

Town of Drumheller COUNCIL MEETING AGENDA

**October 6, 2014 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, 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

3-7 5.1.1 Regular Council Meeting Minutes of September 8, 2014

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

8-17 5.2.1 Municipal Planning Commission Minutes - June 26, 2014

18-19 5.2.2 BCF Fundraising Cabinet Minutes September 4, 2014

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

20-22 7.1 Funding Request from Badlands Art Gallery

23 7.2 Funding Request from Hope College

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

	8.1. CAO	
24-26	8.1.1 Request for Decision - BCF Fundraising Committee Member-at-Large Appointment	
	8.2. DIRECTOR OF INFRASTRUCTURE SERVICES	
	8.3. DIRECTOR OF CORPORATE SERVICES	
27-29	8.3.1 2014 Reserve Bid - Tax Recovery Public Auction	
	8.4. DIRECTOR OF COMMUNITY SERVICES	
	8.4.1 DIRECTOR OF PROTECTIVE SERVICES	
	Safety Audit Report	
	9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION	
	10.0 PUBLIC HEARING DECISIONS	
	11.0 UNFINISHED BUSINESS	
	12.0 NOTICE OF MOTION	
	13.0 COUNCILLOR REPORTS	
	14.0 IN-CAMERA MATTERS	

**Town of Drumheller
COUNCIL MEETING
MINUTES**

September 8, 2014 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

MAYOR:

Terry Yemen

COUNCIL:

Jay Garbutt
Lisa Hansen-Zacharuk
Patrick Kolafa
Sharel Shoff
Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

ABSENT: Councillor Tara McMillan

Councillor Tom Zariski

1.0 CALL TO ORDER

Mayor Terry Yemen presented a gift from the organizers of Tough Mudder 2014. He congratulated the organizers and volunteers for a successful event.

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2014.130 Shoff, Garbutt 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 August 25, 2014

MO2014.131 Garbutt, Kolafa moved to adopt the regular Council meeting minutes as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

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

R. Romanetz introduced the new Director of Corporate Services Barb Miller who has been employed with the Town since August 5th. He stated that Barb comes very well qualified and has a Certified General Accountant designation.

8.1.1 Update on Flood Mitigation

R. Romanetz presented the discussion paper on the Floodway Development Regulation prepared by the Floodway Development Regulation Task Force (a committee of which R. Romanetz is a member as well as other municipal and planning administrators since June, 2014). He explained that the document is broken down into categories where discussion reached consensus, areas where caution is needed and other areas where disagreement occurred. Although the committee members were not unanimous on all consensus areas, there is a strong consensus as to what should occur as a minimum. He stated that by year end the Province will pass regulations dealing with floodway development and uses. The Province is asking for public input prior to September as provided for in the survey / workbook which can be accessed online on the Municipal Affairs website. He further stated that he and Brad Wiebe – PRMS Director will attend the Floodway Regulation Symposium on September 12th in Red Deer where the document will be reviewed with municipal representatives from across Alberta.

R. Romanetz provided an overview of the document as follows:

1) New Development in the Floodways: a) *prohibitions / restrictions* - no new buildings should be constructed in the floodway - it would not include river intake buildings

however they must be properly engineered to ensure the structure does not impact on flow and any elevated building (above a determined flood level) is not considered appropriate; b) *proposed authorized uses* - those that were supported (i.e. agricultural, etc.), those that raised caution (i.e. gravel pits, etc.) and those that were not agreed to (private recreations that would require some sort of permanent structure that would impact the flows up and down stream).

2) Existing Development in Floodways: a) *prohibitions / restrictions* - there was support for existing structures to continue to be permitted however no redevelopment or additions to existing buildings in the floodway, those issues that raised caution include those properties where part is located in the floodway and for development on the part of the property which is outside of the floodway may be authorized subject to a municipality's development conditions; those issues that raised disagreement include development of non habitable buildings may be authorized in rural situations where there is limited potential to obstruct the flood flow and impact neighboring properties; b) *proposed authorized uses* - support for existing uses / development with the same footprint and use, repairs and renovations of existing buildings, parks and non-structural recreational uses, required municipal infrastructure and berms, dykes or gravel pits may be considered. For example, the City of Calgary property owners would be allowed to upgrade their property as long as the expansion does not exceed 10% of their floor area and to include the introduction of proper flood mitigation to ensure the property is not damaged in the future.

In summary, R. Romanetz advised that there was unanimous support that there will be no construction of buildings on the floodway land unless there is an existing building. He further stated that although Drumheller and Fort McMurray have exempt status, this has been a challenging discussion and will apply to other municipalities if they can show it is worthy of the exemption. Drumheller's rationale for an exemption includes existing dyking in place, further dyking proposed and other mitigation work that will have a significant impact on Drumheller and the flood mitigation reduction through the operation of the Dixon Dam. He stated that Fort McMurray has generated the same type of discussion. Provincial regulation must be in place for the planning process to be consistently applied throughout Alberta and only subject to an appeal upon a question of jurisdiction or law.

In response to a question from Council, R. Romanetz clarified that any use in an environmental reserve would remain as is for natural uses. However low lying areas not designated as ER would continue to be used for access to the river, haying and crops, etc.

Councillor J. Garbutt stated that the province also needs to implement a consistent buyout policy as property owners feel negatively impacted with the lack of consistency in this regard.

Comments on flood mitigation:

R. Romanetz advised that the Town will submit an application by the end of September. Information is being reviewed weekly with our consultants - Stantec, Hunter Survey

Systems, Palm Engineering and with Administration - Palliser, Fire Chief, Director of Infrastructure Services and the Development Officer. The group has reviewed the Town's development zone regulations – the Town's position with the province is that existing development zones would be permitted to continue. The Town has requested that the Province approve existing areas that are currently developed which current represents about 95% of the developed area in Drumheller and not wait until all discussion areas have been resolved. He stated that by year end, the Town expects ministerial approval on majority of the development areas. He asked for Council to review the documents and provide their comments within a few weeks.

