parcel size are adequate to accommodate Onsite Wastewater Systems. Mr. De Bernardo also recommends that the location of all new sewage treatment systems installations be considered when houses are being situated to maximize land usage. Mr. Be Bernardo's investigation and report is attached as: Schedule -"G".

However; if and when sanitary sewer services are available; all new development must connect to this services as a condition of development.

**12.0 PROPOSED DEVELOPMENT WEST SIDE .... PHASE 1**

Creation of nine approximately 20,000 sq. ft. lots with access to Mabbott Road plus one proposed Lot 18 for single family dwellings as shown on this area structure plan. This recognizes the previous development along this strip and also the existing houses along this area. Municipal water runs along the west side of Mabbott Road and is available to service these proposed lots. The larger lot provides the additional area required for a septic tank and field systems (See Schedule -"G"). The fill required to bring the finished grade elevation for a new house to the 1:100 would be approximately 1.25 metres which is manageable. The desired 1:100 elevation around new houses would be one metre above the finished grade of Mabbott Road which is also reasonable. Lowering finished floor elevations can be achieved by eliminating basement windows. Water proofed concrete basements should be mandatory at least up to the 1:100 year flood plain.

**12.1 PROPOSED DEVELOPMENT SOUTH SIDE .... PHASE 2**

Create eight approximately 20,000 sq. ft. lots facing and with access to Pinter Road for single family dwellings, leaving access to the centre portion of this site as shown on the area structure plan. This allows for the creation of one lot for an existing building and provides for nine additional lots. Municipal water runs along the north side of Pinter Road and is available to service these proposed lots. With exception of the three westerly lots; the fill required to bring the finished grade elevation for a new house to the 1:100 would be approximately 1.40 metres which is manageable. The desired 1:100 elevation around

.....10



new houses would be approximately 1.3 metres above the finished grade of Pinter Road.  
Lowering finished floor elevations can be achieved by eliminating basement windows.  
Water proofing of concrete basements should be done to the 1:100 year flood plain.

**12.2 PROPOSED DEVELOPMENT NORTH SIDE .... PART OF PHASE 1**

Create one lot to accommodate the existing house. This requires a short street dedication extension to provide legal access to this lot.

**12.3 PROPOSED DEVELOPMENT NORTH SIDE .... PHASE 3**

During the course of this study, the owners of the adjacent Lot 6 and 13, Block 9, Plan 931 0274 expressed an interest in acquiring/exchanging lands to expand their irregular lots southward to create regular 20,000 sq. ft. lots. As it stands now, In the event they wish to re-build on their properties they can not meet the minium front and rear setbacks required by the Land Use Bylaw. In view of this; those areas numbered 19,20,21 and 22 are not intended as lots but rather potential land identified in this Area Structure Plan that can be used for consolidation with lands within Plan 931 0274 to create larger lots to fulfill this need.

**12.4 PROPOSED NON- DEVELOPMENT OF CENTRE OF SITE:**

Due to the site constraints hereinbefore mentioned; the best use of this centre land is to leave it in a undeveloped state for agricultural pursuits such.as growing hay, alfalfa, potatoes, vegetables, u-pick berry operation or community garden space. A commercial green house, market garden or temporary tourist commercial establishments are also possible uses of this space. The classification of this should remain as undeveloped Urban Transitional District (UT).

**13.0 PROPOSED RE-CLASSIFICATION AND SUBDIVISION PHASING:**

Land Use re-classification will be required to accommodate this proposed subdivision and development. While in this instance consideration should be given to re-classifying all the area within the proposed new lots, we understand the planning authority prefers re-classification be done concurrent with subdivision applications. In view of this we would suggest the following phases:

**13.1 PHASE 1 ... See Schedule -"A-A". This Phase consists of the creation of 5 existing developed lots and 4 new lots for development. It is the intent to allow the existing houses with private site services to continue as in the past; that is with private water and pump out septic tanks until such time substantial improvements are made to these properties..**

In addition; Phase 1 will create 5 new lots for development. These lots fall in areas where houses once existed but have been demolished over the years. These properties are to be developed and serviced in accordance with terms of this study.

.....11



**13.1A PHASE 1 RE-CLASSIFICATION:**

All areas within Phase 1 as shown on Schedule - "A-A" are to be re-classified from AT (Urban Transitional) to SCR (Suburb Community Residential District) concurrent with the subdivision application and approval of Phase 1.

**13.2 PHASE 2 SUBDIVISION and RE-CLASSIFICATION; (See Schedule-"A-A")**

With the exception of an unoccupied house on Lot 12 these lands are vacant. The subdivision, re-classification and development of this Phase will take place as the market for lots dictates. The best classification for this Phase will be SCR (Suburb Community Residential District). No schedule for this subdivision is available at this time.

**13.3 PHASE 3 SUBDIVISION and RE-CLASSIFICATION: (See Schedule-"A-A")**

The purpose of this Phase is to identify land available to adjacent owners with substandard properties. Application of subdivision, consolidation and re-classification with adjacent properties will take place when an agreement is reached between owners.

**14.0 PROPOSED DEVELOPMENT CONDITIONS:**

The following development conditions should apply and be registered by Caveat on all new titles created including the residual lands:

**14.1 WATER**

All new lots created that are not already developed including new substantial re-development of an existing house; be subject to connecting into the municipal water supply as a condition of development.

**14.2 SEWAGE**

All new lots created that are not already developed including new substantial re-development of an existing house be subject to connecting into the municipal sanitary sewage system if it exists. If a municipal sanitary sewage does not exist the lots shall be developed with a private sewage systems in accordance with this report and the Alberta Alberta Private Sewage Disposal Systems Regulations.

**14.3 FLOOD PROTECTION**

All new lots created that are not already developed be subject to:

- a) concrete foundations only.
- b) no foundation openings and the top of attached garage concrete walls be constructed below the elevation of 680.75 metres; geodetic datum.
- c) concrete foundation to be water proofed to 680.75 metres; geodetic datum.

**14.4 FLOOD PROTECTION:**

All new lots created including the central undeveloped area be subject to a Caveat registered on title saving the Town of Drumheller harmless from any loss or damage to the property or improvement thereon caused by flooding.

.....12

**15.0 SUMMARY**

This proposed use is compatible with the surrounding uses in this vicinity and will assist in making the east side of Mabbott Road more attractive locally and for tourists.

With the proper suggested building controls which will in turn dictate desirable site development will minimize if not eliminate the hazards posed by potential flooding; similar to other modern house construction in Aerial.

Until such time a municipal sewer systems is installed the existing houses will have to be satisfied with dealing with this issue in the same manner as the other residents of Aerial; that is a pump out septic tank with waste hauled to the Drumheller Sewage Treatment Plan. The development and servicing of all new vacant lots will be subject to the provisions of this study.

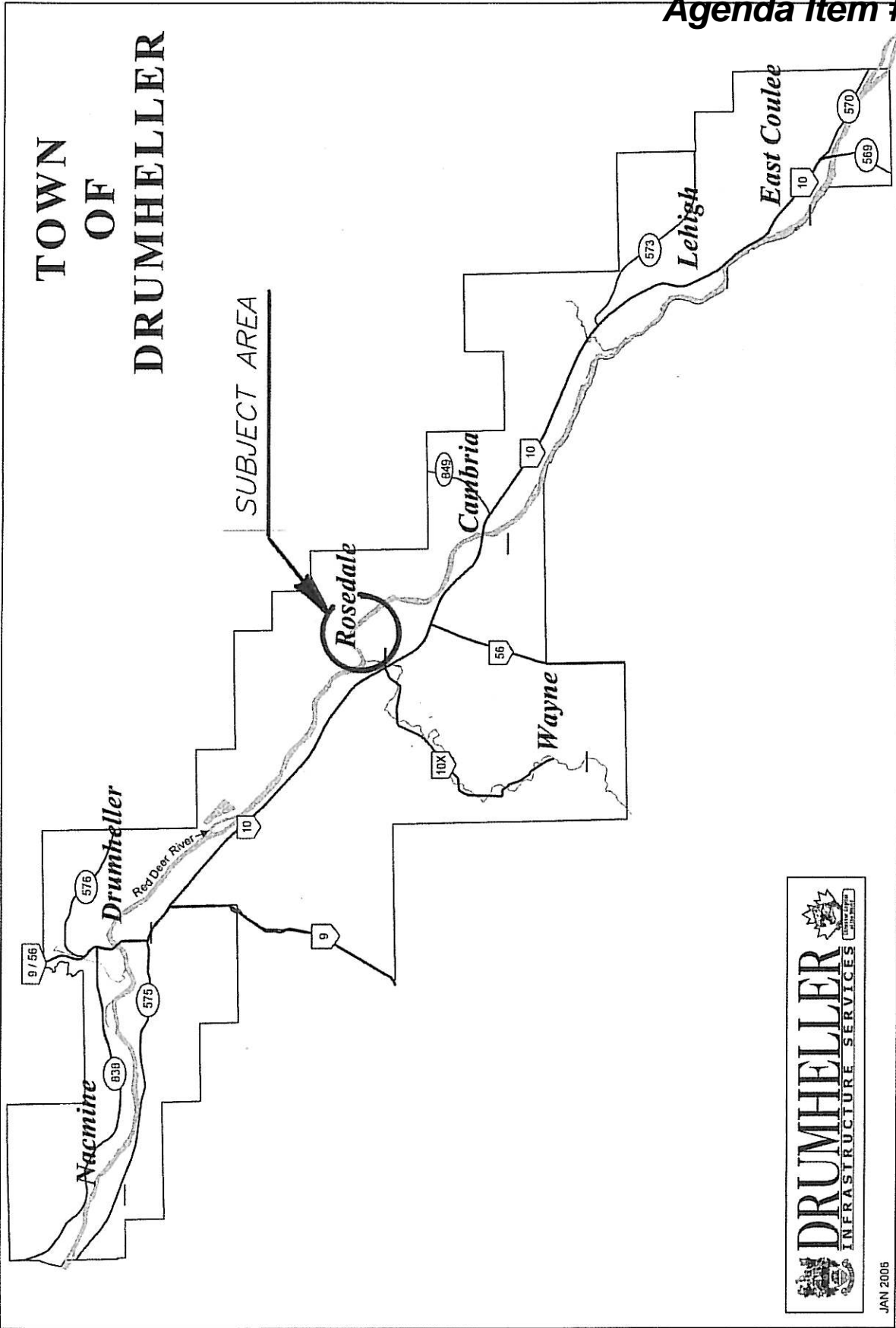
Due to the high cost of placing adequate fill in the centre of this parcel to overcome the flood plain; it is best left in its natural state with continued agricultural pursuits and possible temporary tourist commercial establishments. Access has been shown and restricted to Pinter Road.