8.1.2 Update on Walmart Wall

R. Romanetz advised that Walmart has an approved building permit with stamped drawings for a new wall; although they did not identify when the work would be completed. In discussions with Development Officer C. Woods, she has advised that assuming weather cooperates, work will commence on September 22nd with completion by year end. The costs for the replacement wall are estimated to be \$500,000.

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

8.3.1 RFD - Auditor Appointment

B. Miller advised that the appointment of BDO Canada LLP, current auditors for the Town of Drumheller, expired on completion of the 2013 annual audit. The RFP closed on August 21, 2014 with four proposals being received. Based on the weighting criteria, Administration is recommending the low bidder Collins Borrow be appointed the municipal auditor. She further advised that Collins Borrow has confirmed the required deliverables as outlined in the RFP and that favorable responses to reference checks have been received.

MO2014.132 Shoff, Hansen-Zacharuk moved to appoint Collins Borrow as auditors for the Town of Drumheller, Drumheller Public Library and Drumheller & District Solid Waste Management Association in the amount of \$100,500 plus GST for a three (3) year term, 2014 – 2016 inclusive.

Clarification on Motion:

Councillor J. Garbutt asked the budgeted amount and if any additional charges will be forthcoming due to their unfamiliarity with the Town's operations. B. miller stated that \$42,000 is budgeted for 2014. She further stated that although there is a learning curve for each new auditor, if our working papers are in order, challenges should be few in their first year and any additional costs will not be forthcoming. She further stated that in the future there may be more savings with doing some of the financial statement preparation work in-house.

Vote on Motion: Carried unanimously.

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 NOTICE OF MOTION

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

There being no further business, the Mayor declared the meeting adjourned at 5:07 PM.

Mayor

Chief Administrative Officer



**Municipal Planning Commission
Minutes
Meeting of Thursday, June 26, 2014**

Present: Shawn Francis, Chairperson
Cindy Woods, Development Officer
Brad Wiebe, Palliser Regional Municipal Services
Donna Kittridge, Recording Secretary, Job Shadow
Sharon Clark – Vice Chair
Paul Salvatore, Director of Community Services
Clayton Gillis - member

Absent: Sharel Shoff, Councillor/Member – with regrets
Stacey Gallagher, Member – with regrets
Tom Zariski, Councillor/Member - with regrets
Linda Taylor- Recording Secretary- with regrets
Scott Kuntz, Member – with regrets

1.0 CALL TO ORDER – 12:15 P.M.

Motion to Approve Agenda: Sharon Clark
Seconded by Clayton Gillis- Carried

1.1 Agenda Additions or Deletions

Shawn would like a short discussion on some items being discussed by Council.

2.0 MINUTES FROM PREVIOUS MEETINGS

Thursday, May 29, 2014

Motion: Sharon Clark moved to approve the minutes of May 29, 2014 with correction.
Seconded by Clayton Gillis – Carried

3.0 DEVELOPMENT PERMITS

3.1 T000052-14D – Fossil World – Occupy as retail store – “HWY- C”

C. Woods presented Development Permit T00052-14D submitted by Fossil World for occupancy of a retail store located at 804 Highway 9 South, Drumheller on Plan 8226; Block M. Zoning is “HWY-C” Highway Commercial District. Retail stores are a discretionary use in this district.

C. Woods advised the applicant is applying for occupancy of an existing building to sell merchandise similar to what they operated in the past. This building was previously moved, twice, and during transit the building was hit by a motor vehicle. This information will be sent with the Building Permit so the inspector can review prior to occupancy. Parking in front of the building meets the requirements of the Land Use Bylaw.



Municipal Planning Commission members discussed the application. Landscaping and appearance of the property was questioned. C. Woods stated all commercial development have landscaping requirements as a condition of approval.

Motion: Clayton Gillis moved Development Permit T00052-14D for occupancy of a retail store located at 804 Highway 9 South, Drumheller on Plan 8226; Block M, Drumheller be approved subject to the following conditions:

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. All necessary permits (building, electrical, plumbing, etc) to be in place prior to any construction/installations.
4. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
5. Development to conform and meet the requirements of the Regional Fire and Health Authority. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire and Health Authority that the building is occupiable for such purposes.
6. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
7. Development application is required for signage placement and made under separate application prior to placement.
8. Applicant to ensure any/all modifications to water/sewer services to the satisfaction of the Town of Drumheller. Please contact Utilities Manager at 403-823-1330 for approval and specifications.
9. Development to conform to any/all Municipal, Provincial and Federal regulations and/or legislation that may apply.
10. Any and all improvements including but not limited to driveways, curb cuts, service connections, etc. at owners' expense. Please contact Public Works at 823-1330 for authorization, information and/or specifications.
11. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.
12. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.
13. Annual Business License is required.

Second:-Sharon Clark. - Carried

3.2 T00012-14S – Fossil World – Placement of Portable Digital Sign – “HWY-C”

C. Woods presented Development Permit T00012-14S submitted by Fossil World for a portable digital sign located at 804 Hwy 9 South on Plan 8226; Block M; Lot 6. Portable Digital signs are a discretionary use in this district.

C. Woods advised they have agreed to the requirement the sign must be 20 feet from the curb and is located there for a maximum 60 day period. After which a sixty day waiting period must be observed before reapplying for the sign placement again.

MPC discussed whether there was an issue of two portable digital signs in such close proximity to each other. C. Woods advised conditions require adherence to traffic safety.



Motion: Sharon Clark moved Development Permit T00012 14S for a Portable Digital Sign submitted by Fossil World located at 804 Hwy 9 South on Plan 8226; Block M; Lot 6 be approved subject to the following conditions:

1. All signs shall conform to the Town of Drumheller Land Use Bylaw 10-08.
2. Signs shall conform to the Town of Drumheller Community Standards Bylaw 16-10.
3. Placement, components and appearance of sign as per application. Development Officer/Municipal Planning Commission must first approve any modifications.
4. Any/all Safety Codes Permits to be obtained prior to installation of the sign.
5. Development to conform to Land Use Bylaw Part VII Sec 81 (12) Digital Signs (copy attached).
6. Digital sign's brightness level shall not negatively affect adjacent properties. The sign must have an adjustable brightness level and may require modification during evening hours.
7. Digital sign's must not obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the Town of Drumheller.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.
9. Appearance of sign shall be maintained to the satisfaction of the Development Officer/Municipal Planning Commission.
10. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
11. All Signs shall be removed if business ceases operations or the use of the site is terminated.
12. The sign is temporary and shall be removed by September 2, 2014.

Second: Clayton Gillis, Carried

3.3 T00015-14S – Drumheller Mail – Placement of Freestanding, Third Party, Digital Sign – "Hwy-C"

C. Woods presented Development Permit T00015-14S submitted by Drumheller Mail for Placement of a Freestanding, Third Party, Digital Sign located at 704 – HWY 9 South, on NW ¼ Sec. 1 TWP 29 Rng 20 W4th, Drumheller. Zoning is Highway Commercial District. Third Party and Digital signs are a discretionary use in this district.

MPC discussion noted that the sign must be properly placed and maintained. The applicant must also adhere to all Provincial regulations and be in line with the Transportation department regulations. This sign must not be in the same location as the temporary sign has been; it must meet a set back of 20 feet from curb as indicated on the application.

Motion: Clayton Gillis moved Development Permit T00015-14S submitted by Drumheller Mail for Placement of a Freestanding, Third Party , Digital Sign located at 704 – HWY 9 South on NW ¼ Sec 1 TWP 29 Rng 20 W4th, Drumheller be approved subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. Placement, components and appearance of sign as per application. Development Officer/Municipal Planning Commission must first approve any modifications.
4. Developer to ensure authorization for sign placement obtained from property owner.
5. Development to conform to Land Use Bylaw Part VII Sec 81 (12) Digital Signs (copy attached).
6. Digital sign's brightness level shall not negatively affect adjacent residential properties. The sign must have an adjustable brightness level and may require modification during evening hours.
7. Any/all Safety Codes Permits required to be obtained prior to the installation of sign.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.



9. Appearance of sign shall be maintained to the satisfaction of the Development Officer/Municipal Planning Commission.
10. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
11. All Signs shall be removed if business ceases operations or the use of the site is terminated.
12. The digital sign shall be setback a minimum of 20 feet from the curb.
13. Contact Alberta One-Call to request that buried utilities be located and marked before you dig; secondary utilities are the property owner's responsibility. 1-800-242-3447 Alberta One-Call

Seconded by – Sharon Clark – Carried

3.4 T00053-14D – Stan Cody– New Construction Detached Garage - "R-4"

C. Woods presented Development Permit application T00053-14D submitted by Stan Cody for new construction of a detached garage located at 1114 New Castle Trail on Plan 3065FA; Lot 5, Drumheller. Zoning is Residential "R-4" District. Accessory Buildings are a permitted use in this district.

C. Woods stated the applicant is requesting a relaxation from the maximum 728 sq ft to 840 sq ft. C. Woods advised the relaxation is within the 20% authority of the Municipal Planning Commission.

Motion: Clayton Gillis moved Development permit T00053-14-D submitted by Stan Cody for new construction of a detached garage located at 1114 New Castle Trail on Plan 3065FA; Lot 5, Drumheller be approved subject to the following conditions:

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. Placement of construction as per plot plan submitted.
4. Relaxation granted to 840 sq ft as per application submitted.
5. Height of accessory building as per plans submitted and not to exceed 4.57 m (15 ft.).
6. Construction to be in accordance with the Alberta Building Code.
7. All necessary permits (building, electrical, gas, etc.) to be in place prior to construction/installations.
8. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations).
9. Exterior finished appearance of the proposed construction to be compatible with that of existing development and to the satisfaction of the Development Authority.
10. 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.
11. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
12. Contractor(s) to have a valid Business License with the Town of Drumheller.
13. Contact Alberta One-Call to request that buried utilities be located and marked before you dig; secondary utilities are the property owner's responsibility. 1-800-242-3447 Alberta One-Call

Second: Sharon Clark - Carried



3.5 T00054-14D – Nelson Diray – Addition to existing SFD - "R-2"

C. Woods presented Development Permit T00054-14D submitted by Nelson Diray for construction of a roof over an existing deck located at 1113 - 2 Avenue West on Plan 7410018; Block 53; Lot 6, Drumheller. Zoning is Residential "R-2" district.

C. Woods advised that a relaxation is required for the side yard setback to 4' as per plans submitted. It was noted that the existing deck is non-conforming and the applicant originally wanted to expand the roof to match the deck.

MPC discussed the application; the addition of the roof would not increase the non-conformity of the deck itself.

Motion: Sharon Clark moved to approve Development Permit T00054-14-D submitted by Nelson Diray for construction of a roof over an existing deck located at 1113 - 2 Avenue West on Plan 7410018; Block 53; Lot 6, Drumheller subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to Town of Drumheller Community Standards Bylaw (16-10).
3. Construction as per plans submitted with application.
4. Relaxation granted to side yard setback as per plans submitted.
5. 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.
6. Exterior finishing to be compatible with existing development and to the satisfaction to the Development Authority.
7. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
8. All contractor's and sub-contractors to be in possession of a valid Town of Drumheller business license.
9. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.
10. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services.