In view of our findings and this review; we believe this is the best economical and long term use of this property.

Respectfully submitted for consideration:



Wm.R. Hunter  
Alberta and Canada Land Surveyor



JAN 2006

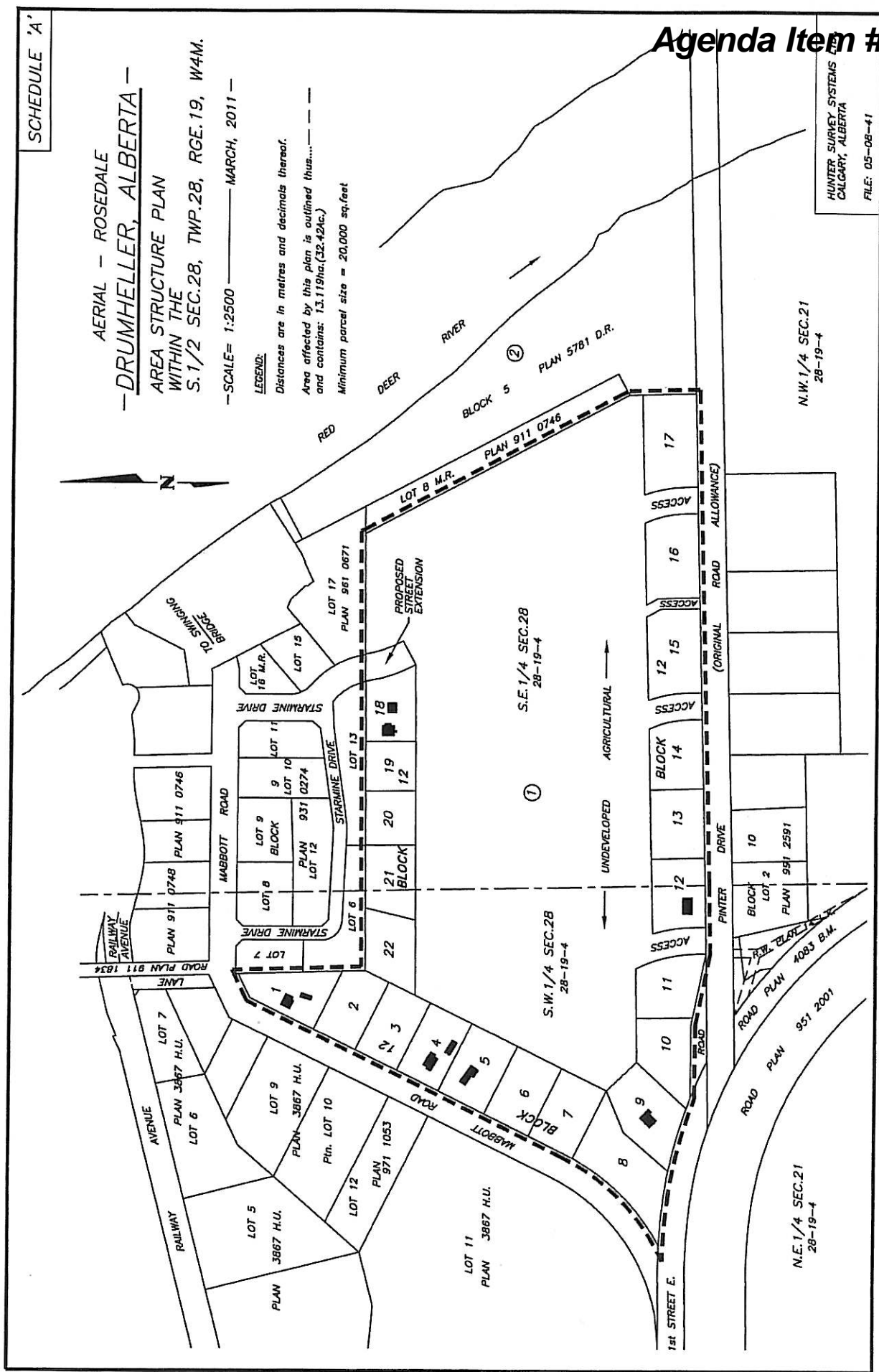
SCHEDULE 'A'

AERIAL - ROSEDALE  
 -DRUMHELLER, ALBERTA -  
 AREA STRUCTURE PLAN  
 WITHIN THE  
 S.1/2 SEC.28, TWP.28, RGE.19, W4M.  
 -SCALE= 1:2500 - MARCH, 2011 -

LEGEND:  
 Distances are in metres and decimals thereof.  
 Area affected by this plan is outlined thus: ---  
 and contains: 13.119ha.(32.42Ac.)  
 Minimum parcel size = 20,000 sq.feet

Agenda Item # 8.1.1

HUNTER SURVEY SYSTEMS  
 CALGARY, ALBERTA  
 FILE: 05-08-41



AERIAL - ROSEDALE  
-DRUMHELLER, ALBERTA-  
AREA STRUCTURE PLAN  
SUBDIVISION PHASING  
WITHIN THE  
S.1/2 SEC.28, TWP.28, RGE.19, W4M.

-SCALE= 1:2500 - MARCH, 2011 -

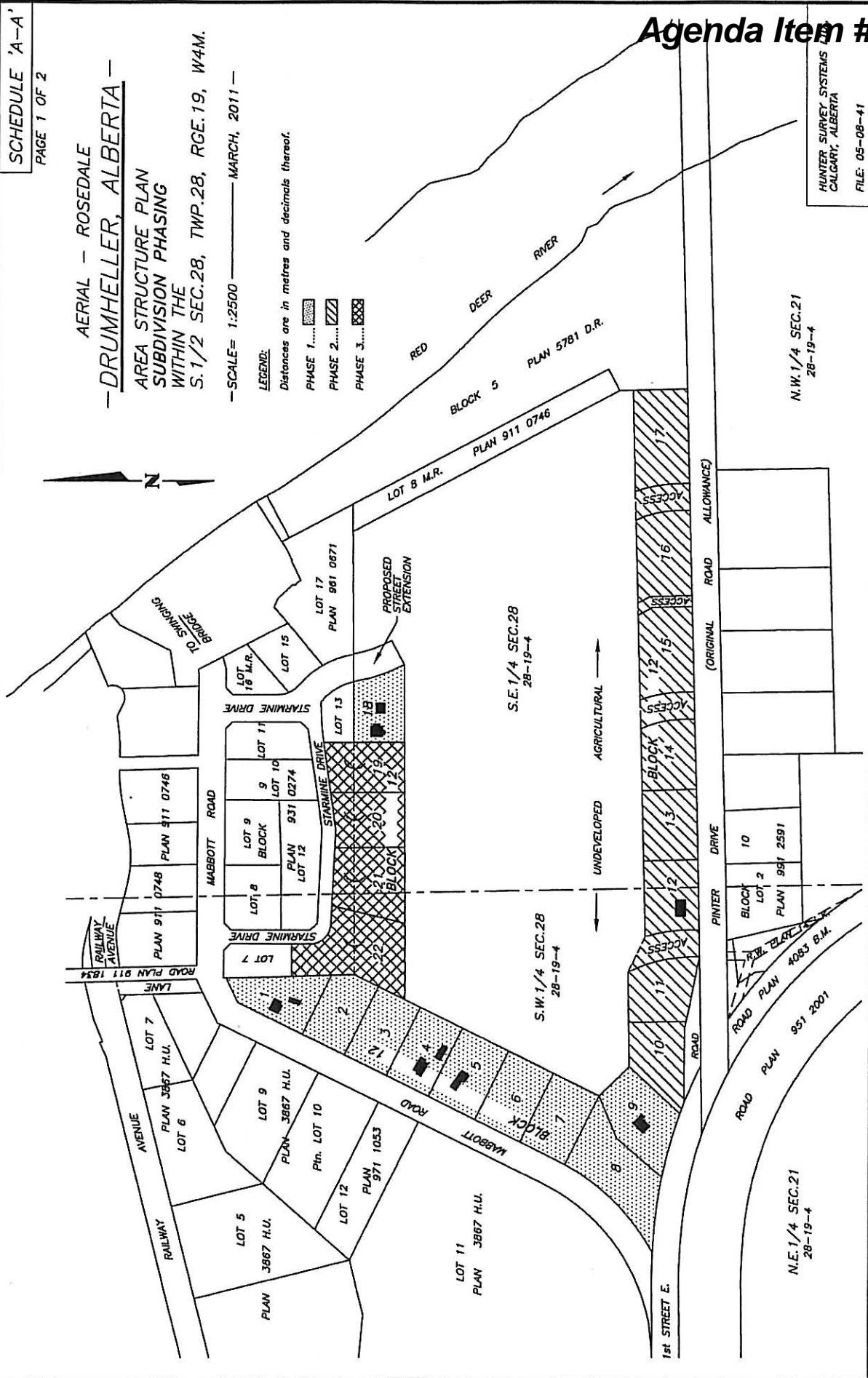
LEGEND:

Distances are in metres and decimals thereof.

PHASE 1.....

PHASE 2.....