Second: Clayton Gillis - Carried

3.6 T00056 14D – David Miller – New Construction of Detached Garage – "UT"

C. Woods presented Development Permit T00056 14D submitted by David Miller for new construction of a detached garage located at 5575 North Dinosaur Trail on Plan 3128JK; Block 2, Drumheller. Zoning is "Urban Transitional District". Accessory Buildings are a discretionary use in this district.

C. Woods advised that the proposed garage meet the requirements of the Land Use Bylaw.

MPC discussed the application.



Motion: Sharon Clark moved to approve Development Permit T00056-14D submitted by David Miller for new construction of a detached garage located at 5575 North Dinosaur Trail on Plan 3128JK; Block 2, Drumheller subject to the following conditions:

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. Placement of construction as per plot plan submitted.
4. Height of accessory building as per plans submitted and not to exceed 4.57 m (15 ft.).
5. Construction to be in accordance with the Alberta Building Code.
6. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
7. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations).
8. External finished appearance of the proposed construction to be compatible with that of existing development.
9. If the holder of the permit wishes to make any changes in the proposed development from application as approved, the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.
10. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
11. Contractor(s) to have a valid Business License with the Town of Drumheller.
12. Contact Alberta One-Call to request that buried utilities be located and marked before you dig; secondary utilities are the property owner's responsibility. 1-800-242-3447 Alberta One-Call

Second: Clayton Gillis, carried.

3.7 T00058-14D Tara Rosen/Brad Wilson – Occupy with Horses – “UT”

C. Woods presented Development Permit T00058-14D submitted by Tara Rosen/Brad Wilson for keeping of livestock located at 281 - 5 Avenue South on Plan 7811358; Block S, Rosedale. Zoning is “UT” Urban Transitional District.

C. Woods advised the property is 8.77 acres and access to the home is from 5 Avenue. The single-family dwelling is located adjacent to 5th Avenue on a dead end, the area where the horses will be kept is down an incline and adjacent to the creek. The property currently has fencing that will require some repair and a large barn ready for the horses. C. Woods stated the property across the creek is zoned Country Residential and Agriculture, which allow the keeping of livestock.

MPC discussed the application; this property should be included in this years land use by-law amendments.

Motion: Clayton Gillis moved to approve Development Permit T00058 14D submitted by Tara Rosen/Brad Wilson for keeping of livestock located at 281 - 5 Avenue South on Plan 7811358; Block S, Rosedale subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to Town of Drumheller Community Standards Bylaw (16-10).
3. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
4. Keeping of Livestock in accordance with Town of Drumheller Land Use Bylaw Section 74; the number of horses permitted shall not exceed 1 per acre.
5. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. Driveway and curbs to meet the Town of Drumheller standards and approval
6. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.



7. If the holder of the permit wishes to make any changes in the proposed development from application as approved, the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.
8. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.

Second: Sharon Clark, carried.

3.8 T00059 14-D KHOI VO (1824582 AB. LTD.) – Outdoor Patio– “CB”

C. Woods presented Development Permit T 00059 14-D submitted by Khoi Vo to operate an outdoor seasonal patio located at 30 – Railway Avenue West on Plan; 3099AD, Block; 19, Lots 16 – 18, Drumheller. Zoning is “CB” Central Commercial District.

C. Woods advised the proposed plan outside the Vintage Restaurant meets the requirements of the outdoor patio policy. The patio would require the closure of five (5) parking stalls and must adhere to the policy at all times. If complaints or safety issues arise, the policy allows the town to request removal. Placement would be temporary until October 31, 2014, the applicant would need to dismantle and re-apply each year. The required 5' pedestrian walkway and railing around the patio would have to meet Town specifications and approval. Prior to construction or placement, the applicant is required to submit the appropriate liability insurance naming the Town of Drumheller as an additional insured.

Motion: Clayton Gillis moved to approve Development Permit T 00059-14D submitted by Khoi Vo to operate an outdoor seasonal patio located at 30 – Railway Avenue West on Plan; 3099AD, Block; 19, Lots 16 – 18, Drumheller subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. Development to adhere to the Town of Drumheller Outdoor Patio Policy (copy attached). Signed copy to be submitted to the Development Officer prior to construction and/or placement.
4. All necessary permits (building, electrical, plumbing, etc) to be in place prior to any construction/installations.
5. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
6. Development to conform and meet the requirements of the Regional Fire and Health Authority. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire and Health Authority that the patio is habitable for such purposes.
7. Applicant to ensure authorization from the property owner is obtained prior to any renovation/modification.
8. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
9. Development application is required for signage placement and made under separate application prior to placement.
10. Development to conform to any/all Municipal, Provincial and Federal regulations and/or legislation that may apply.
11. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.
12. Annual Business License is required.

Second: Sharon Clark, carried.



3.9 T00060 14-D – Occupy as Storage Yard – “M1”

C. Woods presented Development Permit T 00060 14-D submitted by Bodemer & Morelli to operate a storage yard for RV's and placement of 4 C Cans located at 1121D South Railway Avenue on Plan; 7611210, Block; 1, Lots; 17 & 18. Zoning is “M-1” Light Industrial District. Storage yards are a discretionary use in this district.

C. Woods advised that the location is behind the Valley Vet Clinic and this property has been used as a storage area for some time. The exterior must be to our satisfaction and we will require site plans to show the location and placement of the C Cans. Access is through the back of the property and Mr. Morelli stated the C Cans would be ground level, painted and screened from view.

Motion: Sharon Clark moved to approve Development Permit T 00060 14-D submitted by Bodemer & Morelli to operate a storage yard for RV's and placement of 4 C Cans located at 1121D South Railway Avenue on Plan; 7611210, Block; 1, Lots; 17 & subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. Applicant to ensure grading allows for all surface water to drain from the site and does not adversely affect neighboring properties.
4. External finished appearance of site to the satisfaction of the Development Officer/Municipal Planning Commission.
5. All local improvements including, however not limited to driveways, frontage charges, water/sewer services, are at the expense of the owner. Driveway and curbs to meet the Town of Drumheller standards and approval. Please contact 403-823-1330 for specifications and approval prior to any installation
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. Development to conform to any and all Federal, Provincial and/or Municipal regulations, and/or guidelines that may apply.
8. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.
9. Commercial and Industrial Developments abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
10. Security fencing required. Materials used to construct fences can be wood, brick, stone, concrete, or metal. Barbed wire and electric fences are not permitted. Fencing shall not exceed 1.8 m (6 ft.) in height. Should a fence be necessary to exceed 6 ft in height, a development permit would be required.
11. Operation shall comply with environmental and public health performance standards of the Provincial Government.
12. Annual Business License is required.

Second: Clayton Gillis, carried.

3.10 T 00061 14-D SUNSHINE WINDOWS & GLASS – MOVING LOCATION – “HWY-C”

C. Woods presented Development Permit T 00061 14-D submitted by Sunshine Windows & Glass to occupy a retail business located at 277 – Railway Avenue South on Plan; 8111964, Block; 8, Lot; 30, Drumheller. Zoning is Highway Commercial. Retail Stores are a discretionary use in this district.



C. Woods advised the applicant is proposing to move their existing Retail Store from the present location in the Highway Commercial District. Their current location is a rental property and they are in the process of purchasing this building.

C. Woods advised they will not be manufacturing windows anymore and auto glass will be installed by appointment only. This location is for retail display, office, auto glass service and offsite installation. The applicants indicated they would be doing exterior and interior improvements to the building. They will be open Monday to Fridays from 9 – 5 only and closed weekends.

MPC discussed the application and observed that landscaping would be required and no outside storage should be allowed unless screened from view. The tenants must also carry out the improvements as stated. Any commercial business must meet our conditions.

Motion: Clayton Gillis moved to approve Development Permit T 00061 14-D submitted by Sunshine Windows & Glass to occupy a retail business located at 277 – Railway Avenue South on Plan; 8111964, Block; 8, Lot; 30, Drumheller subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw (16-10).
3. All necessary permits (building, electrical, plumbing, etc) to be in place prior to any construction/installations.
4. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
5. Development to conform and meet the requirements of the Regional Fire and Health Authority. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire that the building is occupiable for such purposes.
6. Applicant to ensure authorization from the property owner is obtained prior to any renovation/modification.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
8. Development application is required for signage placement and made under separate application prior to placement.
9. Applicant to ensure any/all modifications to water/sewer services to the satisfaction of the Town of Drumheller. Please contact Utilities Manager at 403-823-1330 for approval and specifications.
10. Development to conform to any/all Municipal, Provincial and Federal regulations and/or legislation that may apply.
11. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.
12. Outdoor storage shall be screened from view by fencing and landscaping to the satisfaction of the Development Authority. Where the site abuts a residential district, visual screening to a minimum height of 1.5 m (5 ft.) shall be provided.
13. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.
Annual Business License is required.

Second: Sharon Clark, carried.



4.0 Palliser Regional Municipal Services

SUBDIVISION REPORTS

FILE # 80/131, 80/132, 80/133 – attached

5.0 Other Discussion Items

1. Brad Wiebe spoke about the new mapping and the new aerial photos. A new high-resolution elevation model that will be very accurate is in the works. This will be available on the web site soon.
2. MPC members asked for an update on the Jurassic Tattoo Shop sign removal – as the sign has not yet been removed. After the STAB meeting there was no appeal made, the follow up will be issuance of another ticket and/or court.
3. MPC members noted some issues are being taken to Council and there was a question as to whether MPC should be involved or at least coordinate on these decisions – for example Downtown revitalization.

6.0 Adjournment – Meeting adjourned by Shawn Francis at 1:55 pm.

Chairperson

Development Officer

⇒ PRMS – 80/131,80/132,80/133 – sub division reports

**MINUTES OF MEETING
BCF Fundraising Cabinet
September 4, 2014 at 5:00 p.m.
Numberz Accounting**

Present: Hansine Kostelecky (by phone), Linda Lacher, Barb Miller, Kim Suntjens, Alison Roppel

Visitor: Barb Lubinsky

Regrets: Heather Colberg, Lisa Hansen Zacharuk, Carolyn Huculak, Koren McDougald, John Shoff, Sharel Shoff, Bill Wulff,

	Task / To Do
<p>Hansine joined the meeting by phone. She reported that Carolyn is stepping down from the Cabinet, due to work responsibilities.</p> <p>Hansine welcomed Barb Lubinski (potential new Cabinet member) and Barb Miller (new Director of Corporate Services, Town of Drumheller).</p>	
<p>Donor Recognition</p> <ul style="list-style-type: none">• Legacy Project – need to move forward to build awareness about the Legacy Project. One possible suggestion has been a Radio-thon. Sharel Shoff had volunteered to check with both radio stations to see what would be involved.• Donor Signage – installation of donor signage for \$5,000+ Donor Wall is up to date.• Legacy Patio – the patio surface has been installed (interlocking tiles made from recycled tires). The bike rack has been moved from the patio behind the BCF, so we will have some extra space for placement of 5 benches and 2 picnic tables. We have donations for 3 benches and 2 picnic tables. Sales are closed for picnic tables.	<p>Alison will contact Sharel to move forward with getting more information about a radio-thon.</p> <p>Alison and Hansine will meet with Kevin Blanchett to decide placement of furniture on the Legacy Patio.</p>
<p>Preferred Bartending group for BCF Events</p> <ul style="list-style-type: none">• Kim has assembled a group of 8 bartenders who will be able to help out with events, especially Oktoberfest. They will be paid by the hour.• Alison reported that Bill has sent away all information for the Class B Licence application, but hasn't heard anything back.	