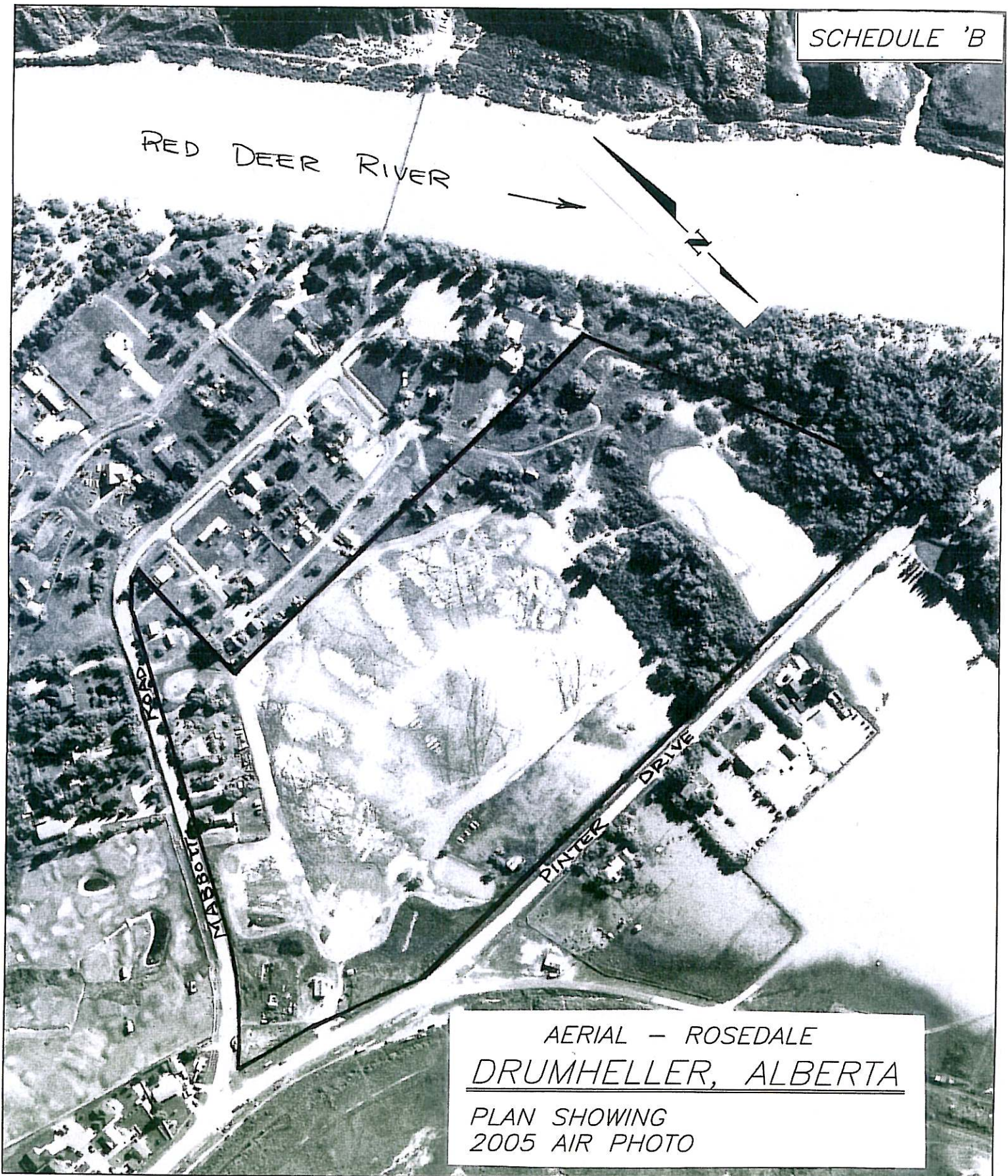
PHASE 3.....



Agenda Item # 8.1.1

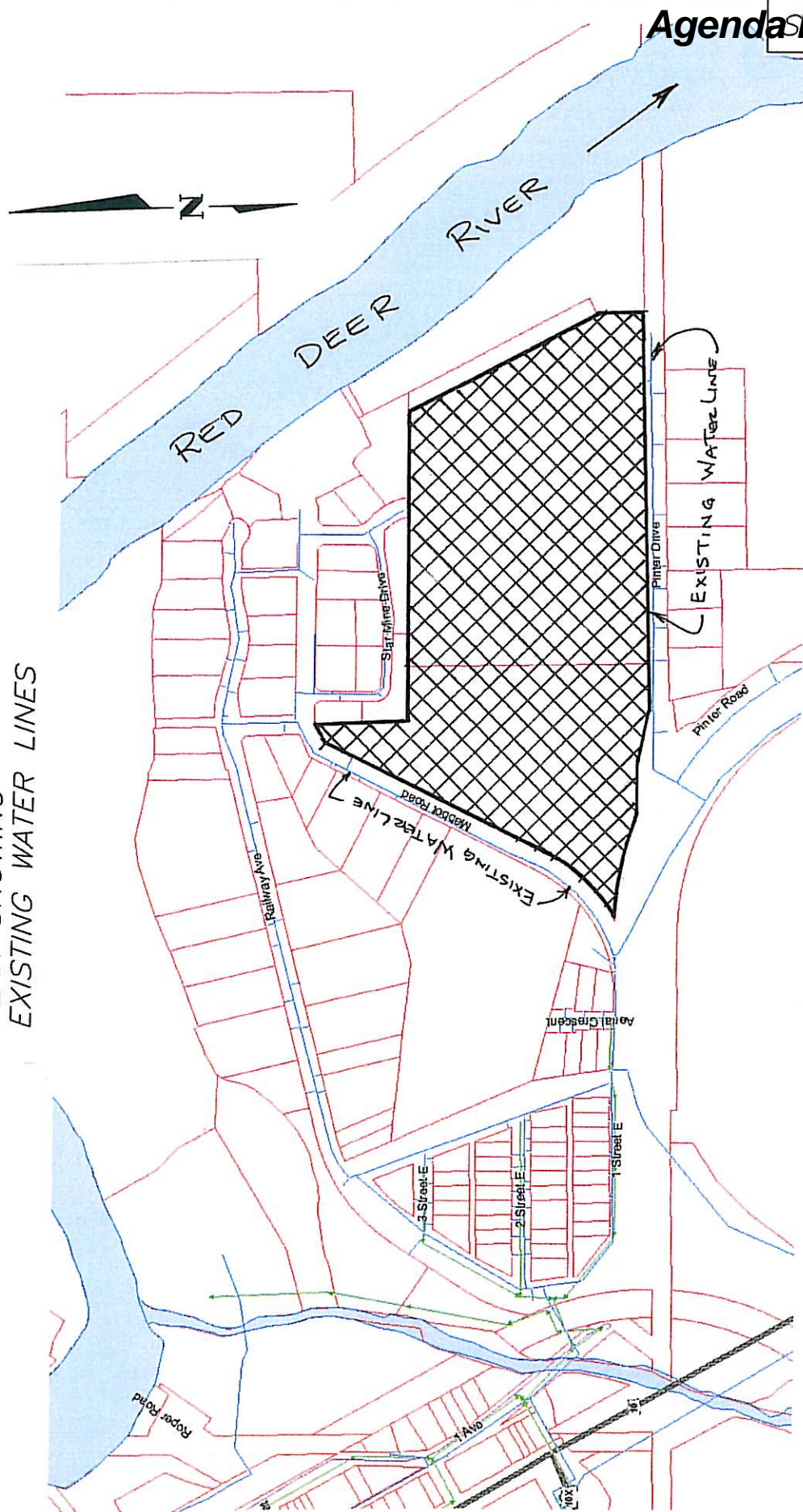
HUNTER SURVEY SYSTEMS  
CALGARY, ALBERTA  
FILE: 05-08-41





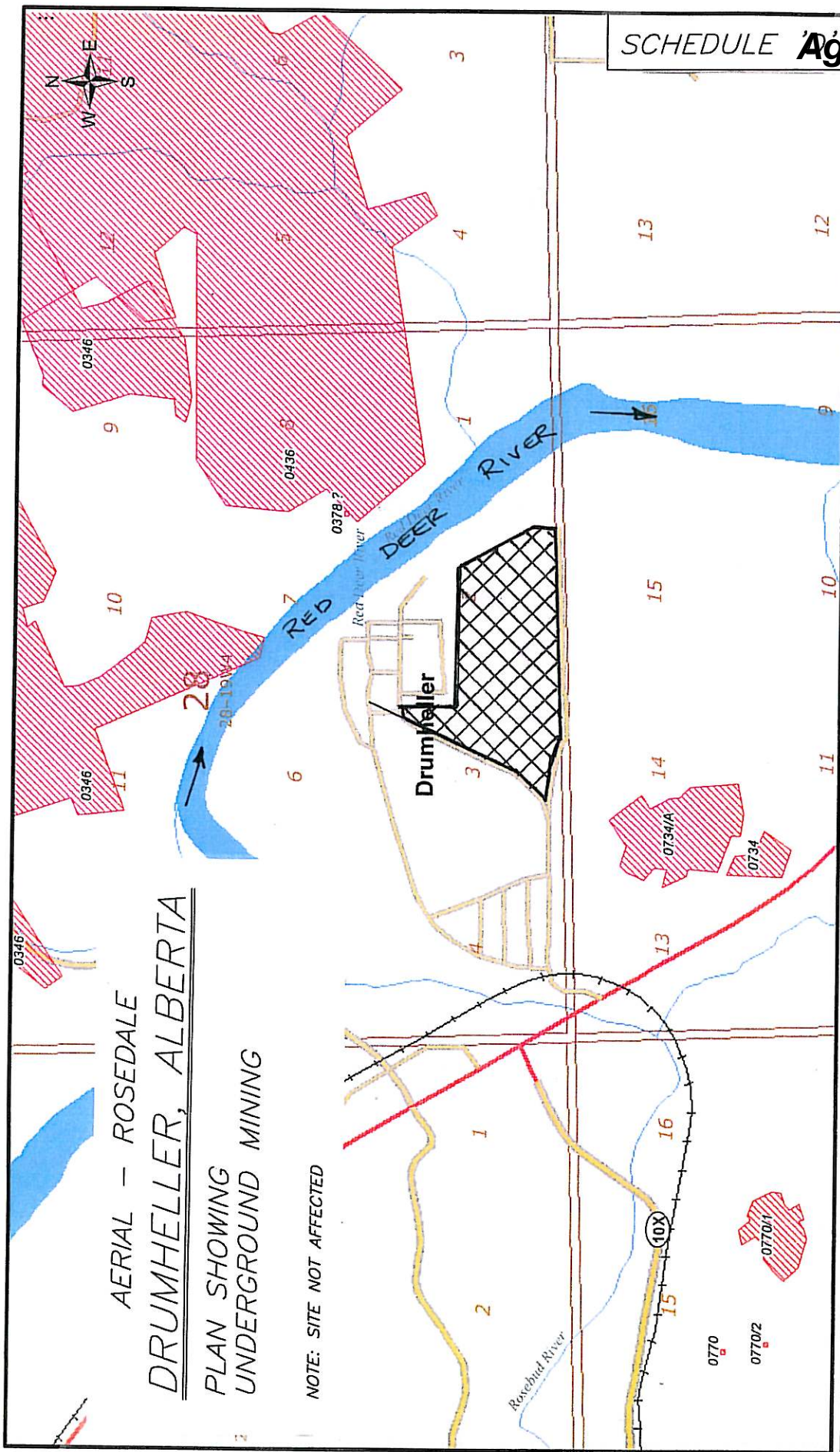


AERIAL - ROSEDALE  
DRUMHELLER, ALBERTA  
 PLAN SHOWING  
 EXISTING WATER LINES



Agenda Item #8.1.1'





# SCHEDULE **Agenda Item # 8.1.1**

## Coal Mine Map Legend

?	Mine location uncertain		Underground mine
9999	Mine number		Surface mine
C99-99	Mine permit number		Coal Mine Permit
0	0.15	0.3	0.6
			Kilometres

Base data provided by Spatial Data Warehouse Ltd.

## Alberta Coal Mine Locations



Disclaimer: The abandoned coal mine information is for informative purposes and represents the best data available to the ERCBC at this time but its accuracy cannot be guaranteed. The ERCBC is not responsible for damages caused by the use of this information.

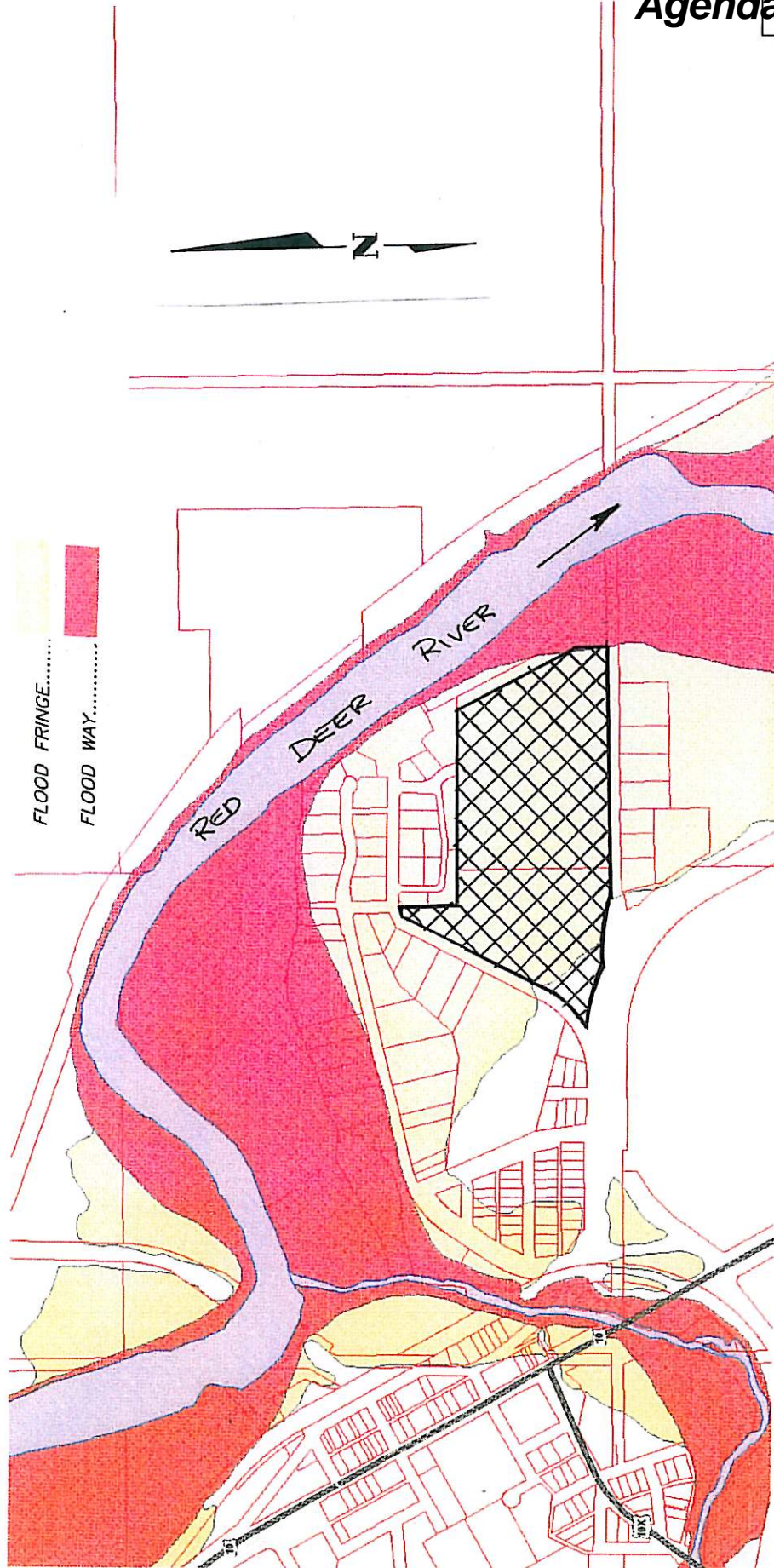
In cases where there is a discrepancy between the coal mine data listing and the coal mine map, consider the coal mine data listing to be the most accurate.

Printed on 2/28/2011



AERIAL - ROSEDALE  
DRUMHELLER, ALBERTA

PLAN SHOWING  
 1:100 FLOOD RISK AREA





AERIAL – ROSEDALE  
DRUMHELLER, ALBERTA –  
PLAN SHOWING  
EXISTING LAND CLASSIFICATION

SCR....SUBURB COMMUNITY RESIDENTIAL

CR.....COUNTRY RESIDENTIAL

UT.....URBAN TRANSITIONAL

28

28-19-4

P

SCR

UT

UT

R-1

1 ST.

CR

ROSEDALE DISTRICT  
—DRUMHELLER, ALBERTA—

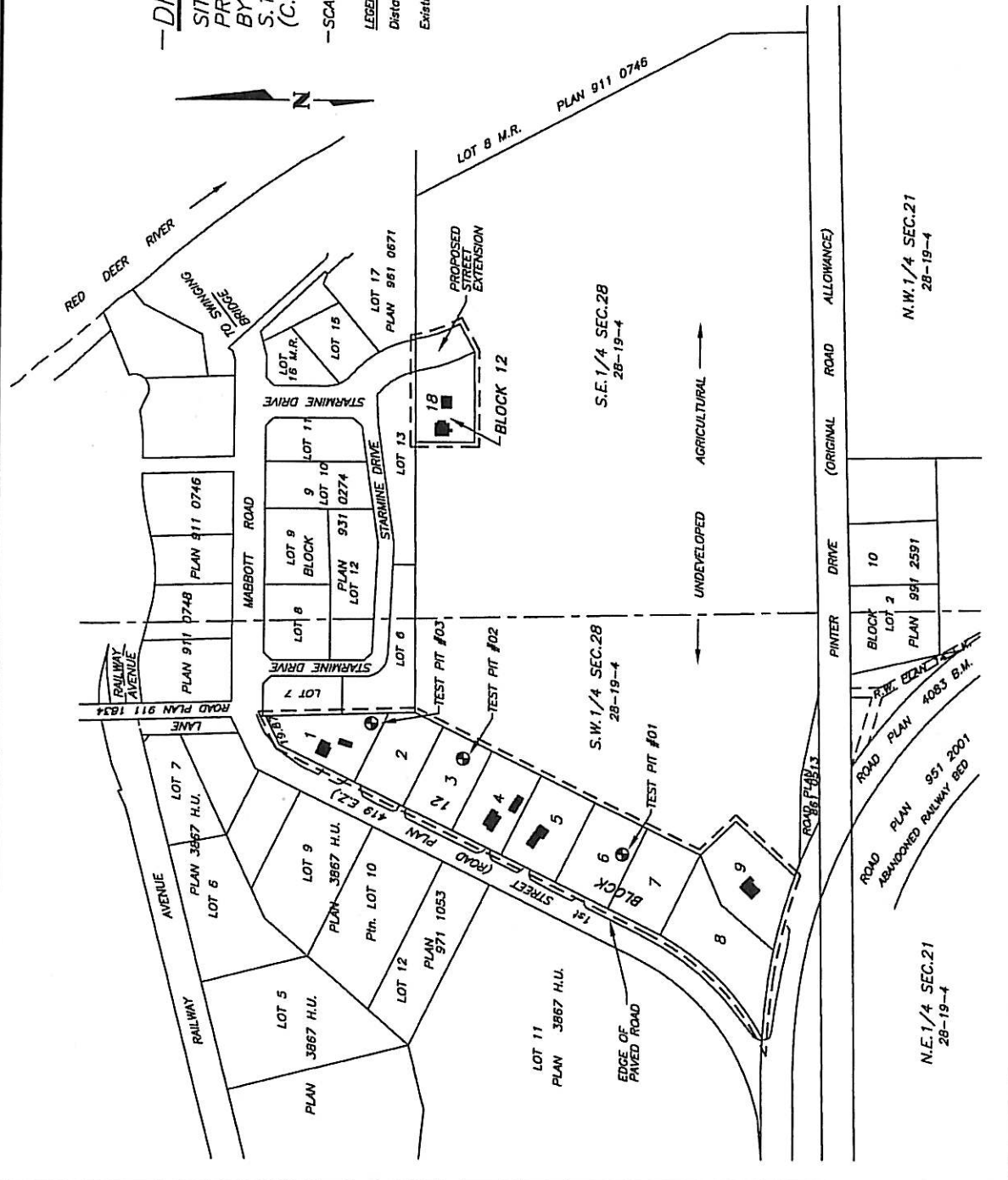
SITE EVALUATION FOR  
PRIVATE SEWAGE DISPOSAL SYSTEMS  
BY MILO DeBERNARDO  
S.1/2 SEC.28, TWP.28, RGE.19, W4M.  
(C.of T. 981 319 853)

—SCALE= 1:2500 — FEBRUARY, 2012 —

LEGEND:

Distances are in metres and decimals thereof.

Existing buildings shown thus....