Upcoming Events

- AVIP Conference – September 15
 - Kim has ordered liquor and supplies and will set up during the day. Bill will help with bartending.
- Oktoberfest – October 4
 - Kim has ordered a variety of beers and spirits
 - band (Absolute) is confirmed
 - caterer (Double D) has cancelled due to medical issues
 - Kim found a Calgary caterer (European Delicatessen), who will provide a full meal, including bratwurst, sauerkraut, pretzels, potato salad, cucumber salad, rouladen, meat and cheese trays and dessert trays for \$25/plate
 - ticket sales are slow, as they were at the beginning last year. Kim will be approaching businesses. Tickets are available at Century 21 for \$50/ticket.
 - Kim has booked The Trolley to provide drive home service (\$300).
 - Cabinet members will not be required to volunteer
 - Hold off on newspaper / radio advertising for another week
- Valentine's Event - February 14, 2015
 - Magician is booked to provide comedy / illusion show for one hour.
 - Agreed to book Backroad Traveler Band as an alternate to a DJ for the rest of the evening. Cost is \$1,200 including sound and lights.
 - Golf Course will cater (\$25/person)
 - tickets \$100/couple
- Jason Hastie Band
 - Jason Hastie Band is available for New Year's Eve. If local business sponsors can be confirmed, we will move forward.
 - Cost is \$6,500 (\$2,500 for sound and lights, \$4,000 for the band), plus accommodation. Could do 3 sets x 45 minutes, plus expand on that for midnight countdown.
 - Tickets would be \$40/person. Hopefully sell 400.
 - Format would be concert and snacks (no meal)

Alison will contact Double D Catering regarding return of \$500 deposit.

Alison will contact Backroad Traveler Band to book for Valentine's Day.

Hansine will contact potential concert sponsors.

Alison will book BCF Field House and Banquet Rooms.

The meeting adjourned at 5:45 p.m. The next meeting will be Thursday, September 18 at 5:00 at Numberz Accounting.





Canadian Badlands Artists Association

50C 3rd Avenue West

PO Box 386

Drumheller, AB T0J 0Y0

September 20, 2014

To the Mayor and Council

The Canadian Badlands Artist Association is requesting the opportunity to make a presentation before council asking council for financial assistance. We present a brief description of our situation, who we are, services we provide the citizens of Drumheller.

Our association operates the Badlands Gallery in downtown Drumheller. We support the gallery through sales of our art, membership fees, private donations and government grants. Recently one of our more substantial grants, the Community Spirit Grant was discontinued. Also our sales have dropped dramatically since the financial crisis of 2008 as there is less disposable income for our clientele. Our very reasonable rent has remained static for the nine years we have operated, but utility costs have risen by approximately twenty-five percent. We recently applied for a Community Initiatives Grant upon the advice of Minister Klimchuk in a visit to our gallery. Unfortunately we were unsuccessful as our local fundraising was deemed insufficient. We were advised to increase local funding and reapply.

The Canadian Badlands Artists Association began meeting and organizing art shows in 2002 or 2003. The association became a registered society in August, 2004 and opened the Badlands Gallery in June, 2005. Membership has varied up to thirty members in the best times and down to fourteen at present. We hold meetings about six times per year.

We have no staff other than the member volunteers who man the gallery and coordinate and run the events and programs. Last year members volunteered over 1900 hours of volunteers hours that the CIP grant valued at over \$30,000.00. No volunteer is paid nor does any executive member receive any honoraria.



Agenda Item # 7.1

The CBAA's (Canadian Badlands Artist Association) mandates are:

1. To foster and enhance public awareness, understanding and appreciation for the positive cultural significance of the visual arts by profiling all levels of local visual artists through exhibition of their works within their community.
2. Provide local access to education and hands on experience in the visual arts to the youth and adults in these communities.
3. Facilitate local access for the artists of all levels in these communities to associate, network and acquire information regarding opportunities for education, funding and wider exhibition.

The CBAA offers informal mentoring to local artists of all ages through drop in visits and through more formal group visits to the gallery or outreach by our artists to local groups. We have offered art classes and our artists work with Further Education as well. We offer art lessons to seniors through the Town of Drumheller Seniors' Coordinator, have presentations and opportunities to engage in art activities for local youth groups and individual visitors, and provide a welcoming, stimulating place for DARTS individuals to work on their art and be more included in the community. We display the work of the youth and the DDARTS individuals. We have also worked with the local schools to display student work in an Emerging Artist program.

Our association has set up art displays for local events and we participate in many downtown events through our artist run gallery. We were the first gallery in downtown Drumheller prompting two private galleries to open and other stores to provide art for sale. We work in partnership with the other galleries to create signs on the highways leading to Drumheller promoting the "Gallery Row" in downtown Drumheller. We have art shows in the Badlands Community Facility twice a year. We are a vibrant and vital part of the cultural scene in Drumheller.

We have impacted many hundreds of people directly through gallery visits and event attendance, BUT far more important is our positive impact on budding artists who drop in and become inspired to create more of their beautiful works and often to join our association and benefit from the networking and mutual support our artists engage in. It has been wonderful to see the growth of each artist who joins our group and the stimulation they provide our other artists to try a new medium or technique. We all come in very vulnerable and are helped to become more confident and willing to risk as we support each other.

CBAA is known to and highly valued by The Alberta Foundation for the Arts and we are seen as a lighthouse that they recommend other communities emulate. The AFA also provides an annual grant averaging around \$1000.00 a year for operating expenses.