# Agenda Item # 8.1.1

## SCHEDULE 'H'

### LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0022 763 478	4;19;28;28;SW	981 319 853
	0022 763 486	4;19;28;28;SE	

#### LEGAL DESCRIPTION

##### FIRST

MERIDIAN 4 RANGE 19 TOWNSHIP 28  
SECTION 28  
THAT PORTION OF THE SOUTH WEST QUARTER  
WHICH LIES TO THE EAST OF THE ROADWAY ON PLANS 4083BM AND 419EZ  
TO THE WEST OF THE RAILWAY AND BLOCK 5 ON PLANS RW171  
AND ROSEDALE 5781DR RESPECTIVELY  
AND TO THE SOUTH OF THE EXTRA LAND ON SAID PLAN RW171  
CONTAINING 4.98 HECTARES (12.3 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  

PLAN	NUMBER	HECTARE (MORE ORLESS)	ACRE
ROAD	8610513	0.079	0.19

  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

##### SECOND

MERIDIAN 4 RANGE 19 TOWNSHIP 28  
SECTION 28  
THAT PORTION OF THE SOUTH EAST QUARTER  
WHICH LIES TO THE EAST OF THE ROADWAY ON PLANS 4083BM AND 419EZ  
TO THE WEST OF THE RAILWAY AND BLOCK 5 ON PLANS RW171  
AND ROSEDALE 5781DR RESPECTIVELY  
AND TO THE SOUTH OF THE EXTRA LAND ON SAID PLAN RW171  
CONTAINING 8.13 HECTARES (20.09 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF DRUMHELLER

REFERENCE NUMBER: 160I231

( CONTINUED )





**Agenda Item # 8.1.1**  
**SCHEDULE 'J'**

LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0019 058 700           5781DR;5           971 297 076

LEGAL DESCRIPTION  
PLAN 5781DR  
BLOCK 5  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;19;28;28;S

MUNICIPALITY: TOWN OF DRUMHELLER

REFERENCE NUMBER: 971 297 075

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
971 297 076	06/10/1997	TRANSFER OF LAND	\$16,880	\$16,880

OWNERS

MANCAL COAL INC..  
OF P O BOX 2516  
STATION 'M'  
CALGARY  
ALBERTA T2P 2M7  
(DATA UPDATED BY: CHANGE OF ADDRESS 991049699)  
(DATA UPDATED BY: CHANGE OF NAME 011207288)  
(DATA UPDATED BY: CHANGE OF ADDRESS 031331539)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

( CONTINUED )

2



**TOWN OF DRUMHELLER  
BYLAW NUMBER #13.12**

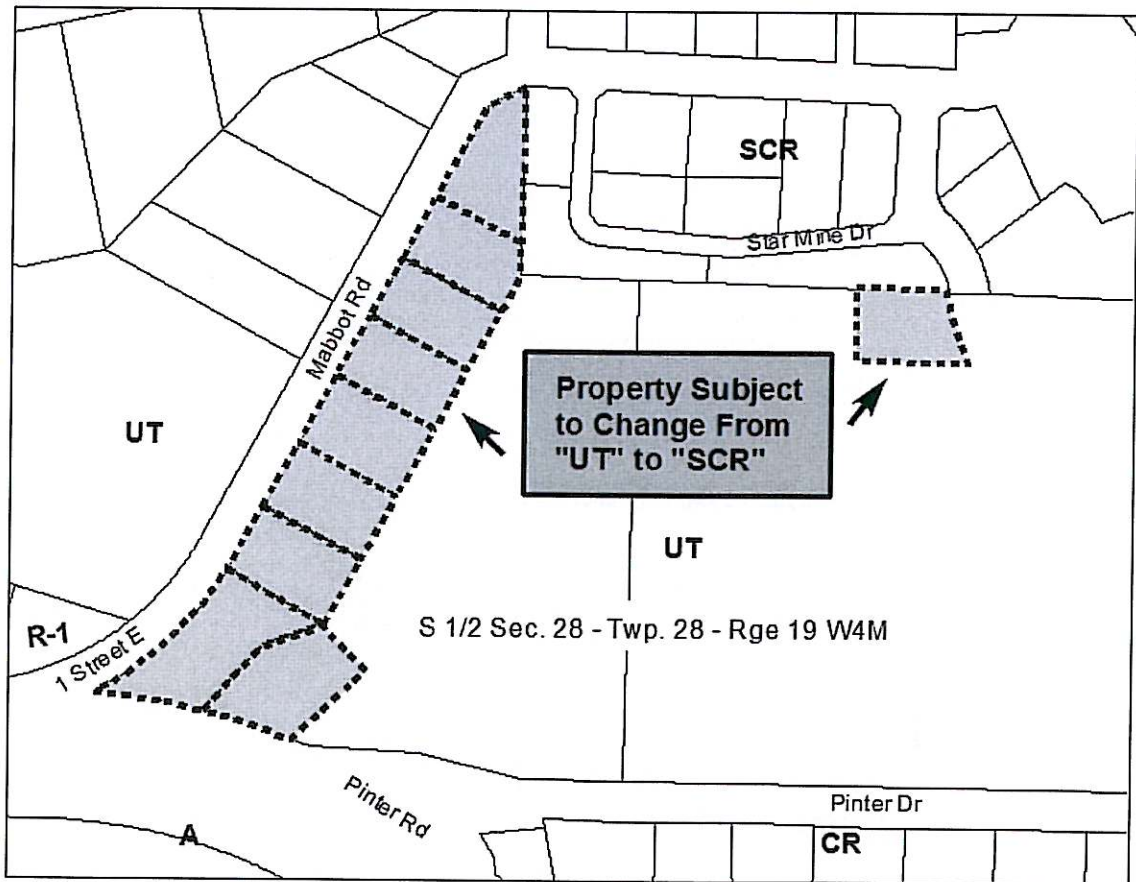
BEING A BYLAW TO AMEND LAND USE BYLAW NO. 10-08 FOR THE TOWN OF  
DRUMHELLER IN THE PROVINCE OF ALBERTA.

**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 the S ½ Sec.28 - Twp. 28 - Rge 19 W4M in the Town of Drumheller from "UT" – Urban Transitional District to "SCR" – Suburb Community Residential District as shown on the plan below:



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

...

**Agenda Item # 8.1.2**

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



# DRUMHELLER

## COMMUNITY SERVICES

Agenda Item # 9.1



Name:	Paul Salvatore, Director	Quarter:	Second - 2012
-------	--------------------------	----------	---------------

### Badlands Community Facility – Programming and Operations

Guy Latour, Business Manager

The Badlands Community Facility opened on March 12, 2012 with a long list of building related items not yet completed. Despite the challenges that were faced in the first quarter of the Facility's operations there has been a tremendous positive response from the community.

As minor building deficiencies continue to be addressed we currently share over one thousand facility members with the Aquaplex and are able to monitor and manage these memberships through the ActiveNet system. Members have used the fitness center and field house over 15,000 times since the March opening date.

Estimates for banquet and meeting room spaces indicate that an additional 15,000+ people have attended functions within these areas in the facility. Additional traffic has been generated in support of the use of the Drumheller Public Library, the public gallery, and through Cottonwood Clayworks classes and workshops. The Grand Opening on July 4<sup>th</sup> included over 200 attendees. Some of the larger events we have hosted in the first quarter include the Canadian Badlands Conference, Alberta Elks Conference, various weddings and several large memorial services.

Several new staff were added in July – in order to meet the growing demands for the use of the facility. Specific areas of focus include bookings and customer service and recreation program development specialists. These staff will be focused on developing / improving our range and quality of programs that are offered to current and future members.

The Community Sports Recreation and Arts Expo will be another key future event (which we will host on September 5, 2012). This coincides with the release of the Fall Community Recreation Activity Guide. We will also be implementing an ongoing members survey in October to assess member needs – for consideration of future program development and our ongoing commitment to customer service excellence.

### Statistical Highlights

1149 Membership Total  
170 Aquaplex  
303 BCF  
676 multi-passes

317 family multi-passes  
15,053 Fitness / Field House entries  
17,455 meeting and banquet hall users

Telephone: (403) 823-1316

H:\communit_services\Quarterly Reports - Council\Community_Services_2012_2nd_Quarter_Rpt.docx	Created by Paul Salvatore	Page 1 of 13
---	---------------------------	--------------



### Heather Little – Marketing, Events and Fundraising

- Sports Recreation & Arts Expo
  - Preparations for Sports, Recreation & Arts Expos – September 5, 2012 and March 6, 2013
  - Researched additions to Expo including a Sports Swap and field house demonstrations
- Grand Opening
  - Involved in preparations and planning with committee – including Campaign Cabinet involvement
- Bookings
  - Ongoing consultation with prospective conference groups – Cdn Badlands, Elks & Royal Purple, ADOA and weddings
  - Activenet configuration and support

### Marketing

- Introduced 10-packs and individual day passes for purchase
- Website updates, for schedules and program registration

### Fundraising

- Designed and arranged for the installation of Donor Wall signage
- Management of Giftworks fundraising system
- Ongoing Campaign Cabinet meetings
- Donor meetings including Suncor, Cenovus and Trican (and others)
- Photo opportunities between media and new donors
- Administration of thank you letters and tax receipts to donors
- Ongoing submission of corporate donor proposals
- Developed brick donation program including brochure, site planning and mock-ups
- Organized Community Campaign launch including invitation and arrangements for hospitality
- Reviewed naming opportunities and prepared naming offers for all donors over \$25,000
- Coordinated Library naming rights
- Coordinated event meeting to encourage special events in support of facility fundraising

## Economic Development and Communication

### Economic Development and Communication

Bob Cromwell

### Film Industry Liaison

Throughout May and June the Town was involved in liaising with film crews for “The Seventh Son” – production featuring Jeff Bridges and involving over 100 crew members and support staff. Facilitated accommodations and local arrangements for the shoot.

Additional filming involved crews representing Travel Alberta and Dell Computer, Travel Alberta and Roots Clothing Company, as well as CBC TV Celebrity Ron James filmed a segment for this show. Long term vision is to research and advise powers to be on how Alberta might capture an additional 2.5 Billion dollars of film industry investment - similar to that of British Columbia.

Telephone: (403) 823-1316



### Communications

Regular updates to [www.dinosaurvalley.com](http://www.dinosaurvalley.com) and the Town Page in addition to significant attention to the Town's efforts on Facebook. The number of members of the Facebook community is well over 1,100. We are now working closely with local Medias to provide quality content to post on Facebook and Twitter.

**Dinosaurvalley.com** web site - Currently working department by department to update, repair and replace content as directed by department heads.

### Tourism Radio 99.5

CHTR Radio was back on the air in May. New scripts were added and more are under development. Music Library was refined and more selections added as part of the annual update. Also looking at running more local ROYALTY free content in an attempt to promote local talent and venues.

**Town ½ Page in Drum Mail** – looking at various ways of enhancing and improving the look and overall performance of the towns messages to the citizens.

Working closely with various **Town Departments**, ie Green Team, Sumer Fun, Seniors etc. for various promotional efforts to better inform the public of various Town initiatives, incentives and promotions.

**Supported Major Events Marketing** such as Mayday, Big Bike, Walk a Mile, Family Fun, Canada Day, Spring Clean up, Chuck wagons to name but a few.

Attended the annual **Chamber of Commerce Conference** in Sherwood park in support of Drumheller's role as the 2013 hosts.

Continued efforts with **TNC publishing** in creating Drumheller's new and improved Community Profile and Relocation Guide. To date we have more than doubled the previous magazine which allows us a greatly enhanced content look and feel. Drumheller's last publication was 16 pages, this year we are on track for 40+ pages. This will increase our community's exposure to investors and prospective homebuyers.

### The Grand Opening of the Badlands Community Facility

Participated in various events at the Badlands Community Facility, including the official grand opening celebration on July 4, 2012.

**Future Event Discussions** Roller Derby (Summer 2013) Canadian Weight Lifters Championships (2013)

**Communities in Bloom** supported photo sessions, creation of presentation binder and the Judges' dinner

### Economic Development

**Hope Collage** – continued communications and shared efforts to move this project forward

**Suncor Hand Hills Project** – worked with Suncor to identify economic opportunities for wind investment  
Working with a developer to develop a multi-purpose tourism attraction along Dinosaur Trail

Continued efforts with Community Futures on the **Downtown Center Project** for properties that could be used for future Downtown Special Events

Telephone: (403) 823-1316

Contacted Restaurant chains, hotel chains, professional office service centers, lumber and construction equipment suppliers on various business investment attraction opportunities.

### **Tourism Industry**

Worked trade show at **Big Valley Jamboree** promoting Drumheller and area in cooperation with the **Boomtown Trail**.

Communication with **Canadian Badlands as a regular monthly meeting for information** updates

Rural Alberta Development Fund meeting with respect to the implementation of the **Tourism Master Plan**.

Continues groundwork on the development of a **Drumheller Destination Marketing Organization**.

Continued efforts to create a local **Camp Ground Association**. There are over 2,500 campground spaces within Drumheller – over 5 times the number of hotel rooms.

Currently working with **Canalta** and the **Canadian Hot Air Balloon Association** regarding bringing the annual event to Drumheller.

Currently working with several groups with respect to establishing a **Zip-Line opportunity in** Drumheller.

Currently working with **a concert promoter** about establishing a large annual concert site in the Drumheller area. Pending response from this organization.

### **Real Estate**

Met with 6 Calgary based developers and prepared specific development packages for there consideration

Researching the feasibility of a **Custom Built – Ready to Move Home Building Company** in Drumheller.

Organized an ongoing monthly real estate meeting with our industrial and commercial real estate agent - Bob Sheddy of **Remax**.

I have met with several **significant land owners** and discussed possibilities and potentials for future development of their lands.

Working directly with **National office of the Federated Co-Op** to assist with the Greentree Mall situation and find additional tenants.

Currently preparing a presentation package on the **Elgin Hill project** to present to the **Alberta Home Builders Association**. Eventually all available lands within the Drumheller will be present to AHBA to attract outside investment and development.

### **Family and Community Support Services**

Cathy Smoliak, Acting Coordinator

Rose Poulsen -Seniors Program Coordinator

Jocelynn Peevey Before and Afterschool Care Program Coordinator

Ashlee Fath Community Services Coordinator

Telephone: (403) 823-1316



## Agenda Item # 9.1

**Quarterly Reports submitted for include:** Senior Services, Before and After School Care, Community Services Coordinator, Drumheller Golden Prairie Parent Link, Family Liaison Program (St. Anthony's School), Family Wellness Worker Program (Greentree School), Family Wellness Worker Program(DVSS)

### Senior Services

Clients served: 316 (82 income tax returns were prepared for the 2011 tax season, an increase of approximately 30 returns from the 2010 income tax season).

The program will be relocating to the Drumheller Public Library the week of August 15<sup>th</sup>.

The Senior Services Office continues to be a thriving service. Rose Poulson has done a tremendous job offering all necessary senior services, supports, resources and a variety of activities. The following is just a brief description of the programs and services provided within this quarter.

- **Community Volunteer Income Tax Program.**
- **Retirement Information Luncheon Session** with Service Canada
- Partnered with Starland County on **Bridging the Years** Seniors- Youth Program
- Hosted weekly **Seniors Walking Program.**
- Seniors activities throughout **Seniors' Week, June 4 – 10<sup>th</sup>**
- Liaison with Pioneer Trail Centre for the promotion of seniors activities at the centre.
- Partnered with the Drumheller Public Library to host a **Seniors' Library Tour.**
- Organized and offered a **Seniors Planter Workshop.**
- Organized and hosted a **New Horizons for Seniors Grant Writing Workshop** at the Badlands Community Facility to inform the community of the program changes.

### Community Services Coordinator

Ashlee Fath joined the Community Services team in April. She has focused on the following priorities:

- Bridging the Years - is an Intergenerational programming focusing on seniors cooking classes, mentorship and intergenerational activities. The funding is attained through the New Horizons for Seniors grant. Focus has surrounded the community information meetings to build awareness, selection of the logo and hiring of a Program Coordinator.
- Duke of Edinburgh Awards Program – created survey to assist trained mentors on registered youths' progress.
- Interagency – attended monthly Interagency meetings. Created an evaluation on how agencies feel about meetings including "do they see value in attending, would you like to have guest speakers etc. This will assist in planning fall meetings.
- Education – In partnership with Further Education, coordinated Mental Health First Aid Workshop in September. Participants will learn how to react and respond to individuals experiencing a mental health crisis.
- Daily Assisted with the Before and After School Care Program.

### Before and After School Care

The Before and After School Care Program has implemented a number of changes in order to responsibly manage and improve the overall quality of the services that we currently offer. The following changes will be implemented – effective September 2012:

- An increase of \$4.00 to \$4.25 per child.

Telephone: (403) 823-1316

## Agenda Item # 9.1

- The adoption of a monthly flat-rate fee system. Families with more than one child will be given a 21% discount. The monthly flat rate will be \$255.00 for the first child and \$201.45 for subsequent children.
- A drop in rate of \$8.50 per day per child.
- The introduction of a Grant Subsidy Program administered by Child and Family Services Authority.

These changes will help us to better provide for families needing full time care while also better managing our operational costs.

At the end of June the Before and After School Care Program had nine children on the waiting list, an increase of five children from the prior quarter.

### Golden Prairie Parent Link Program

Due to Town Hall Relocation, Drumheller Parent Link has moved from the Civic Centre to the Badlands Community Facility and Greentree School.

For the April to June period, the following programs were offered at the Badlands Community Facility field house, the library and Greentree School:

- The Stay and Play Program (Greentree School)
- Play and Roll Program (field house)
- Baby Play Program (library)

Drumheller Parent Link Programs and new locations were well received reaching attendance of:

- April: 75 adults; 110 children
- May: 149 adults; 228 children
- June: 50 adults; 84 children

Parent Education Workshops offered were:

- Smart Discipline Workshop
- Behaviour Management Workshop
- Raising Resilient Children

In total 47 adults attended the Parent Education Workshops.

The Play & Roll Program, at the Badlands Community Facility, and the Stay and Play Program, an outdoor program at Greentree School Playground, will continue for the summer.

### Greentree Family Resource Program

#### Current Case Load: 35

New Files Opened: 8 (4, 0-6 years; 27, 7-18 years)

Number of Children/Youth Consultations: 216

Number of Adult Consultations: 71

Number of Family Consultations: 3

### St. Anthony's Family School Liaison Program

**Current Case Load: 53** *From the prior quarter, the current case load has increased by 5 files.*

New Files Opened: 5

Number of Student Consultations: 161

Number of Parent/Family Consultations: 99

### Family Wellness Worker Program – Drumheller Valley Secondary School

#### Current Case Load: 68

Telephone: (403) 823-1316

...  
New Files Opened: 7  
Number of Student Consultations: 249  
Number of Parent/Family Consultations: 91

**Parenting After Separation**

The Town of Drumheller holds a contract with Alberta Justice, April 1, 2011 – March 31, 2013. This is a mandatory course for any couple who is seeking a divorce that has children. A lawyer and counselor facilitate the course.

The June 2<sup>nd</sup> Parenting After Separation Session was postponed due to unforeseen circumstances on behalf of the lawyer. The rescheduled session will be on Saturday, July 9<sup>th</sup>. Future Parenting After Separation Sessions are scheduled for September 15<sup>th</sup> and November 17<sup>th</sup>.

**Family Resource Worker Program**

The FCSS Coordinator has initiated meetings with Family Resource Workers in both school divisions to increase awareness of their needs including funding, program demands, challenges and successes. Problems identified were the depletion of funds for the program resulting in less than 1.0 fte positions per school, challenging meetings with all youth requiring the service, and unawareness of sources of funds.

In addition the FCSS Coordinator reviewed other community agencies that could be beneficial in the school. One of the outcomes of the meeting was to plan semi annual reporting on financials and regular monthly meetings amongst Family Resource Workers for increased communication and collaboration.

**Drumheller Further Education**

Drumheller Further Education hosted a community meeting inquiring on community education interests and how we can work collectively in the future. My suggestion was that we could work together better to bring workshop and training opportunities to our community. The Mental Health First Aid Workshop, coordinated by Ashlee for September 2012, was our first attempt at building a partnership with Drumheller Further Education.

**Volunteer Week, April 15-21, 2012**

Celebrated Drumheller's volunteers through a community barbeque at the Badlands Community Facility presenting appreciation stations, facility tours, draw prizes and entertainment. Approximately 200 people were in attendance.

The Leaders of Tomorrow Award was also delivered to two outstanding youth in our community during Volunteer Week.

**Provincial FCSS Meeting**

The FCSS Coordinator met with Program Review Officers in May, to complete a detailed FCSS program review.

The review resulted in two recommendations:

1. Move the Roots of Empathy Program under the FCSS (Direct Funded Category in our budget)
2. Require the School Divisions to provide proper requisition documents each year

**Family Fun Committee**

During this quarter, the FCSS Coordinator secured funds for an upcoming Family Fun Event in the amount of \$1,500.

Telephone: (403) 823-1316

## Agenda Item # 9.1

The Family Fun Committee hosted monthly events for the last quarter including:

- April – Family Movie Event at the Badlands Community Facility
- May – The May event was cancelled due to low enrollment resulting from late promotion of the event
- There are no Family Fun Events for the month of June.

The next Family Fun Event will be the Family BBQ at Riverside Park on August 25<sup>th</sup> followed by a Family Movie Fun Event in September. All events are highly attended averaging 50 individuals.