The CBAA is asking the Town of Drumheller for \$3000.00 to \$5000.00 per year in assistance to enable us to continue to operate and provide these valuable services to the citizens of Drumheller. We are not a store selling art; we are a public gallery, more than that we are a community centre for

Agenda Item # 7.1

the visual arts. We provide beautiful art on view for citizens and visitors at no cost, we provide the opportunity for the purchase of local art that would otherwise be unavailable, we serve the seniors, youth and disadvantage of the community, all at no cost except for the purchases that support the other services. We are an important asset to the town and enhance the quality of life.

"The arts are integral to the lives of our citizens. We appreciate them for the intrinsic benefits – their beauty and vision and how they inspire, soothe, provoke and connect us. The arts ennoble us as people. They provide bridges between cultures. Government support is essential to promote full access to and participation in the visual arts and cultural events regardless of family income".
Americans for the Arts website

"The arts are essential to the health and vitality of our communities. They improve the quality of life, enhance community development, attract new businesses, draw tourism dollars and create an environment that attracts skilled, educated workers". Americans for the Arts website

An [Ipsos Reid](#) survey conducted in 2005 showed that 94% of Albertans believe that a wide availability and variety of cultural activities make their province a better place to live.

"The quality of a community's cultural infrastructure also has a direct impact on quality of life and therefore on the competitiveness of communities in attracting people and investment." ([From Bronze to Gold](#), the Canadian Council of Chief Executives, February 2006).

Science confirms what all art lovers already knew in their heart: art appreciation promotes quality of life and makes you feel good. According to Professor Semir Zeki, neurobiologist at the University College of London, when you stare at great artworks, the part of your brain that is stimulated is the same as when you fall in love. Other researches have shown that listening to a favorite musical piece stimulates dopamine production in the brain, also promoting positive emotions.

The \$5000.00 is our want and would enable us to remain open. The \$3000.00 is our need without which we may be forced to close. We need such sustainable funding to allow us to provide more programs, do more advertising to let people know what we can do for them. Please grant us the opportunity to discuss this with council.

Thank you,



Jim Carlson

President of Canadian Badlands Artists Association



Hope College
#420 – 12 Street East
Drumheller, AB T0J 0Y5
403-856-8108

September 30, 2014

Mayor Yemen & Council
Town of Drumheller
224 Centre Street
Drumheller T0J 0Y4

Dear Terry and Council,

Just a quick note of update. Enclosed are copies of a newsletter for September 2014. We are happy to report a strong growth in students from this year over last year. We are still in the incubation stage but showing better strength with each passing month.

Last year in October, the town was very generous in its support of Hope College by giving us a donation. It was our understanding at the time that this gift was not necessarily a part of the fulfillment of an earlier 3-year commitment but that the Council was going to take any future support "a year at a time." We are hopeful that we have demonstrated enough resolve for the Council to decide favourably to extend the Town's support for a second year.

I am dropping this letter off today but will welcome the opportunity to make a personal appearance at Council to give you a personal update on the college.

Thanks Terry. I will look forward to connecting with you.

Jon Ohlhauser
President
Hope College

p.s. We are still interested in welcoming the Town's formal participation with the Hope College project by designating a Councillor to join our College Board of Directors.



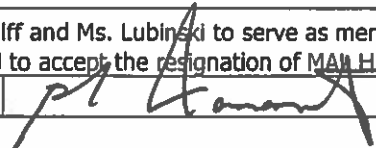
DRUMHELLER

CORPORATE SERVICES

Agenda Item # 8.1.1



Request for Decision

		Date:	September 22, 2014
Topic:	BCF Fundraising Committee		
Proposal:	Committee Member Appointment(s) – Member at Large		
Proposed by:	Barbara Miller, CGA Director, Corporate Services		
Correlation to Business (Strategic) Plan	Corporate priority – Badlands Community Facility Fundraising Strategy		
Background:	<p>The Badlands Community Facility Terms of Reference Includes the establishment of a Fundraising Committee which consists of two (2) members of council and members at large duly appointed by council. Councillors Shoff and Hansen Zacharuk are currently appointed to this committee.</p> <p>Attached are two (2) applications for Member-at-Large appointments to the BCF Fundraising committee.</p> <ul style="list-style-type: none">> Mr. Bill (William) Wulff> Ms. Barbara Lubinski <p>Additionally, Ms. Carolyn Huculak has submitted resignation from the committee due to work responsibilities and as such, council should formalize her resignation.</p>		
Benefits:	This committee is a small working group with a large mandate. Expanded member-at-large representation reduces the overall work load of other volunteers and brings new ideas, energy and expertise to the committee.		
Disadvantages:	none		
Finance/Budget Implications:	N/A		
Communication Strategy:			
Recommendations:	It is recommended that council appoint Mr. Wulff and Ms. Lubinski to serve as members-at-large on the BCF Fundraising committee and to accept the resignation of MAL Huculak.		
Report Writer:	Barbara Miller, CGA	CAO:	
Position:	Director, Corporate Services		

Motion:

Moved by Councillor _____, seconded by Councillor _____ to appoint Mr. Bill Wulff and Ms. Barbara Lubinski as Members at Large to the Badlands Community Facility Fundraising Committee and to accept the resignation of MAL Huculak, thanking her for her service to date.

CORPORATE SERVICES

Telephone: (403) 823-1311

	Created By: Barb Miller	1
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DRUMHELLER

CHIEF ADMINISTRATIVE OFFICER



APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Date 15 SEP 2014

Board applied for BCF Fundraising Cabinet

Name of Applicant WILLIAM WULFF

Full Address [REDACTED] DRUMHELLER Postal Code [REDACTED]

Length of Residency in Town 42 YRS

Phone (403) [REDACTED] E-mail Address [REDACTED]

Past Service on Similar Boards none

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

I have been employed by the Town since 1919 in Corporate Services. Now that I am retired I have more time to work with the fundraising efforts of the BCF.