### **Drumheller and Area Early Childhood Development Coalition**

Is completing a survey intended to lend support for strengthening supports for young children in the Drumheller and surrounding communities.

The FCSS Coordinator holds the Treasurer position for the Committee. Christ the Redeemer is the Fiscal Agent for the Coalition. Together we have defined financial reporting requirements and reconciliations. One of the key projects for the committee is the development of a regional Children's Fair in September 2012.

### **South Central FASD Committee**

The FCSS Coordinator handles financial management of the contracts from Child and Family Services. This on behalf of the Town and South Central FASD and the FASD Network.

Within the last quarter the following was completed:

- Annual reporting required by CCFS and the FASD Central Network.
- Finalized contracts to Central Childhood and Family Services, FASD Central Network, Growing Families Society, Accredited Supports and Program Coordinator for the 2012 – 2013 year.
- Secured insurance coverage under AUMA.

### **Big Country Anti Violence Association**

The FCSS Coordinator holds the Treasurer position for the committee.

The FCSS Coordinator secured funding in the amount of \$8,126.29 from the Community Spirit Grant Program. Committee members hosted the second Walk a Mile in Her Shoes Event on May 16<sup>th</sup> generating a total of \$14,909.65.

### **KidSport**

The FCSS Coordinator holds the Treasurer Position for the committee. Completed and submitted year end reporting for the first reporting period in 2012 year as required.

### **Asset Development Committee**

FCSS Coordinitor holds the facilitation position within the Asset Development Committee.

The Asset Development Committee has been focusing on the Community Youth Challenge called the Duke of Edinburgh Award. To date there are currently 112 youth enrolled in the awards program within Drumheller and surrounding communities. Recently committee progress has involved the planning of Drumheller's first Bronze Ceremony on October 17, 2012. In an effort to prepare for the ceremony and encourage youth to complete their level, trained mentors are contacting youth and inquiring on their progress. In addition a flyer has been created identifying activities and volunteer opportunities available.

Actively working with Cenovus to assist with funding for the Bronze Ceremony.

Telephone: (403) 823-1316

Facilitated funding from Jumpstart (\$1,890) to assist in the payment of the registration fees for the Duke of Edinburgh Program.

### Roots of Empathy

The FCSS Coordinator holds the Key Point Person position in Drumheller.

The Roots of Empathy Program wound up with a supper at O'Sheas Restaurant. All Roots of Empathy Instructors, corresponding teachers, babies and parents were in attendance. The FCSS Coordinator recruited a new Roots of Empathy Instructor. The cost of Instructor training will be covered by Cenovus.

### July 1<sup>st</sup>

The FCSS Coordinator received increased grant funding from Encana and Heritage Canada. The Town has recently been awarded \$2,500 from Encana. The Heritage Canada awarded the Town \$4,000.

### Aquaplex

Kim Masson, Acting Supervisor

### Summer Swim Lessons

Summer swim lessons are well subscribed. It's too early to determine participation as compared to previous years. Swimming pool attendance is on track with previous years.

Preparations are underway for the annual indoor pool turn around. This will take place starting the first week of September.

## Protective Services

### Fire Department

Bill Bachynski, Fire Chief

- The Drumheller Fire Department, including East Coulee and Rosedale currently has a total of 44 personal. To date the total call volume is 58 calls.
- There have been a high volume of grass fires and motor vehicle accident responses to date

### Drumheller Community Enforcement

The Focus of Community Enforcement continues to be on response to unsightly premises and tall grasses / weeds – due to early Spring moisture and Summer heat. This has resulted in the issuance of many notices and remedial orders – intended to generate compliance with the Community Standards Bylaw. Generally the level of compliance has been high.

Council's involvement with our Member of Parliament – concerning the maintenance of the CN rail line was helpful. This ensured a higher level of compliance than we have experienced in previous years.

An additional focus has been on animal control issues and matters involving unattached trailers.

**RCMP Report** – was provided to Council in June 2012.

Telephone: (403) 823-1316



...

## Agenda Item # 9.1

### Development and Safety Codes

Cindy Woods, Development Officer

Linda Taylor, Safety Codes Clerk

#### Town of Drumheller Building Permits

Quarterly Report Ending June 30, 2012

Category	Values	Date						Grand Total
		Jan	Feb	Mar	Apr	May	Jun	
COMMERCIAL	Permits Issued	2		1	5		1	9
	Construction Value	\$117,000		\$100,000	\$991,400		\$10,000	\$1,218,400
INDUSTRIAL	Permits Issued					1		1
	Construction Value					\$146,000		\$146,000
INSTITUTIONAL	Permits Issued			1		1		2
	Construction Value			\$32,000		\$30,000		\$62,000
RESIDENTIAL	Permits Issued	2	1	3	10	11	12	39
	Construction Value	\$32,000	\$200,000	\$23,500	\$726,000	\$864,100	\$635,639	\$2,481,239
Total Permits Issued		4	1	5	15	13	13	51
Total Construction Value		\$149,000	\$200,000	\$155,500	\$1,717,400	\$1,040,100	\$645,639	\$3,907,639

#### Town of Drumheller Building Permits

Quarterly Report Ending June 30, 2011

Category	Values	Date						Grand Total
		Jan	Feb	Mar	Apr	May	Jun	
COMMERCIAL	Permits Issued	1			4	1		6
	Construction Value	\$20,000			\$357,780	\$48,000		\$425,780
FARM	Permits Issued		1					1
	Construction Value		\$140,000					\$140,000
INDUSTRIAL	Permits Issued					1		1
	Construction Value					\$305,000		\$305,000
RESIDENTIAL	Permits Issued	1	6	4	3	14	17	45
	Construction Value	\$2,000	\$57,000	\$197,500	\$132,000	\$295,000	\$1,696,035	\$2,379,535
Total Permits Issued		2	7	4	7	16	17	53
Total Construction Value		\$22,000	\$197,000	\$197,500	\$489,780	\$648,000	\$1,696,035	\$3,250,315

Telephone: (403) 823-1316

**Director's Office**

Paul Salvatore, Director

Judy Quintin-Arvidson, Administrative Support

**Activenet Software**

The implementation of the Activenet System coincided with the opening of the Badlands Community Facility. Previously managed ad hoc systems were rolled-into the Activenet System, allowing for more consistent management of all recreational programs for the Town of Drumheller while also making it more convenient for our customers to purchase program services and memberships online.

The initial implementation included the sales of memberships at the Aquaplex and Badlands Community Facility. The next step allowed for the sales of Summer Fun program spots, followed by the sales of Summer Swim Lessons – as directed through the Town's Dinosaurvalley.com website.

Within the first week of Swimming Lesson registrations – over 50% of sales were generated through online sales. Parent feedback on the use of the system was very positive – noting that "it was very easy to register and very nice to avoid the traditional registration issues that had been previously associated with the process."

The Activenet system went on to include the rental of baseball diamonds throughout the Summer and will be used for the ongoing management of the Arena during the 2012-2013 arena season.

**Arena**

The ice came out April 16<sup>th</sup> and maintenance was scheduled for ice plant upgrades before the ice is reinstalled on July 23<sup>rd</sup>.

The season wrapped up and the annual ice allocation meeting took place in May. The new coach of the Drumheller Dragons has introduced some changes to the schedule with limited impact on the master ice schedule. Dragons camps are scheduled exactly two weeks from the date of the ice installation. The rink lines were painted on August 3<sup>rd</sup>

The town offered ice time for DVSS' attempt to introduce a new Hockey Academy program however, the school was unable to secure the minimum number of students to allow for the program to operate.

The arena was once again used for DVSS Graduation ceremonies.

The arena was a key location for **Dinofest on June 2, 3<sup>rd</sup> and 4<sup>th</sup>** as well as for the Farmers Market during the July 1<sup>st</sup> Canada Day Celebrations where over one hundred vendor tables were rented.

**Babysitters Course**

Held in April, this course was very successful and well attended. It was held in the BCF and had about 13 children registered.

**Risk Management**

Judy continues to offer support to this board. This will be taken over by the new Human Resources Assistant – now being recruited.

**Interagency**

This board now meets in BCF in support of FCSS. Meetings are well attended.

**July 1<sup>st</sup> Event**

Telephone: (403) 823-1316

...  
Bigger and better than ever, this year's event was a Huge hit with the public and we believe the attendance was one of highest attended in our history.

### **Heritage Steering Committee**

This committee has completed the inventory and this was presented to Council. The development of a Heritage Master Plan – will be the next step. The Heritage Master Plan includes the development of a Heritage Designation Bylaw and identifies the process for future municipal designation of properties in Drumheller. Once designated, properties become eligible for

### **Baseball – Diamond Rentals**

We began to integrate the new ActiveNet system with the existing excel system and, after much consideration, decided to go ahead with the new system of billing as well. The ActiveNet system will generate an invoice which will be sent electronically to the teams. They can then pay at the BCF. This will save time in not having two different systems for billing and two different departments collecting the funds.

The Bantam Girls Provincials this year was well attended and compliments were received by the organizing committee. Dugout improvements were completed by the Infrastructure Services department.

### **Community Activity Guide**

Revisions have been sent to the printer. 3,500 copies will be received in mid August. The guide will be distributed prior to the Community Sports Recreation and Arts Expo in Sept.

### **Upcoming Special Events**

THE BIG BIKE!! We are hosting a fundraising event for the Heart & Stroke foundation by riding a big bike through town. We are known as the Twenty Nine Tickers and will ride in late afternoon of August 13<sup>th</sup>. We have a few spaces left on the bike. Everyone welcome to join – contact Judy or join online at the Heart & Stroke foundation.

Transition to Lacrosse and Softball / Baseball seasons.

Scheduled ice allocation meetings for June, 2011.

Arena Ice was scheduled for reinstallation – beginning the week of July 25<sup>th</sup>.