Signature of Applicant

Return Email Address: lhandy@dinosaurvalley.com

Personal Information is being collected for the purpose of appointing individuals to Town public service boards pursuant to the provisions of the Municipal Government Act and its regulations, and pursuant to Section 34(2) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of your personal information, you may contact the F.O.I.P. Coordinator at (403)823-1339.

Town of Drumheller
224 Centre Street

Drumheller, AB T01 0Y4

Request for Decision - BCF Fundraising
Committee Member-at-Large Appointment

www.dinosaurvalley.com

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



DRUMHELLER

CHIEF ADMINISTRATIVE OFFICER



APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Date September 15, 2014

Board applied for BCF Fundraising Cabinet

Name of Applicant Barbara Lubinski

Full Address [REDACTED] Postal Code T0J0Y3

Length of Residency in Town 13 Years

Phone [REDACTED] E-mail Address [REDACTED]

Past Service on Similar Boards _____

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

My husband and I chose to move our family back to Drumheller in August of 2001 to partner with my family in our automotive dealership, Western GM. I am currently filling the roll of Retention Manager, a newer roll involving Human Resources Management, Business Development and Marketing. I have prior experience as Customer Finance Manager and as a Service Advisor in our Fixed Operations Department.

We are investing in Drumheller and our future here every day.

Sucessful local activities & endeavors impact the quality of life for both my immediate family our dealership family and our friends who have chosen to call Drumheller their hometown.


Signature of Applicant

Return Email Address: lhandy@dinosaurvalley.com

Personal Information is being collected for the purpose of appointing individuals to Town public service boards pursuant to the provisions of the Municipal Government Act and its regulations, and pursuant to Section 34(2) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of your personal information, you may contact the F.O.I.P. Coordinator at (403)823-1339.

Town of Drumheller
224 Centre Street
Drumheller, AB T0J 0Y4

www.dinosaurvalley.com

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



Request for Decision



		Date:	October 6, 2014
Topic:	2014 Tax Recovery Public Auction		
Proposal:	As part of the tax recovery process under the <u>Municipal Government Act</u> , properties with a tax caveat registered against them must be offered for public auction one year after the date of the tax caveat. The properties due for auction now had caveats registered against them in 2013. As part of this process Council must set the terms and reserve bids for the properties in question. In the past, the terms have been cash and the reserve bid for each property has been equal to its current year's assessment.		
Proposed by:	Barbara Miller, Director of Corporate Services		
Correlation to Business (Strategic) Plan	N/A		
Benefits:	<p>Section 419 of the <u>Municipal Government Act</u> states that Council must set a reserve bid for each property and the reserve bid must be as close to market value as possible.</p> <ul style="list-style-type: none">The property assessment value is updated on an annual basis and is based on the mass appraisal approach. These are preliminary values as of July 31, 2014.This method is the cheapest and quickest method in determining a reserve bid especially since any costs associated with the auction are charged back to the property.		
Disadvantages:	An individual property appraisal report is not conducted. This method is more accurate than the mass appraisal standards used for assessments. However, it is cost prohibited for many of the properties being auctioned in 2015 as most properties are eventually redeemed by the owner. The cost of a property appraisal would be passed on to the property owners.		
Alternatives:	The properties could be appraised by a professional appraiser to determine the proper reserve bid.		
Finance/Budget Implications:	Costs associated with the auction are applied against the properties on the auction list.		
Operating Costs:	N/A	Capital Cost:	N/A
Budget Available:	N/A	Source of Funds:	N/A
Budget Cost:	N/A	Underbudgeted Cost:	N/A

CORPORATE SERVICES

Telephone: (403) 823-1311

Council – RFD – Tax Recovery Reserve Bid Report - 2014	Created By: Barbara Miller, CGA 10/2/2014 1:23 PM	1
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Agenda Item # 8.3.1

Communication Strategy:	The <u>Municipal Government Act</u> requires specific advertising and notification steps: Advertised in The Alberta Gazette – November 15, 2014 Letters to property owners and those with an interest – on or about December 8, 2014 Advertised in local newspaper – January 9, 2015 Auction – January 23, 2015		
Recommendations:	That Council set the assessed value as the reserve bid price for properties for the January 23, 2015 tax recovery auction. Furthermore, the successful bidder must pay via cash, or cash equivalent.		
Report Writer:	 Barbara Miller	CAO:	
Position:	Director of Corporate Services		

Council – RFD – Tax Recovery Reserve Bid Report - 2014	Created By: Barbara Miller, CGA 10/2/2014 1:23 PM	2
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**Town of Drumheller
2014 Tax Auction Property List**

Assessment #	Legal Description	Civic Address	Type	Preliminary Assessment Values - July 31, 2014
01028109	2691BC/17/21-22	381 - 2 Street E	(DT) Residential w/Building	\$ 189,000.00
01031608	3099AD/19/3	75 - 3 Avenue W	(C-B) Residential & Commercial w/ Building	\$ 205,000.00
02007607	2691BC/33/23	112 - 3 Street W	(R-3) Residential w/Building	\$ 170,000.00
03027307	8157GW/12/24	411 - 12 Street E	(R-1) Residential w/Building	\$ 215,000.00
07009301	6561CO/1/38	1203 - 2 Avenue W	(R-1A) Residential w/Building	\$ 238,000.00
17018753	0414616/12/26	42A Red Deer Avenue, Nacmine	(MHR) Residential w/Building	\$ 330,000.00
17033606	7125DD/2/N 50' OF 4	153 - 2 Street, Nacmine	(R-1) Residential w/Building	\$ 92,500.00
17035007	7125DD/2/10	136 - 1 Street, Nacmine	(R-1) Residential w/Building	\$ 416,000.00
17040445	0311216/11/22	64 Red Deer Avenue, Nacmine	(RE-1) Residential w/Building	\$ 412,000.00

No Manufactured Homes (Mobile Homes) for 2014 Tax Sale