### **Grant Applications**

CIIF - Community Infrastructure Improvement Fund – submitted on August 2, 2012

Preparations for the Town of Drumheller's Centennial Celebrations Grant

Support for the Centennial Legacy Grant – with Drumheller Association of Skateboarding Enthusiasts and the Centennial Committee

### **Policy Development**

Taxi Bylaw Review (consultation with Taxi Commission)

Responsible Pet Owner's Bylaw (review with Humane Society)

Heritage Designation Bylaw (initial research and review)

### **Support for Committees**

Policing Committee

Municipal Planning Commission

Economic Development

Taxi Commission

BCF Operations and

Telephone: (403) 823-1316

**Staff Hiring**

Summer Fun Program  
Badlands Community Facility

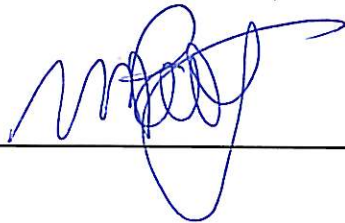
- o Activity Specialist
- o Program Specialist
- o Bookings and Customer Service Specialist
- o Recreation Program Coordinator

Community Services Coordinator  
Planning Intern – Agreement with Palliser

**Other Activities:**

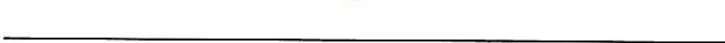
- Badlands Community Facility – Policy Development / Operations Support
- BCF – food kiosk RFP
- Cenotaph Re-Dedication (planning)
- Chamber of Commerce – Joint Project Initiatives
- Completion of Annual Performance Evaluations for staff
- Liaison with Drumheller Public Library (relocation, art gallery space, etc)
- Management Meetings
- Ball Diamond Upgrades - Discussion
- Economic Development Task Force
- Centennial Committee
- Risk Management/Safety Committee
- Municipal Planning Commission
- Dinofest – Event liaison
- Canada Day – Event liaison
- Badlands Community Facility – Grand Opening – Event Liaison
- Policing Committee – Meetings
- Humane Society Partnership - Discussion
- Town Hall Relocation – Review with Architects and staff
- Ongoing matters concerning personnel
- Meetings with Drumheller Dragons (arena lease / paint changes, etc)
- Summer Fun – Planning, Preparation and Support
- ADOA – Conference Planning – Support
- Safety Codes – Administration Workshop

**Director:**



**M. Paul Salvatore**

**CAO:**



**Raymond M. Romanetz**

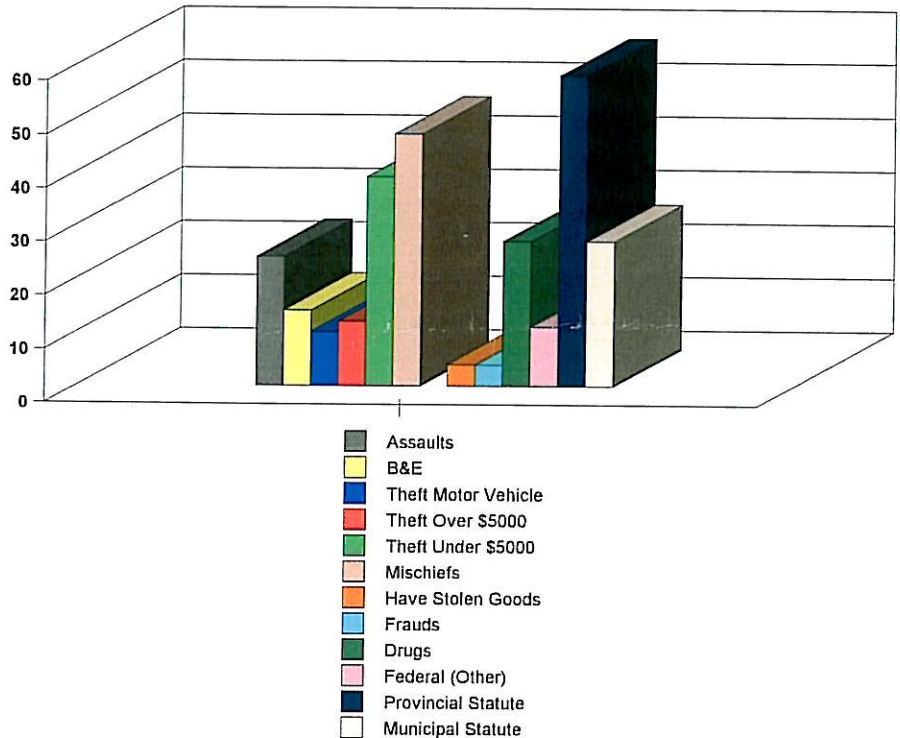
Telephone: (403) 823-1316



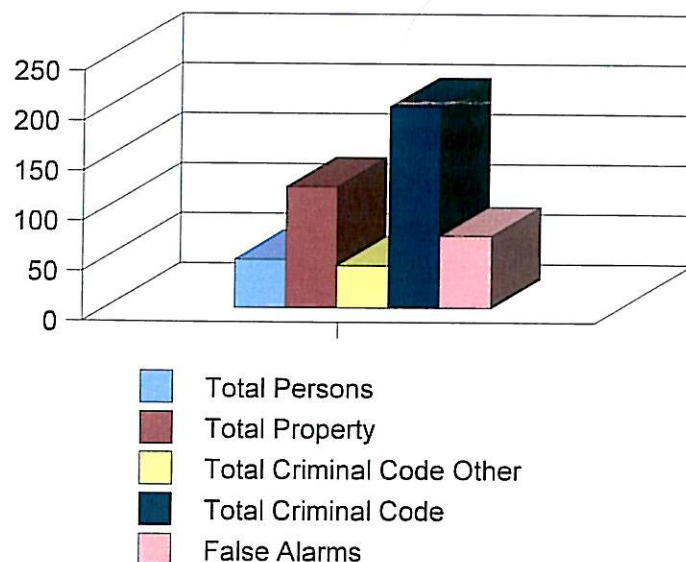
**Agenda Item # 9.1****Section I: Detailed Crime Quarterly Report - Apr - Jun 2012**

Drumheller Municipal

Detailed Crime Statistics	
Assaults	24
B&E	14
Theft Motor Vehicle	10
Theft Over \$5000	12
Theft Under \$5000	39
Mischiefs	47
Have Stolen Goods	4
Frauds	4
Drugs	27
Federal (Other)	11
Provincial Statute	58
Municipal Statute	27

**Summary Detailed Crime**

Summary Detailed Crime	
Total Persons	48
Total Property	121
Total Criminal Code Other	42
Total Criminal Code	201
False Alarms	72
Other Duties	266



Files generated: 1265

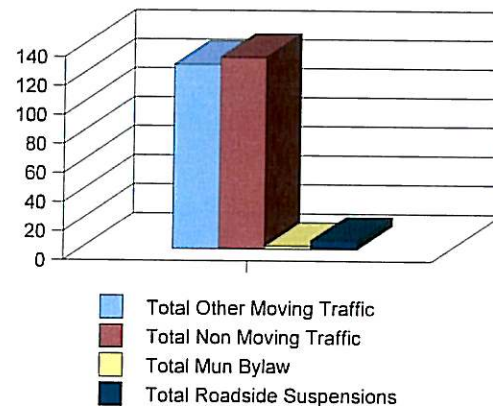


## Section II: Detailed Traffic Quarterly Report - Jan - Mar 2008

	Speeding	Seat Belts	Child	Intersection	Impaired	Total
Fatal Motor Vehicle Collisions	0	0	0	0	0	43

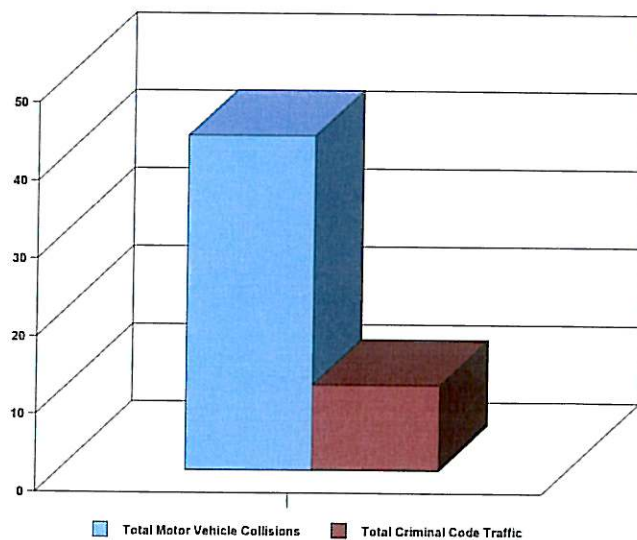
	Speeding	Seat Belts	Child	Intersection	Unspecified	Total
Injury Motor Vehicle Collisions	0	0	0	0		3

Total Other Moving Traffic	127
Total Non Moving Traffic	132
Total Mun Bylaw	2
Total Roadside Suspensions	6
Total Speeding	136
Total Seatbelt	40



### Summary Detailed Traffic

Total Motor Vehicle Collisions	43
Total Criminal Code Traffic	11



Total Traffic Offenses	453
------------------------	-----

**Agenda Item # 9.1****Quarterly Update**

- **Staffing**

- During the last three months we have had one member on Maternity Leave and one member on light duties pending Maternity leave starting July 15<sup>th</sup>. One other member is planning on taking parental leave commencing in October for a couple of months. Two members have been transferred to Drayton Valley and Hobbema, with their anticipated departure dates being mid July and mid September. Their replacements are due to arrive Jul 9<sup>th</sup> and the end of July. Both of these new members have between 4-5 years of service and are replacing members with similar service.
- Cpl. Peters will be retiring from the RCMP with his last working day being approximately Sept 12. I would not expect his replacement to be in place until sometime during the beginning of the new year
- Mandatory Training requirements in addition to developmental training continue to be substantial draw on the unit resources.
- Our Auxiliary Constable has worked over 250 hours since the beginning of the new year. He has become quite an asset for the unit.

- **Crime Trends**

- Our incidents of successful "Frauds" has drastically decreased. There are many people who are being contacted in a variety of ways how ever they are not falling for the
- Drug investigations have decreased within the Penitentiary due the efforts of the agencies involved. Criminal offences being committed within the facility is also down.
- False Alarm and False 911 calls continue to increase as well as the demand for Criminal record checks.

- **APP's**

- The identified areas of interest associated to the Annual Performance plan are Frauds, Property Crime, and Distracted Driving.
- There has been a noticeable increase in people using cell phones when driving as compared to 6 months ago. Increased enforcement has been implemented. The number of Frauds investigations have been reduced by 50% in comparison to last year. We have been trying to do as much educating and informing the public of new scams.
- Several Media releases have been made advising residents of various fraudulent scams.
- Our Property crime is up slightly and I would attribute this to our incidents of "tagging or graffiti"

- **Other**

- The Strathmore integrated traffic unit continue to attend into our detachment area during this reporting period.
- We continue to be very busy with our youth and the commitment to the Duke of Edinburgh Awards program.

**A.A.HOPKINS S/SGT**

**NCO I/C DRUMHELLER DET.**